

# **HOMEOWNER RULES AND DESIGN OPPORTUNITIES**

## **I. INTRODUCTION**

To the extent that any local government ordinance, building code or regulation requires a more restrictive standard than the standards set forth in the Master Declaration Articles, the local government's standards shall prevail. To the extent that any local government standard is less restrictive than these Rules or the Master Declaration Articles, the Master Declaration Articles shall prevail.

### **Community Philosophy**

The regional context of Applecross Country Club, along with the current and anticipated market demands, offer an opportunity to create a community that strives to meet the needs of the residents as well as those of the Township.

The planning and design reflects a commitment to creating a community and neighborhoods based on timeless principles. Fundamentally, the goal is to create a superior living environment, serving the needs of the residents.

The primary identity of Applecross Country Club will be established at the community level. At this level, the physical design of the landscape and other modifications will create continuity and unifying elements for Applecross Country Club. We strive for environmentally wise landscape design and management.

## **II. DESIGN GUIDELINES**

### **Architectural Character: Modifications to, Additions to and Maintenance of Existing Homes.**

1. The architectural design of any and all additions, alterations and renovations to the exterior of an existing home shall strictly conform to the design of the original home in style, detailing, materials and color.
2. The height of any addition to an existing home shall not be higher than the original roofline.
3. All additions to an existing home shall be built within the setback lines originally established for Applecross Country Club, regardless of more lenient requirements of any local governmental authority.
4. All materials used in the maintenance, repair, addition to and alterations of an existing home shall be consistent with those materials used in the original construction of the home as to color, composition, type and method of attachment.
5. When additions, alterations or renovations are performed to an existing home, the established lot drainage shall not be altered. All new or altered roofs shall drain to the ground solely within the deeded lot area. No roof may drain directly onto a neighboring property.
6. Mirrored surfaces and all treatments, which change ordinary glass into a mirrored surface, are prohibited. Gray or bronze tinted glass is recommended to minimize reflectivity. Clerestory windows are recommended over skylights for their cooling

- principles and solar effectiveness. Non-mirrored window tinting is permitted, but must be approved.
7. Bright untarnished copper and other metallic surfaces shall be treated to reduce reflections.

### **Ancillary Equipment**

All ground-mounted spas and water feature equipment shall be adequately screened from street view and from the view of neighboring property, including lots, Common Area or appurtenant property by proper and adequate screening to block view from street and neighboring property. Said screening must be at least one (1') foot higher than the equipment to be screened. Such screening structures shall be set back from the equipment according to manufacturer's recommendations or, if no recommendations are available, shall be placed a minimum of three (3') feet away from the equipment, to allow for adequate air circulation around the equipment, but may not trespass on a neighboring lot without the written approval of the owner of such lot. If the setback requirements for a lot would prohibit the construction of a screening structure as provided herein, a landscape buffer may be approved by the committee as an alternative. Air conditioning privacy fencing should be white or match the color of the units siding, having a maximum height of four (4') feet at the highest point of grade. Fencing should be vinyl material and must maintain manufacturer's minimum clearance from unit to an object so as not to void the unit's warranty.

### **Barbecues, Fire pits and Fireplaces**

Built-in barbecue units, fire pits and/or fireplaces must be contained within the rear yard patio or courtyard and must be designed as an integral part of the home. Locate chimney elements to avoid obstructing views from inside the house or from adjacent properties. To achieve this, the chimney element on fireplaces must be set back a minimum of ten (10') feet from any side view fence panel.

### **Basketball Goals/Hoops**

Consideration should be given when placing basketball hoops to assure that they are not adversely affecting the neighbors. Basketball goals must be 10' away from the nearest property line. Equipment must be portable and must be stored inside the garage of the home each night. Equipment should not be stored in the public right of way or located inside any roadway.

Permanent basketball hoops may be considered on single, detached products only. An architectural request must be submitted.

### **Colors**

Colors for retaining walls, decks, and pathways should be chosen to blend with the natural colors of the vegetation and surrounding preserved areas.

Colors vary greatly when exposed to sunlight during different times of day. Although colors may look acceptable in the shade, they can be highly reflective in sunlight.

Choose exterior colors in natural light, rather than indoors under artificial lighting, as shades selected under artificial lighting do not represent their true color value.

