

Williamsburg Homeowners Association (Manhattan, KS)

Architectural and Landscape Committee Guidelines

(Supplement to the Declaration and Bylaws – Updated March 25, 2025)

Introduction

The **Williamsburg Planned Unit Development District** was established by **City Ordinance 4570** on **March 7, 1989**. The land was formerly owned by the **Kansas State University Foundation** and was developed by **McCullough Development, Inc.** The community's first build, **1534 Williamsburg Drive**, served as the original show home.

The **Williamsburg Townhome Association** encompasses **34 homes** built in the **Colonial Revival** style — a timeless architectural aesthetic inspired by British, New England, and Virginia designs from the 1600s–1700s. Common design elements include steeply pitched roofs, multiple-pane double-hung windows with muntins, Colonial red brick or white clapboard siding, and small covered front porches.

Owners value these homes for their **classic style, proximity to shopping, K-State, Aggieville, and downtown Manhattan**, and the **amenities and maintenance** provided through the Association. The following guidelines are intended to preserve the community's historic charm and ensure architectural consistency.

Purpose

Any exterior changes, remodels, or additions must be submitted in writing (email acceptable) to the **Architectural and Landscape Committee (ALC)** for review and approval.

Two or more committee members will visit the site to review proposed changes for compliance with the **Declaration** and **Bylaws**.

Guideline Sections

A. Decks, Patios, and Exteriors

(Declaration 4.4(c))

1. All modifications to **private driveways, sidewalks, entryways, decks, patios, and exteriors**, as well as significant landscaping or plant replacement, require prior ALC approval.

2. Changes or repairs to **public sidewalk areas** are subject to **City of Manhattan regulations:**

[City of Manhattan Sidewalk Construction Info Sheet](#)

B. Exterior Painting

(Declaration 4.4(c))

1. All exteriors, including front doors, must be painted **Sherwin-Williams Extra White (Satin)**.
 - *Optional Upgrade:* **Emerald Rain Refresh** Exterior Acrylic Latex (self-cleaning).
 - Available at **Sherwin-Williams** or **Spectrum Paints** in Manhattan.
-

C. Exterior Lighting

(Declaration 4.4(c))

1. **Garage Wall Lanterns:** Must be polished brass, not black.
 - *Approved Models:*
 - Livex Lighting 2007-02 (13" open bottom)
 - Livex Lighting 2006-02 (17" upright)
 2. **Porch Ceiling Fixtures:** Polished brass only.
 - *Approved Model:* Progress Lighting P5834-10 (7" dia. x 10" high)
 3. **Bulbs:** Use *soft white* (not daylight white) for all front-facing fixtures.
-

D. Windows

(Declaration 4.4(c))

1. **Muntins (window grids)** must remain intact and in place, except when temporarily removed for cleaning or painting.
-

E. Roofing and Rain Gutters

(Declaration 4.4(c))

1. Roofing replacements must follow these standards:
 - **Brand:** DaVinci
 - **Model:** BellaForte
 - **Color:** Weathered Gray VariBlend
 - **Underlayment:** Premium Synthetic

 - *Recommended contractor:* **Weddle and Sons, Inc.**, Manhattan, KS

- Note: Many insurers offer lower rates for this roofing type.
2. Homeowners are responsible for **cleaning gutters** on their individual units.
-

F. Plantings and Landscaping

(Declaration 4.4(c))

1. **Foundation Plantings:**
 - Maintained by the homeowner within the area between the dwelling's foundation and the steel edging separating lawn and gravel/mulch.
 - Any movement or alteration of steel edging requires ALC approval (to protect irrigation lines).
 - Trees within an owner's lot are that homeowner's responsibility.
 2. Any **tree or shrub planting or removal** beyond the foundation planting area requires ALC approval and is at the homeowner's expense.
-

G. Flag Poles

(Declaration 4.4(c))

- Free-standing flag poles are **not permitted**.
 - Wall-mounted flag brackets are allowed on individual homes.
-

H. Holiday Decorations

(Declaration 4.4(c))

1. Outdoor holiday decorations should remain tasteful and minimal.
 - Decorations must **not be placed on roofs**.
 - Setup and removal should occur within a **30-day window** before and after the holiday.
-

I. Parking

(Declaration 4.4(g))

1. **Prohibited Uses:**

No portion of the property, including driveways or access roads, may be used for long-term parking of **trailers, RVs, boats, service trucks, or equipment**.
2. **City Ordinance Reminder:**

Manhattan City Code Sec. 31-37 prohibits parking a vehicle in one location on public streets for more than **48 hours**. Violations may incur fines up to \$50.

3. **HOA Enforcement:**

The Board enforces a **14-day limit** on parking trailers, RVs, boats, service trucks, or similar machinery in driveways or shared lots.

- Homeowners may request an **extension** from the Board if needed.
 - Owners are responsible for informing **contractors, guests, and family members** of this limit.
-

Submission & Oversight

Requests for ALC review should include a written description (with photos, if applicable) and be submitted to the **Williamsburg Architectural and Landscape Committee** via the HOA Manager or Board of Directors. Site visits are typically scheduled within one week of receipt.

Originally Adopted: June 25, 2024

Updated: March 25, 2025