



Garrison Falls Homeowners Association

Architectural Guidelines

4/6/2021

Table of Contents

- 1. General Information 1
 - 1.1 OVERVIEW 1
 - 1.2 COMMON AREAS 1
 - 1.3 PUBLICLY VIEWED SPACES..... 1
 - 1.4 REQUIREMENT for PRIOR APPROVAL 2
 - 1.5 APPLICATION PROCESS and CONSIDERATIONS 2
- 2. House/Exterior Structural Improvements and Modifications..... 3
 - 2.1 ROOF REPLACEMENT, GUTTER and SOLAR Energy System..... 3
 - 2.2 AWNINGS, CANOPIES, and SHUTTERS 5
 - 2.3 GLASS and WINDOWS..... 5
 - 2.4 DOORS - EXTERIOR and STORM..... 5
 - 2.5 FOUNDATIONS – STUCCO and STONework 5
 - 2.6 DOWNSPOUTS, SPLASH BLOCKS, and EXTENSION PIPES 5
 - 2.7 PATIOS, PORCHES and DECKS..... 6
 - 2.8 FENCING 7
 - 2.9 SATELLITE DISHES 9
 - 2.10 AIR CONDITIONERS, COMPRESSORS and GENERATORS 9
 - 2.11 RAMPS and RAILINGS..... 9
 - 2.12 Underground Utilities: 9
- 3. Lawn and Garden Improvements and Modifications 9
 - 3.1 STRUCTURES..... 9
 - 3.2 SUPPLIES..... 10
 - 3.3 EXTERIOR DECORATIONS 10
 - 3.4 LANDSCAPING..... 12
- Appendix A – Garrison Falls Homes and Plat Information.....A-1
 - A.1 Garrison Falls PlatA-1
 - A.2 Wormald Homes - Approved ColorsA-2
 - A.3 High Performance - Approved Colors.....A-3

GFHOA ARC Guidelines

A.4	Keystone - Approved Colors:	A-4
	Appendix B – Garrison Falls Common Areas.....	B-1
	Appendix C –Architectural Submission Form.....	C-1
	Appendix D – List of Architectural Committee Members (April 2021).....	D-1

1. General Information

1.1 OVERVIEW

Garrison Falls at The Links at Gettysburg, the published community covenants, restrictions, rules and regulations were established to ensure protection of:

- The overall appearance of the community
- Our property values

1.1.1 This document is a compilation of the existing rules, regulations, and policies regarding additions, alterations, repairs, landscaping and use of yards in Garrison Falls. The information contained herein is very important and will ensure that we maintain the high quality of our community. The guidelines have been updated to clarify matters that have arisen often or since the guidelines were last issued.

1.1.2 Some of the following guidelines apply only to the publicly viewed spaces; others apply to backyards or all yards. These guidelines may be lengthy but are in an outline format and have a table of contents to facilitate use. Please read and refer to them when you begin thinking about making changes or repairs to your home's exterior or yard. These guidelines are intended to comport with the Public Offering Statement for Garrison Falls at the Links at Gettysburg, A planned Community and the Links at Gettysburg Planned Golf Community (POS).

1.1.3 However, any of the guidelines conflict with the Public Offering Statement (POS), which you received when you purchased your home; the rules of the POS take precedence because it is the legal document governing our community.

1.1.4 If you have any questions, don't hesitate to contact the Architectural Review Committee (ARC). The ARC not only reviews applications but is also willing to work with you to achieve the results you wish to obtain within the framework of this community.

1.2 COMMON AREAS

Maintenance of the common areas of our community that have been deeded to the Garrison Falls Homeowners Association (GFHOA) by the Links at Gettysburg developer is the responsibility of the GFHOA (See Section 5.2 of the Declaration in the POS). The common areas include the islands in the streets, the open space alongside Garrison Falls Drive and adjacent catchment area, the pond and surrounding area south of Bridge Valley Road, and the run behind the lots on the lower portion of Brookside Lane. For a full depiction of the common areas, refer to Appendix B. Nothing may be placed in any common area without the prior written approval of the GFHOA Executive Board. Residents with suggestions for enhancing the appearance or utility of common areas are encouraged to submit them to the Board. For more information on these common areas that have been deeded to the GFHOA, contact one of the Board members.

1.3 PUBLICLY VIEWED SPACES

The publicly viewed space of every residence is the area of each lot visible from the streets. It includes the lawns and yards in front of and on both sides of a house and extends back to the rear property line. The backyards of homes in Garrison Falls that are fully visible from the streets are also considered Publicly Viewed Spaces. Reference POS Declaration Exhibit H.

GFHOA ARC Guidelines

1.4 REQUIREMENT for PRIOR APPROVAL

1.4.1 Because the published rules and regulations cannot anticipate every item or issue that will come up during the life of this community, **a process is in place for review before any resident initiates any alterations, additions or repairs to the exterior of any home or places any objects in yards.** The POS provides that purpose of the review “is to ensure that the overall architectural character and exterior appearance of the Community is maintained.” The ARC was established to carry out this review responsibility, assist homeowners in making applications, and make recommendations to the Executive Board of the GFHOA for conditional or final approval or disapproval.

1.4.2 All alterations, additions, modifications or repairs other than those specifically permitted in this document or the POS require submission of an application to the ARC and receipt of written ARC and/or GFHOA Board approval before any homeowner may initiate work.

1.4.3 The ARC’s guiding principle is that all residents want to maintain the quality and enhance the beauty that led us all to buy homes in The Links. At the same time, individual homeowner initiative and creativity is encouraged to the extent consistent with this guiding principle.

