

WILSON'S GROVE COMMUNITY ASSOCIATION

DESIGN GUIDELINES AND STANDARDS A HANDBOOK FOR WILSON'S GROVE HOMEOWNERS

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Introduction

In accordance with the Declaration of Covenants, Conditions and Restrictions for the Wilson's Grove Homeowners Association, Inc. ("Declaration") - the Board of Directors has created the Covenant Committee (referred to herein as "Covenants Committee"). In general, Covenants Committees for an Association are created in order to assure that the Property (as defined in the Declaration) shall always be maintained in a manner providing for visual harmony and soundness of repairs, avoiding activities deleterious to the aesthetic or property values of the Property and promoting the general welfare and safety of the Owners, such Owners' tenants and such Owners' (or tenants') households or companies, guests, employees, customers, agents and invitees. In accordance with Article 6 of the Declaration, the Board of Directors or the Covenant Committee may from time to time adopt and promulgate such rules and regulations regarding the form and content of plans and specifications to be submitted for approval and may publish such statements of policy, standards, guidelines and/or establish such criteria relative to architectural styles or details, or other matters, as it may consider necessary or appropriate. As such, the Board has adopted this handbook: DESIGN GUIDELINES AND STANDARDS - A HANDBOOK FOR WILSON'S GROVE HOMEOWNERS ("Design Guidelines").

*Note: Many terms found herein such as "Property" are defined in the Declaration.

No such rules, regulations, statements, standards, guidelines, criteria or the like shall be construed as a waiver of the provisions of the Declaration – these Design Guidelines are in addition to rules and regulations set forth in the Declaration itself or in approved by-laws as may be applicable. In the event of any conflict between these Design Guidelines and the rules and regulations set forth in the Declaration or the Bylaws, the rules and regulations set forth in the Declaration and Bylaws shall control. The Design Guidelines for the Community are set forth in this handbook. This handbook is not intended to conflict with regulations of Anne Arundel County or the State of Maryland.

Note that the Design Guidelines cannot envision every type of improvement for which an application can be submitted and, as such there must be latitude for the Covenants Committee to review applications based on certain criteria. Judgments of acceptable design are based on the criteria listed below which depending on the particular application, may not be all inclusive. The latitude to evaluate applications based on appropriate design criteria should not result in the imposition of personal opinion or taste by the Covenants Committee. However, it does mean that the Covenants Committee can evaluate each application based on its individual merits and specific circumstances, such as characteristics of the housing style, the individual site and relationship to environmental features. As such, what may constitute an acceptable design and approvable application in one case may not in another.

1. Relation to Environmental Conditions and Community Open Space — Harmony of a design with its surrounding natural environment is an important factor. Fencing, in particular, can have damaging effects on open space. Other factors, such as the removal of trees, disruption of the natural topography, vegetation and changes in rate or direction of storm water run-off, also adversely affect the environment in terms of aesthetics or functionality.
2. Validity of Concept — The basic idea must be sound and appropriate to its surroundings.

3. Design Compatibility — The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
4. Location and Impact on Neighbors — The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage. For example, fences may obstruct views, breezes, airflow or access to neighboring property; decks or larger additions may cause unwanted shadows on adjacent patios or infringe on a neighbor's privacy and view. For another example, an inappropriate "clutter" of play equipment or "ill-planned" landscape scheme may also affect existing neighbors.
5. Scale — The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surrounds. For example, a large addition to a small house may be inappropriate.
6. Color — Color may be used to soften or intensify visual impact. Parts of an addition that are similar in design to an existing house, such as roofs and trim, should match in color and composition. A sample board of exterior materials, finishes, and colors may be required at the sole discretion of the Covenants Committee.
7. Materials — Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, vertical wood siding on the original house should be retained on an addition. On the other hand, an addition with wood siding may or may not be compatible with a brick house.

Modifications Requiring Review and Approval by the Covenants Committee

The general conditions for the design review requirements are stated in Article 6 of the Declaration.

No building, fence, wall, mailbox, swimming pool or other structure or improvement of any kind shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein be made (including, but not limited to, changes in color, changes or additions to driveways, or walkway surfaces and landscaping modifications) until complete plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by a covenant committee composed of three (3) or more representatives appointed by the Board of Directors of the Association ("Covenant Committee").

Application and Review Procedures

Application and review procedures that will be used by the Covenants Committee are detailed below:

1. Applications: All applications for all proposed improvements/alterations must be submitted in writing using the application form authorized by the Covenants Committee. A copy of this form is included as an appendix to this document. Until notified to the contrary, homeowners should mail applications to the following address:

**Covenants Committee
Wilson's Grove HOA
c/o Community Management Corporation (CMC)
4840 Westfields Blvd., Suite 300
Chantilly, VA 20153-0821**

2. The Covenants Committee has the right to deny any application from a homeowner in the event the lot has an outstanding violation of the Design Guidelines which is not under appeal or in litigation.
3. Supporting Documentation:

It is the Applicants responsibility to provide a detailed Application in order to avoid a delay in the review process. An Application must include all materials necessary for the Covenants Committee to be able to understand and appropriately review an Application. Typical submission materials include, but are not limited to:

- House Location Survey (Plat) – At the time of settlement, all homeowners should have received a House Location Survey from their settlement agent. This is a simple survey showing the location of the home, driveway, walkways and other existing features such as a deck or patio. It also shows the size of the lot, setbacks to property lines and other information. An Applicant should submit a copy of the plat depicting a sketch of the proposed improvement with setbacks to adjacent nearest property lines dimensioned.
- Site Plan or Construction Plan - A site plan is required as part of most applications. A site plan is a scaled drawing of your lot, or applicable portion of your lot, which shows exact dimensions of the property, adjacent properties if applicable, and all improvements including those covered by the application. The Site Plan should state the proposed building lot coverage. A Grading Plan with contour lines and/or spot elevations is required where drainage is a consideration. Applications that are more complex may require approval by Anne Arundel County ("County") or other governing agencies. Where governmental approval is required, it is recommended that the Application to the Covenants Committee be filed prior to submission to other agencies. The purpose of submitting to the Covenants Committee first is to allow comments to be incorporated in subsequent submissions.
- Photographs – In order to assist in the review of an application, color photographs of the area where the improvement is proposed should be submitted.

- Construction Documents – As applicable, provide all details, sketches, cross-sections and / or elevations as necessary to depict the improvement. Documents should reference sizes, standards, dimensions, materials and colors.
 - Materials – submit material samples, representational color photographs and / or brochures.
 - Colors – submit representational color photographs, color chips and / or brochures.
 - Landscape Plan – submit a landscape plan showing the location of any proposed landscaping including a list of the plant types, quantity and sizes.
 - Contractor Estimate – where applicable, the applicant may include a copy of the construction estimate showing information about the improvement. Fees or prices may be deleted, marked out or hidden.
 - Lighting – as may be applicable, submit brochures, cut-sheets, pictures, electrical data and locations.
4. Time Frame for Completion of the Review: The Covenants Committee is required to provide notification to homeowners of the approval or disapproval of any proposed improvement within sixty (60) days after receipt of the completed application. If the Covenants Committee does not respond within sixty (60) days, the Application will be deemed to have been disapproved.
- Approval by the Covenants Committee (or by the Board) shall in no way be construed as to pass judgment on the correctness of the location, structural design, suitability of water flow or drainage, location of utilities, or other qualities of the item being reviewed, nor shall such approval be substituted in lieu of applicable governmental approvals and permits or be deemed to constitute a determination as to compliance with local zoning ordinances, governmental guidelines or restrictions.
- Any exterior addition to or change or alteration made without application having first been made and approval obtained as provided above shall be deemed to be in violation of this covenant and the addition, change or alteration may be required to be restored to the original condition at the Owner's cost and expense. In any event, no such exterior addition to or change or alteration shall be made without approvals and permits therefore having first been obtained by the Owner from the applicable public authorities or agencies. In addition, no changes, alterations or additions may be constructed which are not in compliance with local zoning ordinances, governmental guidelines or restrictions.
5. Appeal/Review Procedure: After the decision of the Covenants Committee has been issued, a homeowner may take the following action to have the decision reviewed:

(a) Motion for Reconsideration

A homeowner may file a Motion to Reconsider the decision of the Covenants Committee by submitting a written request to the Committee within ten (10) days after the date of the decision. This request should indicate any new or additional information which might clarify the requested change or demonstrate its acceptability. The Covenants Committee must respond, in writing, to a request for reconsideration within thirty (30) days from the date

of receipt of such request by the Committee. In the event that the Covenants Committee upholds its original decision, the homeowner shall have ten (10) days from the date of the Reconsidered Decision to file an appeal with the Board of Directors as set forth in subsection (b) below.

(b) Appeal to the Board of Directors

A homeowner may appeal any decision rendered by the Covenants Committee to the Board of Directors and, upon the request of such homeowner, shall be entitled to a hearing before the Board of Directors. A Notice of Appeal shall be filed with the Board of Directors within ten (10) days of the date of the Covenants Committee decision. The appeal must detail the specific reasons why the decision of the Covenants Committee is being appealed. Upon receipt of the Notice of Appeal, the Board shall notify the homeowner in writing within five (5) days of the Notice that the decision of the Covenants Committee is being reviewed by the Board of Directors and that the homeowner should not proceed with any improvements until notified otherwise by the Board. The Board shall provide a written response to the homeowner within forty five (45) days after the date of receipt of the appeal by the Board. This response shall be sent by certified mail, return receipt requested. Two thirds (2/3) of the Board of Directors shall be required to reverse the decision of the Covenants Committee.

Enforcement Procedures

The Declaration empowers the Covenants Committee and the Board of Directors to enforce compliance with the Association's architectural and design standards. The following enforcement procedures will be used to ensure compliance.

1. A violation may be observed and reported to the Covenants Committee by a member of the Covenants Committee, Association staff or a homeowner. In the case of homeowners wishing to report a potential violation, a written notification should be transmitted to the Covenants Committee or managing agent. In no instance should any homeowner disseminate their written complaint to anyone not referenced in this section.
2. The alleged violation will be confirmed by a site visit by a member of the Covenants Committee or the managing agent.
3. The Covenants Committee will contact the resident in violation by letter advising them of the violation and requesting appropriate action to remedy the violation. Notice will be sent by certified mail where the violation is deemed to involve an immediate emergency or where such violation, if not remedied, will increase or enhance with the passage of time.
4. If the violation continues for fifteen (15) days after notification to the resident in violation, or if no substantial progress is made in curing the violation, where such remedy would require more than thirty (30) days, a letter will be sent by certified mail to the resident in violation. This letter will provide notice that the violation must be remedied within fifteen (15) days from the date of mailing of the letter, or alternatively, that the resident in violation must submit to the Covenants

Committee a written plan, including timing, for the abatement of the violation within a reasonable period of time, where such violation cannot be cured within the fifteen (15) day period.

5. If the violation is not abated within fifteen (15) days from the date of mailing of the certified letter, or if progress is not being made to abate such violation in accordance with a plan agreed to by the resident in violation and the Covenants Committee, the Board will send the resident in violation a certified mailing informing the resident of the time and place of a hearing by the Covenants Committee.
6. If the case is not resolved to the satisfaction of the Covenants Committee during such hearing, the Covenants Committee will submit a written complaint to the Board of Directors, together with a recommendation for appropriate resolution of the matter. This complaint will specify the nature of the violation and summarize the actions taken by the Covenants Committee and the resident in violation.
7. The Board of Directors, as appropriate, will notify the homeowner in violation and convene a formal hearing in accordance with the notice requirement and due process procedures set forth in Article 13 of the Declaration.
8. As a result of this hearing, the Board of Directors may take appropriate actions which include:
 - A. Levying a charge not to exceed \$50.00 for a single offense or \$10.00 per day for a continuing violation, up to a maximum of \$900.00. In the event of a continuing violation, the \$10.00 per day charge shall commence ten (10) days after the date of a letter from the Board which informs the homeowner that a charge for a continuing violation has been levied and which shall terminate upon the date of abatement of the continuing violation. The homeowner shall be responsible for informing the Board of Directors or Managing Agent that a violation has been abated and requesting an inspection;
 - B. Referring the matter to legal counsel for appropriate action to secure compliance with the Declaration and the Association's By-Laws.
 - C. As applicable and in accordance with Article 13, Section 13.5 of the Declaration, voting to have the Association enter the property of the resident in violation, correct the condition(s) which constitute the violation and impose an assessment upon the lot for the full costs incurred by the Association in correcting the violation.
9. The above procedures do not preclude the Board of Directors from taking accelerated measures in the case of a violation which constitutes an emergency situation, provided that the resident in violation has been properly notified by phone (when possible) followed up by a certified mailing and that the Board's actions are consistent with the provisions of the Association's legal documents.

Architectural and Design Guidelines

The specific guidelines detailed below have been adopted by the Board of Directors and shall be employed by the Covenants Committee in reviewing proposed modifications and improvements.

GENERAL NOTE:

As stated in the Introduction found on Page 1, these guidelines cannot envision every type of improvement for which an application can be submitted and, as such, there is latitude for the Covenants Committee to review based on the criteria listed in the Introduction. As such each Application is reviewed on a case by case basis. The approval of one application does not set precedent such that the approval of another like or similar application is guaranteed. These guidelines are independent of any relevant zoning and development ordinances, governmental guidelines or restrictions. Applicants should consult with Anne Arundel County and other relevant governmental authorities and are responsible for obtaining any necessary governmental authorizations.

ADDITIONS / EXTERIOR ALTERATIONS:

All additions / exterior alterations require approval of the Covenants Committee.

Additions / exterior alterations are generally considered to be those that alter the existing structure by either subtraction or addition. Alterations include, but are not limited to, room additions, porches, extensions, garages, etc.

