

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
- Suggested Vendors:
 - EW Brown, Inc, 2704 W. 3rd 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

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

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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.

Roofing

Certainteed Landmark, color is “Weathered Wood”

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

Front Porch 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

Certainteed 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

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
- Suggested 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:

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- 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

Windows

- Windows should be double hung with a six over six grid pattern. Manufacturer is Anderson or equivalent. Exterior color must be white.
- Smaller windows in kitchens and bathrooms can be 8 grid casement style.
- French and sliding glass doors should have 18 grids.

Storm Doors

- Permitted on the front and back of the home
- Must be “full view” (i.e., metal strips in the middle of the door are not permitted, nor are doors with scalloped edges or jalousie windows)
- Color choices – white or color that matches existing shutter/door color

Decks

- Synthetic decks (Trex or equivalent) should be constructed using neutral colors
- Wooden decks should be protected with clear sealer or stained using a neutral color
- Deck railings should be consistent with others in the community.