

KENSINGTON VILLAGE

ARCHITECTURAL GUIDELINES

AND

SET BACK REQUIREMENTS

The Architectural Guidelines were created to promote a diversity of architectural designs while simultaneously assuring compatibility with the architectural direction of the subdivision. Adhering to these guidelines will protect and advance the value of each home within the subdivision.

1. FRONT PORCHES

1.1 All front porches must be a minimum of 24" to 30" above finished grade

1.2 Decking material

Brick pavers or concrete with brick rowlock at perimeter of porch

Treated Wood

1.3 Underpinning

When Brick Pavers or concrete is used – brick veneer will be used

When wood is used, provide a arched header with lattice below – see exhibit 1A

1.4 Steps

Brick

All wood steps to have painted risers

2. COLUMNS

2.1 Square or round (painted white) equation for size: For every foot vertical multiply by 1 ¼ diameter (example 9' high column x 1 ¼ 11. ¼" or 12" diameter)

2.2 All columns require substantial capital and base

3. WINDOWS

3.1 Windows to be white

3.2 Double Hung or single hung (unless decorative window)

3.3 Pop in muttin bars 1 ¼" painted white or GBG in top sash only

3.4

3.5 Decorative Headers (per exhibit 1B)

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4. SIDING MATERIAL

4.1 Vinyl Siding (minimize and J-Channel exposure)

Brand – Mainstreet as manufactured by Certainteed or equal

Style – Double 5” wood grain

Colors – Antique Linen, Sandstone Beige, Heritage Cream, Desert Tan, Prairie Sand, Sterling Gray

4.2 Shingle Siding

Brand – Cedar Impressions as manufactured by Certainteed or equal

Style – Perfection Shingle

Colors – Antique Linen, Desert Tan, Light Maple, Sterling Gray, Rustic Cedar

4.3 Brick Siding

Brand – Oversized Tumbled by Pine Hall

Style – Vintage Rose, Stratford Rose, Canterbury, Old Yorktown, Rustic Village, Old Hampton

All foundations to be brick

5. TRIM & GUTTERS

5.1 All trim, gutters and downspouts to be white

6. SHUTTERS (optional)

6.1 Color per contractor or owner

6.2 Style to be louvered

6.3 Provide shutter dogs

7. ROOF

7.1 Fiberglass shingle “Horizon” as manufactured by Certainteed or equal

7.2 Pitch of homes to be 10:12 or approved

7.3 Fascia returns per exhibit 1C

8. GARAGES

8.1 All garage door headers to be arched when located in front of home or Approved design

8.2 Front load garages are discouraged, but when used must provide extra roof overhangs or appropriate detailing

8.2 All garage doors to be painted white

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9. DRIVEWAYS

9.1 All driveways to be concrete

9.2 Where long straight runs occur – a grass strip in the center may be used

10. ACCENT & SCREEN WALLS

10.1 All HVAC and trash cans to be screened with a fence

10.2 Fences may be brick or painted wood see exhibit 1D

11. FENCING

11.1 No fencing may be erected nearer the front property line than the front wall of the single-family dwelling thereon.

11.2 On corner lots no fence may be erected within 10 feet from the street side yard property line.

11.3 The aforementioned fence restrictions are waived only for the installation of a white picket fence not to exceed 3 feet in height.

House plans, townhome plans and site plans for initial construction must be approved by the developer, or its assigns, before construction begins.

Submit plans to:

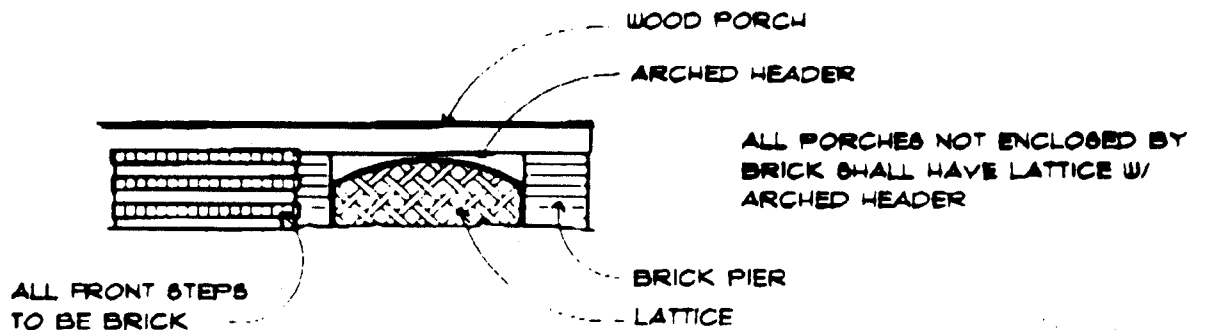
***Bruce Hubbard
2110 Cloverdale Avenue
Winston-Salem, NC 27103
336-733-1515***