The following are design considerations:

- Location- The location of additions / exterior alterations should not impair views or the amount of sunlight and natural ventilation on adjacent properties. Additions must meet applicable governmental zoning bulk requirements (setbacks, height, etc.) and the Design Guidelines set forth in Attachment A of the Administrative Hearing officer's order and may not be constructed across Building Restriction Lines (BRL).
- Design and Materials – All additions / exterior alterations should be the same or compatible in design, scale, materials and color with the applicant's home and adjacent homes. Roof pitches must match or be compatible with the roof slope on the applicant's existing home. Roofing materials must match that of the existing home; siding must match existing siding in color, material, size and style. Windows and doors must match those used in the existing home, and should be located in a manner which relates well to the location of exterior other windows and doors in the existing home.
- Drainage - If changes in grade or other conditions, which will affect drainage, are anticipated, they must be indicated on the site plan with appropriate detail. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.

- Colors- The colors of all such improvements must match or complement the colors used on the existing home.
- Construction Materials - must be stored so that impairment of views from neighboring properties is minimized. Excess material should be immediately removed after completion of construction. No debris may be allowed to accumulate during construction.

AIR CONDITIONER (HVAC) UNITS:

Air conditioner units do not require approval of the Covenants Committee if they are installed in the same exact location of the existing base pad or mounting bracket. If the location, type of pad or mounting is revised or changed, then an Application shall be required. It is preferred that the units remain in their original location. However, the relocation of existing units will be considered so long as they are placed near existing units and do not have an adverse audible or visual impact on adjoining lots or open spaces. Window mounted and through the wall units are not permitted.

ANTENNAS AND SATELLITE DISHES:

Antennas and satellite dishes do not require prior approval from the Covenants Committee subject to the guidelines below:

- Size and Type. Satellite dishes that are larger than one meter in diameter are prohibited. Satellite dishes that are one meter in diameter or less, television antennas and MMDS (multichannel, multipoint distribution) antennas are permitted.
- Location. Devices are not to be installed in the front of the lot or on the front facade of a residence so long as another location exists on the lot or residence from which an acceptable quality signal can be received. They are to be located so as to be as visually unobtrusive as possible, without unreasonably increasing the cost of installation, maintenance and use and without precluding the reception of an acceptable quality signal. Whenever possible, the devices should be located in the rear yard, and appropriately screened. If they must be installed at roof level, then they should be situated on the rear side of the roof ridgeline, so as to have no, or minimal, visibility from the front of the home.
- Screening. To the extent possible, dishes and antennas should be screened so that they are not visible either from the street or to other lot owners, with evergreen plant material. However, this screening requirement shall not unreasonably increase the cost of installation, maintenance and use, shall not preclude the reception of an acceptable quality signal and shall not cause an unreasonable delay.
- Color - In order to minimize any adverse visual impact, a device that is affixed to a residence should be painted to match the color of the portion of the house to which it is attached. This requirement shall not void the manufacturer's warranty, shall not unreasonably increase the cost of installation, maintenance and use, shall not preclude the reception of an acceptable quality signal and shall not cause an unreasonable delay.
- Removal – Units that are no longer in service and / or are not functioning should be removed.

ARBOR:

Arbors require approval of the Covenants Committee.

For the purpose of these guidelines, an Arbor is defined as a walk-thru garden structure typically made of wood, metal or PVC which serves as a framework to support climbing shrubs or vines. The Arbor shall not exceed 10' in height as measured from its base. Acceptable materials are wood, wood composite, aluminum or wrought iron. The color should be white or a natural earth tone color. The location shall be restricted to rear yards. Approval will be considered on a case by case basis.

ATTIC VENTILATORS, TURBINES AND METAL FLUES:

Attic ventilators, turbines and metal flues require approval of the Covenants Committee.

Attic ventilators, turbines and metal flues may be considered when painted to match the color of the roof (if roof mounted) or the color of the house siding or trim (if mounted on a gable end). Ventilators must be mounted on the least visible side of the peak so as to minimize their visibility from public areas and adjoining lots.

AWNINGS (RETRACTABLE):

All awnings require approval of the Covenants Committee.

In general, sun control achieved through interior window treatments and/or landscaping is preferred to the installation of awnings. Awnings on individual windows are not permitted. Awnings should be harmonious with and enhance the architecture of the house. The style, size, material and color of the awning must be compatible with the architecture of the house. Retractable awnings will be considered on a case-by-case basis if demonstrated to be clearly compatible with the architectural design and qualities of the home.

Retractable awnings must meet the following criteria:

- Location – The location of any awning cannot adversely affect views, light, or natural ventilation of adjacent properties. Awnings must be located in the rear yard and incorporated into a deck or patio design.
- Material and Color – Fabrics must be either solid colors or stripes (two, one of which must be white), which are compatible with the color scheme of the house. Color scheme of the home must be attached to the application. Pipe frames and mechanical devices for awnings should
- If awnings are removed for winter storage, frames should be secured or removed to the extent possible. All awnings must be maintained in good condition.

BARBECUE GRILLS AND / OR OUTDOOR KITCHENS:

All permanent barbecue grills and / or outdoor kitchens require approval by the Covenants Committee.

They will be permitted provided that they are integrated into either an existing or planned deck or patio. The design, architecture, and color scheme of the permanent barbecue grill and / or outdoor kitchen should be compatible and complement the existing features and architecture of the home.

Outdoor kitchens and Barbecue Grills are restricted to rear yards, shall be setback a minimum of 8' feet from any Property Line and shall not exceed 6' feet in peak height. Temporary / non-permanent Barbeque Grills are permitted and shall be covered when not in use.

Temporary / non-permanent Barbeque Grills do not require approval if the above guidelines are met.

The Applicant assumes all responsibility for the safety and maintenance of barbecue grills and / or outdoor kitchens.

BASKETBALL BACKBOARDS:

An application must be submitted to the Covenants Committee prior to the installation of a permanent basketball backboard.

Permanent basketball backboards are permitted in single family detached lots only and may not be attached to single family homes, garages or carports. They may be affixed to permanent or semi-permanent, free standing poles.

All Basketball Backboards (permanent or portable) shall meet the following standards:

- Poles are painted a solid earth tone, black or gun metal gray.
- Backboards must be acrylic or clear in color.
- No court markings are painted, drawn or otherwise affixed to the playing surface,
- Poles must be located at least six (6) feet from a side lot line and at least ten (10) feet from the front lot line. Final determination will be made on a case-by-case basis where an Applicant requests a variance to these setbacks based upon lot specific circumstances or for townhome lots.
- At all times, the backboard, hoop and net must be maintained appropriately.
- Basketball Backboards are not to be located in close proximity to an adjacent road or sidewalk such that players will interfere with pedestrian or vehicular traffic or otherwise create an unsafe environment for pedestrians and drivers alike.
- Portable basketball setups should be removed when not in use.
- Basketball Backboards of any type shall not be located on common areas, sidewalks or on streets.

CHIMNEYS:

Chimneys require approval by the Covenants Committee.

Chimney additions should be planned and designed with the same care as initial construction and should be visually integrated with the architecture of the house. The design and location must be compatible with the house in style, scale, materials and colors. Metal flues shall be selected, located and installed so as to minimize their appearance on the house and visibility from neighboring properties and the street.

Guidelines:

- Chimneys should be constructed of materials and colors that match, or are harmonious with, the materials and color of the house.
- A masonry chimney should be constructed to match stone, brick and/or other masonry materials used elsewhere on the house.
- A rooftop metal flue should be on the side least visible from neighboring properties (usually the rear sloping roof), be no higher than the minimum required by the County building code, and be painted flat black or a flat finish paint to match the roof color.
- Wooden enclosures of flues shall be constructed of the same materials as the house siding, trim and color.
- Generally, through-the-wall (direct-vent) metal flues will not be approved on an elevation that is visible from the street or is visibly obtrusive.
- Direct-vent metal flues shall be painted a flat finish exterior heat resistant paint of the same color as the wall through which installed. Any peeling of the metal flue paint will require repainting.

CLOTHES LINES:

Clothes lines or similar apparatus for the exterior drying of clothes will be permitted, only when the Covenants Committee finds that such apparatus is not highly visible, is located near the house in the rear yards, and is small in size.

COMPOST BINS:

Compost bins require approval of the Covenants Committee.

Small compost bins will be considered on a case-by-case basis and located in a manner so as to minimize any impact on adjacent homeowners or property. If a compost bin is desired, the use of a pre-manufactured compost bin, which is earth tone in color, is encouraged. Bins must be located to the rear of the property and must be fully screened from the street, open space and adjoining and affected neighbors. All active compost must be treated at all times to prevent odors from escaping. Failure to maintain a satisfactory compost bin and/or the point at which the compost becomes a public nuisance shall indicate an abandonment of the compost pile and violation of these standards.

DECKS:

All decks require approval by the Covenants Committee.

The following standards shall apply:

- Location. Decks must be located in rear yards and shall not break the side plane of the home. Decks shall not be erected forward of the rear plane of a dwelling unit. The side plane is defined as the side-wall without consideration for protrusions to the side-wall (i.e., bay windows, HVAC units). The rear plane is defined as the rear-wall without consideration for any protrusions to the rear-wall (i.e., room extensions, bay windows, HVAC units). The rear plane shall be defined as the rear-wall closest to the front plane. Decks shall comply with the setback requirements found in the County Code.
- Scale and Style. Decks, particularly elevated decks, should be of a scale and style which are compatible with the home to which attached.
- Materials - Pressure treated wood, #2 grade or better or Cedar shall be permitted in most cases. Other materials which may be considered by the Covenants Committee on a case by case basis include Douglas Fir, vinyl and / or composite materials. Round tubular metal balusters (plain, with no decorative element) in white or black will be considered on a case by case basis. Metal, glass panel and / or wire based railing systems are not permitted.
- Standard Details. Decks must be constructed in substantial accordance with the standard design and details which are illustrated in Appendix I-A and I-A1, irrespective of the size of the deck. Two alternative railing details are permitted, a modified Chippendale and Baluster railing with details located in Appendix I-B, and I-C. Sunburst or Starburst panels are prohibited from being installed with either railing detail. Minor deviations in construction which do not alter the basic appearance of the standard deck details will be permitted on a case-by-case basis. All submissions shall indicate which railing detail is to be provided. Posts are permitted to extend above the top rail to accommodate post caps.
- Color: All exposed and visible deck components including posts, fascia, and beams must be pre-colored, treated with a clear preservative, painted and / or stained. Natural wood products may be stained with a clear preservative, stained or painted white or off-white to match the existing trim of the home or stained with a natural wood color which has been approved by the Covenants Committee. Traditional redwood and bright orange tones are discouraged. Non-natural pre-colored deck components will be considered on a case by case basis. All colors must complement the existing house colors. Colors samples must be submitted for Covenants Committee review and approval. Pictures of the home where the deck will be located shall be submitted to facilitate review by the Covenants Committee.
- Under Deck Storage: Elevated decks have an under-deck area that can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space. The use of decorative screening or landscaping to minimize adverse visual impacts is encouraged and may be required by the Covenants Committee, particularly in the case of high decks. The installation of lattice to screen the deck underside is permitted for elevated decks and shall be

reviewed on a case-by-case basis. Lattice should be a minimum of one inch wide, have a diagonal or other complementary pattern, and must be box framed. The storage of any items below a deck is prohibited, unless screening guidelines listed above are implemented. The ground plane under decks must be covered by mulch, river jack stones (1½" diameter min.) or grass and the selected material must be indicated on the deck application.

- Privacy Trellises and Screens: Privacy Trellises and Screens will be permitted if consistent with the size of the deck and home. Privacy screens shall not extend more than three feet above the top rail and comprise not more than 50% of the lateral railing length. For example, a 10' x 20' deck with 40' of railing will not have over 20 feet lateral of lattice screening. All lattice must be box / picture framed, a detailed drawing will be required.
- Enclosures on Decks: Enclosures such as but not limited to screened porches shall be designed to be architecturally similar and compatible with the existing home both in style and material selections. The enclosure will complement the colors of the existing home. In addition, trim, gutters, downspouts and shingles shall match that of the house. The lower railing shall be same as that for decks, or it may have a solid 'knee-wall' that is consistent with the enclosure and matches the house siding in materials and color. The color requirements are the same as for decks. Any elevated structure on a deck such as a screened in roof, gazebo or even a trellis should be setback at least 10 feet from the nearest property line. Where the deck and structure are highly visible to streets or neighbors than the Covenants Committee may ask for an additional setback beyond 10 feet. All posts shall have a minimum finished dimension of 6"x 6". The posts may be built up and wrapped to achieve the final 6"x 6" dimension. Ornamentation and trim work on the posts and structure are required to be consistent with the existing home.

DOG HOUSES / PET STRUCTURES and DOG RUNS:

Dog houses / pet structures require approval by the Covenants Committee.

Doghouses/pet structures must be located in the rear of the property and must be screened from view of the street and adjoining lots. Pre-manufactured doghouses/pet structures may be permitted if of an appropriate style and appropriately placed and screened. Doghouses/pet structures are required to be painted or stained white or to match the trim of the existing home, and should not exceed 12 square feet or be higher than 4 feet above ground level. Alternative colors may be considered and must be compatible with the home. The location is restricted to the rear yard and shall not be closer than five feet to any lot line. The placement should be coordinated with the landscaping of the home. Doghouse/pet structure areas are to be kept free of animal waste and debris.

Dog runs are prohibited. A dog run is defined as an area enclosed on one or more sides by a fence, boards or any other material and intended for holding dogs or other animals for any length of time or restricting the area or space within a yard to limit the movement of a dog or any other animal.

Dogs must be on a leash at all times when off the owner's property. Dog owners are responsible for cleaning up after their pet on common area and on their own lot. Dogs must be kept quiet so that they do not create a nuisance for adjoining lot owners. Whenever your pet is on your property and not

restrained or is under the control of an invisible fence, it is your responsibility to ensure it is not capable of leaving the property to run after a person or another animal.

Note: Structures for livestock or poultry are not permitted in accordance with the Declaration.

DOORS:

All Door modifications including color changes require approval by the Covenants Committee.

Generally, no application is required for the replacement of existing doors, or storm/screen doors, that are the same in type, style and color.

