

**Organization of This Listing:**

1. Windows, Doors and House Trim—Repairs and Replacements
2. Deck, Porch and Exterior Stairs—Repairs and Replacements
3. Siding, Roofing, and Gutters—Repairs and Replacements
4. Exterior HVAC Equipment and Solar Panels—Repairs and Replacements
5. Driveways and Walkways—Repairs and Replacements
6. Fencing and Sheds—Repairs and Replacements
7. Lawn (Grass)—Repairs and Replacements
8. Yard Plantings (Bushes)—Repairs, Replacements and Removal
9. Yard Plantings (Hedges)—Repairs, Replacements and Removal
10. Yard Plantings (Trees)—Repairs and Replacements

**From the Architectural Design Trust...**

This is another in a series of occasional articles highlighting topics discussed at Trust meetings as well as riffs on various architectural and landscape subjects of potential interest to KF homeowners.

For future reference, you may find it convenient to cut and save this article. Please note that these Guidelines are current as of the issue date of the King Farm Chronicle as noted above and are subject to change in future. If you have questions concerning the currentness of these guidelines, contact management as indicated in the next paragraph.

**Maintaining the Exterior of Your Property—Repairs and Replacements**

The Architectural Design Trust has prepared the following guidelines for the Repair and/or the Replacement (and in some cases the removal) of various physical elements on the exterior of your home. They are derived from various resolutions which can be found in the founding documents

of the community, i.e. the large document-filled binder you received at closing, or in subsequent amendments or new resolutions passed by the Board of Trustees of the King Farm Citizens Assembly. Additional determinations made by the Community Architect, based on his assigned responsibilities as reflected in the founding documents, are also used. For further information about any of the following repair or replacement categories, please contact the Management Office, King Farm Citizens Assembly, 300 Saddle Ridge Circle, Rockville, MD 20850 or email her at [management@kingfarm.org](mailto:management@kingfarm.org) or call 301-987-0122.

ADT: Feb 2022

**1. Windows, Doors and House Trim—Repairs and Replacements**

Type	Design Review Application (DRA) Required?	Comments
Exterior Window, Door and Other Trim/Moldings	No, as long as the profile and dimensions of the trim remain identical and the paint color remains the same. See pre-approved trim memo for permitted alternative materials.	Change to profile, size or removal not permitted. <b>Metal cladding (wrap) is not approved.</b>
Shutters	No, as long as the appearance, profile, size and dimensions of the shutters remain identical and the color remains the same.	The material may be changed from which the shutter is made, may be changed e.g., from plastic to wood. Homeowners shall maintain shutter dogs (the shutter stops). Shutters may not be removed.
Exterior Doors and Storm/Screen Doors	No, as long as the appearance, profile, lite window pattern, stile and rail (frames), size and dimensions of the door(s) remain essentially identical and the color remains the same.	The material from which the door is made, may be changed. e.g., from wood to metal.

# ARCHITECTURAL DESIGN TRUST

King Farm Citizens Assembly, Inc., 300 Saddle Ridge Circle, Rockville, MD 20850

Basement Windows and Egress Windows	No, as long as dimensions and materials (including color) remain the same as in the original construction.	The installation of new windows and the enlargement of windows or egress windows requires a new Design Review Application.
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## 2. Deck, Porch and Exterior Stairs—Repairs and Replacements

Type	Design Review Application (DRA) Required?	Comments
Original Construction	Yes, when an element of the original construction of a deck or porch needs replacement or the layout or dimensions of the deck or porch change.	Architectural drawings for the rehabilitation project are to be provided with the Design Review Application.
Flooring Materials	No, unless a Design Review Application needs to be submitted for original construction, described above.	May change flooring material, e.g., from wood to a composite.
Wrought iron Railings attached to brick/concrete	No, unless a Design Review Application needs to be submitted for original construction, described above, or a change in paint color is proposed.	A change in the railing design requires a Design Review Application. A change in the railing material shown on the approved railing material list does not require a Design Review Application.
Railings not attached to brick/concrete	No, unless a Design Review Application needs to be submitted for original construction, described above, or a change in paint color is proposed.	May change railing material, e.g., from wood to a composite shown on the approved railing and bannister material list does not require a Design Review Application. A change in the railing design requires a Design Review Application.
Trim/Moldings	No, unless a DRA needs to be submitted for original construction, as above, or a change in paint color is proposed.	May change trim material, e.g., from wood to a composite as long as the profile and dimensions of the trim remain identical and the paint color remains the same and the material is found on the approved list. See the pre-approved trim memo for permitted alternative materials.

