

BRICK COLOR SCHEMES - MILLCREEK SIDING - SINGLE FAMILY HOMES

<i>Exterior Color Schemes</i>	SINGLE FAMILY - BRICK SCHEMES								
COLOR SCHEMES	A	B	C	D	E <i>5131 3101</i>	F	G	H	I <i>309</i>
<i>Mastic</i> LAP SIDING AND ACCESSORIES	ALMOND	WHITE	ALMOND	VICTORIAN GREY	PEBBLESTONE CLAY	ALMOND	CLASSIC CREAM	WICKER	WICKER
PELLA	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
TRIM WINDOW AND DOOR, PORCH POSTS RAILINGS, DECORATIVE LOUVERS	ALMOND	WHITE	ALMOND	WHITE	PEBBLESTONE CLAY	ALMOND	WHITE	ALMOND	ALMOND
SOFFIT AND FASCIA RAKE, FRIEZE, PORCH CEILING	ALMOND	WHITE	ALMOND	WHITE	PEBBLESTONE CLAY	ALMOND	WHITE	ALMOND	ALMOND
GARAGE DOOR	ALMOND	WHITE	ALMOND	WHITE	PEBBLESTONE CLAY	ALMOND	WHITE	ALMOND	ALMOND
GUTTERS AND DOWNSPOUTS	ALMOND	WHITE	ALMOND	WHITE	PEBBLESTONE CLAY	ALMOND	WHITE	ALMOND	ALMOND
SHUTTERS/ FRONT DOOR	BROWN	BLACK	WINESTONE	BLACK	GREEN	WINESTONE	DARK NAVY	DARK BERRY	BROWN
PAINT MATCH									
SHINGLES TAMKO	VIRGINIA SLATE	VIRGINIA SLATE	VIRGINIA SLATE	VIRGINIA SLATE	VIRGINIA SLATE	VIRGINIA SLATE	VIRGINIA SLATE	VIRGINIA SLATE	VIRGINIA SLATE
BRICK PINE HALL BRICK	MILLSTONE	STRAFORD ROSE	OLD YORKTOWN	CHESAPEAKE PEARL	OLD DUTCH	VINTAGE BURGUNDY	STRATFORD ROSE	CHESAPEAKE PEARL	MILLSTONE
TREX	WOODLAND BROWN	GRAY	WOODLAND BROWN	GRAY	WOODLAND BROWN	WOODLAND BROWN	GRAY	WOODLAND BROWN	WOODLAND BROWN

STONE COLOR SCHEMES - MILLCREEK SIDING - SINGLE FAMILY HOMES

<i>Exterior Color Schemes</i>	SINGLE FAMILY - STONE SCHEMES			
COLOR SCHEMES	J	K	L	M
LAP SIDING AND ACCESSORIES	SCOTTISH THISTLE	SILVER GREY	WICKER	CLASSIC CREAM
SHINGLED SIDING AND ACCESSORIES	DESERT SAND	WHITE	PEBBLESTONE CLAY	LAKESHORE FERN
PELLA	WHITE	WHITE	WHITE	WHITE
TRIM WINDOW AND DOOR, PORCH POSTS RAILINGS, DECORATIVE LOUVERS	PEBBLESTONE CLAY	WHITE	PEBBLESTONE CLAY	WHITE
SOFFIT AND FASCIA RAKE, FRIEZE, PORCH CEILING	PEBBLESTONE CLAY	WHITE	PEBBLESTONE CLAY	WHITE
GARAGE DOOR	PEBBLESTONE CLAY	WHITE	PEBBLESTONE CLAY	WHITE
GUTTERS AND DOWNSPOUTS	PEBBLESTONE CLAY	WHITE	PEBBLESTONE CLAY	WHITE
SHUTTERS/ FRONT DOOR	BROWN	BLACK	GREEN	BLACK
SHINGLES TAMKO	VIRGINIA SLATE	VIRGINIA SLATE	VIRGINIA SLATE	VIRGINIA SLATE
STONE AND ACCESSORIES PLYGEM	EASTON CREAM	HAMPTON LIME	AUTUMN COUNTRY	HAMPTON LIME
TREX	WOODLAND BROWN	GRAY	WOODLAND BROWN	GRAY

Whitehall Products, LLC

Image Requirements for Mailbox Warranty Claim



Image of Front & Left Side



Image of Front & Right Side



Image of Production Date Sticker
(if available)



Image of Inside of Front Door
Garage Doors
Wayne Dalton Series 9605 Thomas V. Geil installer



ARCHITECTURAL ASSURANCES FOR NEO TRADITIONAL LOTS

GENERAL:

All homes will be built in conformance with the Pattern Book and all applicable building codes.
 All Lots will be compliant with the impervious surface requirements per the Cranberry Township Ordinance 27.204.6.
 See alternative designs for handicapped accessibility as appropriate.
 All homes will adhere to all Community Guidelines.