### **Flags**

Homeowners are encouraged to use brackets mounted on the house or garage to display flags. Permitted flags, per the Flag Act are the United States of America, the Commonwealth of Pennsylvania and no more than one of the Armed Services. No other flags will be permitted without written architectural approvals per the Master Declaration.

### **Gates**

No gates to access the Golf Course shall be permitted. Side yard access gates must be designed, constructed and finished to match gates on lots within the Neighborhood in which the lot is located. Considerations should be given to heavy duty steel jambs and gate frames. Automatic closures are required on gates leading to pool areas.

### **Holiday Decorations/Decorations**

Given the wide range of ethnic and religious backgrounds of the membership of Applecross County Club, the Association will not regulate the specific types of decorations to be displayed, however, no inflatable decorations will be permitted for any holiday, event or season. Banners may not be erected without Board approval. Winter decorations may be displayed from Thanksgiving but must be removed prior to Groundhog Day (February 2<sup>nd</sup>). For all other holidays during the calendar year, decorations may be displayed two (2) weeks prior to the holiday and must be removed no later than one (1) week from the holiday. At no time should decorations for one holiday overlap with another holiday.

### **Irrigation**

The use of underground drip irrigation systems rather than traditional spray type systems is encouraged for irrigating landscape areas. Spray irrigation should be limited to turf areas because of its inefficiency and the effect it has on the microclimate.

### **Landscape**

Homeowners are encouraged to water landscaped areas including shrubs, trees, and grass (when permissible by county and state water conservation authorities). Landscape within the front and backyard can be upgraded and personalized from what the Declarant installed initially with the home as described below.

1. Hedges can be used to define the property in place of a fence on the rear of the lot only. This will be allowed on the Estate and Classic homes. Hedge plants can be evergreens with small leaves, or densely branched deciduous shrubs. Plants with thorns are not permitted.
2. Homeowners are permitted to plant flowers in existing planting beds and side beds where applicable. A written request should be submitted and board approval should be secured prior to the installation of any additional landscaping beds, trees and/or shrubs.

3. Vegetable and fruit bearing plants and trees and vegetable or fruit gardens are not permitted if visible by neighboring properties. Small containers of decorative vegetables or fruits are permitted on the owners' deck or patio. No material for such plantings is permitted to grow over the edge of the deck. No pots, baskets, or planters of any kind may be rested on deck railings. Any containers must be secured to deck railings by over the railing hooks or inconspicuous removal tie down straps.
4. See Appendix A for a list of approved plants and prohibited plants. If a plant is not on either one of these lists, it will be evaluated by the Board and/or Design Review Committee prior to planting if applicable.

### **Lighting**

Minimize lighting within residential yards. Lighting has the power of being a very strong design element, as well as an element that can provide direction. It is intended to add another level of beauty and integrity to the landscape. State of the art lighting equipment utilize glare shields and low wattage bulbs that conceal the source of the light and eliminate glare. Emphasize down lighting as opposed to up lighting. Down lighting has less impact on the night sky as light is cast downward rather than spilling into the nighttime sky. In general, landscape lighting or low-level path lighting should serve as the primary form of exterior lighting.

Avoid excessive spill lights on buildings, garage doors, driveways, etc. Allow the landscape lights to create the effect and provide indirect ambient light for visibility.

1. All lighting should be low level and recessed to shield the source of the light.
2. Integrate exterior wall, fence or building mounted light fixtures, including spotlights and floodlights, into the architecture of the house. Design light fixture enclosures to conceal the fixture and direct the light downward
3. Shrubs shall be used to conceal landscape lighting fixtures and equipment.
4. All fixtures must be incandescent or halogen lamps less than 60 watts. Colored lamps are not allowed. Excessive lighting is discouraged. However, where accent or access lighting is desired, low voltage lighting is preferred because of its ability to produce dramatic lighting effects using extremely low wattage lamps. Lighting design should consider the use of down lights over up lights to lessen the impact to the nighttime sky. Use lighting in moderation as needed to produce reasonable and safe visibility for access or accent. Light shall not be directed off of homeowner's own property.

### **Patios, Courtyards and Decks**

Club, Town Homes, Villas, Carriage and Manor Homes – Pressure treated wood or composite deck material may be used for the decking. White hand rail/top rail with either white or black spindles shall be used.