## 3. Siding, Roofing, and Gutters—Repairs and Replacements

Type	Design Review Application (DRA) Required?	Comments
Siding	No, as long as any repairs use the same or a matching facsimile of the original material (including color).	Replacing the siding on an entire house will require a Design Review Application. Changing the type of siding on a house will require a Design Review Application.
Roofing	No, as long as any repairs use the same or a matching facsimile of the original material (including color).	Replacing the roofing with a matching color from the pre-approved list of shingle colors does not require a Design Review Application. Changing color requires submission of a Design Review Application for review and approval.

# ARCHITECTURAL DESIGN TRUST

King Farm Citizens Assembly, Inc., 300 Saddle Ridge Circle, Rockville, MD 20850

Gutters and Gutter Covers	<b>No</b> , as long as any repairs use the same or a matching facsimile of the original material (including color).	Adding gutter covers to existing gutters is allowed without submitting a Design Review Application as long as they are the same color and are unobtrusive.
Downspouts and drainage systems (aka French drains)	<b>No</b> , as long as any repairs use the same or a matching facsimile of the original material.	Drainage systems must be buried and terminate six feet or more from adjacent sidewalks and property lines. A change to drainage, a change of flow of water to through or from a yard requires a Design Review Application.
Attic Ventilator	<b>No</b> , as long as any repairs use the same or a matching facsimile of the original material (including color).	New attic ventilation whether through the roof or through an exterior wall will require submission of a Design Review Application for review and approval.
Snow Guards	<b>No</b> , as long as any repairs use the same material (including color).	Snow guards that are fastened with adhesive are not permitted.

#### 4. Exterior HVAC Equipment and Solar Panels—Repairs and Replacements

Type	Design Review Application (DRA) Required?	Comments
HVAC equipment repairs	<b>No</b> .	
HVAC equipment replacement	<b>No</b> , as long as the replacements are placed in the same location as the original equipment.	Moving HVAC equipment to another location on your property requires the submission of a Design Review Application for review and approval.
Solar Panel repairs	<b>No</b> , as long as any repairs use the same or a close facsimile of the original material (including color).	
Solar Panel replacements	<b>No</b> , as long as the replacements are placed in the same location as the original equipment.	Moving Solar Panels to another location on your property requires the submission of a new Design Review Application for review and approval. All new solar panel installations require a Design Review Application for review and approval.

#### 5. Driveways and Walkways—Repairs and Replacements

Type	Design Review Application (DRA) Required?	Comments
Driveway (Asphalt or Concrete)	<b>No</b> , as long as any minor repairs use the same original material (including color).	Replacing an entire driveway with a new material will require the submission of a Design Review Application for review and approval.
Asphalt Driveway Sealing or Resurfacing	<b>No</b> , sealing or resurfacing your driveway does not require a Design Review Application as long as the color matches the color of the driveway when new (black).	
Walkways on your property	<b>No</b> , as long as any repairs use the same original material (including color).	New walkways will require the submission of a Design Review Application for review and approval.

