

## **Privacy Divider Wall(s)**

*Before starting any exterior upgrade, please submit an architectural approval form (and Dumpster approval form when applicable) to ensure that the approved materials are used and to keep the conformity of the neighborhood. Please allow FOURTEEN (14) days for approval before the start of the project.*

### **SPECIFICS:**

Privacy divider walls shall be 6 feet above the ground or 6 feet above the highest walkable point of rear outdoor living area.

- Outdoor living area to include decks, hardscapes and patios.
- The homeowner building the outdoor living area is financially responsible for the raising of the privacy wall(s) to the proper height.
- Units with decks, patios and hardscapes installed prior to adoption of this specification will be grandfathered only if adjoining units agree the wall can stay at original height.
  - If agreement is not reached, all units involved are responsible for the wall(s) raising.
  - If agreement is met and unit is sold, new owner can raise the privacy wall(s) at the new owners' expense.
  - A list of units grandfathered by neighbor approval will be populated and made available from the Architectural Control and Compliance Committee.

### **Materials:**

- Wood or metal studs may be used in the construction of the privacy divider wall(s).
- Wall(s) covering will be Nailite (Exteria) RoughSawn Cedar in Sunset Cedar color vinyl siding. Siding is to be installed per manufacturer's instructions.
- Metal studs will help to add longevity and pest resistance and may be used as long as manufacturers' installation instructions are strictly followed.
  - Metal studs may only be used in the unseen interior of the wall(s).

### **Colors:**

- Wood will be pressure treated and wood trim shall be painted dark brown in the approved Valleybrook colors:
  - Sherwin Williams (MAB) English Brown or other approved color (refer to exterior color specification).

### **Design:**

- Privacy divider wall footings shall be not less than 3 feet in the ground. Posts shall be four inches x four inches and shall be anchored by a minimum radius of twelve (12) inches of concrete.

### **Location:**

- Privacy divider wall shall be constructed at the rear of the living unit only.
  - End units are not required to have a privacy wall on the exposed side of their unit. Should an owner chose to have a privacy wall on their exposed side it must follow all specifications.
  - Privacy divider wall shall not extend beyond the farthest ends of the existing privacy divider between the units or a maximum of twelve feet from the unit's rear wall.

### **Where to Find:**

- Homeowners choice of contractors to complete the work and purchase materials.
- Cedar Shingles can be found at  
Allied Building Products at 520 Grobes Avenue in Glenolden 610-586-4455

### **Note:**

**\*Units with prior approval for use of T111 wood will be grand fathered and deemed to comply with the foregoing specifications unless and until the wall needs to be repaired or replaced at which time it will be necessary to comply with the foregoing specifications in full. A listing of those units deemed to be in compliance despite prior non-conformity is available from the Architectural Control Chairperson\***

Specifications listed are in accordance with Article 7 of the Valleybrook Declaration of Easements, Covenants and Restrictions as well as Rule 2.4 and 2.6 of the Village of Valleybrook Rules and Regulations.