BRICK / SIDING REQUIREMENTS:

In any group of five (5) homes on the same side of the street, at least three (3) siding colors will be used. The same color siding may only be used on every third house on the same side of the street.
 At any cross street intersection, a minimum of two (2) siding colors will be used.
 Homes with intersecting lot lines across the street from each other will have different siding colors.
 Building materials will include brick and vinyl siding with wood patterns and textures and hinged roofs.
 Color schemes will be consistent with the Exterior Color Schemes Manual.

ELEVANTION / FAÇADE TREATMENTS:

There will be a minimum of two (2) different elevations separating like models on the same side of the street. Two (2) models with the same elevation will be placed within this scope if one of the models has a full porch.
 Homes with intersecting lot lines across the street from each other will not have the same elevation. Two (2) models with the same elevation will be placed within this scope if one of the models has a full porch.

GARAGE / DRIVEWAY TREATMENTS:

All garage doors will have paneled windows and traditional architectural detail – see illustration on page B-4 and 5 of the Pattern Book.
 Garage doors will be the same color as the trim color.
 The trim and/or brick mold, and the jambs around the garage doors will be painted the trim color.
 All driveways will be concrete material from the line of the concrete curb to the furthest most line of the street sidewalk, establishing a concrete apron. The balance of the driveways on the private lots may be concrete or asphalt.

CORNER LOT TREATMENTS:

Homes constructed on corner Lots will be oriented to the same primary facade zone and located as to the property lines as adjacent Lots.
 Wrap around porches are mandatory on all corner Lots.

MECHANICAL / UTILITY / ACCESSORY EQUIPMENT:

Mechanical and utility installations located on the roofs will not be visible from the front of the home, except to extent governed by applicable building codes.
 Chimneys will be brick veneer.
 Aluminum gutters and downspouts will be located at the base of the roof line and at building corners accommodating various roof lines and break lines. The color of the gutters and downspouts will be consistent with the trim or siding color selected for the home.
 All utility connections, meters, etc. that are visible from the front street will be screened with over-green shades.
 Utility equipment including pedestals, transformers, etc. will be placed to the rear of the homes, subject to design of the independent utility service provider.

FRONT DOORS, ENTRANCE FEATURES, WINDOWS AND SHUTTERS:

Front doors will be painted the selected front door color and other elements will be painted the trim color as specified in the Exterior Color Schemes Manual.
 Shutters will be a vinyl, wood grain type consistent the Exterior Color Schemes Manual.
 A minimum front stoop of 3' x 5' will be provided at the front entrance.
 Columns when provided as illustrated in Section B, Neighborhood Architecture, will be 8" round fiberglass or 8" square MDO painted consistent with the Exterior Color Schemes Manual.
 Windows will be white or neutral in color. Size and placement of windows will conform with the illustration in Section B, Neighborhood Architecture.
 Accents on decorative windows, grills and louvers will be painted the trim color as specified in Exterior Color Schemes Manual.

FENCING TREATMENTS:

Fencing is encouraged as landscaping element and will be used to identify public vs. private spaces along property and right of way lines.