The following standards apply for all applications for door modifications:

- All Doors: Doors shall be compatible in style with the architecture of the house. Doors shall be of quality material and workmanship, and shall be consistent in proportion, detailing and style. The style, material, color, detailing and installation of a new or replacement door must be consistent with that of existing doors.
- Exterior Doors: New exterior doors and / or sliding glass doors may be allowed on a case by case basis for rear or side locations only.
- Front doors: Front doors must be of a style and color compatible and complementary with the style of the home and the existing colors on the applicant's home. New hardware should be compatible and complement that installed by the builder.
- Storm Doors: Storm doors must be full-view. A full-view door is constructed of one solid piece of glass with no panels or cross/bars/vertical bars. Storm doors with retractable or replaceable screen inserts (self storing storm doors) will be considered in the rear yard. Such doors can have no more than one cross bar/vertical bar visible on the door at any time. If such a door is used, the screen or window that can be raised or lowered must be either raised or lowered in its entirety. At no time shall more than one horizontal bar be visible. The adjustable screen or window should be in the fully up or fully down position. Storm doors must match the color of the door or the trim around the door. No kick-plates are allowed. The application must include the manufacturer's specifications including size, dimensions, color, etc. Information provided by the manufacturer's website or brochure is preferred. Full view storm doors, defined as doors where the glass comprises at least 80 percent of the door surface, are permitted. Provided that these criteria are met, there is latitude for a number of styles, including a conservative design and amount of etching on the glass. Approved storm door styles are illustrated in Appendix IV. Doors with decorative features such as grills are not permitted. Doors shall be white or painted to match the color of the home entrance door behind the storm door or trim.
- Garage Doors: Garage doors must remain substantially similar and consistent with the style and color installed by the builder.

DRIVEWAYS/PARKING PADS:

Driveways / Parking Pads require approval of the Covenants Committee.

Extensions, modifications or additions to driveways will be considered only if there is no adverse aesthetic or drainage impact on adjoining lots. The widening, extension or addition of driveways, turnarounds and parking pads shall be consistent with the overall image and character of the community. They should be located and designed to minimize their visual and acoustical impact on neighboring properties. In general, the size of the driveway and related parking pad shall be appropriate for the size of the property on which it is located. It should be constructed on natural grade using a material that is consistent with other driveways and parking pads in the neighborhood. Additions/alterations to existing driveways/parking pads must incorporate the same material, color and detailing as the original driveway/parking pad and shall be submitted for review and approval. Driveway extensions must be of a size and scale, which will complement the property, rather than become a focal point. Extended driveways may not be used for parking inoperable, commercial, recreational, or unused vehicles. Approval is not required for the replacement of an existing, approved driveway/parking pad.

Specific Guidelines:

- Design and location should minimize the removal of trees and other significant vegetation.
- Changes in grade or drainage pattern must not adversely affect adjoining properties. If an adjacent property is adversely affected, owner is responsible for correction.
- Generally, more than one driveway will not be approved on any one property.
- Driveway access from the street should be easy and direct. Maximum grade should relate to the length of the driveway and generally should not exceed 12% or that of the existing driveway. Overall size shall be minimized.
- Driveways shall only connect to the street where curb cuts have been provided.
- A driveway or parking area in the rear yard is not permitted.
- Driveways and parking pads must be constructed of asphalt, concrete, or other approved special paving. Where appropriate, the use of a material such as "grass-crete" or plastic rings, which allow grass to grow through the hard surface and soften the appearance of the paved area, may be appropriate. Loose gravel and unpaved driveways and/or parking pads are prohibited.
- Landscaping shall be provided to compensate for the removal of vegetation and to screen the driveway/parking pad.
- The Applicant must receive Anne Arundel County approval prior to construction.

ELECTRONIC INSECT TRAPS:

Electronic insect traps do not require approval.

Electronic insect traps will be regulated based on the same criteria as for exterior lighting. In addition, no device shall be installed or maintained in such a way as to cause discomfort to adjacent

owners from noise, and may only be operated during those times when the immediate area protected by the trap is occupied by the owner or guests.

EXTERIOR DECORATIVE OBJECTS:

Approval by the Covenants Committee will be required for all exterior decorative objects, whether natural or man-made, which were not part of the original construction design, either as a standard or optional feature. Examples include: bird houses, bird baths, driftwood, weather vanes, sculptures, fountains, free standing poles of all types, house address numerals, and any items attached to approved structures.

These will be evaluated in terms of their general appropriateness, size, location, compatibility with architectural and environmental design qualities and visual impact on neighborhoods and the surrounding area. Sculpture, garden statues, bird baths, bird houses and similar items are generally restricted to rear yard locations and should not be visible from the front yard or a street.

Garden Pots less than 24" high and 24" in diameter with healthy maintained plantings require no approval.

EXTERIOR LIGHTING:

Lighting which is part of the original structure may not be altered without prior approval of the Covenants Committee. All new or additional exterior lighting must be approved.

Proposed replacement or additional fixtures must be compatible in style and scale with the existing home. The following guidelines apply:

- Applications for replacement or additional exterior lighting should include the wattage, height of the fixture above ground, location on the property (shown on a plat map for the lot) and a description of the fixture(s). Information provided by the Manufacturer website or brochure is preferred.
- Individual property light fixtures, including post lights, must match or be compatible with the fixtures originally installed by the builder. Any replacement lighting fixtures shall be equal to or better than that of the surrounding areas. All replacement lighting fixtures on a property must be of the same design and quality. All rear yard security lighting should be provided with wall-mounted decorative fixtures (with or without motion detectors).
- Light sources must be a 'white' light or incandescent light. High-pressure sodium (yellow-orange) lights are prohibited.
- Low voltage landscape lighting located along a walkway or among shrubbery will be considered so long as it does not detract from or overwhelm the overall lighting appearance of the home and property.
- All exterior lighting, including motion sensors, flood lights and entrance lights shall be directed downward and the light should not illuminate outside of the applicant's property. Proposed additional lighting shall not be approved if it will result in an adverse visual impact to adjoining

neighbors due to location, wattage or other features. All fixtures must be maintained in proper working condition and be in like new visual appearance.

- Up-lighting of homes or trees is not permitted. However, a waiver of the requirement may be requested for 3 or fewer trees in the front yard and 5 or less trees in the rear yard where the Applicant can demonstrate that the intensity of the lighting is minimal and that such lighting shall have no impact on adjacent properties.

EXTERIOR PAINTING:

An application is not required in order to re-paint or re-stain an object to match the original color. However, all exterior color changes must be approved by the Covenants Committee.

This requirement includes, but is not limited to siding, doors, shutters, trim, roofing and other appurtenant structures. Change of exterior color should be harmonious and compatible to the colors of the houses in the immediate area. Color scheme should not match immediately adjacent homes.

EXTERIOR SURFACES:

All exterior surface alterations require approval of the Covenants Committee.

Exterior materials and colors were originally selected by the builder to present a uniform architectural theme for the community. Any partial replacement roofing, siding, trim, etc., must match the existing. In the event a material or color is not available or if there is a problem with any material, the Covenants Committee may approve a similar alternate material and/or color. Generally, painted surfaces may only be painted; stained surfaces may only be stained; and unstained surfaces (brick, siding, etc.) may only be replaced with like material and may only be left unpainted or unstained.

FENCES:

An application must be made to the Covenants Committee prior to the installation of any fence. Proper fencing can have a unifying effect upon a neighborhood. Improper fencing can detract from the appearance of a neighborhood. In all cases, fencing shall be constructed with the ‘finished’ side facing out. For pedestrian safety, no corner lot fencing shall be built and/or installed within 5’ of any sidewalk or street.

Standards for approval of fences are provided below.

1. Chain-Link Fences. Chain link fences are prohibited. Chain-link fences are only allowed in Common Recreation Areas (i.e. Pool Recreation Center) as a non-residential use.

2. Lot-Line Fences.

- a. Materials. Fences shall be constructed of pressure treated pine, cedar wood or white vinyl, except that support posts should be constructed of pressure treated pine, #2 grade of better. Black colored powder coated aluminum fencing will only be permitted for the fence type found in Appendix II-C.
- b. Fence Placement. Fences shall be lot line fences, thereby allowing adjacent homeowners to abut existing fences. Fences shall not be erected forward of the rear plane of the dwelling unit, with the exception of corner lots whereby fences can be up to 3/4 of the way up the house. In general, fences shall be located in the rear yard. Corner lot fencing, that portion adjacent to the rear yard, may encroach into the adjacent “front yard” facing the corner street, but shall not be located such that it will interfere with any utility easement. The homeowner is responsible for any incidents as a result of the fence being closer than 5ft to the sidewalk. Any precise fence placement exceptions due to for example, downspouts, easements and/or trees, will be considered on a case by case basis. Fences may not be located back to back with an adjoining fence.
- c. Standard Fence Detail. The Spaced Picket Fence, Four Board Paddock Fence and Black Aluminum Fence are three fence styles that can be used. These fence styles are described below and illustrated in Appendices listed below. Fences shall be installed so the finished side is seen when looking at the fence from locations external to the lot (i.e., the street). Please note, all gates must match the fence style that they accompany.
 - Four Board Paddock Fence. This fence style may be approved for all rear yard locations on single-family detached homes in the community. See Appendix II-A for Fence Detail. Minor deviations in construction that do not alter the basic appearance of the standard fence detail will be considered on a case-by-case basis.
 - Spaced Picket Fence. This fence style may be approved for all rear yard locations on single family homes in the Community. See Appendix II-B for Fence Detail. Minor deviations in construction that do not alter the basic appearance of the standard fence detail will be considered on a case-by-case basis.
 - Black Aluminum Fence. This fence style may be approved for all rear yard locations on single family homes in the Community. See Appendix II-C for Fence Detail. Minor deviations in construction that do not alter the basic appearance of the standard fence detail will be considered on a case-by-case basis. However, the fence detail shall not deviate from having one top and one bottom rail with the pickets located in between the top and bottom rail. No decorative embellishments (circles, spear tops, etc...) shall be permitted. Fence shall only be permitted in black.
 - Board on board and privacy fencing are not allowed.
- d. Color: Fences must be painted, pre-colored, treated with a clear preservative and / or stained. Natural wood products may be stained with a clear preservative, stained or painted white or off-white to match the existing trim of the home or stained with a natural wood color which has been approved by the Covenants Committee. Traditional redwood and bright orange

tones are discouraged. All colors must complement the existing house colors. Color samples must be submitted for Covenants Committee review and approval. Pictures of the home where the fence will be located should be submitted to facilitate review by the Covenants Committee. Fences must be re-stained at a minimum of every two (2) years. Color sample must be submitted for approval.

FIRE PITS:

Fire pits require approval by the Covenants Committee.

Fire pits are permitted in rear yard locations only and shall be part of a patio design. They shall be setback at least ten (10) feet from the nearest property line. Fire pits must be fully contained or enclosed by a non-combustible hardscape element such as metal or stone to prevent accidental spread of fire. All fires must be put out when not in use; fires may not be left unattended.

Fire pits shall not be permitted to create a nuisance for adjoining properties due to excessive smoke or concerns for safety.

Applicant assumes all responsibility for the safety and maintenance of the Fire Pit.

OUTDOOR FIREPLACES:

Outdoor Fireplaces require approval by the Covenants Committee.

Fireplaces are permitted in rear yard locations only and shall not exceed 8' in height. They shall be setback at least ten (10) feet from the nearest property line. Fireplaces must be fully contained by a non-combustible hardscape element such as metal or stone to prevent accidental spread of fire. All fires must be put out when not in use, fires may not be left unattended. Applicant assumes all responsibility for the safety and maintenance of the Outdoor Fireplace.

FIREWOOD:

Firewood does not require approval by the Covenants Committee if the following standards are met:

- Firewood shall be kept neatly stacked and is restricted to rear yards.
- Piles larger than three cords require approval. Piles longer than 6' should be 2 rows deep minimum. Piles must not exceed 4' in height for safety.
- Firewood shall not be located in highly visible locations & shall not be visible from an adjacent roadway.
- It shall be stored in such a manner as to avoid adverse visual impacts for adjoining properties or open space.
- The use of brightly colored tarps or covers will not be permitted. Where such a cover is required the color shall be a muted brown or tan and shall be securely affixed to the woodpile. Firewood may not be stored on community open space.

- Screening may be required to meet the above standards.
- Other than a limited quantity of firewood intended for immediate use, firewood shall not be stacked on patios or decks.

FLAGPOLES AND MASTS:

All Flagpoles and masts require approval of the Covenants Committee.

Installation of free-standing flagpoles, anchored flagpoles or stationary masts (or similar structures) is discouraged.

Commemorative or decorative banners, or the flag of (i) the United States, (ii) the Commonwealth, (iii) any active branch of the armed forces of the United States, or (iv) any military valor or service award of the United States may be displayed from a flagpole, no longer than six (6) feet, attached to the side of the building at an angle. Final determination shall be made on a case-by-case basis.

GARAGES:

Garages may not be converted from use as vehicle storage to another use. Plans for structural and/or aesthetic alteration of a garage must be submitted to and approved by the Covenants Committee (see Additions / Exterior Alterations).

GAZEBOS (PRE-FABRICATED), TENTS, AND PAVILIONS:

Gazebos (Pre-Fabricated), Tents, and Pavilions and similar structures may be used in yards on a temporary basis without approval of the Covenants Committee with the condition that any such structure must be removed within calendar 3 days of installation, otherwise it is considered permanent.

Permanent Gazebos (Pre-Fabricated), Tents, and Pavilions and similar structures require approval of the Covenants Committee.

