VERANDA NEIGHBORHOOD ASSOCIATION

Guidelines for Architectural Improvements

Updated 10/24/2025

I. Structure Additions

A. Storm Doors & Front Doors
1. Storm doors shall be Exterior Full View storm doors in clear glass with white vinyl or white aluminum trim. Pre-approval is waived for exterior full view storm doors.
2. Phantom Screen Doors are also permitted, and pre-approval is waived.
3. No etched or frosted glass on **front doors.**

B. Decks
1. Deck additions must be constructed of the like material to the existing deck.
2. If the decks are in excess of 3ft height, the exposed underside may be covered. Guidelines for covering the underside are as follows:
   a) Maintenance free materials are required.
   b) Pressure treated lattice or other pressure treated materials are prohibited.
   c) Areas under deck must be covered with weed matting and stones or mulch.

II. Free Standing Structures

A. Pergolas, Trellises and Arbors. (Gazebos are not permitted)
1. Pergolas
   a) Free standing Pergolas may be constructed in the rear yards.
   b) Pergolas may be added to existing or planned decks or patios for Single Family and Town homes.
   c) Pergolas must be painted white or white maintenance free material.
   d) Freestanding Structures cannot exceed l0ft. x 10ft. and 9ft in height. Dimensional restrictions do not apply to pergolas on decks.
   e) Irregular shapes are permitted.

2. Trellises /Arbors
   a) Free standing Trellises /Arbors may be constructed at the rear yards.
      1. Trellis/Arbor may be constructed of wood, metal or PVC.
      2. Trellis/Arbor may be pre-manufactured.
   b) Trellises for vegetation growth may be attached to dwelling structure. T trellises of this nature are permitted for single family homes.
      1. If the dwelling has white siding, Trellis must be either metal or same color as exterior shutters to accentuate its architectural detail.
      2. Dwellings with other than white siding may have metal trellis or trellis painted white or the color of the shutters.
      3. Unpainted trellises are not permitted to be attached to dwelling.

B. No sheds are permitted

III. Fences and Railings

A. The following are approved fence styles (See pages 7 - 8 or approved equal):
- Privacy Chesterfield w/ Victorian Accent - 6'h x 8’ section (Rear Yard of Townhomes & Carriages Only)
- Powder coat aluminum in black or bronze - 4'h x 8' section
- Manchester Scalloped - 4' h x 8' Section
- Classic Manchester - 3’ h x 8’ Section
- Princeton with mid-rail - 3' h x 8' Section

1. Front and side yard fences shall not exceed 36" (3ft) in height other than the Manchester Scalloped. Rear yard fences on single family lots must follow all stipulations below:
   a) Fences that border the property line boundaries cannot exceed 36" (3ft) in height other than the Manchester Scalloped and must be one of the three approved styles. listed above.
   b) Privacy fencing in backyards is permitted surrounding porches, patios, or other sitting areas adjacent to the home, with the following stipulations:
      1. Approved fencing (See page 5 & 6)
         - Privacy with closed spindle top
         - Privacy with standard lattice topper
      2. White vinyl or white composite material.
      3. Powder coat aluminum in black or bronze - 4'h x 8' section
      4. No taller than 6 feet, and only 5 feet can be solid, closed fencing.
      5. No more than 32 linear feet of privacy fencing in total, per property
      6. No more than 3 sections of fencing may be placed in a row, whether attached or spaced, unless a change in direction is made.
      7. All fence requests that approach property lines must include a plot plan showing property lines. A survey may also be requested.

2. Maintenance and appearance of fences will be the responsibility of the owner.
3. Fences shall be constructed at least 6” in from the property lines. The exception shall be as follows:
   a) Two neighbors agree to the construction of a fence on the joint property line.
   b) Proof of agreement is required.
   c) Both neighbors shall be responsible for all maintenance and repairs as per their agreement.

B. Railings (Front porches, side porches, and decks)

1. Approved railing and square posts with pyramidal tops must be white, and similar in appearance to all porch railings in Veranda.
   a) Balusters/spindles in the front and side of your property must be white 1-1/2” square.
   b) Black metal balusters/spindles may be used only in the rear of property for decks. The top railing and posts must be white

IV. Ponds

A. Permissible pond size shall be determined based on the lot size and dimensions.
B. Ponds cannot exceed 36" in depth.

V. Hardscaping

A. Existing patios
1. Homeowners may cover existing concrete patios with hardscape products.

2. Products approved must be similar to existing materials of home.

B. New patios
   1. Patio constructions hall be in concrete, stamped concrete, manufactured hard-scape products and natural hard-scape products (e.g. flag stone).
   2. Loose gravel patios are prohibited.