Modifications to the properties after construction is completed must be approved by the Kensington Village Association, Inc. Contact the association's president for more information.

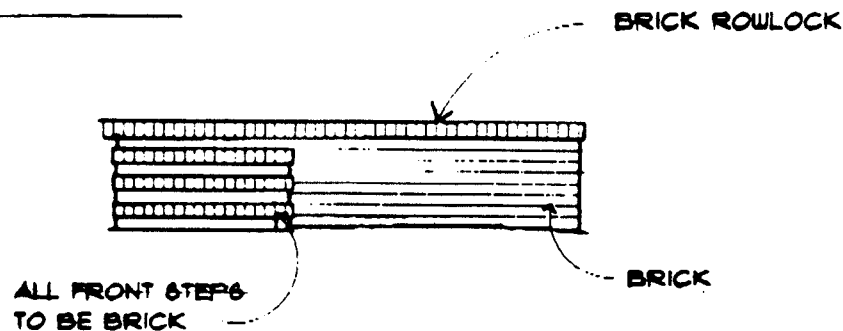
Approved mailbox design and vendor for village homes attached.

The Developer or its assigns reserves the right to modify these guidelines without notice.

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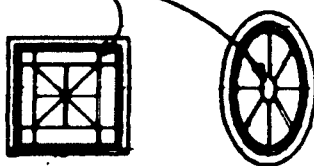
WOOD PORCH