Estates and Classic Homes – composite deck materials shall be used for the decking. Railings may be vinyl, metal or approved composite material. Railing color shall be white or blend with the home's architecture.

Decks – All structural beams and posts, band boards, stair stringers, risers and treads to have pressure treated materials concealed with either decking board material, white vinyl, or PVC

material to be painted white or a color matching the home's siding. No exposed wood is permitted.

Patios – Do not alter storm water intent by discharge of roof leaders or altering grading intent on the property. Excess spoils from excavation of patio area to be removed and disposed of properly.

The storage of personal items on decks, patios, porches, etc. is limited to deck furniture, barbecues and plants. Any other items, including children's play equipment must be stored inside the owner's unit when not in use. Patio, deck and porch furniture shall be well maintained and compliment the home colors. No plastic furniture shall be permitted on the front porch.

Patios, courtyards and decks should be designed as an integral part of the architecture of the home so they can be shaded and protected from the sun by the walls of the home. Excess spoils from excavation shall be properly removed.

Decks and patio sizes will be approved by the Board on a case by case basis.

### **Pools**

Pools will be allowed on the Estate and Classic homes only. Consideration should be given in designing pool and spa areas to provide privacy for the owner and neighbors.

1. Pools and spas should be located within the rear yard only.
2. Spas may be above ground, provided they are hard shelled. They must be installed on a patio or deck and must have locking cover in place and locked when not in use.
3. All swimming pools/spas shall be of the in-ground type, except that above ground spas may be permitted if the spa will be adequately screened from street view and the view of neighboring property, including lots and Common Area.
4. All swimming pools and pool/spas shall be enclosed as required by applicable law.
5. Portable kiddy pools are permitted for use in rear yards only, but must be deflated and stored indoors after daily use. Residents are responsible for any damage to the turf area where said kiddy pool is located. Immediate repair and restoration of said turf will be expected.

### **Prohibited Structures**

The following structures shall be prohibited in Applecross Country Club:

- Storage buildings or sheds
- Clothes lines or clothes poles
- Detached garages
- Tents of a permanent nature
- Plastic playsets (must be stored in garage every night); unless approved by the Board and/or Design Committee, if applicable
- Awnings
- Gazebos
- Trellises

- Lawn ornaments
- Fountains
- Trampolines

### **Screened Porches**

Screened in structures shall be permitted on the Manor, Classic and Estate lots only. Structures must be contiguous with the rear of the home.

### **Security, Screen and Storm Doors**

Decorative styles are approvable; however, no animal, plant or character depictions allowed. Doorframes must complement the color of the home. Screen fabric must be dark brown or black. Full-view white doors are permitted. Approval must be secured by the Board and/or Design Committee.

### **Signage**

Signs are discouraged within the community unless otherwise approved. One “security” sign may be installed in the front yard of a residence. The sign must be not greater than 100 square inches, no higher than eighteen inches tall and placed no more than two (2’) feet from the foundation of residence. No other service signs are permitted. No signs may be placed in any common areas.

### **Snow Removal - Home Product Types and Responsibilities**

Clubs and Towns – Association is responsible for all sidewalks that are not contained within a unit’s property lines. Unit Owner is responsible for driveways, sidewalks (immediately in front of home and on corner units also including along the sides of the unit property) and lead walks (from driveway to front door of home).

Carriages – Association is responsible for all sidewalks, unit driveways and unit lead walks (from driveway to front door of home). Unit Owner has no responsibility for snow removal services.

Estates – Association has no responsibility for snow removal services. Unit Owner is responsible for all driveways, sidewalks and lead walks (from driveway to front door of home).

Classics – Association has no responsibility for snow removal services. Unit Owner is responsible for driveways, sidewalks (immediately in front of home and on corner units also including along the side of the unit property) and lead walks (from driveway to front door of home).

Manors - – Association is responsible for all sidewalks, unit driveways and unit lead walks (from driveway to front door of home). Unit Owner has no responsibility for snow removal services.