C. Retaining Walls
   1. Walls less than or equal to 36 inches are permitted at the front of a property for cultivating flowering beds, etc. Depending on the circumstances, professional engineered plans may be required for approval.
   2. Walls shall not be constructed that interfere with the engineered storm water flows. Stone walls and retaining walls shall not be used for fencing.

VI. Exterior Security and Landscaping lighting

A. All lighting additions (including landscape lighting) need to be approved by the Association.
B. Attached to dwelling:
   1. Exterior lighting fixtures attached to homes must be colonial style in black or antique bronze.
   2. Attached lighting includes but is not limited to lights on garage. entryways and/or porches and decks.

VII. Miscellaneous

A. Shrubbery
   1. All Privets must be maintained with a maximum height of 54” and may not encroach onto or exceed across the edge of the sidewalk.

B. Patio and Deck Awnings
   1. Awnings must be retractable and may be manual or automatic.
   2. No awnings are permitted on front of dwelling.
   3. Awnings must be color coordinated to home.

C. Enclosed Decks
   1. No front or side porches or decks shall be enclosed.
   2. Decks in the rear of homes may be covered.
      a) Screening is permitted if deck is covered.
      b) Covered decks may have lighted ceiling fans. Approval for fans within covered decks is not required.

D. Children’s Play Structures (Swing Sets, Sand boxes, Playhouses and Play Equipment)
   1. All permanent Children’s Play Structures require A&L review and Association Approval. Temporary play structures shall be stored inside when not in use.
   2. Children's Play Structures shall be located behind the house as inconspicuously as possible. at least ten feet from the rear and side property lines.
   3. Swing Sets shall be on level ground and not be constructed of entirely metal or plastic.
   4. Canvas or other materials must complement the dwelling.

