

*Kewick*

# Architectural Guidelines

August 23, 2010

The neighborhood Clubhouse will serve as a place for residents to congregate. Keswick will include Keswick Park with ballfields, playgrounds, a picnic pavilion and miles of trails. These amenities will give residents the opportunity to take advantage of the beautiful landscape of central Virginia, and the wonderful outdoor activities in which the residents of Keswick will be able to participate.





## Front Porches



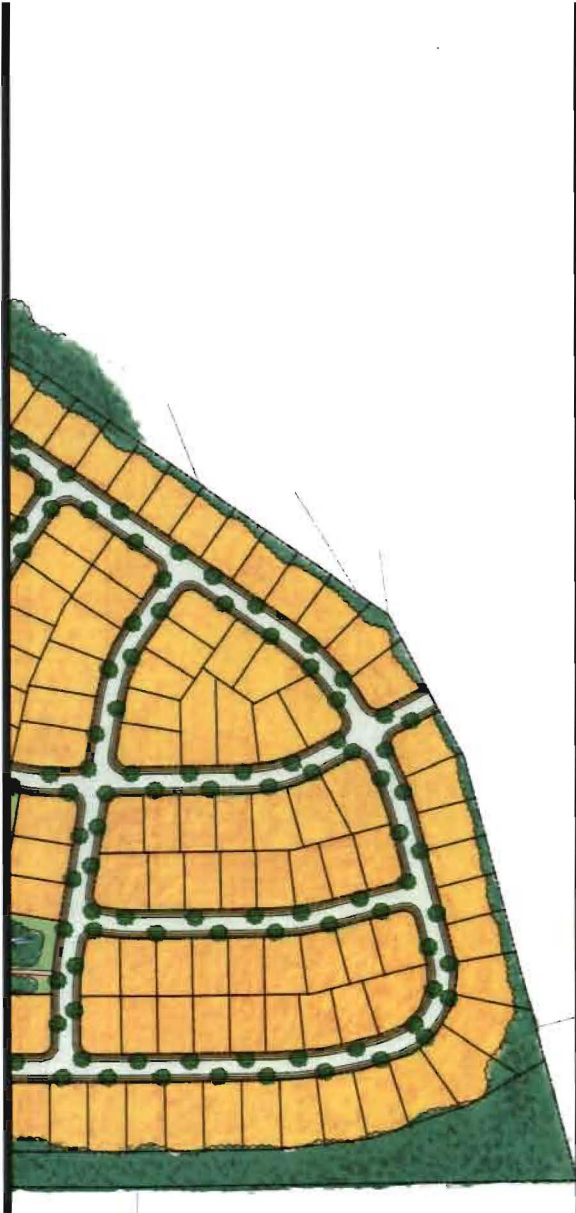
A porch is an element of a home that represents the interdependence of the homeowner, his or her family, and the community. Porches link the indoor, private interior spaces to the open, public spaces in Keswick. Porches provide the space in which neighbors can converse, or strolling pedestrians can stop and chat with a friend. The porch is



crucial to the creation of the social interaction necessary for an authentic neighborhood experience. Front porches are suggested for all homes in Keswick. For a porch to be a practical and an inviting place for people to gather, it must be spacious. Porches should be at least eight feet deep, ten to twelve feet wide and elevated at least 24" above the sidewalk.



## Fence Locations



K Keswick

The articulation of property lines will help clearly distinguish between the private areas of the house lots and the common right-of-way areas, which include boardwalks, sidewalks, parks, streets, and lanes. The edges of pedestrian zones in Afton at

Keswick, the single family residential neighborhood, shall be articulated in a consistent manner throughout the neighborhood, with partly transparent wood fences or hedge-like planting. In general, fences should bound and enclose areas of exterior space, distinguishing private yard areas from common pedestrian areas, rather than simply property lines. Fences should not

end abruptly, but return into part of a built structure. Fences need not be continuous along property edges. For example, it is not necessary to establish a fence along a front property line where there is a porch just four feet away.