### **Swing Sets/Play Equipment**

Swing Sets/Play Equipment will be permitted on the Classic and Estate lots only. Wooden play sets shall be maintained with a natural non-colored wood preservative. No sets or any portion of the set shall be approved that is greater than 11 feet in height. Canopies are to be solid, earth-tone colors. Specifications should be submitted for approval. Portable play sets, plastic play sets, etc. must be stored inside the unit each evening, unless otherwise approved by the Board or Design Committee, if applicable. Toddler play houses/gyms and bulky sports equipment are temporarily permitted on a unit owner's lot. All recreational equipment must be stored overnight inside the unit owner's unit unless otherwise approved by the Board.

### **Trash and Recycling Containers**

No garbage or trash shall be stored in a yard except in covered containers. Trash and recycling containers may not be stored in the front yard of any home. Trash containers should be stored in the garages or shielded from view. Trash/recycling containers may be placed at the curb for pick up no earlier than the evening prior to collection and must be removed no later than the evening of collection.

### **Violations/Fines and Penalties**

1. Violations must be reported in writing to the Board of Directors via the management office. The letter should state in detail the alleged violation and the address of the alleged violator. The time and date of the alleged violation must be included. If it is an alleged violation pertaining to a vehicle violation, the make, model, license plate number and color of the car must be included.
2. A member of the Board of Directors, an authorized committee member (if one has been appointed), or a representative of the Management Company shall investigate the complaint to determine whether a violation has occurred and if follow-up action is required.
3. The first letter of notice shall state the violation and ask that corrective action be taken within fifteen (15) days, or such other time frame as determined by the Board, from time to time.
4. A second letter shall state the violation and impose a \$25.00 fine. This letter will ask for compliance and shall give an extension of seven (7) more days for the violation to be corrected.
5. A third letter shall be sent certified and regular mail and will impose a \$25.00 per day fine until the violation is corrected.
6. The Board of Directors has the full authority to establish the amount of fines or other penalties. Depending upon the seriousness or nature of the violation, the above-mentioned fine schedule may be amended. When any fine is imposed, notice will be mailed to the Unit Owner. The amount charged is due upon receipt of the notice.
7. Unit Owners have the right to discuss violations and follow-up course of action with member(s) or appointed representatives of the Board of Directors in order to determine if a violation occurred and the next course of action. *It is the responsibility of the Unit Owner to contact the Board of Directors via the Management Company if they wish to discuss violations and request a hearing and appeal. If the accused should request a hearing, the complainant must attend the hearing as a witness.*

## **Walls and Fences**

1. No alterations, changes or additions shall be allowed to walls and/or fences constructed by the Builder or adjacent lot.
2. Unless installed by Builder, no courtyard wall (wall attached to home) shall be greater than thirty (30") inches above finished grade elevation nor be constructed in the front yard of any lot closer than twenty feet to the front yard property line.
3. Decorative walls (free-standing walls) shall not exceed thirty (30") inches in height and must be setback a minimum of ten (10') feet from the edge of the sidewalk or, if no sidewalk is located on the lot, a minimum of fifteen (15') feet from the back of the curb. Height is measured from finished grade along the exterior side (street side) of the enclosure.
4. Aluminum fencing or vinyl fencing must match existing fence both in style and color used by the Builder or Declarant in the neighborhood in which such lot is located, however, no post and rail type of fencing is permitted.
5. Classic and Estate home lots – Material may be aluminum or vinyl and height of fence may not exceed 48" on the sides of the lot and must be 48" at the rear of the lot. Rear fence lines must match up to neighboring fences. Fences may not extend past the rear most wall line of the home (i.e. may not extend from the rear wall of the home forward towards the front of the home). The fifteen (15') foot set back restriction on certain homes as more specifically stated in the Declaration and plans shall remain in effect.
6. If a wall is to be built on a common property line, letters from neighboring homeowners must be obtained stating their agreement to the construction or modification of the wall. Such letters shall be obtained prior to and enclosed with the submittal of a review request to the Board or appropriate Committee for an owner-constructed wall or any addition or alteration to Declarant-constructed wall located on common property lines.
7. No chain link or similar material shall be used as fence material on lots in Applecross. The Builder or Declarant may utilize any temporary fencing material it deems necessary to protect its construction sites and maintenance yards.
8. Variances in fence height may be granted by the Committee for walls adjacent to public rights of way.
9. Unless otherwise specified, maximum height of walls shall be measured from the finished ground elevation on the highest side of the submitted wall.
10. Cut or fill slopes along the exterior of the wall shall be smooth and taper gradually to match existing grades.
11. Retaining walls may be used as an accent to create raised planting beds. They shall not exceed thirty (30") inches tall. The material used shall be decorative in nature, and shall utilize deep, muted tones chosen to blend with colors found in nature, or shall blend with the architecture. Retaining walls, which are partially below the finished grade or walls used as planters, shall be properly moisture-proofed to avoid unsightly water staining.
12. Privacy fencing: specifications are on file with the Management Company.

