

INVERNESS NORTH HOMEOWNERS ASSOCIATION, INC
ARCHITECTURAL CONTROL GUIDELINES

2023 Revision

The Architectural Control Committee

The Architectural Control Committee (ACC) is a branch of the Board of Directors of the Inverness North Homeowners Association, Inc. which is intended to fulfill the duties as described in Article VIII of the Declaration of Covenants, Conditions and Restrictions and Article IX of the By-Laws.

The purpose of the ACC is to ensure the means to preserve architectural continuity within the community and to provide a vehicle through which proposed or ongoing exterior changes within the community may be reviewed, controlled, approved, or disapproved, as appropriate.

Membership of the ACC consists of the current elected Board of Directors or its designated appointees.

The architectural character of the community was established by the architects who originally designed it, and as part of its responsibilities, the ACC strives to preserve the integrity of that design. The ACC strives to maintain architectural standards and assists homeowners in complying with them. These standards will help maintain the appearance and value of all property within the community. The ACC may also serve in a regulatory capacity with oversight responsibility for architectural issues within the community. The ACC will meet as required and act within thirty (30) days from receipt by the ACC, on each request for review.

Some of the responsibilities of the ACC are listed below:

- o Ensuring that changes to lots and/or dwelling exteriors have been reviewed and approved in writing and modifications to the exterior of homes conform to the architectural standards of the community.
- o Reviewing submitted plans for changes and approving or disapproving these changes.
- o Making recommendations for architectural or landscape improvements to common areas.
- o Developing and updating architectural guidelines and standards, when necessary.
- o Responding to individual homeowner's comments and complaints regarding any

decisions which lie within the ACC's jurisdiction. Comments and complaints must be submitted in writing.

- o Assisting homeowners with information to identify sources for acceptable replacement components for such things as roofing, wood siding, windows, doors, lighting, and other structural items.

Procedures for An Application to the ACC

When a homeowner wishes to make any change to the exterior building envelope or lot area of a property, the owner must submit such plans in writing to the ACC prior to taking any action. In order for the ACC to efficiently handle requests, homeowners are asked to adhere to the following rules:

- 1) The ACC will consider only written requests submitted on the preprinted Application for Architectural Change form. Attachments to this form are acceptable to show architectural drawings. These requests should be submitted to the ACC by way of the management company and approved by the ACC prior to the start of work on the proposed improvement or alteration. Any and all exterior changes and/or additions must have prior approval. Failure to apply for approval may result in the homeowner having to expend funds to restore the house or yard to its original condition.
- 2) When filling out the form, the description of the change should include all information necessary for the ACC to completely understand the final appearance of the change. Necessary data includes the height, width, length, size, shape, style, color, materials, location, and a drawing or sketch of the proposed improvement.
- 3) If a proposal is rejected, the applicant is free to request that the ACC reconsider its position and is free to present new or additional information which might clarify the request or demonstrate its acceptability. Appeals must also be in writing and submitted in the same manner as that listed above.

Architectural Guidelines

Listed below are guidelines that a homeowner must follow in order to conform with community architectural standards. The ACC reserves the right to amend these guidelines to adhere to the future consensus of the community. All such amendments will be made with the approval of the Board of Directors.

In general, any addition, exterior alteration, modification or change to an existing lot or dwelling shall be compatible with the design character of the original lot or dwelling. Only the existing exterior materials on the parent structure or materials compatible with the contemporary architectural design character for the community will be approved.

Approval of any request is contingent upon demonstrating a plan for satisfactory completion of the project within sixty (60) days of the start of the project, or by the date specified on the approved

application. If unforeseen delays in completion of the project occur, the homeowner must immediately notify the ACC of the delay and request an extension of time to complete the project.

These guidelines do not, and are not meant to, define responsibility for hazards or damages during or after construction of the project. It is the homeowner's duty to maintain safe conditions and be aware of any possible damages to other units. The ACC will consider possible hazards or damages in its review of a request, but cannot be held responsible for problems that arise on the homeowner's job.

The following is a listing of examples of improvements that require approval by the ACC. This listing is not meant to be considered complete, but a review of some of the more frequently requested changes for similar types of townhouses. If a modification or home improvement is not found on this list, it will still need review and approval by the ACC. WHEN IN DOUBT, FILE AN APPLICATION.