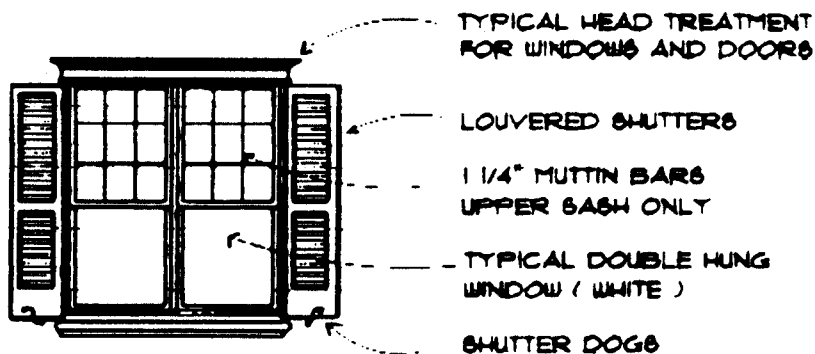
BRICK PORCH

Exhibit 1 A

WHITE 1 1/4" POP-IN
MUTTIN BARS

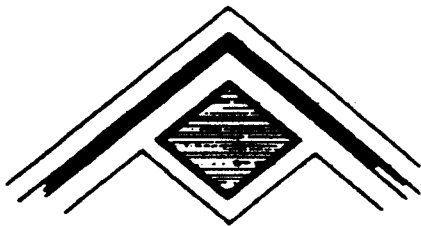
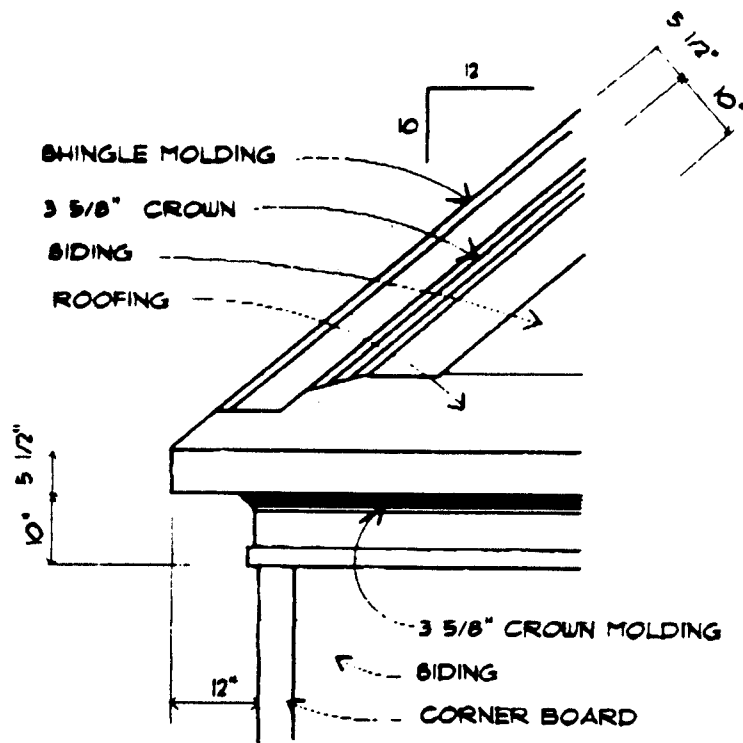


TYPICAL ACCENT WINDOWS



TYPICAL TWIN WINDOW

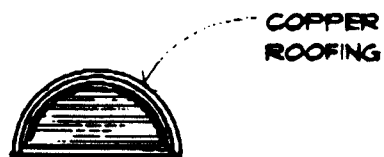
Exhibit 1 B



DIAMOND GABLE VENT

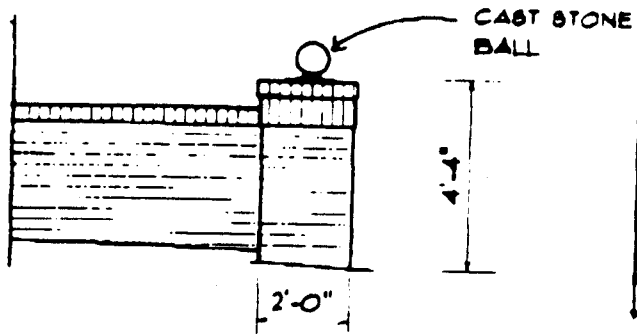


HALF ROUND ROOF VENT 'A'

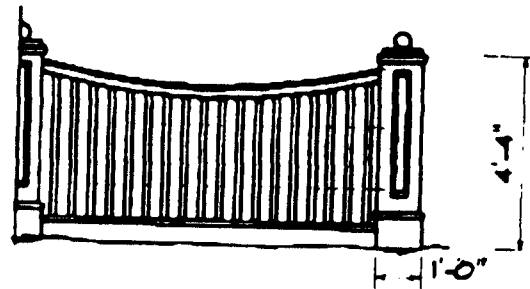


HALF ROUND ROOF VENT 'B'