Permanent Gazebos (Pre-Fabricated), Tents, and Pavilions and similar structures should be consistent with the visual scale of the home. Fabrics must be either solid colors or stripes (two, one of which must be white), which are compatible with the color scheme of the home. The color scheme of the home must be attached to the application. Structural supports must either be black, dark brown, or match the trim or dominant color of the home. Structural supports for approved permanent structures must be disassembled and stored out of open view once the fabric has been removed. Once a permanent structure has been approved, the structure may be erected in subsequent years in the same location without needing additional approvals. The initial approval is operative as long as the structure and location remain the same as at the time of that approval. Any tent that is placed on a deck or patio or in the back yard must be free standing and cannot require anchoring or tethering by the use of any rope, wire, cord, etc. If rope, wire, or cord is

used, the tent or pavilion is considered temporary and must be removed within three calendar days. The structure is restricted to the rear yard and shall not break the side plane of the home. Landscaped screening may be required for highly visible locations. All Permanent Gazebos (Pre-Fabricated), Tents, and Pavilions and similar structures must be maintained in good condition.

GAZEBOS (PERMANENT / NOT PRE-FABRICTED):

Permanent Gazebos (not-prefabricated) require approval of the Covenants Committee.

- Size and Scale**— Gazebos should be appropriate to the size of the home as sited on the lot. They must meet Anne Arundel County minimum setback requirements.
- Location and Style**— Gazebos are restricted to rear yards, shall not be located in highly visible yards or locations and shall not be readily visible from an adjacent roadway. Ground level gazebos should be setback from adjacent property lines a minimum of one foot in length for every foot of peak height. The setbacks for Gazebos on Decks shall follow the Deck guidelines. The Applicant should demonstrate that views from adjoining and adjacent lots are not adversely impacted.
- Materials and Color**— Gazebos shall be constructed of wood, wood composite, or PVC and must be painted or stained white, off-white or to match the trim of the home. When incorporated with a deck, the gazebo must match the color scheme of the deck. Roof material shall be the same as that of the existing home. Screen material must be a dark nylon or aluminum type.

GENERATORS:

All permanent generators require approval of the Covenants Committee.

Design, scale, and materials should compliment the existing house and lot. Approved devices must be kept in the location on the plat as part of an approved application, or are otherwise subject to removal. The desired location is the backyard or in an area that locates the generator to minimize the noise and visibility to neighbors. The Applicant must demonstrate a plan to minimize the noise and visibility impacts to adjacent neighbors.

GREENHOUSES AND PORCHES:

Greenhouses and porches (not associated with a deck) require approval from the Covenants Committee.

The following standards shall apply:

- Location** - Greenhouses and porches shall be located in the rear yard and attached to the home (not freestanding). They should be setback a minimum of 10 feet to any property line or as required by Anne Arundel County – whichever is greater.

- Size and Scale - Greenhouses and porches should be appropriate to the scale of the home as sited on the lot. They must meet Anne Arundel County minimum setback, height, and other requirements.
- Material and Color - Greenhouses shall be a glass enclosure. Porches should match the existing house in materials and color. Screened porches shall be constructed with dark nylon or aluminum screen color. The use of a shed type roof is discouraged. In all cases, the porch roof must be shingled to match the existing house.

GREENHOUSE WINDOWS:

Greenhouse windows require approval of the Covenants Committee. (Greenhouse Windows are clear enclosures which may be attached to an existing window which have a shelf or shelves on which to place plants.)

Greenhouse windows may be installed on the rear area of a home so long as the color and materials in the window match those in the existing house. They shall not exceed the size of the existing window or extend more than 18" off of the home.

GUTTERS AND DOWNSPOUTS:

The design, color and location of gutters and downspouts must be compatible with the architecture and colors of the house. No application is required for the replacement of existing approved gutters and downspouts of a similar size and appearance in the currently approved location. No application is required for a short downspout extension as long as the redirected water does not detrimentally impact any adjacent property. Gutter systems which include caps/hoods/rain guards require approval and will be reviewed on a case-by-case basis. The caps should have a simple design with a low profile, and be finished in the same colors as the gutters and downspouts

Specific Guidelines:

- Gutters and downspouts shall be painted to match existing gutters and downspouts, or may be painted the color of the surface to which they are attached, or the existing trim color.
- Downspouts must be brought to grade and splash blocks or ground spreaders must be provided.
- Downspout extensions, including underground drainpipe, must not detrimentally impact any adjacent property.

HEATING DEVICES (OUTDOOR):

All permanent outdoor heating devices require approval of the Covenants Committee.

Construction design, scale and materials should complement the existing house and lot. Approved devices must be kept in the location shown on the plat as part of an approved application, or are otherwise subject to removal.

HOT TUBS AND SPAS:

Hot tubs and spas (exterior application) require approval of the Covenants Committee.

The application must include the manufacturer's specifications including size, dimensions, color, etc. Information provided by the manufacturer's website or brochure is preferred. All hot tubs and spas must be located in the rear yard, screened from adjacent views, and shall not break the side plane of the home. Hot tubs and spas shall be integrated into a deck or a patio with like building materials, whether it is matching in color or structural surround. All mechanical systems for spas and hot tubs shall be hidden from public view, including adjacent neighbors and street frontage. This can be accomplished via landscape screening and/or construction of covering to match deck or patio. All chemicals and maintenance equipment for spas and hot tubs shall be hidden from view.

HOUSE NUMBERS:

House numbers do not require approval and should complement the architectural style of the house. House numbers should be compatible in design and located to be clearly visible. The installation of house/unit numbers shall be in accordance with the following guidelines:

- House/unit numbers should be located immediately adjacent to the front entrance or door. Numbers should also be placed on a curbside mailbox, where applicable.
- House numbers should be located near or under a light for nighttime visibility. Internally lit numbers are not appropriate.
- House numbers must be legible, Arabic numerals, no taller than 6 inches and should contrast with the color of the background to which attached.
- Custom designed house numbers may be acceptable if they are simple, appropriate, and relate to the architecture of the house.
- Homeowners are encouraged to seek the advice of the Covenants Committee when compliance with these guidelines is not certain.

LANDSCAPING:

There shall be no adverse drainage impact to adjacent neighbors and/or common area. Landscape plantings shall not interfere with any site distance easements along any publicly maintained streets. Plantings should also not impact ingress and egress to any driveway and/or entrance. An application is not required for the following modifications:

1. Planting of annuals or perennials in existing beds.
2. Installation of new beds less than four feet wide (at existing grade) around the perimeter of the house foundation (and deck, patio, or fence if present) and perimeter of the rear of the lot, provided that plants installed have a mature height of less than eight feet.
3. Installation of new beds less than three feet wide (at existing grade) adjacent to walks from the driveway to the front of the home, provided that plants have a mature height of less than three feet.

4. Installation of new beds less than two feet wide (at existing grade) around a mailbox post and around transformer/utility boxes, provided that plants have a mature height of less than three feet, and maintenance access is allowed. Applicant will be responsible for obtaining permission from the appropriate utility company for any planting around transformers and existing utility easements as well as any Right-Of-Way.
5. Installation of individual landscaping on the lot, provided that such plantings at maturity are in scale, with the home and lot and do not interrupt designed drainage pattern and swales.
6. The installation of one individual tree on the lot, provided that such planting at maturity is in scale with the home and lot and does not interrupt designed drainage patterns and swales.

Any other landscaping modifications including the following require application and review by the Covenants Committee. Landscape materials may not be installed on ingress/egress easements shown on a site plan or plat map. There shall be no adverse drainage impact to adjacent neighbors and/or common area.

1. Removal of grass and replacement with mulch or landscape ground cover, except in the case of the pre-approved locations above. (This will be considered for limited areas; on steep slopes, for example.)
2. Stone, masonry or keystone landscape walls. Walls intended as a landscape feature should not exceed two feet in height. The use of natural stone is preferred. However, brick or cultured stone may be approved if consistent with design characteristics of the home and adjoining properties. All non-natural masonry materials must be decorative and submitted for case-by-case approval.
3. Any modifications that require construction (including retaining walls or garden structures, such as trellises, gazebos, etc.) or result in a grade change.
4. Approval is required for any shrubs or trees, which are intended to form a hedge or natural screen, which will be more than three feet in height. Landscape screens or barriers may be approvable in order to define private space or block undesirable views. However, the Committee will consider any adverse impacts on adjoining lots, including the disruption of sight lines for adjoining properties and interruption of designed drainage patterns. Landscape screens or barriers are not permitted on front yard lot lines.
5. Any proposed improvement which is of such a scale or type as to be potentially inconsistent with the scale and design features of the home, adjacent homes and the surrounding area.
6. Installation of edging material around existing or approved beds, provided that it is installed flush or within two (2) inches of ground level. Approval to be made on a case-by-case basis.

LANDSCAPE SCREENING:

The Covenants Committee at its discretion may require landscaping or screening to soften the impact of any proposed improvement / use as a condition of their approval of an Application.

LAWN FURNITURE:

Lawn furniture does not require approval as long as it is in the rear of the home. The use of interior furniture on patios, decks, porches and in yards is prohibited. Furniture left outdoors must be kept in good repair. Outdoor furniture must be of a scale and style, which does not detract from the appearance of the area.

MAILBOX AND POST:

Mailboxes and / or posts do not require approval of the Covenants Committee provided the following guidelines are met. Any new mailbox and / or post must match in design, scale, and color of original mailbox and/or post. The mailbox and post must be located in the same location as the prior mailbox and post.

PATIOS:

All patios require approval of the Covenants Committee.

Patios provide a means for ground level extension of indoor space with less visual impact than elevated decks. Patios must be located in rear yards. On a corner lot for a single family detached home, the patio may not extend more than 5 feet past the side plane of the home closest to the adjacent roadway. Any adverse drainage impacts, which might result from the construction of a patio should be considered and remedied. All Patios and Terraces shall be setback 5' feet or more (as may be determined by the Covenants Committee) from the nearest property line on single family detached lots to allow for adequate separation from adjacent property and to provide room for landscaping and / or screening. Patios shall be constructed with high quality materials including concrete pavers, brick pavers, stone pavers, stamped or exposed aggregate concrete. Plain (uncolored or colored) concrete is discouraged unless it is integrated as a design component with other materials as listed above. Other materials will be considered on a case by case basis and approved where the Covenants Committee finds that said materials is of a high quality and will match the architecture of the home.

Seating and or Decorative Walls shall maintain same setbacks as patio and be constructed with high quality materials including concrete masonry units, brick or stone. Where applicable, a matching or compatible top cap shall be provided. Other materials will be considered on a case by case basis and approved where the Reviewer finds that said materials are of a high quality and will match the architecture of the home. Seating or Decorative walls should generally not exceed 2' feet in height.

PONDS:

Decorative garden ponds require approval of the Covenants Committee.

Gardens ponds must be located in rear yards. Any adverse drainage impacts, which might result from the construction of a garden pond should be considered and remedied. Ponds should not create an adverse noise nuisance to adjacent properties.

All garden ponds shall be setback 5' feet or more (as may be determined by the Covenants Committee) from the nearest property line on single family detached lots to allow for adequate separation from adjacent property and to provide room for landscaping and / or screening.

Prefabricated molded pond basins should be decorated with natural stones and the basins shall not be seen from adjacent properties. The height of any waterfall shall not exceed 2 feet and the size of the pond shall not exceed 8' long x 8' wide.

The water in the pond shall be maintained and kept clean. Failure to keep the water clean shall be considered a violation of the terms of approval and removal of the pond may be requested. Due to the creative nature of pond design, review will be on a case by case basis.

All ponds must meet Ann Arundel County standards for free standing bodies of water, and homeowner assumes all liability of water's potential of becoming an attractive nuisance.

PORCHES (front yard locations):

Porches (this section applies to unscreened porches attached to the principal home) require approval of the Covenants Committee (see Greenhouses and Porches for rear yard applications).

Specific Guidelines:

- The structure must complement and be compatible with the existing house in style, scale, and design.
- Porch railings shall be constructed of wood, wood composite, or PVC and must be painted or stained white or to match the trim of the house.
- The size and location of the porch should be appropriate to the existing house and space available on the property.
- The design and location should consider any adverse impact on neighboring properties, including changes in grade or drainage. Any adverse effects to the neighboring properties shall be the responsibility of the owner to correct.
- Unscreened porches must be attached directly to the house and will match the existing architecture of the home.
- Supplemental landscaping may be required to compensate for the removal of vegetation and to visually soften the addition.

RAIN BARRELS:

Rain Barrels and other similar rainwater harvesting systems must be approved by the Covenants Committee.

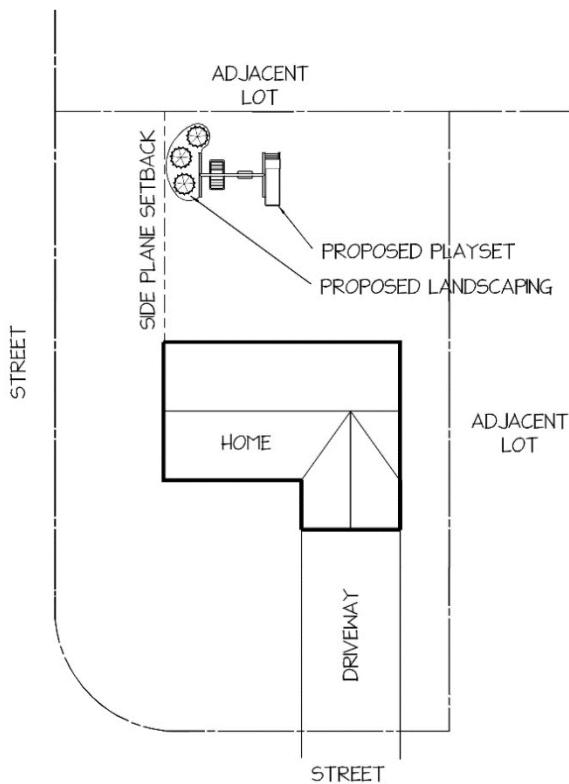
Rain Barrels and other similar rainwater harvesting systems must be located in an inconspicuous location and take advantage of less visible areas of the side or rear yards. It may not be located in front yards. The color and finish of the product must be complementary and compatible with its surroundings.

The overflow shall discharge in the same location as the downspout to which the system is connected and shall not create adverse drainage conditions.

