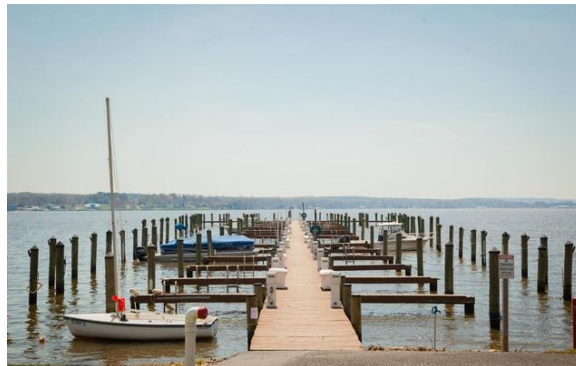


# North East Isles Home Owners Association

## Architectural Guide to Appearance, Materials and Components



*Authored by: NEI Architectural Committee*

Created: February 9, 2018

# Table of Contents

<b>Architectural Appearance Materials</b>	<b>3</b>
Exterior Paints and Stain	3
Doors, Locks, Windows and Screens	
Storm Doors	4
Front Entry Doors	?
Sliders	
Screens	?
Gates (Rear)	?
House Numbers	?
Handicap Railings and Ramps	?
Low Voltage Accent Lighting	?
Dishes	?
 <b>Non-Architectural Items</b>	 <b>?</b>
Wedge Seals (for sealing top and bottom corners of exterior doors) ??	?

## Architectural Appearance Materials

In order to comply with our mission to preserve the as-built aesthetics of North East Isles, homeowners are required to use the following materials when performing upkeep and/or repairs to the exteriors of their dwellings.

In the future, certain products and components that make up the exteriors of our homes may become unavailable. The NEI Architectural Committee will attempt to remain vigilant of such changes and be prepared to locate and identify acceptable substitutions.




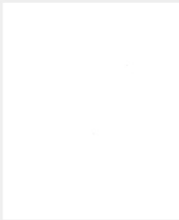
### Exterior Paints and Stain

Reference below table for stain and paint colors.

*North East Isles  
Waterfront Community*

Products available from:  
**Sherwin-Williams Paints**  
504 North East Plz  
North East MD, 21901  
(410) 287-8803



	Back Deck Stain	Front Porch Trim	Front Porch Brown	Front Door Trim
Name Number	English Walnut NEI-001	Gray Trim NEI-002	Front Porch Brown NEI-003	Door Trim White NEI-004
*colors shown are and approximation and may change based on lighting, viewing conditions, etc				
Product	Sherwin-Williams Superdeck Semi-Transparent Deck Stain  <b>6509-30852</b>	Sherwin-Williams Duration Exterior  <b>6504-06317</b>	Sherwin-Williams Superdeck Deck and Dock  <b>6509-25779</b>	Sherwin-Williams Emerald Trim Urethane  <b>6509-94767</b>
Sheen	Semi-Transparent	Satin	Flat	Satin

## Storm Doors

Front storm doors must be white, “full-view” style, with plain glass or screen inserts. Handles and lockset hardware must be shiny brass color. The table below shows the acceptable models and styles.

<b>Manufacturer Name</b>	LARSON
<b>Item / Model / Description</b>	<ol style="list-style-type: none"> <li>1. <i>Tradewinds</i>, full-view aluminum storm door with retractable screen and energy saving low-E glass. Item No. 585282 / Model No. 14604035E <a href="#">LarsonTradewinds w/Energy Saving Low-e Glass</a> Cost at time of publication (02/09/18): \$319</li> <li>2. <i>Signature Premium</i>, full-view aluminum standard storm door. Item No.: 758240 / Model No.: 15904032 <a href="#">Larson Signature Premium Model</a> Cost at time of publication (02/09/18): \$267</li> </ol>
<b>Color</b>	White
<b>Glass Pattern</b>	Clear
<b>Handle Style / Color</b>	<p>Larson storm door outside handle for either Tradewinds or Signature doors Color: Brass-plated Item No.: 585251 / Model No.: 2029780 <a href="#">Larson Quickfit Lockset</a> Cost at time of publication (02/09/18): \$32</p>
<b>Local Distributor</b>	<div> <div> Lowe's North East, MD 425 Mauldin Avenue North East, MD 21901, Store #2848 Phone: (410) 996-6370 </div> <div> Benjamin Lumber 19 Rolling Mill Lane North East, MD 21901 Phone: (410) 287-6116 </div> </div>

**Tradewinds**



**Signature Premium**



## **Gates (rear)**

At the May 4, 2018, Board of Directors meeting, it was discussed why **rear gates are not permitted**.

Here are the reasons why:



- Distance from the deck flooring to the ground varies, thus varying the number of steps required. Three or more steps must have a handrail. Building code has a formulation for determining number of steps.
- Gates must open inward or slide, but not outward.
- Current gates installed are not compliant, and **the Association can ask owners to remove these gates at any time**. Or, if a gate was approved in the past, the owner must present the approved modification request.

In addition, there are:

- Privacy: Traffic behind the buildings is discouraged because the ground floor is the master bedroom suite.
- Mowing and Safety: The distance between the steps and the edges of some of the properties would not be great enough for a lawn mower to pass by or would present a safety issue of the mower tipping over on the cliffs.

## Handicap Rails and Ramps

Handrails and ramps are ***approved on a case-by-case basis***. Should a standard handrail be authorized, following are the specifications:

<b>Return to Original Condition</b>	Upon modification, the homeowner must return the alteration to its original condition upon selling of the property.	
<b>Item / Model / Description</b>	Pine Wood Wall Rail Lowe's: Item No. 80920 / Model No. 231 8PINE <a href="#">Unfinished Pine Wood Wall Rail</a> Cost at time of publication (02/09/18): \$21.99 Additional Costs: Installation and Paint	
	Brackets Lowe's: Item No. 746643 / Model No. H 3002 BB ETISM <a href="#">Bright Brass Steel Handrail Bracket</a> Cost at time of publication (02/19/18): \$5.97 Additional Costs: Installation and Paint	
<b>Installation</b>	By approved NEI Contractor <i>at owner's expense</i> . Please contact HPS management at (410) 939-1500 to obtain name of approved contractors. The work done is strictly between the contractor and homeowner and does not involve the Association.	
<b>ADA Specifications</b>	Height: Top of gripping surfaces of handrails shall be: <b>34 inches</b> (865 mm) minimum and <b>38 inches</b> (965 mm) maximum vertically above walking surfaces, stair nosings and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings and ramp surfaces. Required to be equal heights on both sides.	
<b>Paint Color</b>	Both rails and brackets must be painted the same color of the rest of the porch. Refer to Exterior Paints and Stains.	
<b>Local Distributor</b>	Lowe's North East, MD 425 Mauldin Avenue North East, MD 21901, Store #2848 Phone: (410) 996-6370	Benjamin Lumber 19 Rolling Mill Lane North East, MD 21901 Phone: (410) 287-6116

EXAMPLE

