

Shutter Installation, Design, and Materials

The following shall assist Homeowners in the design and placement of shutters. The documents are intended to offer guidance; final location and design approval shall be obtained from the Community Architect.

This section of the Design Guidelines requires:

1. Shutters shall be operable or appear to be operable with hardware (i.e., shutter dogs) and shall be of sufficient size to cover the entire window (if both sides are closed).

- a. Install shutters with **shutter dogs** (proper hardware).



2. Shutters on a front façade shall continue to side yard windows on corner lots.

- a. Shutters on **masonry** (i.e., brick front homes) facades shall be placed with the edge of the shutter (on the window side) aligned with the edge of masonry.
- b. Shutters on **siding** facades shall overlap the trim. *See attached sketches showing proper placement on page 5.*

3. Shutters shall be applied to ALL or NONE of the windows on a given level of a main building.

- a. If your home came with shutters, you cannot remove all or some of the shutters. You must preserve the design of the home in accordance with the King Farm design guidelines.
- b. The King Farm Design Guidelines for initial construction dictate that shutters shall be applied to all or none of the windows on a given level of a main building. Shutters on a front façade shall continue to side yard windows on corner lots. Equity Resolution No. 1 addresses the removal of architectural elements, such as shutters, as “other visual changes”.

SHUTTER TYPES:

Listed below are the pre-approved replacement shutter materials and manufacturers. Shutter replacement in accordance with King Farm Design Guide for shutters is permitted without the submission of a Design Review Application for review and approval. All other material choices will require ADT (Architectural Design Trust) approval.

1. Shutters shall be Louvered or Raised panel.



LOUVERED SHUTTER



RAISED PANEL SHUTTER

2. Board & Batten type shutters are NOT permitted.



SHUTTER SAMPLES AND RETAILERS:

□ Vinyl Shutters

1. Mid America Shutter - <https://www.midamericacomponents.com/complete-your-homes-with-exteriorvinyl-shutters/>
2. Ply gem - <https://www.plygem.com/siding/other-siding-products/other-product-styles/shutters/>
3. Girardin Shutters - <https://www.girardinmoulding.com/>

□ Wood Shutters

1. Vixen Hill Shutters - https://l.vixenhill.com/gga-shutters/?creative=210306368097&adposition=&loc_physical_ms=9007807&matchtype=b&device=c&k
2. Shenandoah Shutters - <https://shenandoahshutters.com/>
3. Custom Shutters - <https://www.customshuttercompany.com/>
4. Philadelphia Shutters - <https://www.philadelphiashutters.com/>

**Alternatives not listed may be submitted with a Design Review Application.*

SHUTTER RETAILERS / WHERE TO PURCHASE:

1. Midlantic Shutter and Millwork: https://midlanticshutter.com/index.php/page/productCustom/standardraisedpanel?gclid=Cj0KCQjw0caCBhCJARIsAGAfMxzjR_J56oMyQ4QNTuZONNp2mKFWDg6UKogpk2gHplvew_5mil6l60aAhiLEALw_wcB#&slider1=1&slider2=1
2. Larson Shutter: <https://www.larsonshutter.com/articles/the-best-vinyl-shutters-the-answer-here.html>
3. Shutterland: <https://www.shutterland.com/exterior-vinyl-vs-wood-shutters/>
4. Barons Lumber: <https://www.barronslumber.com/>
5. TW Perry: <https://www.twperry.com/index.htm>
6. Home Depot: <https://www.homedepot.com/b/Doors-Windows-Exterior-Shutters/Vinyl/N-5yc1vZarchZ1z0vb2m?storeSelection=>
7. Lowes: <https://www.lowes.com/pl/Exterior-shutters-accessories-Windows-doors/4294775790>

PAINT COLORS:

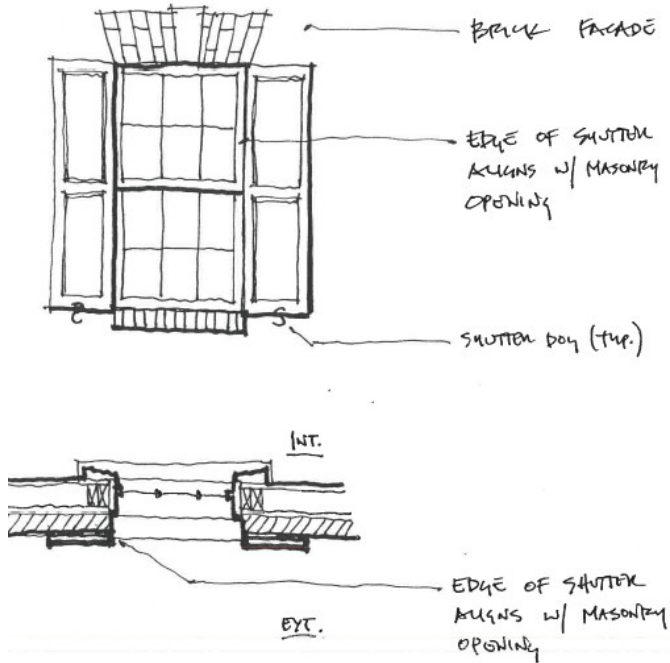
When replacing or repainting your shutters, please use the existing paint color. If you would like to change the paint color, this is considered a non-routine change and requires submission and approval of a design review application.

How to determine the color of your shutters:

1. Take a razor and scrape away some of the paint from the shutters and bring this to your local retailer (i.e., Home Depot/Lowes) and ask them to provide a color match for you.
2. Remove the shutter and bring it to your local retailer to have them color match and size match.
3. Refer to the color guides by builder document and use the information in the guide to determine what your original shutter color was (i.e., McCormick 220 Georgetown Green).

SHUTTER SKETCHES:

a. Shutter Placement – Brick Façade



b. Shutter Placement – Siding Façade