1.4.4. Grandfather Clause: If a homeowner had installed a non-conforming change to the landscape or to the exterior of their home before the effective date of these guidelines, the homeowner is not required to remove the change or to submit an ARC application request. The homeowner is encouraged, however, to adapt the change to conform to these guidelines to the extent practicable. If the change needs replacement, the change should conform to the guidelines.

1.5 APPLICATION PROCESS and CONSIDERATIONS

1.5.1 Changes to the exterior of your home or yard require approval except as noted herein. There are two basic rules of thumb: (1) if you want to change, add or repair/replace anything on the exterior of your home, you must submit an application; and (2) do not initiate any project before you receive written ARC approval.

1.5.2 Consult the ARC for assistance while developing the proposal you want to be approved. If all necessary information is provided up front, the review process can move quickly and smoothly.

1.5.3 The ARC application form was developed to help you provide all necessary information at the outset. The application form is available from members of the Garrison Falls Executive Board, ARC Members or on our Garrison Falls Web Site (<http://www.linkshoa.org/garrison-falls-hoa-info>). Reference Appendix D.

1.5.4 The application must be accompanied by an annotated copy of the plat of your property delineating the location of the proposed addition or alteration. You should have received a copy of the plat when you purchased your property where applicable.

1.5.5 Please submit your ARC request forms to all ARC committee members. See Appendix D for contact information for current ARC Committee members.

1.5.6 Although the rules and regulations of this community specify that the review and approval process must be completed no later than sixty (60) days from receipt of an application, both the ARC and GFHOA

GFHOA ARC Guidelines

Board of Directors will make every effort to expedite the process. Some reviews may require a site visit, and you will be notified if that needs to occur.

1.5.7 You will be notified in writing of the decision on your application by the Garrison Falls Architectural Committee. If the homeowner does not agree with the decision made by the ARC Committee, the homeowner has the option to appeal to the Garrison Falls Homeowners Association Board. Please submit all appeals in writing to the GFHOA Board

1.5.8 Approved projects must be completed with six (6) months from the date of approval. If the project requires more time, request an extension from the ARC with an explanation of the circumstances that necessitate the additional time.

1.5.9 If your project changes submit another application to obtain prior approval for the part of your project that has changed.

1.5.10 Before you start a project, you must obtain all applicable permits and/or variances from Mt. Joy Township and Adams County if applicable. You may also need to identify the location of gas, electric and water lines (Call 811). Ensure that your project adheres to property boundaries and that GFHOA Vice President is contacted for any sprinkler system changes or adjustments.

1.5.11 Applications seeking reasonable exceptions to the ARC rules that pertain to the exterior appearance of an owner's home and property shall be submitted and will be considered on a case-by-case basis.

2. House/Exterior Structural Improvements and Modifications

2.1 ROOF REPLACEMENT, GUTTER and SOLAR Energy System

You must submit an application and obtain ARC approval.

2.1.1 Roof Replacement: No ARC approval is required if replacement is identical to the existing roof. Repair or replacement is to be made with architectural shingles consistent with the color and visual appeal of the current roof. No other colors, shingle types or roofing material are allowed other than those stipulated under Solar Energy.

2.1.2 Gutter Replacement: No ARC approval is required if gutter replacement is identical to the existing gutters. Repair or replacement is to be made with architectural gutters consistent with the color and visual appeal of the current roof. No other colors are allowed.

2.1.3 Solar Energy System: The definition of GFHOA Solar Energy System is a system consisting of panels/shingle integrated roof-mounted solar panels/shingles, solar-related equipment, and accessory structures, including, but not limited to, light reflectors and concentrators, and used to capture solar energy, convert it to electrical energy and supply the converted electrical for site and off-site use (s). Off-site use refers to selling back to the electric company.

2.1.3.1 Solar Panels/Shingles: That part or portion of a solar energy system containing one or more receptive cells or modules (i.e., building-attached photovoltaic "shingles", the purpose of which is to convert solar energy for power).

GFHOA ARC Guidelines

2.1.3.2 Solar Related Equipment: Solar photovoltaic cell, module, panels/shingles or array, lines, batteries and other structural foundations.

Solar Energy system must be installed by a licensed electrician.

An Adams County Permit or Mount Joy Township permit may be required for the installation of such device and ancillary equipment. Owner is entirely and solely responsible for knowing what permits may be required, and obtaining any such permits before installation begins.

A diagram “drawn to scale” by the licensed contractor installing the system showing where the system will be installed; and should clearly show all elevations, assembly, the attachment to the roof structure. Details that apply to the specific installation (panels/shingles, attachments, etc.) shall also be provided and additional application exhibits and/or approvals may be required. The aesthetics of conduit or wiring from each solar cell that will connect to the home’s service shingle and outside electric meter will be taken into consideration.

Photographs of the roof area are required where the solar collector array will be mounted.

Materials to be used and/or manufacturer’s description of the solar collector system, photographs and/or pictures of the system and color of the system will be required.

2.1.3.3 Installation Guidelines:

Solar Panels/Shingle system (i.e., building-attached photovoltaic “panels/shingles, tiles or thin-film laminates”) is only authorized on the roof.

Flush mounted (i.e., the plain of the array is parallel to the roof and installed directly to the roof deck) are required or solar panels/shingles should be an integrated part of the roof design and mounted directly to the roof deck and should be flush with the slope of the roof.

Tilted, raised or rack mounted solar panels/shingles are not authorized. However, the GFHOA and/or Board of Directors may grant a waiver/exception for tilted or raised solar panels/shingles on a roof facing away from the street by exception only if homeowner provides clear, convincing evidence that this is the only means of receiving solar collection without significantly increasing the cost or significantly reducing the efficiency of the solar collector system.