## **III. APPLICATION AND APPROVAL REQUIREMENTS**

### **A. General**

Pursuant to the Declaration, any owner wishing to:



- construct any improvements to their unit
- modify or add to existing improvements (including painting),
- install a pool, spa, or other water feature
- construct or install walls, fences, or hard, permanent materials such as paving, brick, masonry, wood trim, concrete, rocks, flagstone, outdoor barbecues, fireplaces, or other inert material (“hardscape”),
- landscape (including original landscape unless provided by the Builder),
- alter grading or drainage
- place any object on his or her lot
- sunscreens

is required to submit an application and such other materials as set forth in Section C hereof (a “Review Request”) to the Management Company. These requests shall be reviewed by the Board of Directors for approvals. The commencement of any construction or alteration shall not be permitted until written approval is received by the homeowner. There are no exemptions or automatic approvals, with the exception that a submittal of an application and plans for repainting of a structure in its existing color is not required, if such existing color was previously approved by the Board.

***It shall be the responsibility of all owners to comply with all standards and procedures within these Rules and Design Guidelines, as well as all requirements of the Declaration and any applicable Amendments. Article XXII of the Declaration should be reviewed for general use restrictions.***

The board shall review plans and specifications, and the Board shall enforce these Rules and Design Guidelines and may promulgate additional design standards and review procedures. The Board has exclusive jurisdiction over original construction, initial landscape installation, modifications, additions, and alterations made to lots, to structures and landscaping on lots. After a lot and its structures have been completed according to the approved plans, the Board must review all proposed changes to the exterior of the structure and the lot.

## **B. Submittal Procedures**

The following procedures shall apply to owners when submitting Review Requests to the Management Company/Board.

1. An application (sample form attached) requesting review by Board is required for all Review Requests. The application shall include the following information:
  - a) Owners name, mailing address and telephone number.
  - b) The neighborhood and street address of the lot.
  - c) The nature of the request. Such request shall be limited to:
    - i. Review and approval of final plans (initial submission)
    - ii. Appeal of any denied Review Request or any notation of a “conditionally approved” Review Request
    - iii. Review and consideration of exceptions to or deviations from the Design Guidelines
  - d) A brief description of the proposed construction or modification

- e) Planned completion date for the construction or modification proposed in the Review Request.
  - f) An acknowledgment that the owner is responsible for scheduling all work in a timely manner and for complying with any approval issued by the appropriate committee.
  - g) The name, address, email address, and telephone numbers of owner's agent, or representative or subcontractor (if applicable)
  - h) Insurance certificates naming the Association and the unit owner as additional insured during the project. For contractors not eligible for Worker's Compensation coverage, notice of ineligibility is required with the certificate of insurance.
2. In addition to the application the owner shall submit plans for the proposed construction or modification as follows:
- a) For changes to or additions to the home, the owner shall submit two sets of floor plans for the site, including the as-built plan and a copy of the floor plan for the model and elevation. On such plans, owner shall draw the proposed changes or additions to the exterior elevation. If owner has a photograph of another house or a picture from a magazine that will assist the Board in its review, such photo should be submitted. The application should contain a description of the materials that the owner plans to use in such changes or additions. If the change or addition affects the roof or roofline, a roof plan should also be submitted. A building section may be requested depending on the complexity of the change or addition. The Board may require that plans be prepared by an architect or engineer depending upon the nature of the request. A fee may be charged to the applicant when professional assistance is required.
  - b) For all other improvements, changes or additions to the lot or the home, including, but not limited to, construction, installation or modification of walls and fences, ancillary equipment, signage, pools, play equipment, sunscreens, grading, drainage, and irrigation systems, the owner shall submit a site plan drawn to scale showing the location, height, and dimension of the proposed improvement, change, or addition, the property line of the lot, the setback requirements, and easements, the footprint of the home and driveway, sidewalks, decks, patio, walls and existing landscaping. The owner shall also submit a detailed description of the proposed improvement, change or addition, construction specifications, material and color samples, if appropriate and any additional information or clarification required by the Board.
3. The board may request additional information and clarification of the information given if deemed appropriate by the committee. For example, the committee may request that large color samples be painted on key exterior walls prior to completing a project. The panel samples can be observed by the committee at various times during the day to ensure their trueness of color under different levels of sunlight. Until all requested information is provided to the committee, the request shall be deemed incomplete.
4. All review requests should be forwarded as indicated on the instruction pages of the request packet.