1. Rear Patios - Brick, wood, aggregate, concrete, slate, flagstone, patio block, etc. may be found acceptable.
2. Decks - Only wood decks will be considered. Decks will only be constructed at the back of structures at ground level. No elevated decks will be approved.
3. Rear Fencing - The closing of the backyard area with a section of fence and gate must be done with a wood, six foot high, picket style fence, matching the original fencing installed by the builder. Wood should be pressure treated and the gate and locking mechanism identical to the style originally installed by the builder.
4. Roofing Materials – Original roofs are wood cedar shake. Over time the ACC has allowed alternate material for roof replacement. Refer to the separate documents “Guidelines for Re-Roofing_INHOA”, and “Inverness North Roof Application Instructions”. Composite and asphalt shingles are allowed in addition to cedar shake.
5. Existing Backyard Sheds - Shed roofs must conform to roof specs as defined in item #4. Siding must be identical to the siding on the house.
6. Gutters and Downspouts - Must be same style and dark brown in color as originally installed on the house.
7. Landscaping - Any work involving construction of landscaping (i.e. tiered flower boxes) or major alterations to original or existing landscaping (i.e. removal of bushes, trees, or lawn). Creeping vines and plant growth on the surfaces of houses are also prohibited.
8. Landscaping on Common Areas - In general, landscaping by the individual homeowner in common areas will be considered. The ACC will consider such projects if it is to the benefit of the Association as a whole, as well as to the homeowners in the immediate area. Compatibility with the general design of the rest of the neighborhood landscaping, and maintenance requirements for the plantings will be a prime consideration.

9. Doors - Replacement front doors must match existing doors as closely as possible. Storm doors should be full glass and the trim should be dark brown to match existing woodwork. White storm doors are not permitted. No awnings on doors shall be approved.
10. Staining of Exterior Wood Structures (decks/fences) - Any variation of the natural color of the wood for fence or approved decks must be approved. In general, solid stains, dark stains, red-based stains or paint colors will not be approved.
11. Lighting - Replacement fixtures on the exterior, both front and rear of the house, must be identical in style to the original fixtures. Additional fixtures such as floodlights, will be considered on a case-by-case basis. Consideration will be given to the effect the new installation will have on neighboring houses.
12. Mailboxes- Mailboxes shall be black.
12. Windows - Identical window glass is available for replacements within all existing window frames. Replacement window frame units must be matched closely in style and color to the original windows installed by the builder. No bay windows will be approved. No awnings on windows will be approved.
13. Exterior repairs/painting - In general, repairs to damaged exterior areas of a house must restore the damaged area to its original condition. If an exterior repair is made, the new surface(s) must be painted immediately by the homeowner, using the existing color scheme for the home.
14. Wood Siding - Original wood siding is T1-11 plywood. Replacement siding shall match this and be painted to match the color scheme detailed in the painting section of this document.
15. Stucco - Existing stucco surfaces shall be repaired only with new stucco. All stucco shall be painted in the original exterior flat stucco cream (see paint section below).

Paint Color Guidelines

When built, the houses in Inverness North were painted with a specific color scheme which the Association adheres to exactly. The Association pays for periodic (5-year cycle for siding, trim and doors and 10-year cycle for stucco) exterior painting of all homes in Inverness North and uses the original paint color scheme. When making repairs, homeowners must paint the repaired portion of their house exterior with identical colors, as listed below. New wood should be stained with solid wood stain, and subsequent maintenance coats should be paint rather than stain.

Exterior Surface Colors

As of 2008, the INHOA determined that to get an exact color match for Inverness North colors, you must buy the paint at Sherwin Williams.

Sherwin Williams is located at 5272 Randolph Road, Rockville, Md.
Phone: 301-984-7124

The following are the colors - please note that the electronic representation is not exact. The color samples should be used to verify your choice based upon the Inverness North regulations.



The names from Sherwin Williams are:

- Inverness Ext Deep Tan
- Inverness Cream
- Inverness Medium Brown
- Inverness Grey-Green
- Ext Stucco Cream
- Inverness Gambrel Brown

Front Doors:

Oil based, exterior gloss house paint

Colors: Cream, Medium Brown, Gray/Green, Deep Tan

Siding Colors:

Latex, exterior flat house paint

Colors: Cream, Medium Brown, Gray/Green, Deep Tan

Wood Rail Caps and Trim:

Latex, exterior flat house paint

Color: (All houses) Gambrel Brown

Stucco: Latex, exterior flat house paint
 Color: (All houses) Stucco Cream

See table below for original colors by address.

Alternative Door Colors

Front doors are painted on the periodic exterior painting schedule. In 2018, the HOA Board approved new bright and cheerful Sherwin Williams colors for our front doors. The colors indicated below are now permitted for use on front doors in SEMI GLOSS in lieu of the current HOA standard. This applies to the front doors ONLY. The homeowner is responsible for the cost of paint, application, and maintenance of the color. Please contact the management company for more information.

SW 6675 Afternoon – Yellow	SW 9176 Dress Blue – Dark Blue
SW 6676 Down Pour – Blue	SW 6927 Greenbelt – Green
SW 6886 Invigorate – Orange	SW 6871 Positive Red – Red

Siding and Original Door Colors for Individual Houses

House #	Street	Paint Color
7800	Muirfield Court	Deep Tan
7801	Muirfield Court	Cream
7802	Muirfield Court	Cream
7803	Muirfield Court	Gray/Green
7804	Muirfield Court	Gray/Green
7805	Muirfield Court	Medium Brown
7806	Muirfield Court	Deep Tan
7807	Muirfield Court	Cream
7808	Muirfield Court	Medium Brown
7809	Muirfield Court	Deep Tan