Exhibit 1 C



BRICK ACCENT WALL



PAINTED WOOD ACCENT FENCE

Exhibit 1 D

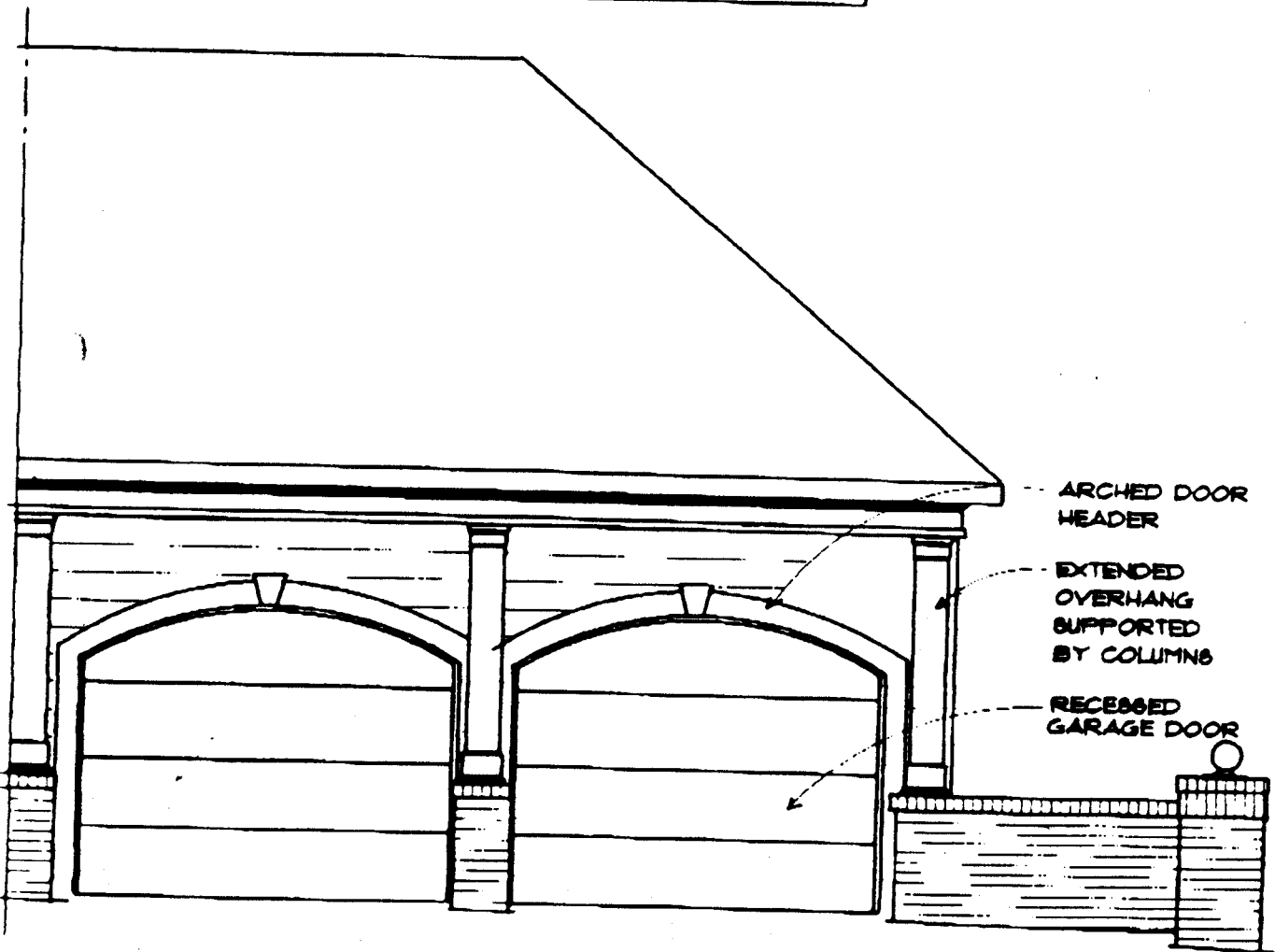