Glare: Any glass, plastic or metal panels/shingles must not produce glare that is visible from the street or any neighboring home.

All components of the solar collector system should be integrated into the design of the home. The color of the solar collector system components should generally conform to the color of the roof shingles to the maximum extent practical. Solar “shingles” that mimic the look of a composite shingle are acceptable, but should match the color of the current roof shingles as much as practical.

The highest point of all solar collector panels/shingles must be lower than the ridge of the roof where it is attached.

Electrical connections will be located directly under and/or within the perimeter of the panels/shingles and obscured from external view.

Free standing solar systems/ground mounted shingles in the yard are not authorized.

GFHOA ARC Guidelines

The solar energy system shall at all times be maintained and kept in good working order and repair.

Homeowners are urged to check with their home builder or insurance company prior to installation of devices for how such installation may impact their roof warranty or other aspects of their structure.

2.2 AWNINGS, CANOPIES, and SHUTTERS

You must submit an application and obtain ARC approval.

If you wish to add awnings, canopies, or shutters to your home, you must submit an application and obtain written approval before you may begin.

2.3 GLASS and WINDOWS

You must submit an application and obtain ARC approval.

2.3.1 Window replacement must be consistent the exact style of existing windows. Energy efficient windows are allowed, but must be consistent with existing window style of the home.

2.3.2 If you wish to add Stained Glass to a window in front of your home or to any other window that is in publicly viewed space you must first submit an ARC request for approval. A proposal for stained glass should be for a small, fixed window, and the design should be subdued in nature and color and generally comports with the community environment and standards.

2.4 DOORS - EXTERIOR and STORM

You must submit an application and obtain ARC approval.

2.4.1 Install or replace any exterior door.

Change the color of any exterior door. Only approved colors may be used. See Appendix A.2, A.3 and A.4.

2.4.2 The only type of storm door that may be installed is the full view variety to include screens.

The storm door frame and trim around the glass pane and screen trim (full view) must be painted to match the existing exterior door or exterior trim around the existing door.

Clear glass with minimal etching of the glass along the perimeter of the door glass, no wider than 3 inches, is permitted on a storm door.

2.5 FOUNDATIONS – STUCCO and STONWORK

You must submit an application and obtain ARC approval.

The stone work, stucco, must match the existing stonework or stucco on your home.

If the work is not done correctly, you may void the warranty on the exterior of your home. See your homeowner warranty documents.

2.6 DOWNSPOUTS, SPLASH BLOCKS, and EXTENSION PIPES

You must submit an application and obtain ARC approval.

GFHOA ARC Guidelines

2.6.1 All downspouts should empty onto a concrete splash block, only one splash block for each downspout. To properly divert water, splash blocks must face away from the foundation.

2.6.2 If it is necessary to divert water farther away from the foundation that cannot be accomplished with a splash block, use only a plastic extension pipe that connects directly to the downspout. The extension pipe must be brown in color and lay entirely in the mulched bed.

2.6.3 If you need further work to divert water away from the foundation, e.g., burying pipes underground, you must submit an application and obtain written approval before you begin. Buried pipes must drain to the existing contours and grading of the lot, and under no circumstances can they drain directly onto an adjoining property.

2.6.4 Underground Utilities: The homeowner MUST verify the location of the underground utilities on the property before installing the water diversion pipes (call 811).

2.7 PATIOS, PORCHES and DECKS

You must submit an application and obtain ARC approval.

2.7.1 You must submit an application and obtain written approval before you add, repair, or in any way alter any patio, porch, or deck. Repairs to maintain existing structure from its original condition do require approval

2.7.2 Patios are simple, flat, hard surfaces made from concrete, brick or stone and supported by the ground itself.

2.7.3 Decks are attached to the house, are not screened or glassed in, and do not have a roof. They are surrounded by a vinyl railing system, may have a stairway leading to the ground and are supported by posts and beams.

2.7.4 Porches are attached structures that are outside the heated area of a house, are screened or glass enclosed and have a roof. These structures typically are supported by posts and beams and have air space underneath.

2.7.5 Both porches and decks usually have a flooring system that is composed of manufactured boards made from a composite of wood and plastic byproducts typically referred to by the brand name TREX. Porches at ground level may also have stamped concrete flooring. Porch and deck surfaces made from TREX or TREX-like materials come with the color manufactured into it; that color may fade. Submit a request for prior approval to:

2.7.6 ARC approval is required to restore and/or change the color of the deck, fascia boards railings.

2.7.7 Requirements for supporting vertical posts on porches and decks:

Those over two feet high must be clad in stone.

Those less than two feet high and made of wood may be exposed.

Replacement posts must be the same size and shape and made of the same materials as the original posts.

GFHOA ARC Guidelines

For use of lattice, shrubbery, or any other method to hide vertical posts, you must submit an ARC application and receive approval prior to installation.

2.7.8 Requirements for other components of porches and decks:

ARC approval is required to restore or change stringers (the boards that carry stair treads from the porch/deck to the ground).

Stringers and band boards (visible boards under the porch/deck that are nailed to the outer ends of the floor joists) may be covered with cladding, subject to submission and approval of an ARC application. The only material that may be approved for cladding is material of the same color as the house fascia boards, and made of manufactured lumber, aluminum, composite, or vinyl no more than 5/8" thick.

Railings may not be altered or re-colored. All railings in the community must be of the color provided by the builder.

2.7.9 Patios, porches and decks may not be used:

- As storage areas for toys, bikes, garden supplies and equipment, large, bulky items or any item not related to ordinary use of the space.
- For hanging laundry, clothing, rugs, or other items.