## Garage and Parking Locations

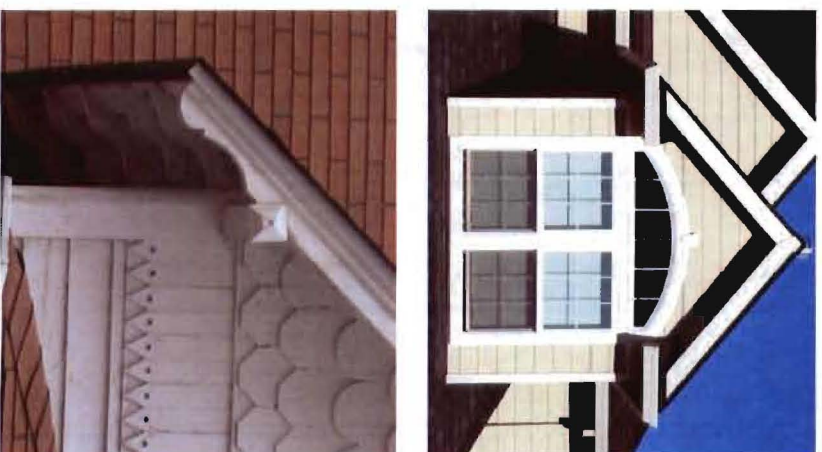


Parking structures such as garages or carports have a great impact on the character of the streets. Parking locations shall be designed to enhance the aesthetics of the streets and to contribute to the visual and experience qualities of the place. Each single family lot will be encouraged to design the garage so that its impact is diminished. To improve the street front attractiveness of the townhouses in Keswick Commons, all parking will be located in the rear of the houses and there will be no front-loaded garages.



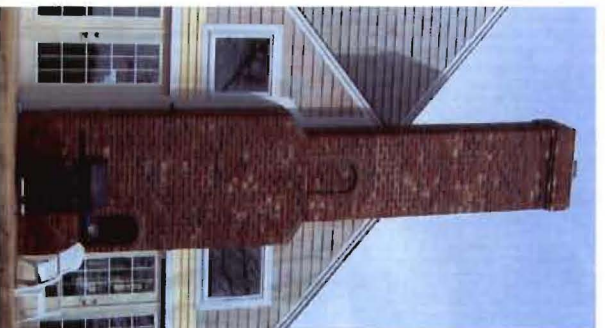


# Residential Precedents





# Residential Precedents



## Architectural Guidelines

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The Architectural Guidelines serve as a tool to ensure that the initial vision for Keswick is preserved. These architectural guidelines and patterns regulate individual building design and site planning. There are also included some pages of images from communities that were influential to the development of the neighborhood's aesthetic. One of the goals of the developers of Keswick is to create a neighborhood that blends in by reflecting the local vernacular. By including examples of preferred building styles, both the architect and builder are given the architectural framework from which they can start.

The following architectural guidelines have been developed to aid homeowners, architects, builders, design professionals, landscape architects, and designers in the understanding of what the Keswick neighborhood is to be, and how to accomplish the goals of the development as a whole. By doing so, consistency and beauty can be preserved and the property values can be protected and enhanced. In this regard, these Guidelines are intended to provide direction to lot owners, architects, builders and the design team in the planning, design and construction of their residences.

The style of architecture will reflect the style of historic Virginia communities. The elements that will help achieve this overall harmony are discussed in detail throughout these guidelines. They do so by addressing the major components of a home's exterior. By calling out the proper materials and execution of the building walls, foundation, roof, porches, windows and doors, and fences the architectural guidelines are a helpful guide by which builders can construct the neighborhood's homes.

The application of these architectural standards will require a balancing of interests between the Community's desire for con-

sistency, which generally only applies to those improvements which are visible to others, against each Homeowner's individual property rights. Accordingly, the Community's interest in these standards is strongest on areas, such as house fronts, front porches and roofs, which are directly visible from a public space. Sidewalls and areas which are not quite as visible from a street, or are visible from a neighboring house, require a less stringent application of the standards. Likewise, for improvements, such as rear decks and playsets, which are less visible by the public, the Community should defer to the desires of the individual Homeowner to the extent possible, while maintaining the spirit of these standards.

These Guidelines are established to be used in conjunction with the covenants, restrictions and codes that are noted on deeds, plats, and the Declaration of Covenants and Restrictions for Keswick. These Guidelines will be administered by the Keswick Architectural Review Board (ARB). The provisions of these Guidelines shall not be construed as absolute rules binding on the Keswick ARB, as they may not contain all building uses, materials, easements, setbacks, deed restrictions, etc. which may apply to each individual lot. Therefore, each homeowner and builder should familiarize themselves with the various applicable codes and building regulations. To ensure a feasible and vibrant community, it is essential that these guidelines be modified from time to time to reflect the development of new appropriate building materials and application techniques. Accordingly, these guidelines may be modified from time to time under the procedures set forth in the Declaration and the ARB By-laws. The ARB shall establish a list of pre-approved materials, including synthetic materials, which is as broad as possible to allow flexibility while remaining within these standards. To allow for creative design, while ensuring the overall character of the neighborhood, the ARB shall have the authority to waive the guidelines in appropriate circumstances.