Exhibit 1 E



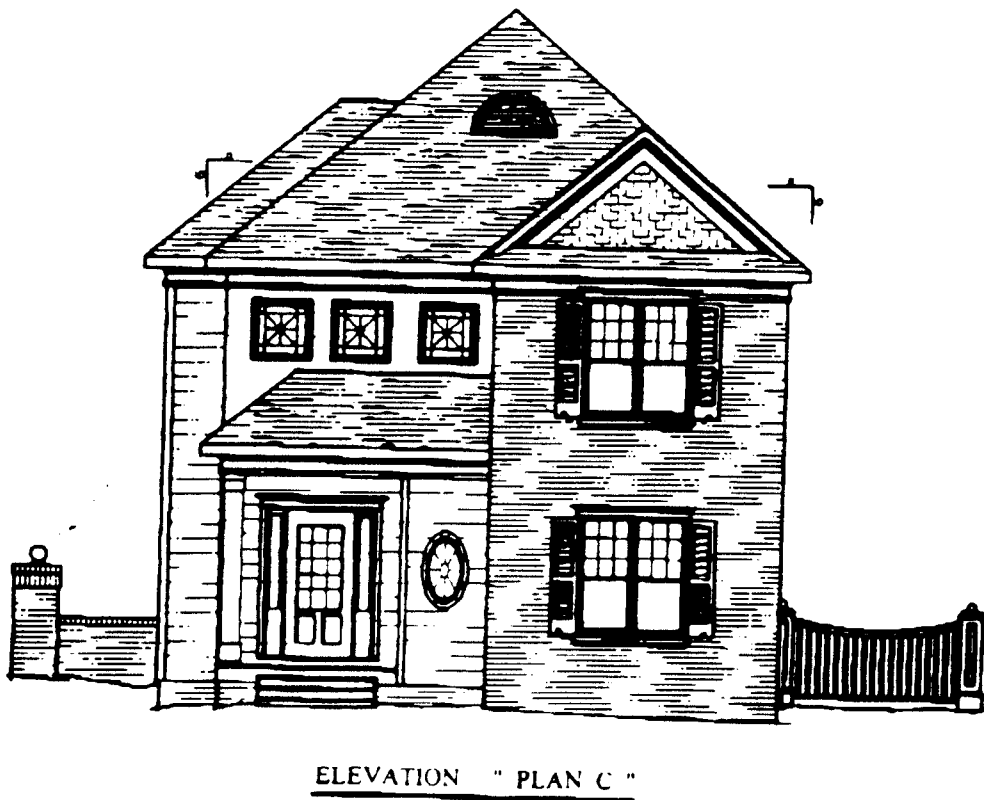
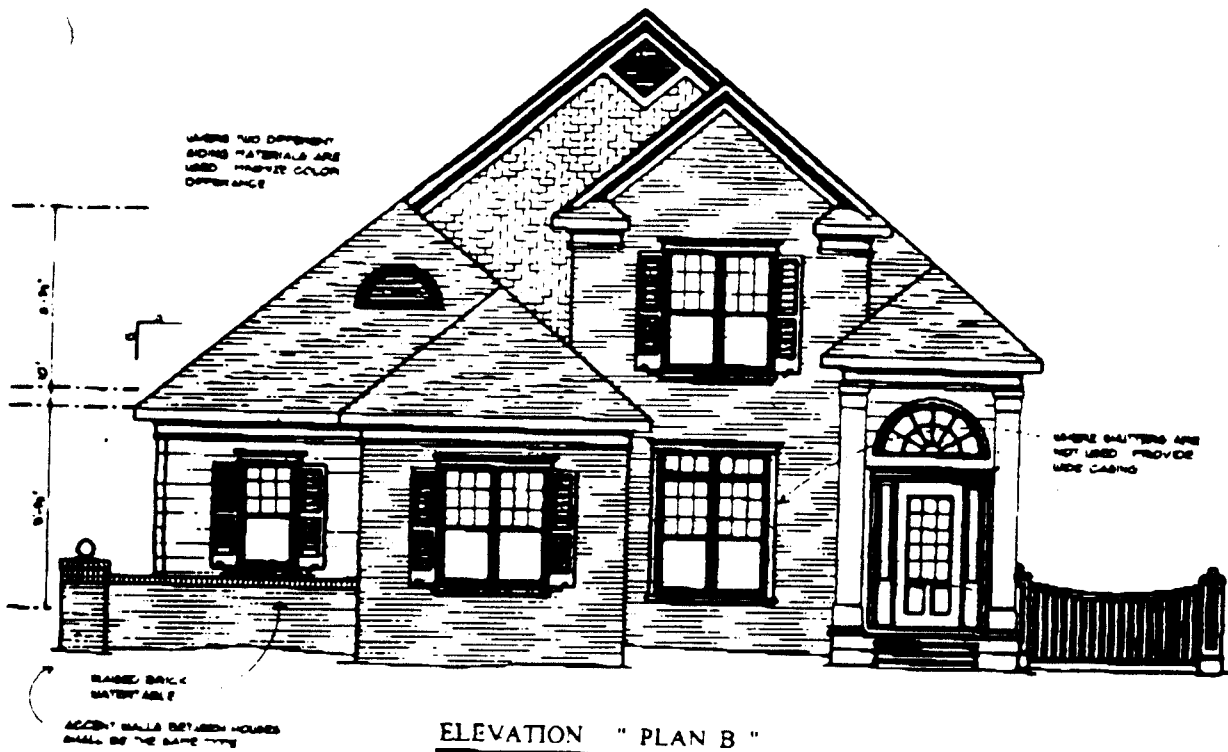
ELEVATION " PLAN A "