2.7.10 Shades, curtains and blinds in porches must comply with the POS provision that specifies that only white or off-white-backed draperies, curtains or blinds, or natural wood color blinds, may be used.

2.8 FENCING

You must submit an application and obtain ARC approval.

2.8.1 You must submit an application and obtain written approval before beginning construction of fences in your backyard.

- Site Plan – a copy of the homeowner's site plan showing the property lines, the house and any existing fences
- Photograph (s) – a drawing or photograph of the fence design
- Description – Information regarding the fence dimensions, materials and color.
- Signature – the signature of the contiguous residential property owner(s) for any proposed fencing on a shared property line, indicating that the homeowner does not object to the construction of the common fence.

2.8.2 Fencing should be rendered as unobtrusive as possible, to minimize its visual impact on the open character of the Garrison Falls community. Approved fencing is open style property fencing that is compatible with its surroundings and minimizes the visual and physical impact on the environment of the community and neighboring properties. Invisible fencing is permitted (i.e., an underground electronic fence with no visible elements). NOTE: Residents are required to set invisible fences back from property lines in consideration of neighbors and user of adjacent common areas. NO solid or semi-solid style fencing or chain link fencing is permitted in Garrison Falls.

2.8.3 Fencing Location: Fencing is permitted only in backyards in Garrison Falls. Fences are not permitted in front and side yards. The proposed fence must be located in the backyard and be placed so

GFHOA ARC Guidelines

that it is no closer to the side property lines than the rear corners of the house. The fence shall not extend farther forward than the rear corners of the house. The fence may extend to the rear property line. If any portion of the proposed fence follows a rear property line shared with another residential property your contiguous neighbor must not object to the construction of the common fence, as demonstrated by signing the written request. If the contiguous neighbor objects to the “common fence” you must set back the fence from the property line by 10 feet.

2.8.4 Homeowners are responsible for all lawn maintenance within the fence enclosure to include but not limited to grass cutting, leaf removal, edging, trimming, and chemical application.

2.8.5 Open Style Fence Design: The fence is:

- An ornamental fence with vertical pickets
- Color black No more than 48 inches high
- Constructed of one of the following materials: Aluminum, Wrought Iron

2.8.6 Open styles of fencing should be installed to slope with the grade. All vertical members must be straight and plumb, and horizontal members must be parallel with one another and with the ground.

2.8.7 The gate(s):

- Are single gate(s), or double, at the same height as the fence and
- Match the design and construction of the fence
- May have either a flat, level top, with the pickets cut flat and square, or a rounded top, with the pickets cut to the shape of the curve.

As previously stated, gates MUST match the design and construction of the fence; in some cases an ornamental gate of distinctive design, may be approved but it should be harmonious with the fence style.

2.8.8 The post caps are to be one of the following styles:

- Pyramid
- Ball
- Pineapple
- Bullet

2.8.9 The pickets are to be constructed with the finished side out; and designed with simple flat or pointed tops of consistent height. Finials may be flat, pyramid, bullet, spade, trident, or ball tip configurations. Fencing relative to common property (including underground electric fencing) may NOT extend onto common property.

2.8.10 Underground Utilities: The homeowner MUST verify the location of the underground utilities on the property before installing the fence (call 811).

2.8.11. Fences should be located to avoid removing existing trees or other significant vegetation. In some cases, additional plant material may be required to screen, or soften the appearance of the proposed fence.

2.8.12 No wire mesh is permitted inside or outside proposed fencing.

GFHOA ARC Guidelines

2.9 SATELLITE DISHES

You do not need to submit an application for written approval of a satellite dish because GFHOA Covenants and Restrictions allow them for receiving radio or television signals. Attach it to the house, if possible. If you cannot do so, place it in a mulched area on the side or rear of your property.

2.10 AIR CONDITIONERS, COMPRESSORS and GENERATORS

You must submit an application and obtain ARC approval.

2.10.1 If you wish to add or replace an additional air conditioner, compressor unit or generator, you must submit an application to the Architectural Review Committee and obtain prior written approval before taking any action.

2.10.2 Generators must be placed on a pad according to manufacturer's specifications. Generators should be installed in the rear of a home. The decibel level of generators must be below 70 db.

- Generators must be placed on a pad according to manufacturer's specifications
- Generators should be installed in the rear of a home
- The decibel level of generators must be below 70 db.
- A screen should be installed around the generator consisting of shrubbery.
- Location of the generator will be considered on a case by case basis.

2.11 RAMPS and RAILINGS

You must submit an application and obtain ARC approval.

Modifications for Disabled Residents: It is the policy of the Architectural Review Committee and the GFHOA Executive Board to permit homeowners to modify entry ways to provide for the safety and comfort of residents who are disabled. These modifications, such as black metal handrails and ramps should be made in a manner that is consistent with the overall décor and appearance of the exterior of the home. The homeowner is responsible for obtaining applicable permits.

2.12 Underground Utilities:

The homeowner MUST verify the location of the underground utilities on the property before installing any approved project that involves digging (call 811).

3. Lawn and Garden Improvements and Modifications

3.1 STRUCTURES

You must submit an application and obtain ARC approval.

3.1.1 The homeowner must submit an ARC application and obtain written approval before beginning construction of arbors, trellises, hot tubs, fire pits, and decorative items such as: wishing wells, windmills, gazebos, lighthouses, any type of water feature, etc.

3.1.2 Swing sets and other playground equipment, including bicycles, may not be placed or stored outside of your home. The Tot Lot is available behind the swimming pool for your children or grandchildren.