# Architectural Review Board

## Architectural Review Board (ARB)

The interpretation of these typical guidelines will be the responsibility of the Architectural Review Board (ARB) and may be redefined at any time by the Developer. The original ARB will be composed of three voting members appointed by the Developer. The ARB will have approval authority for all aspects of parcel planning and exterior architecture, including aesthetic implication and any other site-specific matters not delineated herein. The ARB will have authority to waive certain requirements.

The ARB is scheduled to meet on a monthly basis. All submissions must be received at least ten (10) business days prior to the ARB meeting. Upon review, the ARB will respond back to the applicant within ten business days with approval or required modifications to plans. An additional fee will be charged if more than three (3) reviews are required.

## Review Process

**Conceptual Review-** Optional. (If conceptual review is requested, please provide 3 copies and application). A concept sketch of the site, plan and elevation must be submitted to the ARB in order to determine suitability of a particular style or design. Photographs and other materials are also acceptable to help explain the concept. The ARB will render an opinion as to whether or not it would be acceptable. The ARB's opinion will be strictly non-binding and will be offered only in an effort to save an applicant's time and expense in pursuing a design that would ultimately be disapproved.

**Preliminary Review (3 copies and application)** - Preliminary plans must include, but are not limited to:

- Site plan indicating all trees, property lines, streets, sidewalks, surrounding structures and proposed building footprint and roof line.
- Floor plans at a minimum scale of  $1/8" = 1'-0"$ , showing room labels, overall dimensions, and square footages.
- Elevations of all sides at a minimum scale of  $1/8" = 1'-0"$ , indicating proposed materials and heights.

Note- The ARB reserves the right to request larger scale drawings if the level of detail required to be depicted is not adequately indicated within the submitted documents.

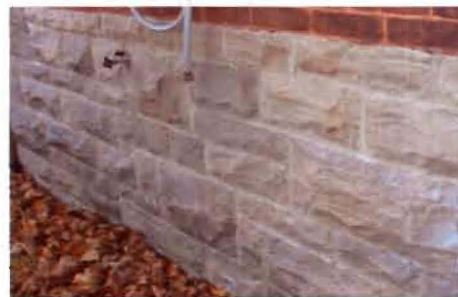
## Final Review (3 copies and application)

Final plans must include the following:

Final site plan at appropriate scale showing the same as preliminary submittal plus water, electric service, sewer location, limits of construction, and location of external equipment, dumpsters, etc. Landscape plan showing all hardscape, plant materials, plant beds, irrigation, drainage and lighting. All plants must be labeled by size and species.

- Floor plans at a minimum of  $1/8" = 1'-0"$  indicating all dimensions, labels, and square footages.
- Elevations, sections and details indicating proposed materials, heights, and floor elevations.
- Roof plan.
- Foundation plan.
- Structural, Mechanical, Electrical, and Plumbing plans.
- All other drawings, details and specifications that are a part of the final construction documents.

# Foundations



## MATERIALS

- Exposed foundation walls, piers and chimneys on any Frontage shall be finished with stucco, brick, or stone.
- Exposed non-Frontage foundation walls may also be poured concrete, or parged painted block.
- Approved Foundation Screenings are lattice and louvered vinyl or PVC vent or pierced brick pattern.
- Chimneys and their foundation shall be constructed of only one material.

## EXECUTION

- All crawl space foundations shall place the main mass of the structure a minimum of 24" above grade as seen from the front elevation.
- The ARB reserves the right to set specific height requirements for specific areas.
- Mortar joints in brick are to be raked flush, concave, v-shaped, or grapevine.
- Visible piers shall be no less than 16" width on exposed face.

## GENERAL NOTES

- Arches are discouraged, but if approved, they must be a minimum 12" in depth.
- Chimneys are to extend to the ground.
- Chimneys should break and return to a smaller width and all chimneys should have trim at the caps.



# Foundations - Case Studies





# Building Walls



## MATERIALS

Walls shall be finished in one or more of the following materials:

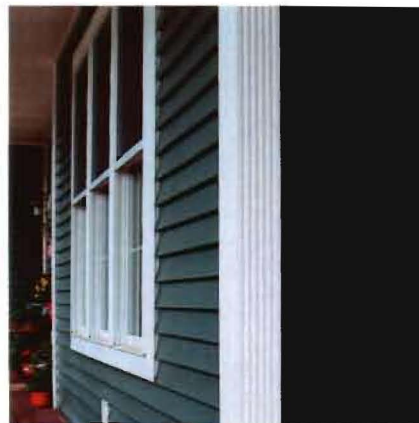
- Brick with white or tinted mortar.
- Stone—fieldstone or cobblestone with 3/4" mortar joints.
- Wood with lap, beaded-lap or dutch-lap pattern, with 6" maximum exposure.
- Cementitious siding with 6" max. exposure.
- Vinyl—lap, double-lap, dutch-lap or beaded-lap pattern with siding a minimum .044 gauge and if any vertical plane exceeds 6 inches without a break, then the siding shall be backed by a foam board for rigidity.
- Wood or cementitious shingle with 5"-8" exposure.
- Stucco with sand or trowelled finish.