5. All documents contained in the review request shall be submitted in duplicate.

**C. Review Procedures**

1. The Board shall review all requests without hearing and based solely on the information contained within the review request; provided, however, that the Board or any appointed committee may at any time request additional information or review a lot for compliance with the Declaration, these Design Guidelines and any approved plans for construction or modification.
2. The Board will reference these Design Guidelines in reviewing requests. Although these Guidelines address a broad range of exterior building and site conditions, they are not intended to be all inclusive. A committee only in accordance with the Declaration may permit variances to these Design Guidelines.
3. As soon as possible following a receipt of a complete Review Request, the committee shall respond to the owner. The committee's decision shall be rendered in one of the following three forms:
  - a) "Approved" – The entire document submitted is approved in total.
  - b) "Approved with Conditions" – The document submitted is partially approved. The owner must adhere to and follow the stipulations as outlined. Resubmission is not required.
  - c) "Denied" – The entire document submitted is not approved and no work may commence.

**D. Implementation of Approved Plans**

1. All work must conform to approved plans. If it is determined by the board or committee, that work completed or in progress on any lot is not in compliance with these Design Guidelines or any approval issued by a committee, such committee shall notify the Board. The Board shall notify the owner in writing of such noncompliance within 30 days of inspection, specifying in reasonable detail the particulars of noncompliance and shall require the owner to remedy the same. If the owner fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance, then such noncompliance shall be deemed to be in violation of the Declaration and these Design Guidelines.
2. If construction does not commence on a project for which plans have been approved within 180 days of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the owner to resubmit the plans to the board for reconsideration.
3. The board may impose for any approval a maximum time period for the completion of any new construction or modification. The owner may request an extension of such maximum time period not less than three days prior to the expiration of the maximum time period, which the Board may approve or disapprove, in its sole discretion. Alterations must be completed within six (6) months of final approval by the Board for said plan.
4. If construction is not completed on a project for which plans have been approved within the period set forth in the approval or within any extension approved by the appropriate committee, such approval shall be deemed withdrawn, and such

incomplete construction shall be deemed to be in violation of the Declaration and these Design Guidelines.

**E. Appeal of Not Approved and Conditionally Approved Decisions**

Any owner shall have the right to appeal a decision of the board or committee by resubmitting the information, documents and fees set forth in the Declaration; however such appeal shall be considered only if the appellant has modified the proposed construction or modification or has new information that would, in the board's or committee's opinion, warrant reconsideration. If an owner fails to appeal a decision of the board or committee or if the board or committee after appeal again rules in a manner aggrieving the appellant, the decision of the board or committee is final. The filing of an appeal does not extend any maximum time period for the completion of any new construction or modification, including the period for completion of initial landscaping.

**F. Building Permits**

If the plans submitted by an owner require a building permit, it is the responsibility of the owner to obtain such permit. The approval of any committee is not a guarantee that the Township will approve such plans. If the Township requires design review to the plans, the appropriate committee or board must approve such modifications.

**G. Fees**

The Board may establish and charge reasonable fees for review of applications. Any fee payments shall be made at the time of request and prior to review by the Board. All fees shall be made payable to the Applecross Country Club Association, Inc. and are non-refundable in part or whole.

**H. Enforcement**

In the event of any violation of these Design Guidelines, the Board may take any action set for in the By-Laws or the Declaration. The Declarant or the Board may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. In addition, the Declarant or the Board shall be entitled to recover the costs incurred in enforcing compliance and/or impose a fine, which fine shall not exceed 10% of the cost of achieving compliance, against the lot upon which such violation exists.

These Design Guidelines have been prepared by the Declarant for use at Applecross County Club.