3.1.3 Bird Baths and Fountains

GFHOA ARC Guidelines

Bird baths, bird houses, bird feeders and fountains are not permitted in publicly viewed spaces. They are permitted in backyards not considered Publicly Viewed Spaces

3.2 SUPPLIES

GARDEN HOSES, EQUIPMENT, and SUPPLIES

Store garden hoses, containers holding garden hoses, and gardening supplies and equipment so that they are not visible from Publicly Viewed Spaces. Options for storing garden hoses, in or out of containers, include placing them behind shrubbery, in the garage or in the backyard. Bags of mulch, potting soil, seeds and other garden products and garden equipment may not be stored in yards, driveways, or under decks and porches (unless shielded from view by approved privacy screening).

3.3 EXTERIOR DECORATIONS

You must submit an application and obtain ARC approval, except as noted in this section

Decorations of any type are not permitted on lawns in Publicly Viewed Spaces with the exception of those noted in section 3.3.2. Items prohibited from lawns include but are not limited to: animal or other figures, banners, barrels, flower pots, furniture, inflatable objects, lanterns, planters, seasonal or other displays, and statuary.

Decorations in the mulch area of Publicly Viewed Spaces must be no larger than 20" X 30" measured from the ground with subdued colors and, to the extent practicable, materials found in nature. The general guidelines for decorations in the mulched area must also be consistent with the overall appearance of the neighborhood, architecture of the house and scale of the mulch area in which they are placed. See subsequent paragraphs for recommended decorations. Other decorative items commonly found in gardens, similar in nature to these examples, may also be placed in these areas provided that they comport with the guidance in this paragraph and with other pertinent parts of these Guidelines.

3.3.1 Banners, Flags and Flagpoles:

You do not need to submit an application for prior approval to display one of the following in a mulched area: 1 small garden banner, i.e., a piece of cloth that hangs long side vertically, is no larger than 12" x 18".

You may display the standard size American Flag, i.e., 3'x5', only by hanging it from a bracket affixed to your house. In addition to the American Flag, Homeowners are allowed to display one standard size United States Military (Army, Navy, Air Force, Marines, or Coast Guard) flag on the exterior of a home. No other flags or banners may be hung from the exterior of any home.

In-ground flagpoles are not permitted.

3.3.2 Seasonal Displays

You do not need prior approval to display:

- Appropriate Christmas and similar holiday decorations, including decorative lights. **These decorations may be displayed on home exteriors, in lawns or in mulch beds in publicly viewed spaces from Thanksgiving until January 15 of the next year.**

GFHOA ARC Guidelines

- **“Appropriate” means consistent with traditional Christmas (or other holiday) themes. Decorations on lawns are limited to one static, silent display. Inflatable Santa Clauses, animals or other items and large signs are prohibited.** (A set of deer is one display, and a manger scene is one display etc.)
- Decorations for holidays at other times of the year, such as Independence Day, Halloween and Thanksgiving. **These decorations may be displayed only in the mulch beds ten (10) days before the holiday and five (5) days after the holiday.**

3.3.3 Signs and Inflatable Displays:

You do not need to submit an application for prior approval to display:

Signs: A "For Sale," "For Rent" or "For Lease" sign, window display, and/or advertising in or near your home. Signs must be placed in windows or mulched areas, be no larger than twenty (20) by thirty (30) inches.

Political signs may be placed in windows on the inside of your house and only for two (2) weeks before an upcoming election. They must be no larger than twenty (20) by thirty (30) inches. They must be removed as soon as the election is over.

All other types of signs are subject to ARC review.

Inflatable displays are not permitted.

3.3.4 Solar and Other Outdoor Lighting

In general, outdoor lights are not encouraged because the community is already well lit, and the amount of ambient light is ample. The two types of additional lighting permitted are: solar and low intensity. You must submit an application and obtain written approval before installing any type of outdoor lighting.

Before adding or modifying deck railings to add solar caps which emit light after dark, you must submit an application and obtain written approval.

The fixtures must be:

- Compatible with the house; in a neutral finish; installed in existing mulched beds; and on a circuit that enables them to be turned off automatically before midnight.
- The color emitted by the lights must be yellow or white.
- The light must be directed at the lower portion of the house.
- Use of Light Emitting Diode (LED) lights is permitted. LED light of the appropriate wattage and other specifications may be approved provided they are consistent with the previously approved low voltage lights currently used in the community. LED light must be no more than 4 watts (this is equivalent to 20 incandescent watts). Color must be between 2700K and 3000K and lumens may not exceed 400. Also, the installation of the lights must meet code requirements in terms of wiring, connecting the lights with lamp cord is not permitted. Wires must be buried; the wire used should be installed in conduit or should be underground rated type cable. It is strongly advised that the installation be done by a licensed electrician. In addition, lights that are used as accent light to wash the front of the house must be installed behind bushes. They may only be

GFHOA ARC Guidelines

used to wash the lower half of the first story of the house and they may not shine on the porch, and on a circuit that enables them to be turned off automatically before midnight.

- All accent lighting must be in the mulched areas.

3.4 LANDSCAPING

You must submit an application and obtain ARC approval.

3.4.1 Overview: For purposes of these guidelines, the definition of landscaping refers to any activity that modifies the visible features of an area of land.

The landscaping in the front and side of houses, which was provided by the builder, is guaranteed for one year from date of settlement. If a bush or shrub dies during your warranty period, contact the builder or the builder's subcontractor for replacement of that plant. After the first year, the homeowner is responsible for replacing any dead plants on your property. Remove them in a timely manner, and replace them with the same or similar plants, growing to the same height and width as the original plant.