## EXECUTION

- Cementitious, vinyl, and wood walls to have minimum 6" trim at outside corners and front doors, 3" at inside corners, and 3-1/2" at other doors and all windows.
- Cementitious siding to be face nailed top and bottom. All fastener holes and vertical seams to be caulked and sanded.
- Horizontal siding (wood, vinyl and cement fiberboard) must be fully back supported to maintain a straight and even outer surface, and must be fully and properly finished.
- A skirt board of 5/4" x 10" is required.



# Building Walls



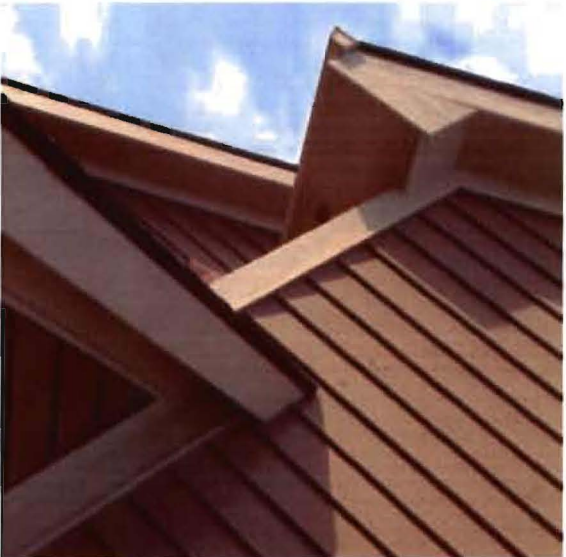
## GENERAL NOTES

- Stucco shall be smooth finish, continuous product over vapor barrier and lath with 3 coat application (scratch coat, brown coat, and sand finish final coat).
- Use of synthetic stucco is not allowed.
- Final coat can be painted or color in concrete.
- All walls of a single building shall be built of the same materials in the same configuration, except:
  - Architectural merit as determined by the ARB.
  - Walls may change materials along horizontal line. For example, wood clapboard and decorative shingles with material change at finished floor line, with the lighter material located above the higher material.
- Trim shall not be aluminum wrapped.
- Trim shall be wood, or synthetic wood ("Azek", "Fypon" or equal).





# Building Walls - Case Studies

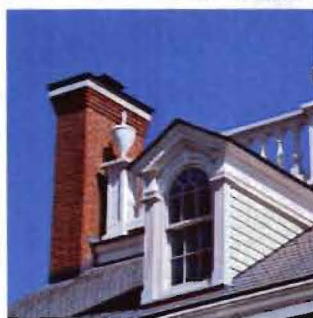




## MATERIALS

Roofs shall be finished in one of the following materials:

- Metal standing seam or 5v or 8v crimp, 24 gauge or heavier.
- Dimensioned "Architectural grade" shingles.



## GUTTERS

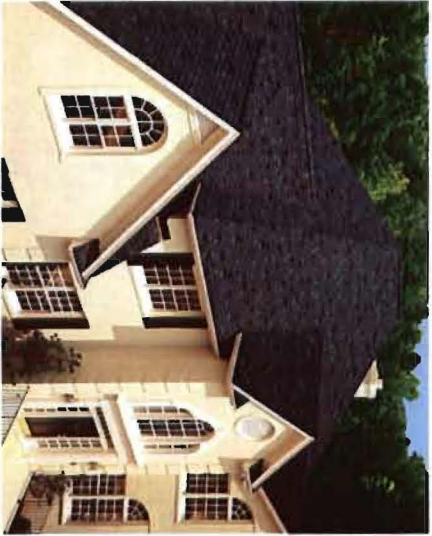
- Gutters and downspouts shall be copper, steel, pre-finished aluminum or vinyl.
- Gutters shall not extend beyond the trim.
- If mounted on a dark surface downspouts shall be dark in color.