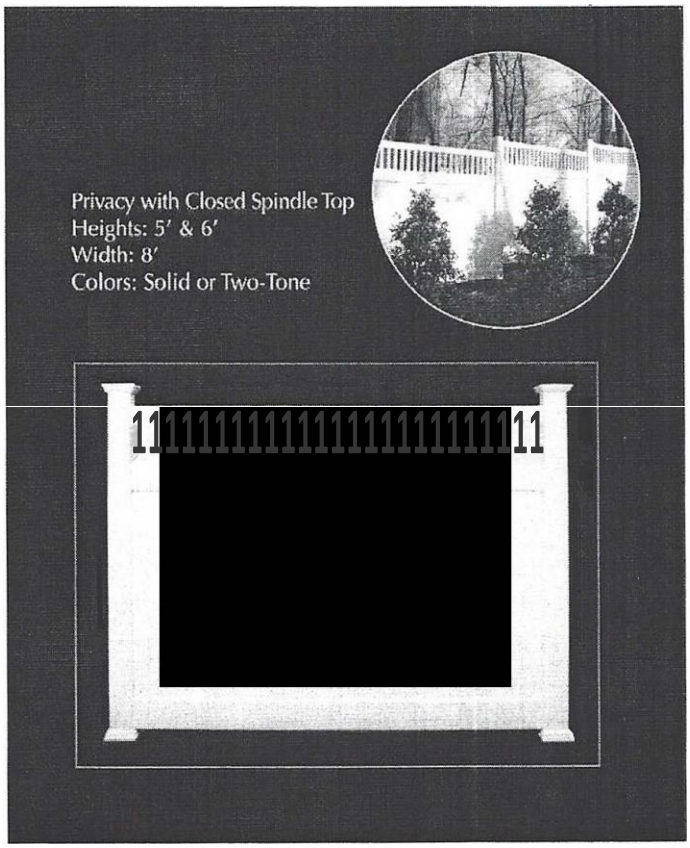
E. Swings and Gliders

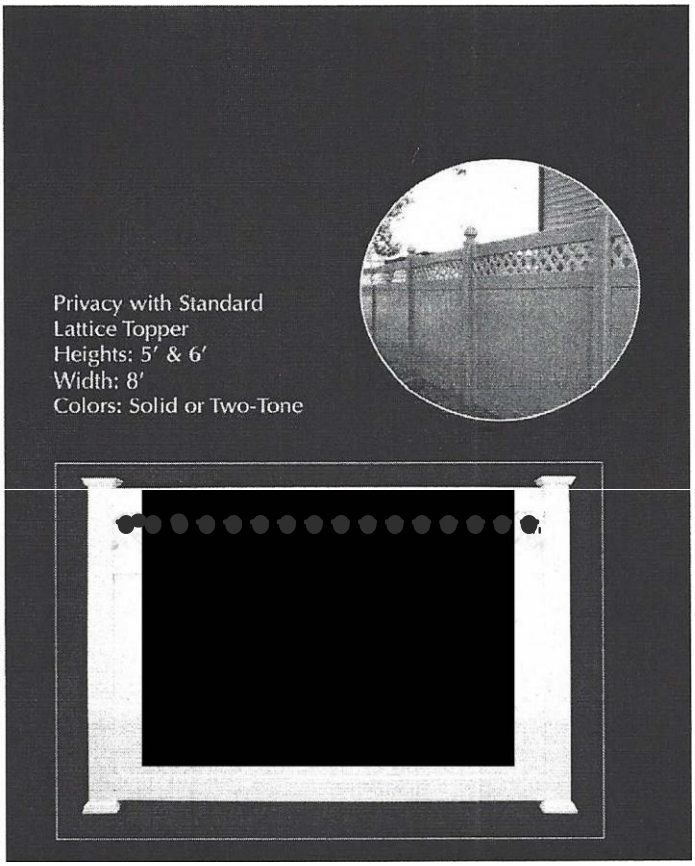
1. A &L review and Association approval is required for all swings and gliders regardless of if they will be attached to the dwelling or free-standing. Rockers, chairs and other furniture on front porches are excluded from this required approval.
2. Free-standing swings and gliders arc only permitted at the rear of a dwelling or on a front porch.
3. All swings and gliders shall be constructed of wood, metal or PVC.
4. Swings and gliders constructed of wood shall:
    a) Be painted to correspond with the color of dwelling's shutters and front door. Paint shall be Glossy or Semi- gloss exterior paint. The exception to this requirement is the use of exotic woods (cedar, teak, etc.). Exotic wood does not require paint or stain.
    b) Paint to match a primary exiting color on the dwelling.
    c) Pressure treated wood structures are not permitted.

F. Satellite Dishes - in accordance with FCC regulations

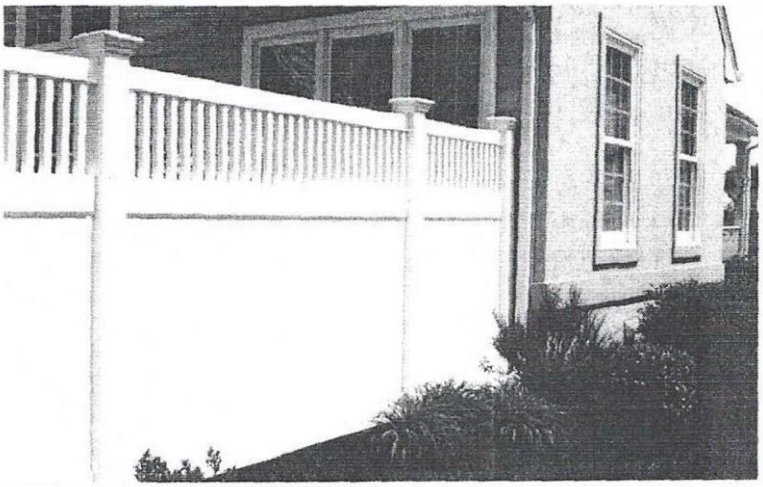
1. Dishes should be mounted on a post/poll. which does not exceed 5 feet.
2. It should be placed in an inconspicuous manner close to the home. preferably the side or rear yard.
3. All exposed surfaces and all wiring should be unnoticeable and well- maintained, in an effort to preserve the appearance of the neighborhood.