STRATFORD PARK & PADDINGTON SQUARE · INTRODUCTION & ARCHITECTURAL ASSURANCES

Overall Architectural Assurances
STRATFORD PARK & PADDINGTON SQUARE

1. No Lot will be used for any purpose other than for single family residential use.
 2. As used herein, the terms "Community Guidelines" and "Exterior Color Scheme Manual" mean the "Guidelines for Coloring" and the "Exterior Color Schemes Manual" submitted to Cranberry Township with this Pattern Book.
 3. All improvements to Lots must be consistent with this Pattern Book or in accordance with Cranberry Township approvals and ordinances. All homes will adhere to all Community Guidelines and the Exterior Color Schemes Manual.
 4. Other than the residential dwelling houses to be located on the Lots, no outbuildings, with the exception of detached garages if in conformance with the Pattern Book, will be permitted.
 5. All driveways will be constructed of asphalt paving or other material as approved by the Declarant and in accordance with this Pattern Book. Please see Individual Lot type assurances for specific entrance details.
 6. No solar collector or any other device or equipment erected either on the exterior of a dwelling or detached therefrom and designed for the production of energy for heating or cooling or for any other purpose will be permitted.
 7. In ground swimming pools are permitted. Above ground pools are not permitted.
 8. Mailboxes will be located and will be of a design as approved by the Declarant and/or the Executive Board and/or the U.S. Postal Service, and as approved by Cranberry Township.
 9. No signs may be erected, posted or displayed on any Lot, except: 1) marking signs installed by Declarant or the builder while actively marketing Lots for sale; 2) street and identification signs installed by the Association or Declarant; 3) one temporary real estate sign not to exceed six (6) square feet in area advertising that such Lot is on the market; 4) political signs in accordance with the Rules and Regulations established by the Association; 5) low impact commercial signage as approved by the Declarant and/or the Executive Board and Cranberry Township.
 10. No farm animals and no animals of any type except for household pets such as dogs and cats will be kept on the Lots. No external compound cages, kennels or houses will be permitted. Household pets will be limited in number as to not cause a nuisance to the residents and guests and may not be located there for commercial purposes. Pets will not be permitted on the Common Elements unless accompanied by someone who can control them and unless carried or leashed.
 11. Installation of small satellite/CATV dishes is permitted.
 12. Signs are not permitted to be constructed on Lots.
 13. Non-operational vehicles may not be stored on Lots for a period of longer than 2 weeks.
 14. Recreational vehicles, boats, etc. may not be stored on Lots for a period longer than 2 weeks.
 15. Modifications or additions to driveway and sidewalk facilities must be in keeping with existing on site materials.
 16. Modifications or additions to landscaping, fencing, etc. must be in keeping with existing on site materials.
 17. Street trees, lighting, park facilities, etc. are jointly owned by the respective homeowner/condominium associations. These amenities may not be removed, altered or modified by individual Lot owners or residents.
- Each building permit application for the construction of buildings and homes within BelleVue Park, TND, PRD must contain a "Certificate of Review" that the plans and specifications for such building or home are in compliance with the standards set forth in this Pattern Book and meet or exceed the minimum requirements imposed hereby, including, but not limited to, all lot setbacks, architectural standards, landscape standards, entrance/driveway standards, grade treatments, fencing and wall requirements, screening of mechanical elements and other criteria and architectural assurances as applicable to the Estate Lots, Neo Traditional Lots, Townhome Lots and Multifamily Buildings. These Certificates of Review initially will be issued by the Declarant, and after the transfer of control of the individual homeowner associations for the Estate Lots, Neo Traditional Lots and Townhome Lots, and of the condominium association for the Multifamily Buildings, the Certificates of Review will be issued by the Executive Boards of such associations or a committee thereof serving as the Architectural Guidelines Review Committee. The "Certificate of Review" must be acquired prior to and submitted with any and all building permit applications submitted to the township.
- During the period of Declarant Control, the submission for such review should be addressed to:
 BelleVue Park Partners, L.P., P.O. Box 449, Mata, Pa.
 Contact: Mr. William Weaver
 Phone: 724-538-3070



Handwritten notes and signatures in the bottom right corner, including the name 'W. Weaver' and a date '2/24/08'.

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SOFFIT AND FASCIA RAKE, FRIEZE, PORCH CEILING	ALMOND	WHITE	ALMOND	WHITE	PEBBLESTONE CLAY	ALMOND	WHITE	ALMOND	ALMOND
GARAGE DOOR	ALMOND	WHITE	ALMOND	WHITE	PEBBLESTONE CLAY	ALMOND	WHITE	ALMOND	ALMOND
GUTTERS AND DOWNSPOUTS	ALMOND	WHITE	ALMOND	WHITE	PEBBLESTONE CLAY	ALMOND	WHITE	ALMOND	ALMOND
SHUTTERS/ FRONT DOOR	BROWN	BLACK	WINESTONE	BLACK	GREEN	WINESTONE	DARK NAVY	DARK BERRY	BROWN
PAINT MATCH									
SHINGLES TAMKO	VIRGINIA SLATE	VIRGINIA SLATE	VIRGINIA SLATE	VIRGINIA SLATE	VIRGINIA SLATE	VIRGINIA SLATE	VIRGINIA SLATE	VIRGINIA SLATE	VIRGINIA SLATE
BRICK PINE HALL BRICK	MILLSTONE	STRAFORD ROSE	OLD YORKTOWN	CHESAPEAKE PEARL	OLD DUTCH	VINTAGE BURGUNDY	STRATFORD ROSE	CHESAPEAKE PEARL	MILLSTONE
TREX	WOODLAND BROWN	GRAY	WOODLAND BROWN	GRAY	WOODLAND BROWN	WOODLAND BROWN	GRAY	WOODLAND BROWN	WOODLAND BROWN

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GARAGE DOOR	PEBBLESTONE CLAY	WHITE	PEBBLESTONE CLAY	WHITE
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SOFFIT AND FASCIA RAKE, FRIEZE, PORCH CEILING	PEBBLESTONE CLAY	WHITE	PEBBLESTONE CLAY	WHITE
GARAGE DOOR	PEBBLESTONE CLAY	WHITE	PEBBLESTONE CLAY	WHITE
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Whitehall Products, LLC

Image Requirements for Mailbox Warranty Claim



Image of Front & Left Side



Image of Front & Right Side



Image of Production Date Sticker
(if available)



Image of Inside of Front Door
*Garage Doors
Wayne Dalton Series 9605 Thomas V. Geil installer*

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