APPLECROSS COUNTRY CLUB

By:\_\_\_\_\_

Name:\_\_\_\_\_

Title: President

Adopted:

## APPENDIX A

### APPROVED PLANT LIST

#### EVERGREEN SHRUBS – FOR SUNNY AREAS:

##### ACCENT SHRUBS:

Euonymus kiatschovicus ‘Manhattan’	Manhattan Spreading Euonymus
Ilex crenata ‘Steeds’	Steeds Japanese Holly
Ilex x meserveae ‘Blue Prince’ and ‘Princess’	Blue Holly
Taxus cuspidate ‘Capitata’	Cap’s Yew
Prunus laurocerasus ‘Schipkaensis’	Skip Cherry Laurel
Rhododendron P.J.M.	PJM Hybrid Rhododendron
Viburnum x ‘Alleghany’	Alleghany Viburnum

##### MEDIUM SHRUBS

Buxus macrophylla var koreana ‘Wintergreen’	Wintergreen Korean Boxwood
Ilex crenata ‘Compacta’	Compact Japanese Holly
Juniperus Sabina var tarnariscifolia	Tam Juniper
Prunus laurocerasus ‘Otto Luyken’	Otto Luyken Cherry Laurel
Taxus media ‘Densiflora’	Dense Yew

#### EVERGREEN SHRUBS – FOR SHADY AREAS:

##### ACCENT SHRUBS:

Euonymus kiatuschovicus ‘Manhattan’	Manhattan Spreading Euonymus
Ilex crenata ‘Steeds’	Steeds Japanese Holly
Ilex x meserveae ‘China Girl’	China Girl Blue Holly
Pieris japonica ‘Mountain Fire’	Mountain Fire Pieris
Prunus laurocerasus ‘Schipkaensis’	Skip Cherry Laurel
Rhododendron catawbiense var.	Catawba Rhododendron
Rhododendron P.J.M.	PJM Hybrid Rhododendron
Viburnum x pragnense	Prague Viburnum

##### MEDIUM SHRUBS:

Azalea x ‘Delaware Valley White’	Delaware Valley White Azalea
Ilex crenata ‘Compacta’	Compact Japanese Holly
Ilex crenata ‘Bennett’	Bennett’s Japanese Holly
Pieris japonica ‘Mountain Fire’	Mountain Fire Pieris
Prunus laurocerasus ‘Otto Luyken’	Otto Luyken Cherry Laurel
Rhododendron P.J.M.	PJM Hybrid Rhododendron
Skimmia japonica	Japanese Skimmia
Taxus media ‘Repandens’	English Yew
Taxus media ‘Densiflora’	Dense Yew

#### DECIDUOUS SHRUBS - FOR SUNNY AREAS

##### ACCENT SHRUBS:

Hydrangea syriacus ‘Woodbridge’	Woodbridge Rose of Sharon
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Hydrangea paniculata 'Tardiva'  
Lagerstroemia indica 'Acoma'  
Prunus x cistens  
Syringa x hyacinthiflora 'Pocahontas'  
Viburnum p. var. tomentosum 'Shasta'

Tardiva Panicle Hydrangea  
Acoma Crape Myrtle  
Purpleleaf Sand Cherry  
Pocahontas Hybrid Lilac  
Shasta Doublefile Viburnum

#### MEDIUM SHRUBS

Itea virginica 'Henry's Garnet'  
Fothergilla gardenii 'Mt. Airy'  
Spiraea x burnalda 'Anthony Waterer'  
Viburnum arlesii 'Cayuga'

Garnet Sweetspire  
Mt. Airy Fothergilla  
Anthony Waterer Spiraea  
Korean Spice Viburnum

#### DECIDUOUS SHRUBS – FOR SHADY AREAS

##### ACCENT SHRUBS

Clethra alnifolia 'Ruby Spice'  
Hydrangea quercifolia 'Snow Queen'  
Ilex verticillata 'Winter Red'  
Viburnum dentatum 'Autumn Jazz'

Ruby Spice Summerset  
Snow Queen Hydrangea  
Winterberry Holly  
Autumn Jazz Viburnum

##### MEDIUM SHRUBS

Abelia x grandiflora 'Edward Goucher'  
Fothergilla gardenia 'Mt Airy'  
Hydrangea macrophylla 'Nikko Blue'  
Hyperdium patalum 'Hidcote'  
Itea virginica 'Henry's Garnet'

Dwarf Glossy Abelia  
Mt. Airy Fothergilla  
Nikko Blue Hydrangea  
Goldencup St. Johnswort  
Garnet Sweetspire

#### Notes:

1. Plant selection shall include a variety of texture and color around the homes.
2. Plant material shall be installed in a manner such that shade tolerant plant species are planted in shade conditions and sun tolerant plant species are planted in sunny conditions.
3. No one species shall consist of more than 10% overall quantity.