## EXECUTION

- Flashing shall be copper, lead or anodized aluminum.
- Roofs shall be proportional and appropriate to the architectural style of the house
- Principal roof(s) shall be a symmetrical gable, hip or Jerkin-Head with a slope between 4:12 and 12:12.
- Ancillary roof(s) shall be a shed, hip, or gable with a minimum slope of 2:12.
- Flat roofs (slopes of less than 2:12) shall be permitted when enclosed by a balustrade or parapet and shall be accessible from an interior room.
- Dormers shall have gable or hip roofs that match the slope of the principal roof; or shed roofs with a minimum slope of 2:12.
- Roof penetrations, including skylights, shall be placed on the rear slope of the roof and shall not be visible from the street.
- Roof penetrations shall be painted to match the color of the roof, except those of copper which may be left unpainted and flashing applied to vertical surfaces may be painted to blend with the vertical materials where more appropriate.
- Any other roof treatments or features shall be so noted on the architectural plans and approved by the ARB.
- Ridge vents may be utilized.



# Roofs - Case Studies





# Porches and Decks

## GENERAL NOTES

- Arcades and breezeways shall have vertically proportioned openings.
- Screened porches shall be framed and installed behind framed railings.



## MATERIALS

- Columns shall be made of wood or an approved synthetic material of the appropriate proportion for the style of the structure.
- Posts shall be of wood, or an approved synthetic material.
- Balusters, spindles, and rails shall be made of wood, iron, aluminum, or an approved synthetic material.
- Porch and deck flooring shall be made of wood. Trex and other synthetic materials are allowed, but must be approved by the ARB.
- Porch ceilings shall be made of painted exposed wood framing or paneled wood of the appropriate style. - Side-entry stoops shall be wood or concrete.

## EXECUTION

- Porch column bays to be of a vertical proportion unless approved by the ARB as appropriate for the architectural style.
- Wood posts shall be 6x6 minimum.
- Railing shall have horizontal top and bottom rails.
- Hand rails may be round or oval, chamfered or eased cap with an apron.
- Railings and balusters or spindles should be centered on the porch columns or posts. Balusters and spindles are not required.
- Square balusters are not to exceed 5/4" hard edge.
- The spacings between balusters or spindles is not to exceed 4".
- If stoop or deck is made of concrete, it shall have stucco finished check walls.
- Screened porches may not occur on the front of the major mass of the structure.
- Infilled porches are allowed.
- Wood elements on frontages must be painted or stained.

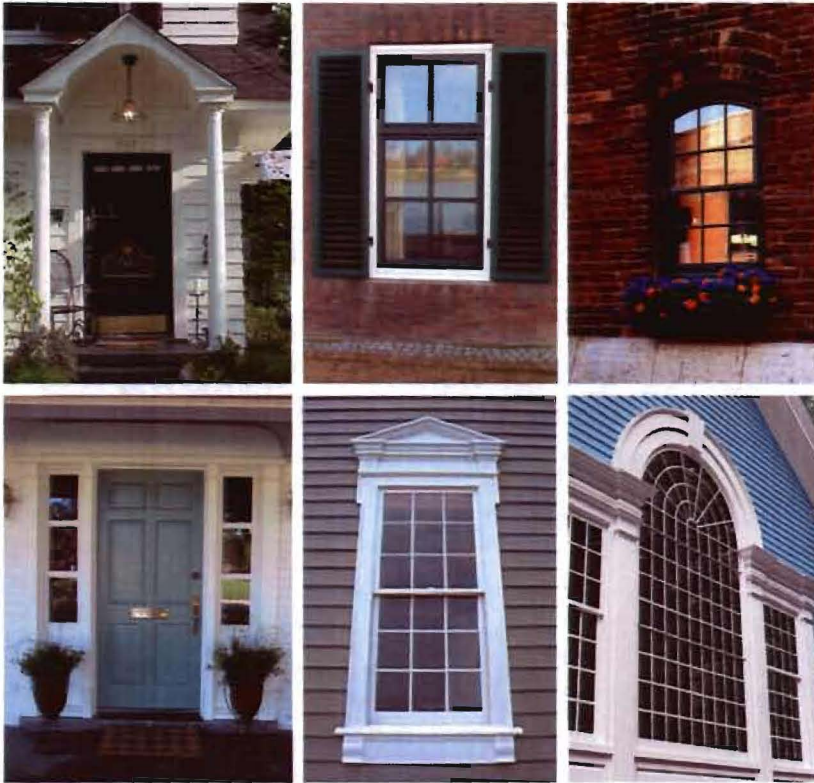


## Porches and Decks - Case Studies





# Windows and Doors



## MATERIALS

- All windows must be approved by the ARB.
- Windows should generally be the same type and style all around the house.
- Windows are to be painted wood, aluminum clad, fiberglass or vinyl clad.
- Doors are to be painted or stained wood, fiberglass, or aluminum clad.
- Shutters are to be wood, fiberglass, or PVC. It is preferred, but not required, that all shutters appear to be operable with all required hardware.