RECREATION AND PLAY EQUIPMENT:

Permanent or semi-permanent play equipment, which constitutes a structure, such as swing sets, playhouses, sand boxes, etc., require approval of the Covenants Committee and are subject to the guidelines below.

1. Location. All play equipment must be located in the rear yard and should be set back a minimum of 6 feet from the rear and side property lines. The play area resulting from this equipment should not encroach onto other properties. Careful attention and thought should be given to placement in a location where the play equipment is the most harmonious and coordinated with the characteristics of the lot. On corner lots, the equipment should not be located past the corner of the home (side plane) where the backyard faces an adjacent street – see example below:



Note: In cases where the setback from the house to the street property line (right-of-way) is greater than 20 feet, the Applicant may request a setback beyond the side plane, but no closer than 20 feet to the street property line. This will be considered on a case by case basis where the Applicant can demonstrate that there is no reasonable location elsewhere on the lot for the play.

2. Size and Scale. The size of any play equipment should be compatible with the size of the lot. The footprint of the equipment shall not exceed a maximum width of 20 feet and a maximum depth of 15 feet (not including safety zones) and the height shall not exceed 12 feet.

3. **Screening.** All play equipment should be sited so as to have the minimum visual and noise impacts on adjoining lots. To soften the impact of any type of play equipment, the Covenants Committee shall require softening with landscaping per the guidelines listed below. The purpose of this requirement is NOT to entirely screen the play equipment, but rather soften and enhance the view.

Landscaping Guidelines:

Existing Woods Line: A playset may be located along a woods line or within the woods (when permitted) where the removal of healthy trees is generally discouraged. In this scenario a defined play surface area around the playset will be coordinated with the edge of the woods. If approved, no additional landscaping will be required.

Existing Trees: Existing trees may be used to meet the landscaping requirement provided the Applicant include an accurate drawing showing the location of the existing trees around the playset and a brief narrative indicating how softening is achieved. If approved, no additional landscaping will be required.

Pre-approved Landscaping: The following options for landscaping will be approved provided the Applicant include an accurate drawing showing the location of the pre-approved plants around the playset.

Options:

- 1) Three (3) Evergreen Trees at a height of 4' to 5' at the time of planting.
- 2) Two (2) Deciduous Shade Trees at a size of 1 $\frac{3}{4}$ " caliper at the time of planting.
- 3) Three (3) Ornamental Trees at a height of 6' to 7' at the time of planting.
- 4) Six (6) tall Maiden Grass at a 3 gallon size (minimum height of 24") at the time of planting.

Applicant Proposed Landscaping: The Applicant may submit a unique design specific to their property and desires for consideration. The Applicant shall include an accurate drawing showing the location of the proposed landscaping around the playset and a plant list showing the names, quantities and sizes of the specified plants. The Covenants Committee will review on a case by case basis.

4. **Material and Colors.** The use of wooden play equipment is encouraged. Metal play equipment, exclusive of the wearing surfaces, should be painted dark tones to blend with the natural surroundings or, if located adjacent to a home, painted to match the background or screening structure. The use of bright colors on play equipment should be minimized. However, most play structures available for purchase have bright colored plastic and/or fabric elements and will generally be acceptable if the basic structure itself is wood or metal which can be painted in accordance with this guideline. Applications for such play equipment should include a color photograph or catalogue cut sheet, the physical dimensions of the equipment and proposed location on the lot. Equipment shall be kept in operable condition and shall not become visually obtrusive.

RETAINING WALLS:

All retaining walls require approval of the Covenants Committee.

They may be located in any yard within the lot. Any adverse drainage impacts, which may result from the construction of a retaining wall should be considered and remedied.

All retaining walls shall be setback a minimum of 5' feet (as may be determined by the Covenants Committee) from the nearest property line to allow for adequate separation from adjacent property and to provide room for landscaping and/or screening. Heights above 2' are discouraged and may require a greater setback as determined by the Covenants Committee.

Retaining Walls shall be constructed with high quality materials including brick, natural stone or high quality concrete products. Other materials will be considered on a case by case basis and approved where the Covenants Committee finds that said materials is of a high quality and will match the architecture of the home.

ROOFING:

Generally, no application is required for the replacement of existing roofing that is similar in material and color – otherwise approval of the Covenants Committee is required. The following standards shall apply:

- New or replacement roofing, including the design and material, shall be appropriate in appearance and quality to the style and design of the house.
- The roofing material and color should be compatible with other approved roofing in the neighborhood.
- When replacing roofing, the entire structure should be reroofed at one time. Partial reroofing is generally not allowed unless the additional/replacement roofing exactly matches the existing roofing.
- Replacement roofing material and associated elements should be similar in appearance and quality to the existing approved roofing.
- A change in roof color must comply with the guidelines.

SEASONAL DECORATIONS:

Seasonal decorations do not require approval. They may be erected up to 4 weeks before, and must be removed 3 weeks after the holiday for which they are intended.

SECURITY DEVICES:

Security Devices require approval of the Covenants Committee.

Any security equipment including cameras, fixtures and conduits shall be designed, located and installed so as to be an integral part of the architecture of the building and not detract from its design and appearance. Barred or ornate metal security doors, windows or grilles are prohibited. Two security signs are permitted, one in the front yard and one in the rear yard.

SHEDS:

Storage Sheds require approval of the Covenants Committee.

The structure and the location of storage sheds will be considered on a case-by-case basis.

Any

storage shed can have a negative aesthetic impact on neighboring lots and ill-placed or poorly

designed sheds can visually and functionally negate an otherwise desirable residential area.

Therefore, it is important to remember when selecting a shed location that there are needs other

than storage, which must be considered.

Design Criteria for Detached Storage Sheds:

The architectural design of a detached storage shed should be compatible with the design of the

house, (i.e. the same or similar materials, same color scheme, compatible roof pitch and

compatible detailing). The roofing shingles must substantially match the color and material of

those on the existing home. Metal, resin / plastic, or barn type sheds are not permitted.

Location:

- Free-standing sheds: Must be located in rear yards and shall meet the setback

requirements of Anne Arundel County.

- Lean-to sheds: May be located on the side of a home, but no closer than 8 feet to the front corner of the home on the side where the shed is proposed. They must meet the setback requirements of Anne Arundel County, but must also meet a minimum setback of 7 feet to any lot line. They must also be setback at least 5 feet from any exterior features

Color:

of the home such as a fireplace, bay window, etc...

- Siding: Must match the color of the existing siding on a home. If a lean-to style is

proposed, then the material should be compatible with the existing home. (IE: vertical

Size:

siding would not be consistent with horizontal siding for example).



- Doors: Shall match the color of front door or garage door on the existing home.

- Windows and trim: Shall match the color of the trim on the existing home.

- Shingles: Shall match the color of the shingles on the existing home.

Free-standing sheds: Must be not greater than 100 sf in area and no greater than 10 feet in length on any one side. They shall not exceed a peak height of 12 feet.

- Lean-to sheds: Must not exceed 8 feet in length, 4 feet in depth and the height should be consistent with any existing fireplace, window or other significant architectural feature of the existing home but shall not exceed 9 feet in peak height.

Additional standards for a lean-to shed:

- Additional landscaping or screening shall be required if the Covenants Committee deems that the proposed shed is in a high visibility area. Typically, an evergreen shrub measuring at least 36" at the time of planting will be required for the side of the shed facing the main street in front of the existing home.
 - Doors for lean-to sheds must be parallel with the existing home (typically the longer side of the shed).
 - The Application shall include a picture of the side of the home where the shed is proposed and a neatly drawn and properly scaled elevation drawing showing the accurately scaled shed in relation to the other features of the home. No Application will be accepted for review without this important information.
- Lean-to sheds will not be permitted on the side of a home facing a street (such as a corner lot) or any other highly visible area not at least partially shielded by an adjacent home.

SHUTTERS:

Shutters should be harmonious with the architecture of the existing house regarding the style, size, material and color of the shutters. No application is required for the replacement of existing approved shutters with shutters that are the same in style and color.

The following standards shall apply:

- New shutters should be applied to all windows (currently with shutters) on an elevation, on both sides of a window, matching the size and configuration of the window.
- Removal of existing shutters without replacements must be submitted for review and approval.
- A change in the shutter color will require approval.

SIDEWALKS/WALKWAYS/RAMPS:

Sidewalks / Walkways / Ramps require approval of the Covenants Committee.

A new or replacement sidewalk or walkway should be constructed of natural-colored concrete, aggregate, brick, stone, slate, flagstone, or other appropriate paving material and shall be submitted and reviewed when visible from the street. Modifications and additions to existing sidewalks or walkways must incorporate the same material, color and detailing as other approved sidewalks. All structures for handicapped access, which are visible from the street, shall be submitted for review and approval for compliance with the design guidelines and meet all local, state and federal regulations.

The following standards shall apply:

- Sidewalks should generally be a minimum of 3' and a maximum of 5' in width.
- Location should minimize any removal of trees or other significant vegetation.
- Changes in grade or drainage pattern must not adversely affect adjoining properties. Owner will be responsible for correcting drainage problems when created by construction.
- Sidewalks shall be of natural-colored concrete, aggregate, brick, stone, slate, flagstone or other approved paving.
- Slope and handicapped access should be considered where necessary.
- Landscaping may be required to compensate for the removal of vegetation.
- Asphalt sidewalks are prohibited.
- Sidewalks should be set back at least **two** feet from the property line and installed flush to the ground.
- Any disturbed lawn, beds, etc. must be restored.

SIDING:

Siding style, material and color shall be compatible with that of the house. No application is required for the replacement of existing siding with siding that is identical in style, size, material and color – otherwise approval of the Covenants Committee is required.

The following standards shall apply:

- When replacing siding, all existing siding on the house should be replaced at one time.
- The proposed siding material and trim details should be the same as the existing approved siding.
- The proposed siding color should be the same as the existing approved siding color or approvable under the guidelines.
- Composite siding must be protected with stain or paint to prevent an uneven weathered appearance.

SIGNS/TEMPORARY SIGNAGE:

Signs should be selected, designed and located so as to provide effective communication while minimizing their visual impact on neighboring properties and the neighborhood. All signage must comply with the local ordinances and regulations.

The following standards shall apply:

- One temporary sign advertising the property for sale or rent is allowed. One "open house" sign may also be used the day of an open house. Signs may not exceed 4 square feet in size. All real estate signs must be removed after three (3) days from the date of conveyance of the home, or the execution of the lease agreement, as applicable.
- No more than two political campaign election signs are allowed per property. These signs must be removed immediately after the election.
- Signs shall not obstruct any traffic sight lines.

- A sign displayed in a window, and intended to be read from the exterior of the property, must be reviewed and approved.
- Signs must be well constructed, with good quality materials and must be maintained in an orderly manner at all times.

SKYLIGHTS:

New skylights require approval by the Covenants Committee. However, no application is required for the replacement of existing approved skylights of the same size and appearance in the currently approved location

The following standards shall apply:

- Skylights should be visually integrated with the architecture of the house regarding style, location, size and color.
- New skylights shall match existing skylights.
- Skylights shall have a low profile and lie flat on the roof.
- Skylights shall be installed parallel with the roof ridge and edges.
- The frame color shall match or be compatible with the roof color.
- Skylights should be located on the rear roofline of the dwelling

SOLAR PANELS, WIND TURBINES, WIND MILLS AND OTHER GREEN TECHNOLOGIES:

All solar panels, wind turbines, wind mills and other green technologies require approval by the Covenants Committee.

Green Technologies must be inconspicuous from the street, public areas, neighboring properties and generally located in rear yards. The scale must be small and residential in nature. When mounted to a home, they should be compatible in color and located on the rear roofline or elevation – hidden from adjacent view. They should be well integrated into the architecture and landscaping. Each Application for Green Technologies will be reviewed on a case by case basis.

Note: Please refer to Appendix VI for specific guidelines regarding Solar Panels.

SPRINKLER/IRRIGATION SYSTEMS:

Permanent underground sprinkler / irrigation systems require Approval by the Covenants Committee.

The Application should include a house location survey / plat or other drawing showing the property boundaries and existing features. The Applicant shall provide highlighting or similar graphic to indicate where the Sprinkler / Irrigation is to be provided. The Applicant shall also provide the following statements:

- I shall be responsible to remedy and / or repair any adverse drainage conditions onsite or on offsite properties caused by the Sprinkler / Irrigation System.
- I shall maintain the Sprinkler / Irrigation System so that it shall not spray water on offsite property.
- I shall promptly remove at my own cost any part of the Sprinkler / Irrigation System found to be installed in any easements, offsite property, right-of-way or other encumbrances which have been determined to prohibit said Sprinkler / Irrigation System.

It is preferred that the Applicant follow any guidelines established by Anne Arundel County regarding the operation of Sprinkler / Irrigation Systems.

STONE GROUND COVER:

Groundcover other than brown double shredded hardwood mulch or turf grass requires approval of the Covenants Committee.

River Jacks or other natural appearing stones will be reviewed on a case by case basis. White Limestone or White Granite Stone is discouraged.

STORM WINDOWS:

Storm Windows require approval of the Covenants Committee.

Exterior storm windows may be considered where the style of the windows and frames match the style and color of the existing window. White colored frames may be acceptable in certain specific cases.

STORAGE CONTAINERS:

A total of two small containers will be allowed per home to be located either on the deck or yard. All storage containers must be located in the rear of the home and are preapproved under the following guidelines:

1. The height of the storage unit must not exceed the height of the deck railing where applicable.
2. Color of containers must be compatible and / or compliment the color of the home.
3. The size of containers are not to exceed 5' wide x 2.5' deep x 3' high

STORAGE OF BOATS, TRAILERS, CAMPERS, MOBILE HOMES AND RECREATIONAL VEHICLES:

Storage of Boats, Trailers, Campers, Mobile Homes and Recreational Vehicles require approval by the Covenants Committee.