7810	Muirfield Court	Deep Tan
7811	Muirfield Court	Gray/Green
7812	Muirfield Court	Cream
7816	Muirfield Court	Gray/Green
7818	Muirfield Court	Medium Brown
7820	Muirfield Court	Cream
7821	Muirfield Court	Medium Brown
7822	Muirfield Court	Gray/Green
7823	Muirfield Court	Gray/Green
7824	Muirfield Court	Medium Brown
7825	Muirfield Court	Deep Tan
7826	Muirfield Court	Deep Tan
7827	Muirfield Court	Medium Brown
7828	Muirfield Court	Cream
7829	Muirfield Court	Cream
7830	Muirfield Court	Gray/Green
7831	Muirfield Court	Deep Tan
7834	Muirfield Court	Deep Tan
7835	Muirfield Court	Medium Brown
7836	Muirfield Court	Cream
7837	Muirfield Court	Cream
7838	Muirfield Court	Medium Brown
7839	Muirfield Court	Gray/Green
7840	Muirfield Court	Deep Tan
7841	Muirfield Court	Medium Brown
7842	Muirfield Court	Cream
7843	Muirfield Court	Deep Tan
7844	Muirfield Court	Gray/Green
7845	Muirfield Court	Cream
7846	Muirfield Court	Deep Tan
7848	Muirfield Court	Medium Brown
7849	Muirfield Court	Gray/Green
7851	Muirfield Court	Cream

7853	Muirfield Court	Deep Tan
7855	Muirfield Court	Medium Brown
7859	Muirfield Court	Deep Tan
7861	Muirfield Court	Medium Brown
7863	Muirfield Court	Cream
7865	Muirfield Court	Gray/Green
10600	Muirfield Drive	Cream
10601	Muirfield Drive	Deep Tan
10602	Muirfield Drive	Medium Brown
10603	Muirfield Drive	Cream
10604	Muirfield Drive	Deep Tan
10605	Muirfield Drive	Gray/Green
10606	Muirfield Drive	Gray/Green
10607	Muirfield Drive	Deep Tan
10608	Muirfield Drive	Medium Brown
10609	Muirfield Drive	Medium Brown
10610	Muirfield Drive	Cream
10611	Muirfield Drive	Gray/Green
10612	Muirfield Drive	Gray/Green
10613	Muirfield Drive	Cream
10614	Muirfield Drive	Cream
10615	Muirfield Drive	Medium Brown
10618	Muirfield Drive	Medium Brown
10620	Muirfield Drive	Gray/Green
10621	Muirfield Drive	Deep Tan
10622	Muirfield Drive	Cream
10623	Muirfield Drive	Medium Brown
10624	Muirfield Drive	Medium Brown
10625	Muirfield Drive	Cream
10626	Muirfield Drive	Deep Tan
10627	Muirfield Drive	Gray/Green
10628	Muirfield Drive	Gray/Green
10629	Muirfield Drive	Medium Brown

10630	Muirfield Drive	Cream
10631	Muirfield Drive	Deep Tan
10633	Muirfield Drive	Gray/Green
10634	Muirfield Drive	Deep Tan
10635	Muirfield Drive	Cream
10636	Muirfield Drive	Medium Brown
10638	Muirfield Drive	Cream
10640	Muirfield Drive	Gray/Green
10642	Muirfield Drive	Deep Tan
10644	Muirfield Drive	Medium Brown
10648	Muirfield Drive	Deep Tan
10650	Muirfield Drive	Medium Brown
10652	Muirfield Drive	Cream
10654	Muirfield Drive	Gray/Green
10655	Muirfield Drive	Medium Brown
10656	Muirfield Drive	Deep Tan
10657	Muirfield Drive	Gray/Green
10658	Muirfield Drive	Gray/Green
10659	Muirfield Drive	Cream
10661	Muirfield Drive	Deep Tan
10662	Muirfield Drive	Deep Tan
10663	Muirfield Drive	Medium Brown
10664	Muirfield Drive	Medium Brown
10665	Muirfield Drive	Cream
10666	Muirfield Drive	Gray/Green
10667	Muirfield Drive	Gray/Green
10668	Muirfield Drive	Cream
10670	Muirfield Drive	Medium Brown
10672	Muirfield Drive	Deep Tan
10674	Muirfield Drive	Cream
10676	Muirfield Drive	Gray/Green
10700	Muirfield Drive	Medium Brown
10701	Muirfield Drive	Deep Tan

10702	Muirfield Drive	Deep Tan
10703	Muirfield Drive	Cream
10704	Muirfield Drive	Cream
10705	Muirfield Drive	Gray/Green
10706	Muirfield Drive	Gray/Green
10707	Muirfield Drive	Deep Tan
10708	Muirfield Drive	Medium Brown
10709	Muirfield Drive	Medium Brown
10710	Muirfield Drive	Cream
10711	Muirfield Drive	Cream
10712	Muirfield Drive	Gray/Green
10714	Muirfield Drive	Deep Tan
10715	Muirfield Drive	Gray/Green
10717	Muirfield Drive	Cream
10719	Muirfield Drive	Medium Brown