## EXECUTION

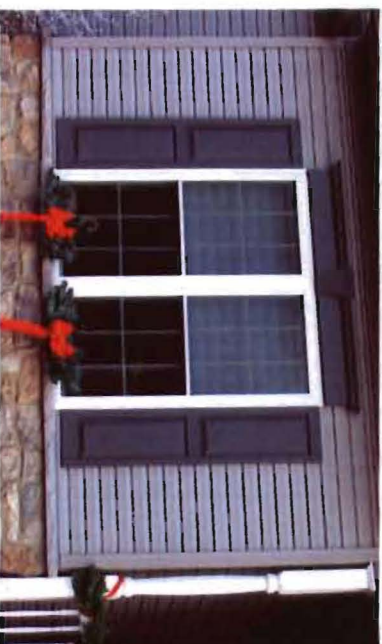
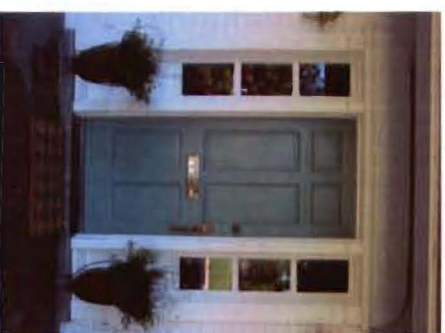
- Provide wood, PVC, vinyl or masonry sill that projects enough for a drip kerf.
- Window sash to be rectangular with vertical proportions.
- Multiple windows in the same opening are to be separated by a 4" post (minimum).
- Except for accent windows, windows are to be either (a) double-hung, or (b) true divided or simulated divide lite windows with 7/8" mullions creating panes of square or vertical orientation.
- Bay windows shall be made of trim lumber.
- All trim at windows and doors shall be a minimum 3 1/2" wide (stucco trim articulations are subject to ARB approval).

## GENERAL NOTES

- Shutters are to be sized to match openings and it is preferred that they include the appropriate hardware (proper hinges and shutter "dogs").
- Bay windows shall extend to the ground if located on the first floor or, if not, be structurally supported by brackets.
- Dormer windows sized to "fill" dormers. Generally, no siding will be allowed on the front face of the dormer.
- Security doors and window grills must be approved by the ARB.
- Storm windows and screens shall be integral with the window.



## Windows and Doors - Case Studies





# Fences and Garden Walls



## EXECUTION

Garden walls shall be a minimum of 8" thick. Garden walls shall not exceed 6' in height above finished grade.

## MATERIALS

- A fence is an enclosure or dividing framework for land, yards, or gardens.
- A wall is a structure which serves to enclose or subdivide a building usually presenting a continuous surface except where penetrated by doors, windows, and the like.
- All fences and wall designs must be submitted to the ARB for approval.
- Prefab brick, chain link, or welded wire fencing is not permitted.
- Fences at frontages and in front yards shall be made of wood with wood pickets of custom design or PVC supplies (upon approval by the ARB).
- Garden walls and retaining walls shall be of brick, stackable block or stucco (pending ARB approval).
- Gates shall be wood, iron, or PVC (pending ARB approval).
- Fences at frontages and front yards shall be a maximum 36" above finished grade.

Fences shall be composed of boards with a rectangular or round section.

## GENERAL NOTES

Walls and fences should be considered an extension of the architecture and a transition of the architectural mass to the natural forms of the site. All wall and fence designs should be compatible with the total surrounding environment.



## Fences and Garden Walls - Case Studies





# Pools/Spas and Exterior

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## POOLS, THERAPY POOLS AND SPAS

The size, shape and setting of pools must be carefully designed to achieve a feeling of compatibility with the surrounding natural and man-made environment. The location of swimming pools, therapy pools and spas should consider the following:

1. Indoor/Outdoor relationship
2. Setbacks
3. Views both to and from the pool area
4. Wind
5. Sun
6. Terrain (grading and excavation)
7. Fencing and privacy screening

Pools will not be allowed outside of the Building Envelope area, except in limited circumstances as approved by the ARB. Pool and pool equipment enclosures must be architecturally related to the residence and other structures in their placement mass and detail. Such structures shall be screened or treated so as to avoid distracting noise and views. Screened enclosures of tubular design will not be approved over pools. Pool slides are not allowed unless low in vertical profile. Pump houses and filter rooms will be integrated into the landscape and compliment the home's detailing.

## REFUSE CONTAINERS

All refuse containers stored outdoors must be screened from view by methods and with materials approved by the ARB.