Specific guidelines concerning prohibited vehicle types and the areas in which permissible vehicles may be parked or stored are listed below:

1. The following types of vehicles shall not be permitted to be parked or stored outdoors on any residential lot, common parking area, or private street:
 - a. Any motorcycle, boat (including jet skis) or boat trailer.
 - b. Any motor home, mobile home, trailer, self-contained camper or fifth wheel vehicle.
 - c. Any truck with a camper slip-on where the camper is higher than the roofline of the cab of the truck.
 - d. Any other vehicle not defined above which is not normally or regularly used for daily transportation, including dune buggies, non-operational automobiles or other automotive equipment not licensed for use on the highways of Maryland.
 - e. Any vehicle with commercial signs, advertising or visible commercial equipment will be reviewed on a case-by-case basis.
 - f. Any private or public school or church bus.
 - g. Any vehicle not in service or good repair.
2. Any vehicle falling in the above classifications may be stored in a garage out of open view.
3. Prohibited vehicles owned by a guest of a resident may park such vehicles within the community for a period not to exceed 5 days.
4. Prohibited vehicles owned by residents may be parked on the resident's lot for a period not to exceed two consecutive days and not more than two times per month.

SUN CONTROL DEVICES:

Sun Control Devices require approval of the Covenants Committee.

The manner in which sun control is implemented can have a significant affect on the exterior appearance of a house and the desirable benefits of sun exposure in the winter, fall and spring. Materials are available for application on inside of windows to reduce thermal transmission and glare; however, no shiny surfaces may be visible to the exterior of the home. These materials may provide effective and economical alternatives to awnings and trellises. Effective sun control can often be provided by such simple measures as planting deciduous trees to shade windows from undesired sun exposure. Sun control devices should be compatible with the design character of the house in terms of style, color and materials.

SUNROOMS:

Sunrooms require approval by the Covenants Committee.

Sunroom additions should be planned and designed with the same care and consideration as initial house construction and shall be submitted and reviewed for approval. The sunroom addition shall

be compatible with the existing house in style, character, scale, massing and the use of materials, colors and details.

The following standards shall apply:

- The design and location should consider any adverse impact on neighboring properties.
- Sunroom additions shall be attached directly to the house. Freestanding structures are prohibited.
- The location for placement is on the rear of the house.
- The new roof pitch should be compatible with the existing roof.
- New windows and doors should be the same or compatible with those of the existing house.
- When located on a deck, the sunroom should be integrated both visually and structurally with the deck.
- Where the sunroom is to be located on an upper-level deck, special attention must be given to the massing of the addition; including the incorporation of structural skirting and/or landscaping to hide the understructure and visually integrate the sunroom/greenhouse with the house.
- Additions should be located to minimize any tree removal.
- Supplemental landscaping may be required to compensate for the removal of vegetation or for screening.

SWIMMING POOLS (in ground only):

All pools must be approved by the Covenants Committee and shall meet the following guidelines:

Swimming Pools and associated decking must be setback a minimum of 7' feet from the rear and side yard property lines. Within the 7' setback, landscaping shall be provided to adequately screen the pool from adjacent view. Pools and the associated pool decking cannot extend forward of the rear plane of the home. In the event that the setback or other requirement for Anne Arundel County is more stringent than these guidelines then it will take precedent. All other regulations and required

permitting must follow applicable Anne Arundel County Code provisions. Above ground pools are not permitted.

Heavy / Abundant privacy landscaping must be used to screen from the adjacent properties.

Decking and coping materials shall be reviewed on a case by case basis. If plain (uncolored or colored) concrete is used, the view from external properties shall be minimized.

Accessories (such as rock features and slides) shall be reviewed on a case by case basis and may require screening as determined by the Covenants Committee. Bright colors are discouraged.

Pool equipment must be located in the rear yard or in the side yard adjacent to A/C units, but no closer than 15' feet from the front corner of the home on the side where the equipment is to be located. The equipment shall be architecturally screened to create a solid enclosure with either wood or masonry to match the home. Boxed in lattice shall not be considered an effective solution due to its transparency and lack of noise mitigation qualities. The height of the pool

equipment, including separate electrical and control boxes, shall be kept to a minimum where possible and the height of the enclosure shall match the height of the tallest piece of equipment. When the enclosure is constructed of wood, it shall be painted to match the light trim color of the home or darker colors may be considered on a case by case basis.

TRASH/RECYCLING CONTAINERS:

Trash/Recycling Containers do not require approval. Trash cans, and recycling containers must be stored in the garage out of open view of adjoining lots and streets at all times, except on scheduled pick-up days. Containers should be placed out at curbside very early in the morning on pick-up days, or after 6:00 pm the evening before, and must be returned to the garage by the end of the pick-up day. All trash must be stored in closed receptacles. All trash containers must be stored out of view at all times.

TREE REMOVAL:

Trees located on lots, within woods and other natural areas may not be disturbed without specific approval of the Covenant Committee.

General Tree Removal/ Pruning Policies:

1. The general policy to preserve the neighborhood is to leave the trees in their natural state to the extent possible.
2. Any tree(s) to be removed or pruned in accordance the provisions contained herein must be conducted according to applicable Federal, State, ore local requirements.
3. The Applicant is responsible for ensuring that the work is conducted as approved by the Covenant Committee.
4. Once any removal work has commenced, it shall be completed in continuous and timely manner without interruption. Remnants of any tree pruned or cut down on a Lot must be removed from the Lot, with the exception of firewood.

Tree Removal / Trimming Procedures within an Applicants Lot:

- a. Owners are responsible for the prompt removal of diseased, dead, or downed trees that are deemed by the Board and/or Covenant Committee to be a hazard, a nuisance, or unsightly. Said removal shall be at the cost of the Owner of the Lot. Owners are responsible for the trimming of landscaping including trees located within their lot so as to not allow any landscaping or trees to hang over the Common Area, or the neighboring lot. The owner of each lot shall replace any trees which die or are destroyed with the identical type of tree or other tree species that has been approved by the Covenant Committee.
- b. Notwithstanding anything else contained herein, an Owner must obtain written approval from the Covenant Committee, and any applicable governmental authority, prior to removal, cutting, trimming or pruning of any:
 1. Shade Trees (deciduous) with a diameter in excess of four inches, measured twelve inches above ground;

2. Trees in excess of two inches in diameter, similarly measured, which are generally known as flowering trees (such as dogwood or redbud) or as broad leaf evergreens (such as holly, laurel, or rhododendron);
3. Trees planted or preserved by the Declarant or a Builder to comply with applicable ordinances or other governmental requirements, including but not limited to the agreements and restrictions.

Note: Pruning or trimming requiring approval of the Covenant Committee shall be limited only to instances when more than 20% of the tree is affected.

Replacements Trees shall be provided as follows:

Deciduous Tree = 2" caliper
 Evergreen Tree = 6 feet height
 Ornamental / Flowering Tree = 1" caliper

- c. All Lot Owners shall promptly dispose of such removed tree, vegetation, or portion thereof in a way to prevent accumulations of brush, stumps, trash, or other materials which may constitute a hazard or render a Lot unsightly. Owners are responsible for prompt treatment or removal of trees on their Lots which are infected by insects which can kill trees and might spread to adjacent trees and lots, and to reasonably contain any trees with slow parasitic growth. Wood chips shall be contained on homeowner's lot or removed. Wood chips will not be disposed on common areas.
- d. Owners or tenants shall not remove, trim, or prune any trees or shrubs located in the Common Area.

TRELLISES:

Trellises require approval by the Covenant Committee.

The following standards shall apply:

- The preferred location is integrated with a patio.
- The Trellis must be located in the rear yard and setback a minimum of 10 feet to the nearest property line. The Applicant may request a variance to permit a side yard location where the side yard is large enough to accommodate the Trellis without negatively impacting adjacent properties as determined by the Covenant Committee
- The size, height, materials, and colors should be harmonious with the home, deck, patio, fence, landscape, etc.

VEGETABLE GARDENS:

Vegetable gardens require approval of the Covenant Committee.

Such gardens shall be neatly maintained throughout the growing season; including removal of all unused stakes, trellises, weeks and dead growth.

- Location - All such gardens must be confined to the rear of the property, out of view of adjacent and nearby streets. The view of adjacent and nearby residents must be considered when planning a garden. Gardens may not be installed on Association open space.
- Runoff - Gardens should not be planted on a grade exceeding a ratio of 10' to 100'; runoff patterns should be considered prior to installation and care must be taken to prevent damage to property below it through the flow of water onto lower property, including common area.
- Size - Vegetable gardens should not exceed 120 square feet (10' x 12' area), and may require landscaped screening.

WALK-UP / WALK-OUT / EGRESS WINDOWS (BASEMENT EGRESS):

Walk-up/outs require approval by the Covenants Committee.

In general, they are restricted to the side and rear yards. The location must meet applicable building codes and shall not cross building restriction lines. Particular attention should be given to minimize impact to your neighbors.

Egress Window wells should be as flush to the ground as possible or provide a material that is compatible with the home. Covers shall also be as flush as possible and / or screened with plant material.

Walkouts (areaways) shall be similar in construction to those provided by the original builder including the style of any railing.

WINDOWS:

Windows require approval by the Covenants Committee

Windows shall be compatible in style with the architecture of the house. Windows must not detract from or alter the appearance of the house. Windows shall be of quality material and workmanship, and consistent in proportion, detailing and style. The type, style, material, color, detailing and installation of a new or replacement window must be consistent with that of existing windows.

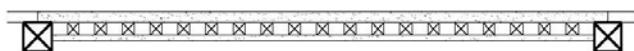
WIRES AND CABLES (EXPOSED):

Exposed wires and cables shall require approval when the associated item they serve is required to have approval.

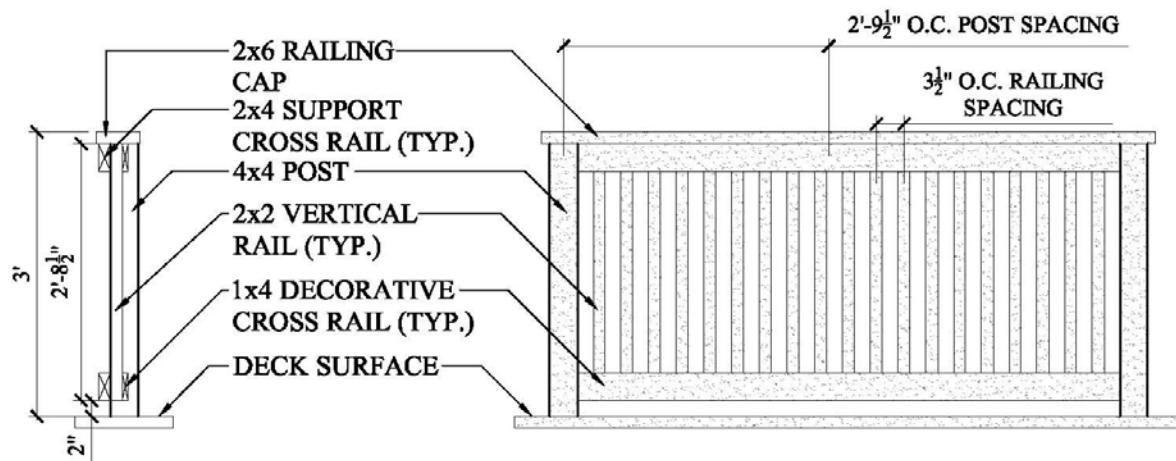
In general, wires and cables, including those installed to convey radio or television signals, shall be hidden, buried or secured flush with the side of each house (and painted to match the siding where possible) so as to minimize their visibility.

Appendix I-A

Standard Deck Railing



DECK RAILING PLAN



DECK RAILING SECTION

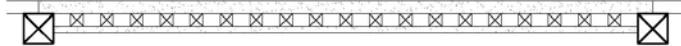
DECK RAILING ELEVATION

NOTE: RAILINGS MUST MEET ALL COUNTY CODE REQUIREMENTS INCLUDING THE 4-INCH SPHERE TEST FOR RAILING SPACING.

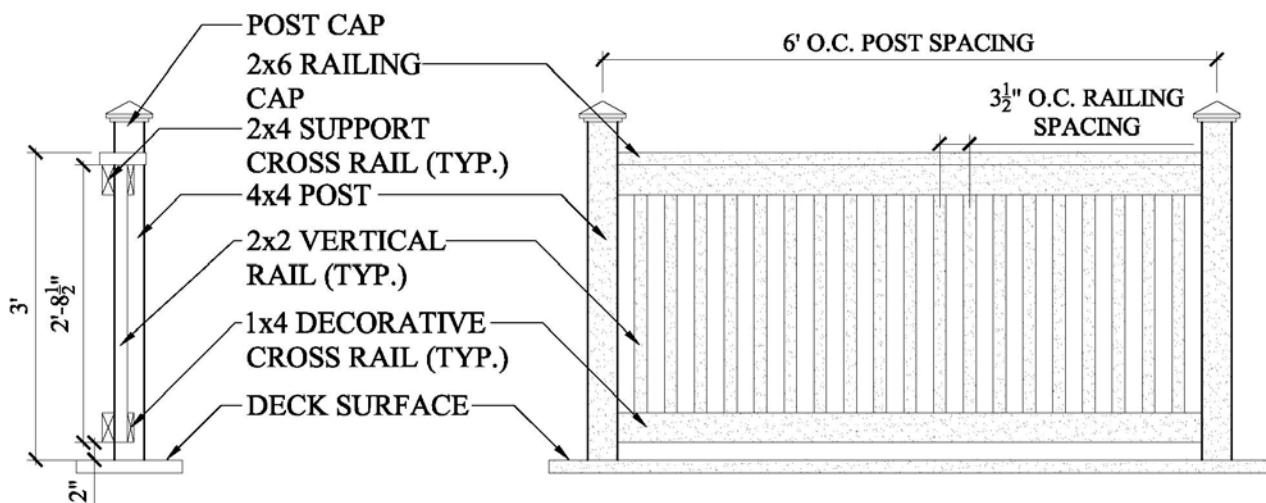
Standard Deck Railing - Type A

Appendix I-B

Standard Deck Railing



DECK RAILING PLAN



DECK RAILING SECTION

DECK RAILING ELEVATION

NOTE: RAILINGS MUST MEET ALL COUNTY CODE REQUIREMENTS INCLUDING THE 4-INCH SPHERE TEST FOR RAILING SPACING.