# ARCHITECTURAL DESIGN TRUST

King Farm Citizens Assembly, Inc., 300 Saddle Ridge Circle, Rockville, MD 20850

Sidewalks, Alleys and Leadwalks	Please refer any repair requests for sidewalks, alleys and leadwalks on public or community owned property to King Farm management as noted in the introductory information above.
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## 6. Fencing and Sheds—Repairs and Replacements

Type	Design Review Application (DRA) Required?	Comments
Alley Fencing	<b>No</b> , as long as any repairs use the same original wood material and are painted King Farm White.	Using materials other than wood is not permitted except solid vinyl fence of Azek by Walpole woodworks may be used per the 16 September 2013 memo. Additions, extensions, relocations and height changes requires submission of a new Design Review Application for review and approval.
Yard (Picket) Fencing	<b>No</b> , as long as any repairs use the same original wood material and are painted King Farm White.	Using materials other than wood is not permitted except solid vinyl fence of Azek by Walpole woodworks may be used per the 16 September 2013 memo. Additions, extensions, relocations and height changes requires submission of a new Design Review Application for review and approval.
Shed Repairs	<b>No</b> , as long as any repairs use the same original material (including color).	Shed Replacements require the submission of a new Design Review Application for review and approval.

## 7. Lawn (Grass)—Repairs and Replacements

Type	Design Review Application (DRA) Required?	Comments
Maintenance	<b>No</b> , lawns are required to be maintained in good order and repair	Reseeding and other repair measures including sod replacement can be done at any time.
Removal	<b>No</b> , as long as no more than 32 square feet of sod are removed annually.	Changes greater than 32 square feet require submission of a Design Review Application for review and approval.  This 32 square feet requirement applies to removal and replacement with alternate xeriscape lawn and grass alternates.

## 8. Yard Plantings (Bushes)—Repairs, Replacements and Removal

Type	Design Review Application (DRA) Required?	Comments
Maintenance	<b>No</b> , bushes (shrubs) visible from adjacent streets and alleys are required to be maintained through normal and routine seasonal measures.	

# ARCHITECTURAL DESIGN TRUST

King Farm Citizens Assembly, Inc., 300 Saddle Ridge Circle, Rockville, MD 20850

Repair (pruning)	<b>No</b> , pruning can be done at any time.	
Replacement	<b>No</b> , as long as no more than two are replaced seasonally.	Three or more bushes added, replaced or removed require submission of a Design Review Application for review and approval unless the plantings are found on the community typical planting list.  This requirement applies to removal and replacement with alternate xeriscape yard plantings and bush / shrub alternates.
Removal	<b>No</b> , as long as no more than two are removed seasonally.	

## 9. Yard Plantings (Hedges)—Repairs, Replacements and Removal

Type	Design Review Application (DRA) Required?	Comments
Maintenance	<b>No</b> , however, hedges visible from adjacent streets are required to be maintained through normal and routine seasonal measures.	
Repair (pruning)	<b>No</b> , pruning can be done at any time.	
Replacement/Removal	<b>Yes</b> , Any change in hedging requires submission of a Design Review Application for review and approval. However, up to two bushes may be added, replaced or removed from an existing hedge.	Three or more bushes, included as part of the hedge, added, replaced or removed requires submission of a Design Review Application for review and approval.  This requirement applies to removal and replacement with alternate xeriscape yard plantings and bush / shrub alternates.

## 10. Yard Plantings (Trees)—Repairs and Replacements

Type	Design Review Application (DRA) Required?	Comments
Maintenance	<b>No</b> , trees are required to be maintained through normal and routine seasonal measures.	
Repair (pruning/trimming)	<b>No</b> , reasonable pruning can be done at any time.	
Replacement	<b>No</b> , as long as no more than one tree is replaced annually.	Two or more trees added, replaced or removed require submission of a Design Review Application for review and approval. There are specific rules regarding the removal of trees. See below.  This requirement applies to replacement with alternate xeriscape trees.

# ARCHITECTURAL DESIGN TRUST

King Farm Citizens Assembly, Inc., 300 Saddle Ridge Circle, Rockville, MD 20850

Removal of a live tree	<b>No</b> , flowering trees with a diameter of less than 2 inches and other trees with a diameter of less than 4 inches may be removed.	Removal of flowering trees with a diameter greater than 2” and other trees with a diameter greater than 4” require submission of Design Review Application for review and approval.  This requirement applies to replacement with alternate xeriscape trees.
Removal of dead tree	<b>No</b> , and you may replace it with a similar tree	