

Principles and Guidelines for Screened Porches
Weathersfield VI

March 1, 2014
(Amended September 2014 and May 2017)

The following principles and guidelines are intended to assist the Board of Directors (BoD), Weathersfield VI Home Owners Association (Association), and the residents of Weathersfield VI whenever a request to construct a screened porch is presented to the Board.

The primary goal of these principles and guidelines is to ensure that any screened porch constructed in Weathersfield VI is so well integrated into the existing structure that it appears to be part of the original home. Following these principles and guidelines should minimize the chance that a screened porch would be considered obtrusive by an adding property owner.

1. No screened porch may be constructed without the prior approval of the BoD acting on behalf of the Association.
2. All requests must be submitted in accordance with the covenants and by-laws of the Association. No construction may commence until the Association has received and approved detailed plans for the construction. The plans must be sufficient for the Association to confirm that all aspects of the principles and guidelines have been satisfied. Even after a tentative approval has been granted by the Association, no construction may commence without the homeowner providing proof that a valid building permit has been issued and that the work will be done by a licensed contractor.
3. Construction must conform to the building codes of Chatham County and North Carolina that are in force at the time of construction.
4. Construction must conform to all guidelines for screened porch construction approved by the Association.
5. No screened porch can extend outside the platted property lines of the owner's lot. The entire addition must be at the rear of the existing structure and may not extend around the side of the home.
6. All screened porches must mirror the existing color schemes of Weathersfield VI (grey and white). All materials used in the construction must conform to type and quality of existing materials in the unit (i.e. siding, roofing, trim, exterior light fixtures, etc.). The addition must complement existing rooflines. Although a variety of materials can meet these guidelines, it is recommended that materials similar to those utilized by Fitch Creations to construct screened porches in other phases of Farrington Village be used

in order to provide consistency of appearance, maximize life expectancy of the construction, and minimize maintenance costs.

7. The maximum allowable square footage for a screened porch is 192 sq.ft. No porch may extend more than 12 feet in depth from the unit, regardless of which model unit (Type I, Type II, Type III) All screened porches (wherever possible) will be built directly behind the unit's sun room. For a Type III unit (with a side facing sun room door), the porch will need to extend 16 feet across the rear of the unit from the side wall of the unit. That will allow the sun room screen door to fully open. On Type III units, the sun room skylight will have to be removed or altered to allow roof construction. On a Type I unit, the maximum width is 16 feet. (This paragraph amended September 19, 2014)

8. Based on architectural considerations, the preferred rooflines for all screened porches is an A-frame style. However, shed roof designs are permitted if construction of an A-frame style is not feasible for a particular unit or if the homeowner provides reasons acceptable to the WSG Architectural Committee or WSG Board for wanting a shed roof style. For durability and appearance, it is strongly recommended that only aluminum screening be used. Railings, per code, are required on any structure over 30 inches off the ground. (The WSG Board amended this paragraph in September 2014 and in May 2017.)

9. The basic size and design criteria of paragraphs 7 and 8 will provide maximum separation from the adjoining unit and provide a design most similar to the existing structures. However, in a few cases, exceptions to these design criteria may be granted based upon special circumstance (e.g. lot size limitations, easement issues, or original construction issues where doors and windows do not conform to the standard design).

10. Interior finishes and furnishings are primarily left to the discretion of the homeowner, with the understanding that consideration must be given to the surrounding neighbors for such factors as noise or night-time lighting. Pollen protection systems may not be installed without the prior approval of the WSG BoD or the Architectural Review Committee. (This paragraph amended September 19, 2014)

11. Deck areas may extend beyond the screened porch areas, subject to the same guidelines and rules now in force for decks and patios.

12. Screened porches are not to be considered sun rooms or four season rooms. A sun room (or four season room) is a room which is insulated and/or, vented or ducted to allow for air conditioning or heating and/or, has glass windows. A sun room allows for year-round, all season use. A sun room per the definition above would allow the owner to claim that the "under air" square footage of the unit has increased from the standard Type I, Type II or Type III unit in Weathersfield. No porch may be constructed, or altered in the future, for year-round, all-weather use. (This paragraph amended September 19, 2014)

13. Any tree removal on Weathersfield VI common property or on an owner's property to accommodate the building of a screened porch must be approved by the Landscape Committee of the Association.

14. All costs associated with the design, permits, site preparation, and construction of any screened porch is the sole responsibility of the property owner.

15. All maintenance of screened porches is the sole responsibility of the owner. For example, the Association will not pay for re-roofing a screened porch when main roofs are replaced. This stipulation must be conveyed to any future property owner in the sales contract.

16. Owners who fail to maintain their screened porches in accordance with the standards of the community-at-large will be required to return the screened porch to appropriate standard within 10 days after written notification by the Association. The Association, at its discretion and following the written notification, may enter upon the Lot and make or cause to be made any necessary repairs and maintenance to the screened porch. Any costs incurred by the Association in the making of such repairs and maintenance shall be added to and become part of such other assessments to which the Lot is subject.

17. As with all matters in Weathersfield VI, it is assumed that neighbors in adjoining and adjacent units will work together to resolve any design concerns. Written approval by adjoining/adjacent neighbors for any screened porch proposal is part of the approval process. If an adjoining/adjacent neighbor refuses to give approval, the Board or architectural committee will decide whether or not the project can be approved.