## PLAY EQUIPMENT

Swing sets and similar outdoor play areas, structures and equipment should be located where they will have a minimum impact on adjacent Lots and where they will be best screened from general public view. The types of materials allowed, other than wood, are subject to the approval of the ARB.

## SIGNAGE

Real Estate "For Sale" signs must not exceed six square feet in size. Garage sale or private merchandise "For Sale" signs shall not exceed four square feet in size and shall not be posted for more than three days in any one calendar week. Any other type of signage must be approved by the ARB prior to installation.

## FRONTAGE

As used in these Guidelines, the term "Frontage" shall mean that side of a lot which fronts on a street, public sidewalk or public trail. Corner lots have two Frontages and must meet frontage requirements for each.

### EXTERIOR TREATMENTS

Exterior hardware and lighting shall be of non-plated metal. Spotlights attached to building walls or roof eaves are permitted in rear yards only. No permanent attachments of any kind or character whatsoever shall be made to the front roof or front exterior walls or otherwise placed or maintained on any Lot unless such attachments or devices are approved in advance in writing by the ARB. This includes: television and radio antennas, solar energy-related systems, and satellite microwave dishes or similar improvements.

The following shall be permitted in rear or side yards, provided they are not visible from any street, sidewalk or adjacent home (accordingly, fencing or screening may be required to cover these objects):

- HVAC Equipment.
- Utility meters.
- 18" Satellite Dishes.
- Permanent Grills.
- Permanent Play Equipment.
- Hot Tubs—those at ground level must be covered.
- Treehouses.
- Basketball Goals, Skate Ramps, and other play apparatus.
- Pools, Spas and Therapy Spas.

The following shall not be permitted unless approved by the ARB:

- Panelized Materials.
- Keystones, unless deemed architecturally appropriate by the ARB.
- Quoins, unless deemed architecturally appropriate by the ARB.
- Window or Wall Air Conditioning Units.
- Above Ground Pools.
- Pet Runs.
- Flag Poles.

### REMODELING AND ADDITIONS

Lot Owners desiring to remodel existing Improvements and/or to construct additions to existing Improvements shall follow these Standards as if such remodeling or additions were new construction. All criteria governing site location, grading and excavating, structures, roofs, landscaping and aesthetics will apply to remodeling and additions to the same extent as to new construction. ARB approval is required for remodeling and additions just as it is for new construction. Renovation and addition plans must be submitted to the ARB for approval in accordance with this section of these Standards.



### **DRAINAGE**

Drainage considerations for individual Lots play an important part in the ecological balance of Keswick. Generally, each Lot should be graded such that water drainage onto adjoining lots is avoided; slopes should be created to direct runoff to the nearest natural drainage facilities. Water runoff and control is the responsibility of each Lot owner relative to such Owner's Lot. The water runoff shall be handled in such a manner so as not to adversely affect any neighboring Lots. Particular care must be taken on Lots fronting amenities to protect those areas. The drainage for each Lot must comply with the master drainage plan for Keswick, and each Lot must be graded to so comply.

Additionally, if underground downspout drainpipes are used, to channel rainwater from the roof of the dwelling through the pipes to be "daylighted" at the nearest natural drainage area or storm water drainage facilities, but not onto adjacent Lots. The "daylighted" ends of the pipes must be cut at an angle, flush with the ground level so as to be less visible, and may not intrude into, upon or over the street curbing. The ARB shall have the authority, at its sole option, to require that the Final Plans for any Lot include a drainage plan for the Lot.

### **EROSION & SEDIMENT CONTROLS**

During clearing, grading and construction activities on a Lot, all run-off, erosion, and sediment beyond that which occurs in the natural, undisturbed condition of the Lot must be contained within the Building Envelope. In addition, individual trees or tree groups within the Building Envelope, which are designated for preservation must also be protected from run-off, erosion or sediment damage. Particular care must be exercised on Lots

fronting amenities to prevent any negative effects upon these amenities. Silt fencing is the preferred method for erosion and sediment control installed in accordance with plans available from the ARB.

### **PROTECTION OF VEGETATION**

The existing trees in Keswick are a prized natural amenity, which add value to the community in a multitude of ways. The Developers have exercised care to retain much of the existing vegetation in the design of the land plan for Keswick; and Owners, their builders and contractors are expected to continue to preserve this valuable resource during the course of construction. Owners are encouraged to save as many trees as possible on each Lot and especially trees at the front, sides and rear that help form a natural canopy for Keswick. Also, Owners and builders need to be aware that covering tree roots with large amounts of fill/soil can cause the tree to die within 2 or 3 years. In addition, no trees may be removed in violation of the ordinances and regulations of Spotsylvania County. Notwithstanding any other provision herein, no trees may be cut or removed on any portion of the common area of Keswick without the written approval of both the ARB and the Association board of directors.