You must submit an application and obtain written approval, before:

- Adding to or altering your landscaping.
- Planting a replacement that is not the same as or similar in size and shape to the original plant.

In managing you landscaping or submitting change request, note that:

- The only allowable color of mulch is brown
- Invasive plantings are not encouraged. Plants are reviewed by the ARC committee and will be approved on a case by case basis. For a list of invasive plants, see <http://www.dcnr.pa.gov/Conservation/WildPlants/InvasivePlants/Pages/default.aspx>

3.4.2 Trees: Replacement tree should be of a type that is slow to moderate growing with a maximum mature height of 25 to 30 feet tall. Additionally, to conform to the community, the tree in front of your house should be a flowering or ornamental type. The ARC committee uses:

<http://www.missouribotanicalgarden.org/plantfinder/plantfindersearch.aspx> as a reference. This site is recommended by the Pennsylvania Horticultural Society.

Your application must include specific information about plants, including the botanical name, especially those that are not common varieties, for example, height and width at full growth.

Plantings may not encroach on adjacent lots or common areas. Therefore, allow enough space between your plant beds and your lot lines to:

Enable you to maintain your plantings while staying within your own lot.

Allow room for the lawn service mowers to operate between the plantings.

Trees that may grow to be excessively large or have root systems which are close to the surface and will impact water pipes and/or grass are not permitted. If any damage occurs to property during your project, you are responsible for repairing it, i.e., returning it to its original condition, in a timely manner. This includes damage to your property, your neighbors' properties, the common areas, and damage to the irrigation system.

GFHOA ARC Guidelines

3.4.3 Flowers

You do not need to submit an application for prior approval when you:

- Plant perennial and annual flowers in the existing mulched beds using regional flora typical to this area.
- Use artificial flowers and plants on your front porch as part of a cold weather or seasonal display.
- You must submit an application and obtain written approval before you:
 - Enlarge or add the mulched beds/planting areas initially installed.
 - Planting vegetables is not permitted in front and side yards or backyards which are Publicly Viewed spaces. Garden plots are available annually at another location; contact the ARC for information.

3.4.4 Planters

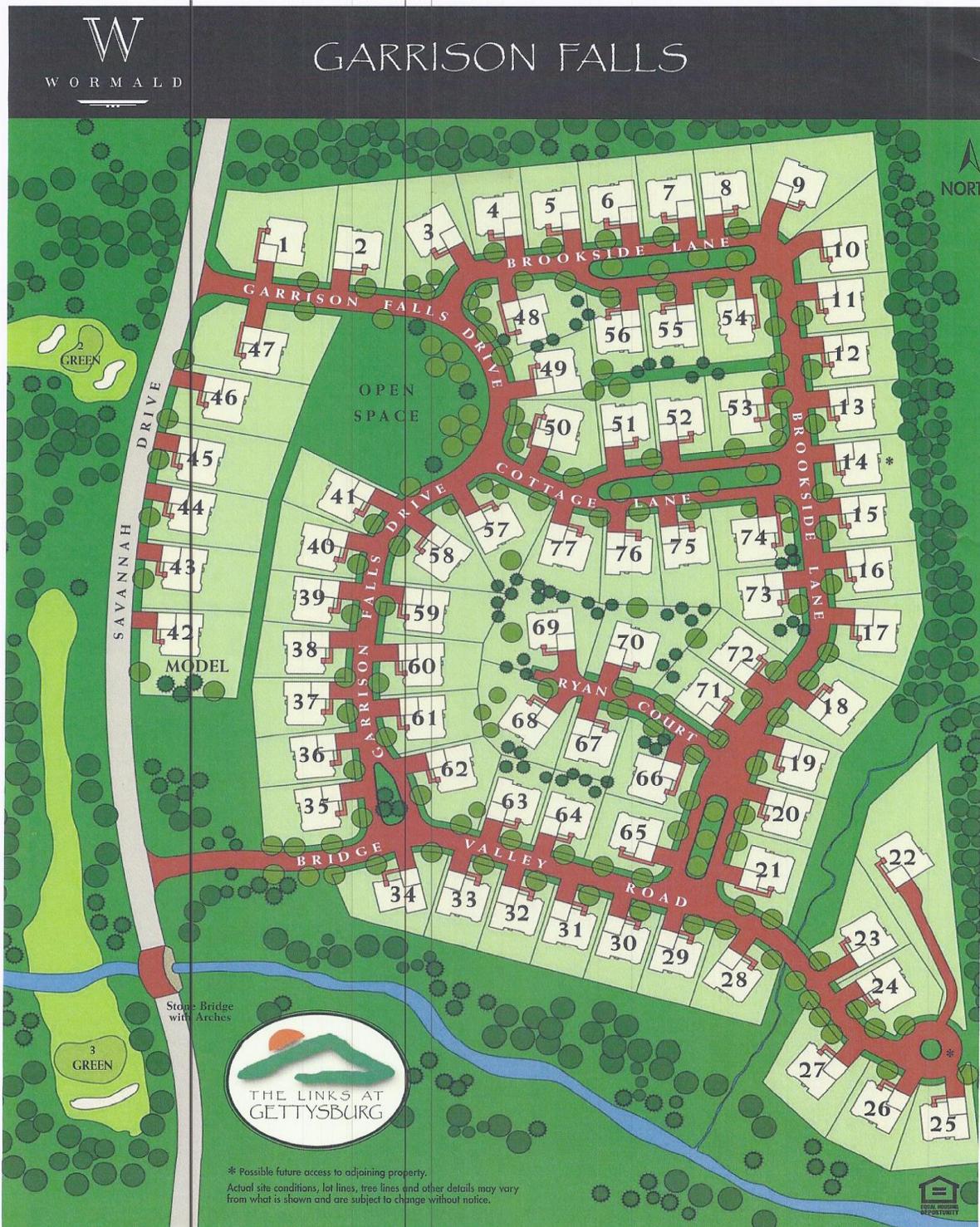
You do not need to request prior approval to place appropriate planters with live flowers, small shrubs or small trees in mulched beds, lead walks and on driveways between garage doors.