DECORATIVE PAINTED
RAILING



ELEVATION " PLAN D "

NOTE: THIS HOUSE IS NOT
DESIGNED TO BE BUILT
ON A SLOPE



KENSINGTON VILLAGE

SET BACK REQUIREMENTS

October 1, 2002

VILLAGE LOTS

FRONT YARDS 10' MINIMUM

**SIDE YARDS 15' TOTAL
 3' MINIMUM**

**DWELLINGS MUST BE A MINIMUM DISTANCE OF
14' APART PER CODE AS OF THIS DATE.**

**NO CONSTRUCTION IS PERMITTED IN THE 30' BUFFER
AREA ON THE VILLAGE LOTS.**

TOWNHOME LOTS

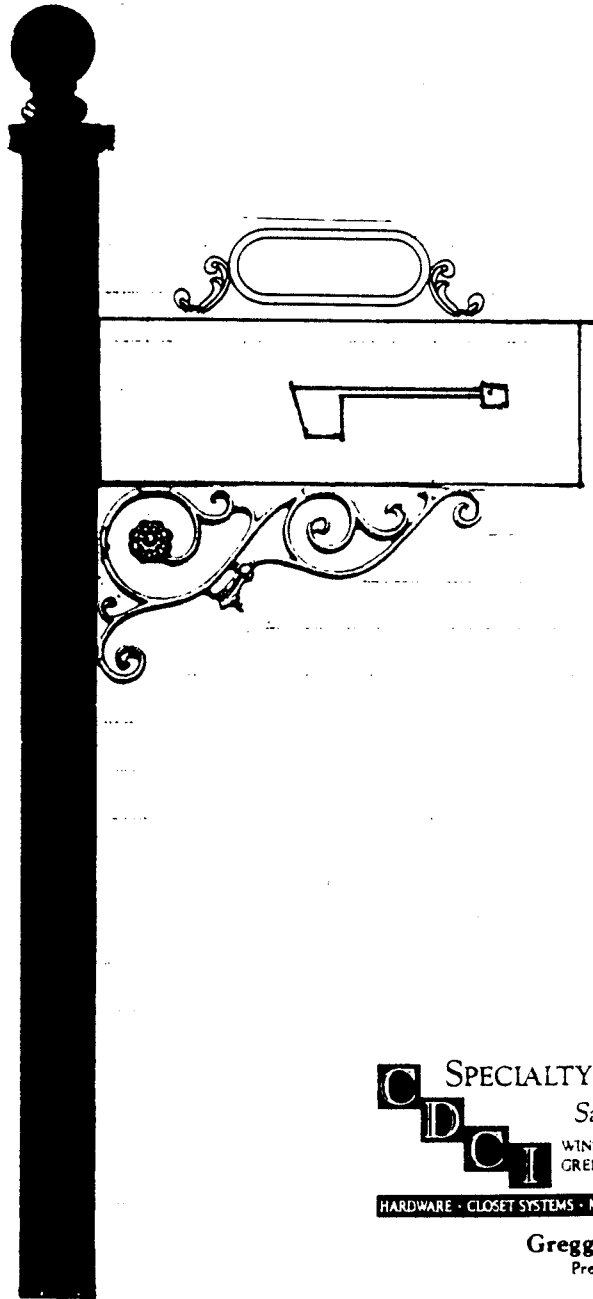
FRONT YARDS 10' MINIMUM

SIDE YARDS AS PERMITTED BY CODE

REAR YARDS AS PERMITTED BY CODE

SEE THE KENSINGTON VILLAGE
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
FOR
RECORDED BUILDING RESTRICTIONS

KENSINGTON VILLAGE APPROVED MAILBOX DESIGN FOR VILLAGE HOMES (SINGLE FAMILY HOMES). HOMEOWNERS ARE RESPONSIBLE FOR CONTACTING INSTALLER AND PAYING FOR THE MAILBOX AND INSTALLATION. PRICE AS OF 9/11/2000 \$140.00 INSTALLED.



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