## **PROHIBITED PLANT LIST**

### **WEEDY OR INVASIVE PLANTS:**

Any Norway Maple, Bamboo, Lombardy Poplar, Forsythia, Honeysuckle shrubs, Fastigate White Pine

### **SUSCEPTIBLE TO DISEASE:**

Red, Pin, Scarlet, or Shingle Oak

### **HAZARDOUS DUE TO THORNS:**

Barberry, and thorn bearing Hawthorns

### **HAZARDOUS DUE TO WEAK BRANCHES:**

Golden Raintree, any Callery Pear

### **OTHER:**

Female Ginkgo trees (odor), English Oak and Kwanzan Cherries in narrow yards (low branches), standard Sweetgum (spiny gumballs).

## APPENDIX B

### APPLECROSS COUNTRY CLUB MODIFICATION APPLICATION (To be Submitted With Drawings or Plans)

OWNER'S NAME, MAILING ADDRESS, EMAIL ADDRESS, AND TELEPHONE NUMBER

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STREET ADDRESS / LOT #

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1. Nature of Request:

\_\_\_\_\_Review and approval of final plans (initial submission).

\_\_\_\_\_Appeal of a "not approved" Review Request

\_\_\_\_\_Review and consideration of exceptions to or deviations from the Design Guidelines.

2. Description of Proposed Construction or Modification (check one or more of the following):

- a) ☐ Addition or alterations to existing home
- b) ☐ Hardscape plans (hard, permanent materials, such as paving, brick, masonry, wood trim, concrete, rocks, flagstone, outdoor barbecue, fireplaces, or other features)
- c) ☐ Walls, gates and/or fences
- d) ☐ Pools and/or spas
- e) ☐ Other on-site improvements/additions. Please specify:

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As required by the Applecross Country Club Design Guidelines, attached hereto are two copies of plans for the proposed construction or modification.

I anticipate that the proposed construction or modification described in the attached plans will be completed within \_\_\_\_\_ days/months from the date that I receive approval from the appropriate committee. I understand that, if the proposed construction or modification is approved, I will be



responsible for scheduling all work in a timely manner, for completing the work within the time period specified in the committee's approval, and for complying with the approval issued.

I UNDERSTAND AND ACKNOWLEDGE THAT NO WORK MAY COMMENCE PRIOR TO THE APPROVAL OF THE APPROPRIATE COMMITTEE AND THAT I WILL BE LIABLE FOR ALL COSTS NECESSARY TO BRING ANY NONCONFORMING WORK INTO COMPLIANCE WITH THE DECLARATION AND THE DESIGN GUIDELINES AND FOR SUCH OTHER PENALTIES AS PROVIDED IN THE DECLARATION AND THE DESIGN GUIDELINES.

If you have any questions or need further information, you may contact me at the address and telephone number below or my subcontractor or representative, (provide name, address, email and telephone number):

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Date: \_\_\_\_\_

Owner's Cell \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

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**ANY APPROVAL ISSUED DOES NOT RELIEVE THE OWNER FROM THE REQUIREMENTS OF THE DECLARATION, EAST AND WEST BRANDYWINE TOWNSHIPS, AND THE DESIGN GUIDELINES.**

ACTION TAKEN BY THE DESIGN REVIEW COMMITTEE:

- ( ) Approved (the documents submitted are approved)
- ( ) Conditionally Approved (the documents submitted are partially approved; however, no work may commence until the owner resubmits the application and plans incorporating all conditions and approval is received from the committee.
- ( ) Not Approved (the entire document is not approved, and no work may commence. Owner must resubmit the application with more information or changes to obtain approval)

COMMENTS:

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Authorized Signature of Committee Member

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Date

Approval by a committee does not alleviate the responsibility of the owner to obtain any necessary governmental approval or permit.