The planters:

- Must be modest in size and compatible with both the existing color and architecture of the house as well as the scale of the beds.
- Must be containers (i.e., boxes, pots, or urns) made for the purpose of containing plants
- May not include such items as: birdbaths, fountains, wagons, wheelbarrows, bicycles, or other decorative items that have been adapted for plantings
- Must be removed and stored out of sight when they no longer contain live plants.

Appendix A – Garrison Falls Homes and Plat Information

A.1 Garrison Falls Plat



A.2 Wormald Homes - Approved Colors

Exterior Door and Shutter Colors

McCormick Paint #s

The following colors or equivalent are the approved Wormald Homes Colors (Please note that some colors may have been discontinued and equivalent closest colors will be accepted):

453 Marble Ice

216 Hearthstone

217 Farmhouse Red

449 Chesapeake

Black

480 Persian Plum

448 Fells Point Blue

478 Valley Green

119 Newport

225 Old Colonial Red

473 Mauvewood

224 Deep Forest Brown

202 Foxhall Green

117 Fawn

108 Wheat

223 Old Carriage Brown

GFHOA ARC Guidelines

A.3 High Performance - Approved Colors

The following colors or equivalent are the approved High Performance Homes Colors (Please note that some colors may have been discontinued and equivalent closest colors will be accepted)

- Stucco: Dryvit, all fall into an off-white, almond, gray neutral tones
 - 102 Brite White
 - 106 Pearl Ash
 - 133 Driftwood
 - 614 Smoke Signal
 - 113 Amarillo White
 - 456 Oyster Shell
 - 387A Pancake
 - 613B Overcast
- Roof:
 - Weatherwood
- Gutter/soffits:
 - Gray, Black or Sandtone
- Garage doors: Amarr Classica Santiago with Seine Windows, color choices are-
 - Wicker Tan
 - Almond
 - Sandtone
 - Terratone
 - Dark Brown

Note: Stained doors would be an upgrade

- Windows: Andersen 100 product unless upgraded
 - Sandtone
 - Terratone
 - Dark Bronze
 - Cocoa Bean
- Painted trim colors: Colors would coordinate same family with gutter selection or garage door selection. Some colors we have used so far are Sherwin Williams:
 - Iron Ore
 - Black Magic
 - Utterly Beige
 - Perfectly Greige

GFHOA ARC Guidelines

A.4 Keystone - Approved Colors:

The following colors or equivalent are the approved Keystone Homes Colors (Please note that some colors may have been discontinued and equivalent closest colors will be accepted)

Keystone currently uses Sherwin Williams paint.

Painted exterior trim is color matched to our Aluminum soffit and fascia by Ply Gem.

- Exterior Trim #1 – Pebblestone Clay
- Exterior Trim #2 – Desert Sand

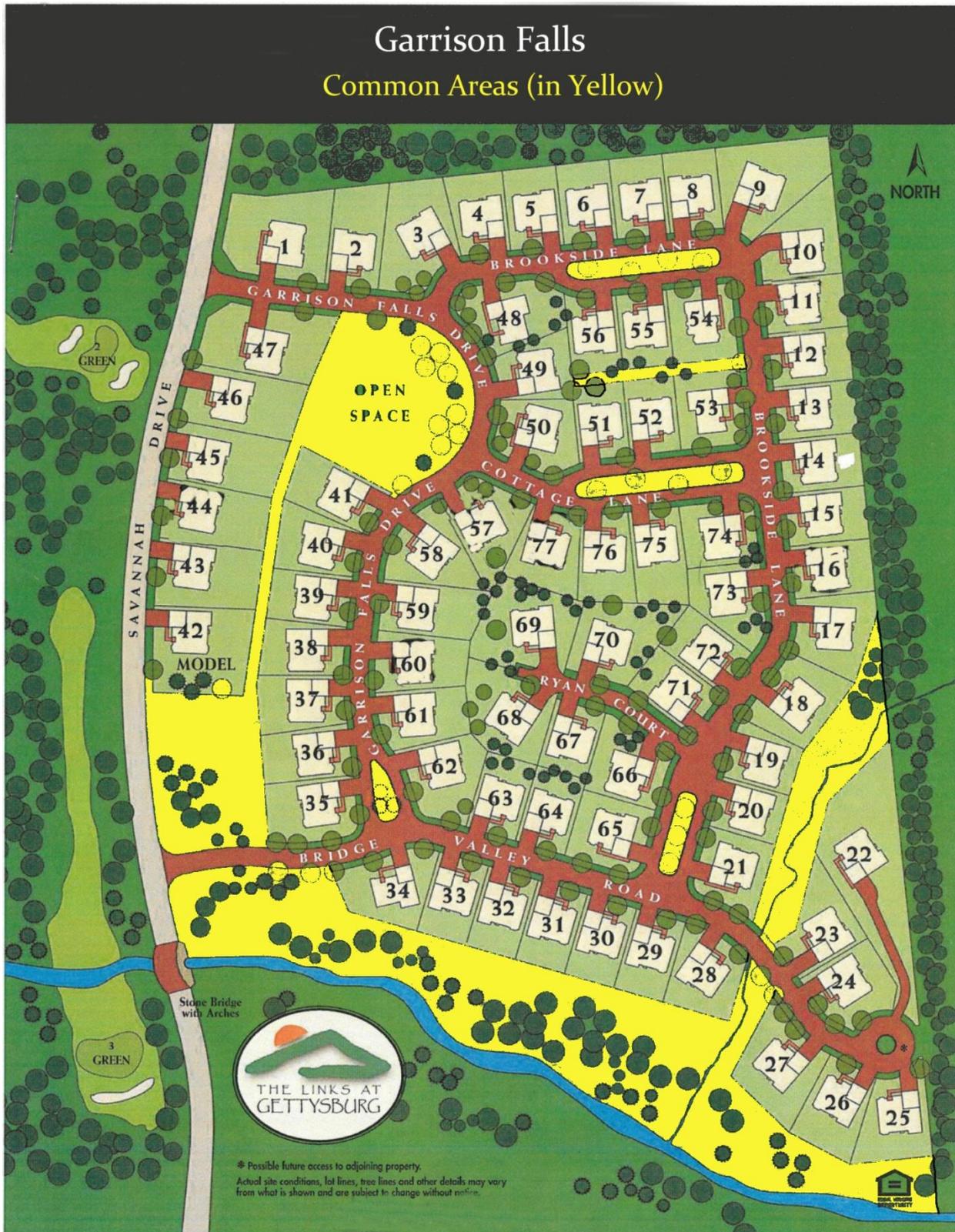
Painted front doors are matched to Mid America Shutter colors:

- Black
- Clay
- Federal Brown
- Tuxedo Gray
- Midnight Green
- Midnight Blue
- Bordeaux
- Musket Brown
- Colonial Green

We use Minwax finishes for our stained front doors

- Antique Maple
- Brazilian Rosewood
- Cherrywood
- Mahogany
- Aged Oak
- Walnut

Appendix B – Garrison Falls Common Areas



Appendix C –Architectural Submission Form

GARRISON FALLS at The Links at Gettysburg

Request for Approval to Improve

April 2021

HOMEOWNER(S)' NAME: _____

STREET ADDRESS: _____

HOME PHONE: _____ CELL PHONE: _____

E-Mail: _____

CONTRACTOR NAME: _____

A. PROPOSED EXTERIOR CHANGE

Outline, in detail, the proposed improvement, alteration or change, including size(s), color(s), materials (brands, if applicable), and location, and attach the information listed in Section B. Submit a separate form for each type of change being requested.

B. INFORMATION REQUIRED TO SUPPORT THIS PROPOSAL

Please complete the application carefully; an incomplete application will be returned and could delay the process. Consult an ARC committee member for questions, concerns or recommendations.

Attach the following with this application:

1. A sketch or other illustration of the proposed improvement(s) as it will appear when completed. This may include drawings, clippings, photos or other illustrative materials to show the colors, materials, or products that will be used.
2. A copy of the approved plat of the survey of your property, which you received at or about the time of settlement, annotated to show the location of the proposed changes/additions.
3. Specifics as to the mature size of any trees proposed (full-grown height/width) and names/types of any perennials that is not native to this area or of unusual size.

Note: no invasive species are permitted.

C. PROPOSED STARTING DATE: _____

GFHOA ARC Guidelines

No project may begin without prior written approval. Although GFHOA regulations require that you be notified within 60 days of receipt of this application, we make every effort to complete review and approval much sooner. If starting date is critical, please note that in your application.

Approval does not relieve you of the need to: observe all local zoning ordinances; meet all applicable legal requirements; and abide by the rules and regulations of this community. You must contact Mt. Joy Township and Adams County directly to obtain any and all applicable building permits and variances required.

In addition to obtaining ARC approval and meeting local jurisdictions requirements, you may need to identify the location of utility lines by calling (811) and contacting. The Links Landscape supervisor, John Long to identify the underground sprinkler system before you start. You must also allow time to relocate any sprinklers affected by your project. Alterations to sprinklers must be made/approved by The Links at Gettysburg and done at homeowner's expense.

ARC Approval does not assume responsibility for the safety, construction, operation, maintenance, or any accidental injury or claim that may arise from the change or use of this improvement.

D. ANTICIPATED COMPLETION DATE: _____

E. APPLICANT(S) SIGNATURE(S)

I (We) understand the rules concerning the proposed improvement. This improvement in no way encroaches on any neighbor's property, Homeowners' Association common areas, or public utility. I (We) hereby agree to provide a copy of any occupancy permits issued by the appropriate governing bodies to the Association upon request. I (We) further agree that, if any portion of the Association's property is disturbed, I (We) am (are) responsible for restoring the common elements to original or better condition(s).

SIGNATURE _____ DATE: _____

SIGNATURE _____ DATE: _____

(Neighbor's Signature) (Fencing Only)

SIGNATURE _____ DATE: _____

Appendix D – List of Architectural Committee Members (April 2021)

SUBMIT COMPLETED APPLICATION and attachments to one of the following Architectural Review Committee Members:

Bob Elhers
9 Cottage Lane
Gettysburg, PA 17325
rehlers44@gmail.com

Bill Epley
90 Brookside Lane
Gettysburg, PA 17325
wepley@gmail.com

Georgette Gut
40 Brookside Lane
Gettysburg, PA 17325
tigstar54@aol.com

Pat Koziski
58 Brookside Lane
Gettysburg, PA 17325
mikepatkoz@gmail.com

Facilitator:

Mary Thompson
4 Cottage Lane
Gettysburg, PA 17325
wthompson2@verizon.net