### **DRIVEWAYS, SIDEWALKS & UTILITIES**

The ARB may establish a recommended driveway location for each Lot. The ARB may also establish particular areas of the Lot in which the driveway, sidewalks and utility lines must be located. Driveway location will vary on each lot depending upon lot shape,

# Construction Guidelines

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## GENERAL

These Construction Guidelines shall apply to all Lot Owners, their builders, subcontractors and vendors. Any reference made herein to Owner shall also apply to the Owner's builders, subcontractors and vendors. Every Owner shall abide by the Construction Guidelines and all other rules and regulations outlined in the Architectural Guidelines, which may be modified by the ARB from time to time. Failure of a builder to comply with these Guidelines may result in fines and the loss of the privilege to build within Bogue Watch. Nothing herein shall be deemed to constitute a waiver of any governmental law, ordinance, rule, code or restriction.

## CONSTRUCTION HOURS

Construction hours shall be as follows: Monday through Friday: 7:00 am to 7:00 pm Saturday: 8:00 am to 7:00 pm Sunday and nationally recognized holidays: Closed.

## SIGNAGE

No temporary contractor signs are permitted within Keswick. The builder must purchase the standard Keswick construction sign, which shall be placed in the front yard of the Lot.

## CONSTRUCTION TRAILERS

No construction trailers shall be placed or allowed to remain on a Lot except with the written consent of the ARB.

## VEHICLES

- **Speed Limit:** The established speed limit within Keswick is twenty-five (25) miles per hour and must be strictly obeyed.
- **Access:** All vehicles and deliveries shall be made using the designated construction entrance to the community. Construction access to the community via any other entrance is strictly prohibited.
- **Parking:** All vehicles must be parked so as to not impede traffic or damage vegetation. No vehicles shall be left on site without the prior written consent of the ARB. No vehicle shall park on or travel through any other Lot, whether vacant, under construction or developed.
- **Equipment Maintenance and Cleaning:** Changing of oil of any construction equipment within the community is strictly prohibited. Furthermore, concrete trucks shall not be washed out or cleaned on site except in the locations designated for this purpose by the ARB or other authorized representative of Keswick.



# Construction Guidelines

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## TOILET FACILITIES

An enclosed, chemically treated and regularly serviced toilet must be provided at each construction site. The toilet must be located in an inconspicuous place with the door facing away from the street and adjacent houses.

## TREE PROTECTION

No tree within the common area of the community shall be removed without the prior written consent of both the ARB and the Association board of directors. At a minimum, the following precautions shall be taken by the builder prior to commencing construction on a Lot: Additional temporary tree protection fencing shall be placed around the perimeter “drip line” of any Common Area Tree located within 10 feet of any clearing or construction site during the entire construction process. No stored materials or vehicles shall be located closer than ten (10) feet from the drip line of a Common Area Tree.

## MISCELLANEOUS

- Silt Fence: Silt fence and/or other erosion control devices shall be installed around the perimeter of a lot during construction. The barrier must be maintained during the entire construction process.
- Accidents: Keswick must be notified immediately of any accidents, injuries or other emergency occurrences.
- Trash Fires: Trash fires on site are strictly prohibited.
- Radios: Loud radios or other distracting noises, other than normal construction noise, will not be allowed in the community. Radios must be played at an acceptable level and shall not be used until the house is under roof.

## CONSTRUCTION DEBRIS & MAINTENANCE

Builders are required to provide at least one trash container for each home under construction. The trash container shall be located no closer than ten (10) feet from the street nor located within ten (10) feet of the drip line of a tree. At the end of each day all exterior construction debris must be placed in the trash container. The builder is responsible for maintaining the streets around the construction of each house free from any dirt, gravel, concrete, etc. Any material deposited on the streets shall be removed by the builder immediately. The ARB reserves the right, without notice, to clean up any significant material deposits from the streets and then charge the responsible party for any cost associated with the removal. If not promptly paid, the removal cost shall be deducted from the construction deposit. If the construction deposit is not sufficient to cover the cost then the additional amount shall be billed to the Owner as a specific assessment.

## PROPERTY DAMAGE

Any damage to the streets, curbs, drainage, street lights or other community property shall be repaired or replaced by Keswick at the sole cost and expense of the responsible party. In the event that any utility is damaged, the builder shall notify Keswick immediately and the cost of the repair of said damage shall be the sole responsibility of the responsible party. If not promptly paid, the removal cost shall be deducted from the construction deposit. If the construction deposit is not sufficient to cover the cost then the additional amount shall be billed to the Owner as a specific assessment.