

## **Privacy Divider Wall(s) (amended 5.9.21)**

*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 ground level. If adjacent units are not on level ground, the privacy wall will be placed so that both units have a wall which is a minimum of 6 feet above ground (wall height will not be measured from ground level of the lower property).

- Outdoor living area to include decks, hardscapes and patios.

### **Materials:**

- Wood or metal studs may be used in the construction of the privacy divider wall(s).
- Replacement wall(s) covering will be Tando 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 if 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:
  - Dark Browns 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 choose 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 comply despite prior non-conformity is available from the Architectural Control Chairperson\***