

HARROGAGE NORTH CONDOMINIUM ASSOCIATION

COMMUNITY SPECIFICATIONS

Exterior alterations to an existing Unit shall follow the same design character of the original Unit. Whenever possible, style of proposed exterior materials should match those existing on the original Unit and be compatible with the architectural design character of the Community as described below.

Awnings

- Must be retractable
- Fabric must be Sunbrella material which is fade-proof and stain resistant, and for most installers, carries a 5+ year warranty
- Fabric color choices: Black (Sunbrella color #4608) or Toast (Sunbrella color #4628) • Frame color choices: White, Desert Sand, or Black
- Vendors:
 - EW Brown, Inc, 1201 E 16th Street, Wilmington, DE 302-652-6612
 - Atlantic Sun Control, Delaware Industrial Park, Newark, DE 302-368-5008

Driveways

A black water-based formula in which sand is mixed for traction is recommended. If you share a driveway with a neighbor, try to seal both at the same time and share the cost.

Exterior White Trim Paint

- Sherwin Williams exterior, white “Latitude” 7006, semi-gloss
 - Sherwin Williams, 747 W Cypress Street, Kennett Square, PA 610-444-4041

Flood Lights

Must be placed so they do not disturb neighbors. Limit to 60 W or equivalent.

Garage, Entry and Porch Lights

- Garage light is Progress Lighting P5683-31 Welbourne
- Porch light is Progress Lighting P5682-31 Welbourne
 - Denney Electric Supply, 510 W State Street, Kennett Square, PA

Foundation Paint

- Sherwin Williams exterior flat, “Colony Buff” 7723 or “August Moon” 7687 ○ Sherwin Williams, 747 W Cypress Street, Kennett Square, PA 610-444-4041 **Stucco**
- Color is “Champagne”

House Number Plaque

The house numbers can be repainted.

- Michael’s Craft Store Multi Surface Metallic Acrylic Paint – weather resistant • Color – 2965CA 14 Karat Gold

Updated 1/18/2020

House Number Plaque Lighting

If your house number plaque is in a dark location, a ground mounted spotlight can be used for illumination without an Architectural Change Request. Here are two recommended models: • Hinkley Lighting model #1538BZ PPS Composite Spot Light. This is a low voltage light requiring the utilization of a transformer to reduce 120 V house current to 12 V. Acceptable colors are bronze or black.

- Solar Multi-Lumen LED Spot Light, black finish by Hampton Bay, Model # NXT-1915. This is a solar option that does not require electricity. Available at Home Depot.

Pergolas

Pergola supports must not extend beyond 6” from the boundaries of the existing patio or deck

Concrete Front Porch and Steps

Concrete front porches and steps can be kept natural or painted. If painted, use:

- Sherwin Williams paint color “Toque White”
- Mixed with Sherwin Williams Concrete mixer (they will help you pick the appropriate mixer depending on the condition of the porch and steps and any prep work needed)

Roofing

Certaainteed Landmark, color is “Weathered Wood”

- Suggested Vendor – S&M Siding, 547 Gibbons Road, Bird-In-Hand, PA 717-392-0713

Railings

- Color – black
- Style – Aluminum or wrought iron and style based on those railings existing in the Community
- Suggested Vendor – Rapuano Iron LLC, 302-571-1809

Siding

Certaainteed Carolina Beaded, color is “Light Maple”

- Suggested Vendor – S&M Siding, 547 Gibbons Road, Bird-In-Hand, PA 717-392-0713

Stone

Quality Stone Veneer, color is “Harrogate Blend”

- Vendor – Quality Stone Veneer, 50 Refton Road, Refton, PA 717-786-3229

Permeable Pavers

- Pavers must be a neutral color similar to the EP Henry pavers installed throughout the community: Dakota Blend or Harvest Blend are recommended
- Total paver area should not exceed 120 sq ft
- Can only be placed at rear of unity and should not extend beyond the side footprint of the house or beyond the established rear-most boundary of the existing deck, patio or existing foundation wall

Shutters

- Mid-America Vinyl Shutters (now Builders Edge, owned by Tapco Group) ○
 - Contact Mid-America Siding Components 1-800-521-8486
 - Or www.midamericacomponents.com (select Warranty Claims)
 - Or www.buildersedge.com for brochure of products
- Color choices for Harrogate: Black, Midnight Blue, Midnight Green, Bordeaux, Musket Brown, Tuxedo Grey
- Vendors:
 - J&L Building Products, 610-910-0900
 - S&M Siding, 547 Gibbons Road, Bird-In-Hand, PA 717-392-0713
- Style: Panel Shutter
- Shutter sizes:
 - Width – 14 ¾”
 - Lowest level shutters – 71” high
 - Over garage shutters – 59” high
 - Highest window on Cambridge model – 35”
 - Highest window on Keswick model – 47”
 - On Windsor model – High window is 47” and highest window is 35”
- Matching Sherwin Williams paint colors are:
 - Musket Brown is SW2014 Beatrix Brown
 - Midnight Green is SW6216 Jasper
 - Midnight Blue is SW1217 Blue Blazer
 - Bordeaux is SW 6020 Marooned
 - Black is SW Black
 - Tuxedo Grey is SW Mid America Tuxedo Grey

Front Door

Front doors should match shutter colors

Storm Doors

- Permitted on the front and back of the home
- Must be “full view” (i.e., metal strips in the middle off the door are not permitted, not are doors with scalloped edges or jalousie windows)
- Color choices – white or color that matches existing shutter/door color