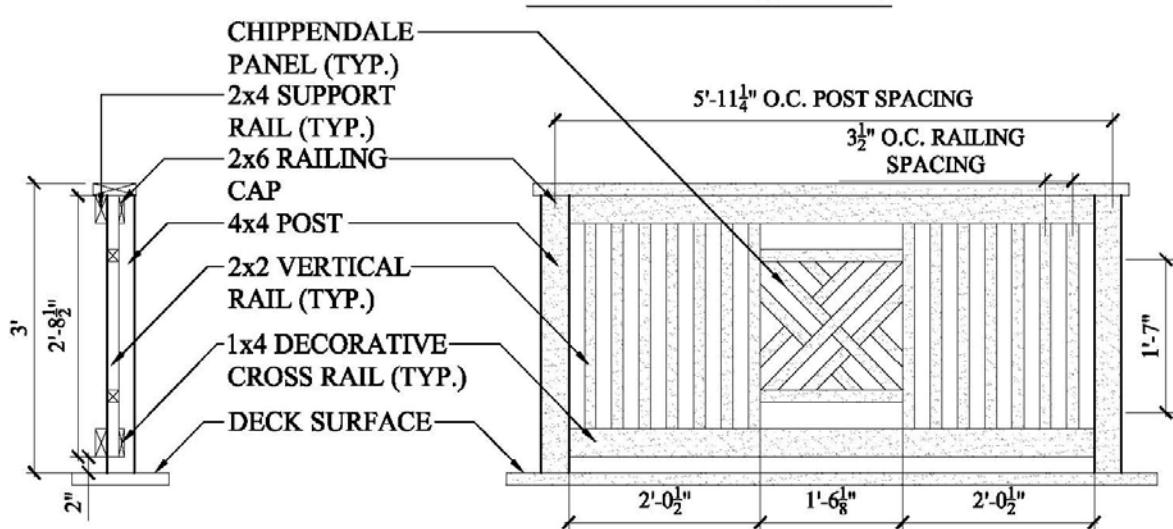
Standard Deck Railing – Type B

Appendix I-C

Deck Railing with Chippendale Panels



DECK RAILING PLAN



NOTE: RAILINGS MUST MEET ALL COUNTY CODE
REQUIREMENTS INCLUDING THE 4-INCH SPHERE
TEST FOR RAILING SPACING.

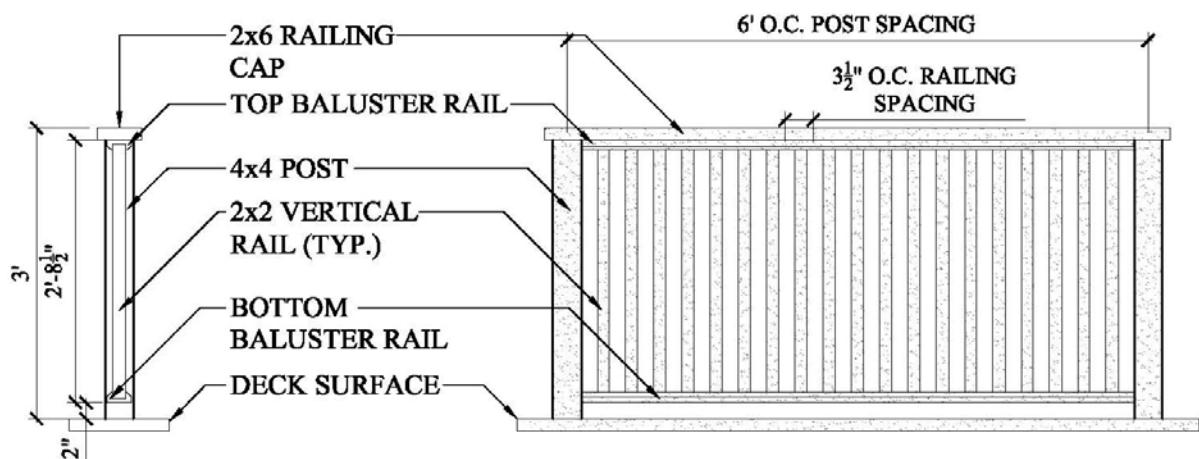
Deck Railing with Chippendale Panels – Type C

Appendix I-D

Baluster Railing



DECK RAILING PLAN



DECK RAILING SECTION

DECK RAILING ELEVATION

NOTE: RAILINGS MUST MEET ALL COUNTY CODE REQUIREMENTS INCLUDING THE 4-INCH SPHERE TEST FOR RAILING SPACING.

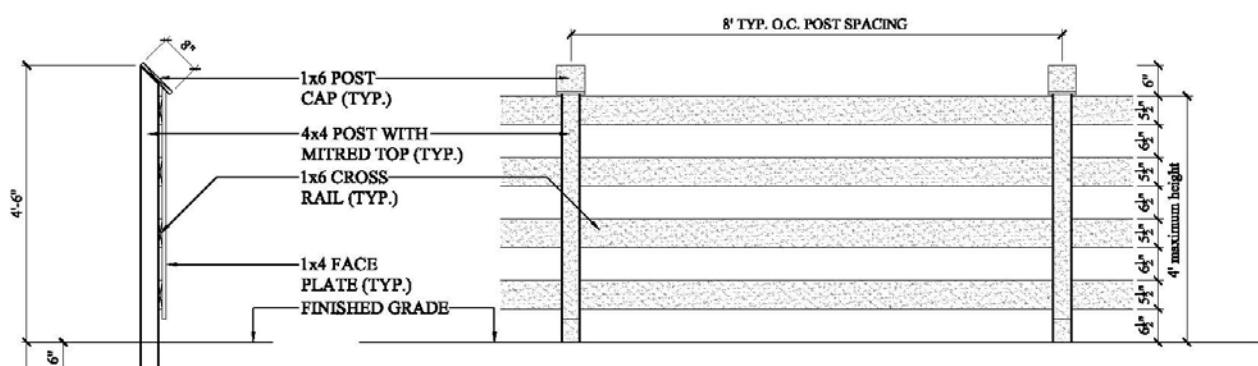
Baluster Railing – Type D

Appendix II-A

Standard Fence Detail

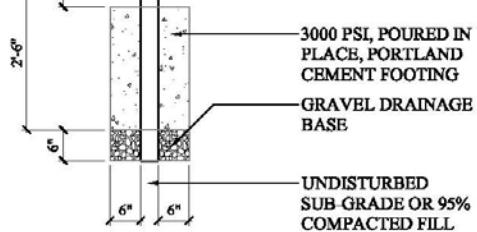
Four Board Paddock Fence

FENCE PLAN



NOTE: ALL METAL FASTENERS TO BE GALVANIZED.

FENCE ELEVATION



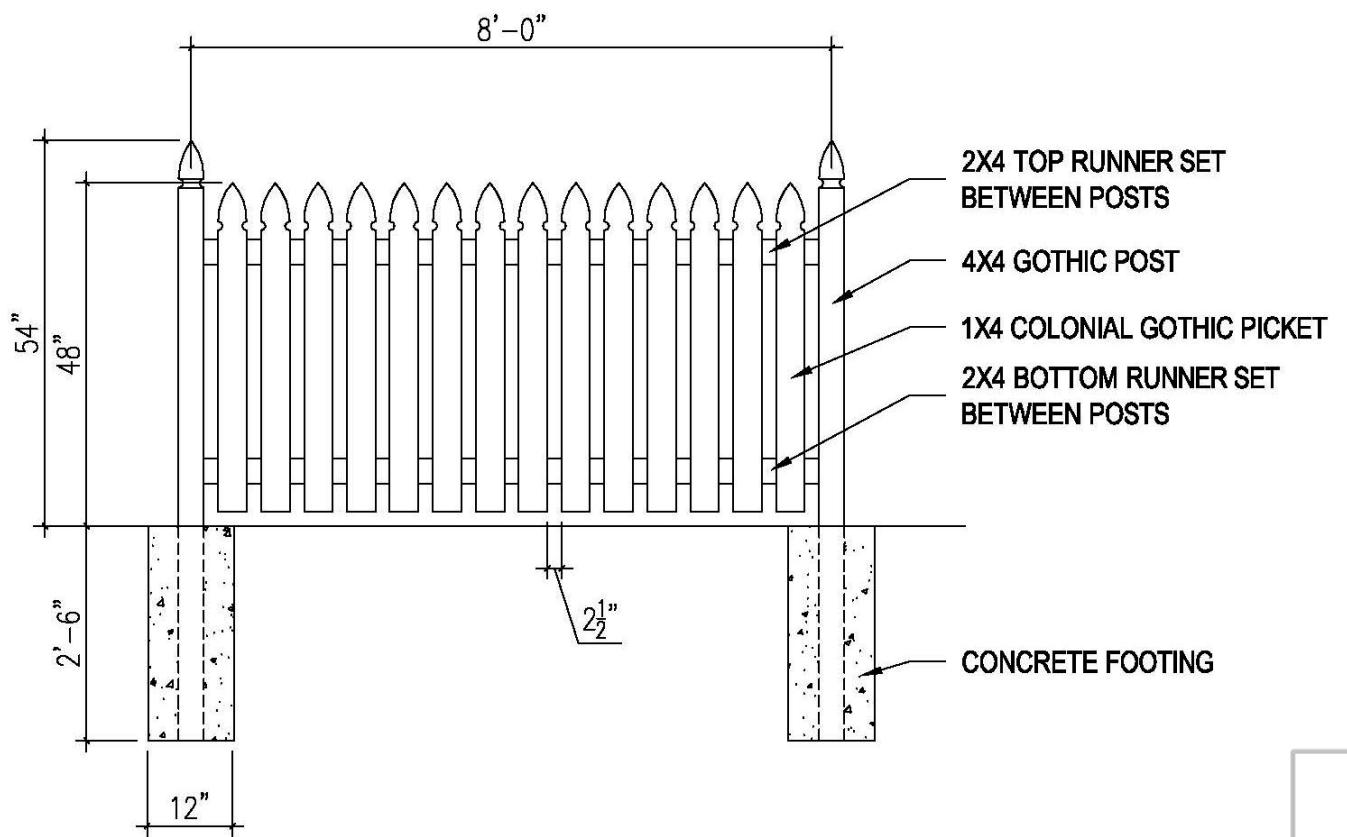
FENCE SECTION

Four Board Paddock Fence A

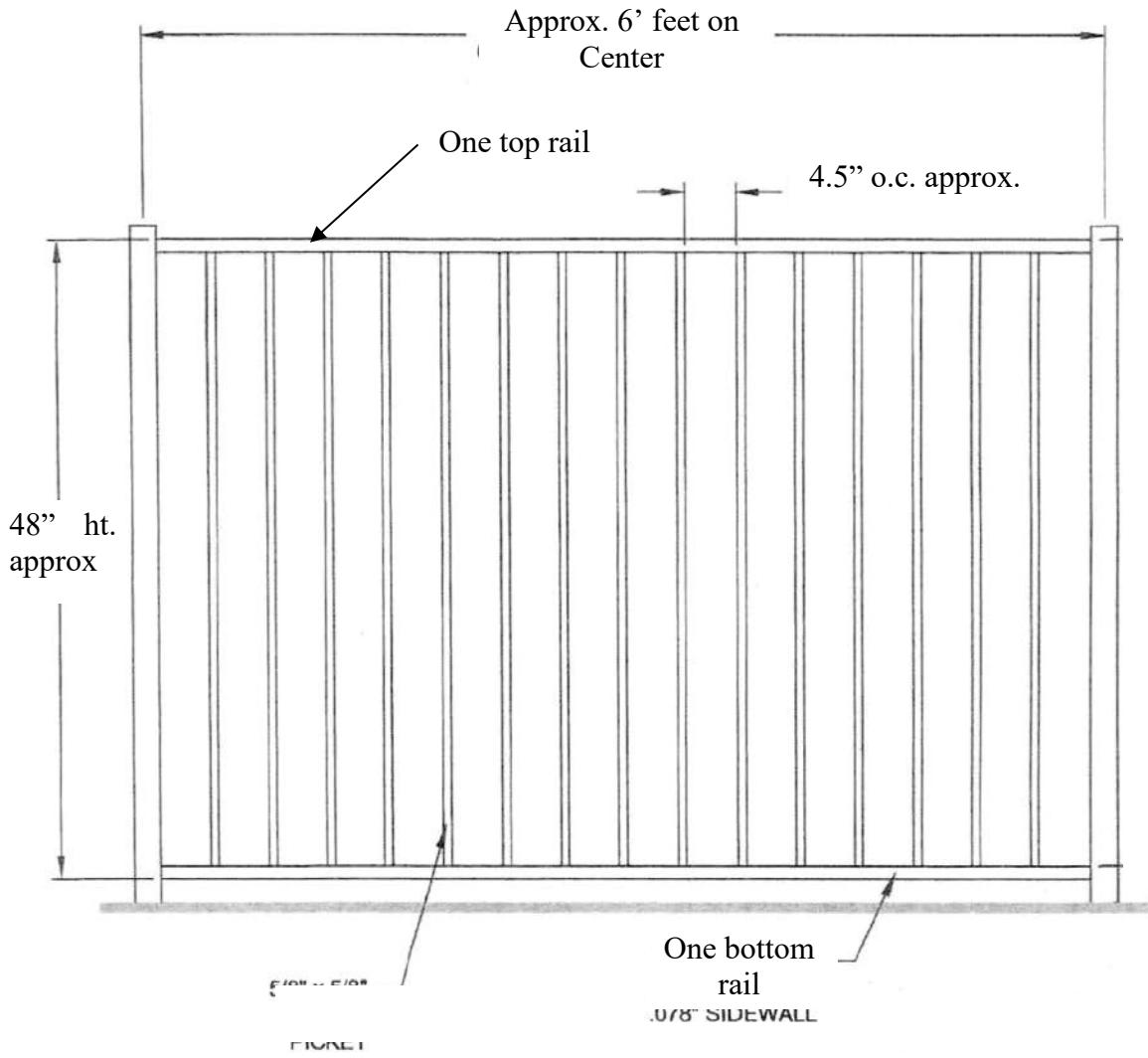
Appendix II-B

Standard Fence Detail

Spaced Picket Fence



Appendix II-C
Standard Fence Detail
Black Aluminum Fence



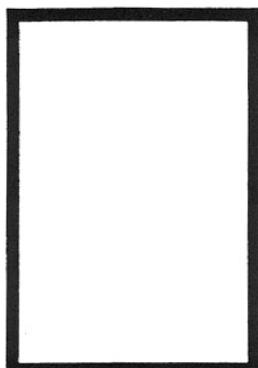
48" Black Aluminum Fence

Appendix III-A

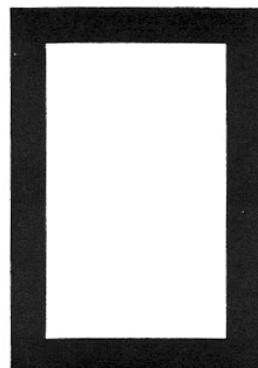
Approved Storm Door Styles

Storm Door Detail

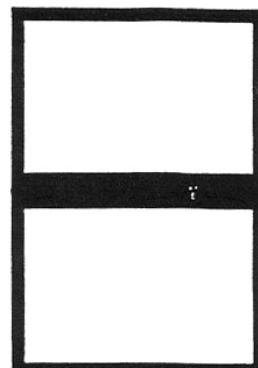
Five acceptable “full view” style storm doors are illustrated below. Door 1 is the preferred style. Door 2 has a wide border, Door 3 is a style which can either have removable glass and screen panels or which can have self-storage of glass or a screen in the lower panel, Door 4 has a kick plate and Door 5 has a wide border and a kick plate.