Homeowner Association
Board Approved Fencing Selections

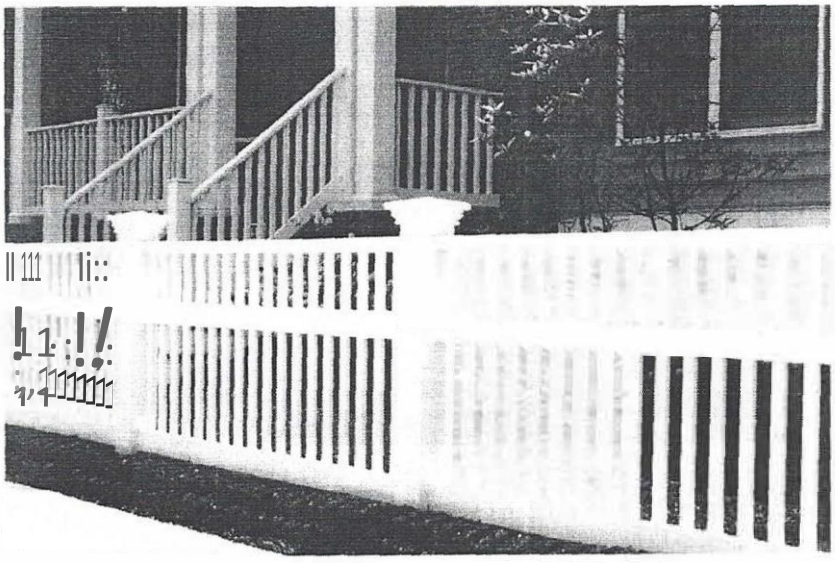



Privacy with Standard
Lattice Topper
Heights: 5′ & 6′
Width: 8′
Colors: Solid or Two-Tone

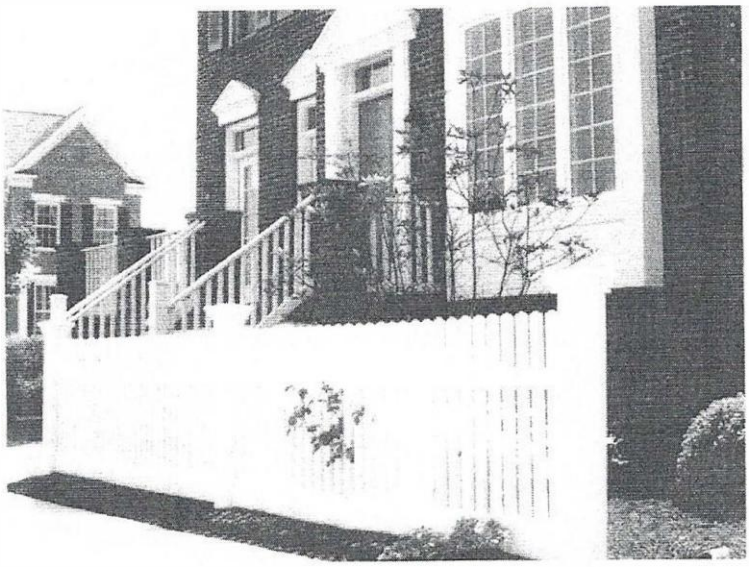
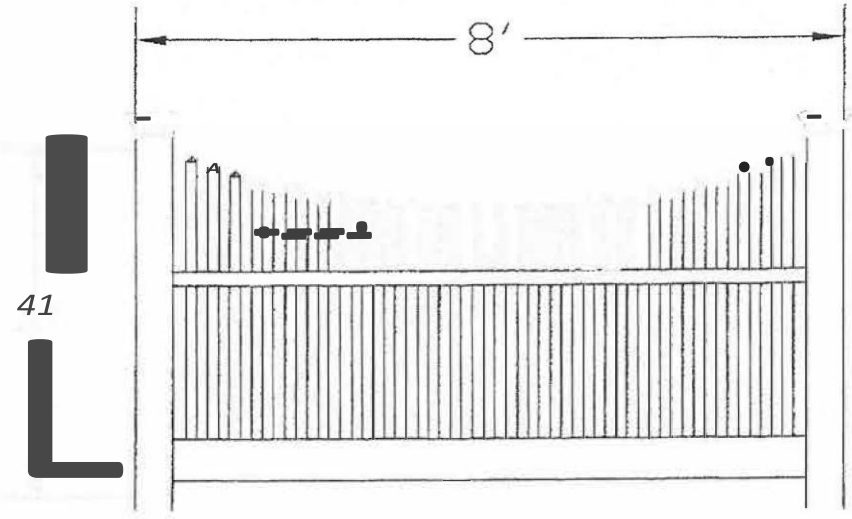
Privacy Chesterfield with Victorian Accent - 6'x8' Section
(Townhome or Carriage Home Rear Yard Only)



Princeton with Mid Rail – 3'x8' Section



Classic Manchester - 3'x8' Section



Manchester Scalloped - 4'x8' Section