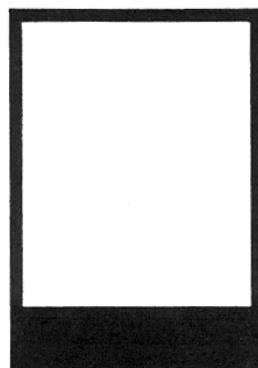
Door 1



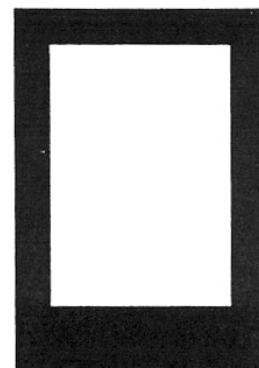
Door 2



Door 3



Door 4



Door 5

Appendix IV

Design Review Application

DESIGN REVIEW APPLICATION

WILSON'S GROVE HOA

To: Covenants Committee
Wilson's Grove HOA
c/o Community Management Corporation (CMC)
4840 Westfields Blvd., Suite 300
Chantilly, VA 20153-0821

Control # _____
Internal use only

From: _____ Lot: _____ Phase/Sec.: _____
Address: _____ Home phone: _____
Mailing Address: _____ Work phone: _____
(If different)

Please submit two copies of the application and required documents

Directions:

The Declaration of Covenants requires that you submit to the Covenants Committee for approval all proposed exterior additions, changes or alterations to your house and lot. In order to be considered by the Covenants Committee your application must include detailed information describing the proposed change (typically, plans and specifications including sketches, photos, catalog illustrations, etc. showing the nature, kind, shape, color, dimensions, and materials; and a copy of the survey with the location marked). **Make sure your application is complete.** An application submitted without all required submissions will be considered incomplete. In such case, the Covenants Committee's review period will not commence until all required submissions have been provided. Other exhibits may be requested to permit adequate evaluation of the proposed change. If you have any questions regarding the required submissions or the application process, you are advised to seek guidance from CMC prior to submission of an application.

Description of Proposed Change: (Please print or type)

Describe all proposed improvements, alterations, or changes to your lot or home. Please provide required details by attaching sketches, drawings, clippings, pictures, catalog illustrations, and a copy of your house location survey (recorded plat) with the location of the modification marked, etc. to fully describe the proposed change.

Purpose of Improvement: _____

ESTIMATED STARTING DATE OF CONSTRUCTION: _____ (After
approval by the Covenants Committee)

ESTIMATED COMPLETION DATE: _____

Neighbors' Acknowledgments:

You are requested to obtain the signatures of all lot owners whose lots are adjacent to your lot. Signature by your neighbors indicates an awareness of your proposed change and **does not** constitute approval or disapproval on their part.

Name: _____

Address: _____

Lot: _____

Signature: _____

Name: _____

Address: _____

Lot: _____

Signature: _____

(over)

Name: _____
Address: _____
Lot: _____
Signature: _____

Name: _____
Address: _____
Lot: _____
Signature: _____

Owners' Acknowledgments:

I/we understand and agree: (please initial)

1. _____ that approval by the Committee shall in no way be construed as to pass judgment on the correctness of the location, structural design, suitability of water flow or drainage, location of utilities, or other qualities of the proposed change being reviewed.
2. _____ that approval by the Committee shall in no way be construed as to pass judgment on whether the proposed change being reviewed is in compliance with the applicable building and zoning codes of the county in which the property is located.
3. _____ that approval of any particular plans and specifications or design shall not be construed as a waiver of the right of the Committee to disapprove such plans and specifications, or any elements or features thereof, in the event such plans are subsequently submitted for use in any other instance.
4. _____ that no work on the proposed change shall begin until written approval of the Committee has been received by me; that, if work is begun prior to approval, I may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part; and I may be required to pay all legal expenses incurred.
5. _____ that there shall be no deviations from the plans, specifications, and location approved by the Committee without prior written consent of the Committee; any variation from the original application must be resubmitted for approval. Additionally, after the approved work has been completed, I understand that I am solely responsible for correcting any conditions and/or immediately restoring the property to its original condition in the event the as built construction deviates in any way from the original, approved plans. Further, I understand that if I fail to correct the condition after being notified by the Association, the Association may take all necessary enforcement action to correct the condition. Such enforcement shall include, but not be limited to, accessing my property in accordance with the provisions of the Association's governing documents for the purpose of correcting the unapproved condition. In that event, I understand and acknowledge that I will be responsible for all costs associated with any such action.
6. _____ that I authorize members of the Committee or managing agent to enter upon my Property to make one or more routine inspection(s).
7. _____ that construction or alterations in accordance with the approved plans and specifications must commence within 6 months of the approved date of this application and be completed within 12 months of the approved date, otherwise the approval by the Committee shall be deemed conclusively to have lapsed and to have been withdrawn.
8. _____ that it is my responsibility and obligation to obtain all required building permits, to contact *Miss Utility*, and to construct the improvements in a workmanlike manner in conformance with all applicable building and zoning codes.
9. _____ that I am responsible for any damage and all cost to repair green space or community property that results from the proposed modification.

Owner/Applicant Signature _____ Date _____

Co-Owner/Applicant Signature _____ Date _____

Required Attachments: Descriptive information (typically plans and specifications, including sketches, photos, catalog illustrations, etc. showing the nature, kind, shape, color, dimensions, materials, and a copy of the survey with the location marked) .

APPENDIX V

REVIEW FEE SCHEDULE

WILSON'S GROVE - FEE SCHEDULE

Application fees are designed to cover costs of processing including, but not limited to, outside consultant(s), communications with homeowners, copying, travel, and any added costs reasonably related to the application. This fee schedule is not all inclusive because it is not possible to predict all the types of applications and their complexity levels with complete specificity.

NO FEE

This applies to any project where the Applicant can demonstrate a total cost of less than Two Hundred Dollars.

TIER 1 – FEE \$35

- Air Conditioners & Mechanical Equipment
- Arbors & Awnings
- Attic Fan & Ventilators
- Pre-fabricated Gazebos, Pavilions & Tents
- Basketball Backboards
- Flagpoles & Masts
- Plant Bed Edging, Rain Barrels & Compost Bins
- Dog or Play Houses/Structures
- Exterior Decorative Objects, Lighting, Painting or Surfacing Changes
- Fire Pits & Firewood Storage
- Lawn Irrigation & Minor Landscape Plan (Less than 10 plants and with no hardscape elements)
- Skylights, Storm/Screen Doors/Windows
- Sun Control Devices
- Single Tree Removal

TIER 2 - FEE \$75

- Patios, Terraces, Decks, Fences & Driveway Changes
- Custom Gazebos & Pavilions
- Greenhouses & Sheds
- Hot tubs and Spas
- Walkways & Landscape Plans with greater than 10 plants, hedges and /or hardscape elements
- Retaining Walls less than 2 feet in height
- Outdoor Fireplaces, Kitchens, Barbeques & audio visual systems
- Small Garden Ponds
- Trampolines & Tree Houses

TIER 3 - FEE \$125

- Covered Porches
- Home Additions or Architectural Changes
- Projects that required a grading plan or site plan
- Projects which propose clearing of wooded areas or a grouping of trees
- Retaining Walls greater than 2 feet in height
- Sport Courts
- Swimming Pools

APPENDIX VI

SOLAR PANEL POLICY RESOLUTION

WILSON'S GROVE HOMEOWNERS ASSOCIATION, INC.

POLICY RESOLUTION – No. 4

SOLAR ENERGY COLLECTION DEVICES

(Relating to restrictions concerning the size, place, and manner of placement of solar energy collection devices)

Recitals

WHEREAS, Article 7, Section 7.1 of the Bylaws of Wilson's Grove Homeowners Association, Inc. ("Association") provide that the Board of Directors ("Board") shall have all of the powers and duties necessary for the administration of the affairs of the Association; and

WHEREAS, Article 7, Section 7.6 of the Association's Declaration provides that the Board may adopt and amend reasonable Rules and Regulations not inconsistent with the Association Documents; and,

WHEREAS, Article 6, Section 6.1 of the Association's Declaration provides that there shall be no exterior addition or change to a Living Unit until complete written plans and specifications showing the nature, kind, shape, height, materials and location of the proposed modification has been submitted to the Covenants Committee for approval; and,

WHEREAS, Article 6, Section 6.5 of the Association's Declaration provides certain standards for the exterior appearance of Living Units; and,

WHEREAS, For the benefit and protection of the Association, the Board deems it necessary and desirable to establish restrictions concerning the size, place, and manner of placement of solar energy collection devices, in accordance with the Association Documents and applicable law;

NOW THEREFORE, IT IS HEREBY RESOLVED THAT, the Board of Directors adopts the following restrictions concerning solar energy collection devices:

- I. SOLAR PANELS;** Owners in the Association may install solar energy collection devices and related wiring and equipment ("Solar Panels") on their Living units in accordance with and subject to the rules and regulations contained herein.

II. RESTRICTIONS

a. *Location*

Solar collectors should be placed where they have the least visual impact which is generally on the rear roofs of the home. However, this is not always possible due to house orientation vs. necessary sun exposure. If collectors must be on front or high visibility side facing roofs, extra design care must be exercised to make sure that the color and arrangement of the panels is visually compatible with the existing roof design. Special documentation will **may** be required to substantiate that such installations are essential to providing reasonable efficiency & benefit from the system.

All solar collector arrays shall have a low profile and shall be mounted with the same pitch as the roof, and arranged parallel with the roof ridge and edges.

Front roof, high visibility and high visibility side facing roof installations visible from street must adhere to the following design considerations (if at all possible):

- a. Panel clusters must be arranged in contiguous visually pleasing shapes without gaps or "missing teeth".
- b. The geometrical shapes of the clusters must aesthetically complement the geometry of the roof. Full rectangular shapes are preferred and should be the primary option. Any angled (saw tooth) edges must relate to adjoining roof angles, utilizing symmetrical patterns whenever possible.
- c. Mixing Landscape & Profile arrangements on the same roof should be avoided and may only be granted case-by-case based on justifiable merit.
- d. Small arrays of only one or two panel clusters or "appendages" should be avoided.

See Solar Panel Design Diagrams attached as Exhibit A and Exhibit B.

b. *Color*

The Solar Panel metal as well as all supports or standoffs shall be black, dark grey or dark brown in color so that they shall match as closely as possible with the color of the existing roof shingles.

Black (Mono-crystalline) vs. Blue Poly-crystalline) solar panels: In the interest of preserving high aesthetics & curb appeal, owners are urged to consider the color & quality of the panels to be installed. Black Mono-crystalline panels with black frames are widely considered to be aesthetically superior to the Blue Poly-crystalline with metallic grid & frames. The best of the Black (Mono-crystalline) have also become the most efficient.

c. Size

Where Living units contain a rear roof, Solar Panels shall be no larger than the rear roof of the Living unit on which they are installed and shall have a setback of at least two feet from the outside edges of the rear roof and roof peak as depicted in **Exhibit A**. Where Living units do not have a rear roof, Solar Panels shall be no larger than the single side of the roof of the Living unit on which they are installed and shall have a setback of at least three feet from the outside edges of the roof and roof peak as depicted in **Exhibit B**. If elevated, the Solar Panels and Solar Panel supports or stand offs shall extend no more than four inches (4") above the roof sheeting.

d. Installation

- i. Solar Panels shall only be installed by contractors properly licensed in the Maryland to install such equipment.
- ii. Any exposed, vertical conduit or other materials installed vertically on the home must be concealed in a conduit cover or wiring organizer that matches (in color) the surfaces such materials will be affixed to and must be neatly run and installed. All conduit & control devices mounted on the sides of the house must be discreetly tucked under roof overhangs and/or run along vertical brick or trim edges, gutter downspouts, and must be camouflaged (same color) as the surface, siding or molding onto which it is mounted.
- iii. All conduit and control devices on the roof must be concealed directly under and/or within the perimeter of the panel and may not be visible from street angles.
- iv. All mounting rails, brackets & clips must be concealed and/or painted black, and may not project beyond the arrays and may not be visible.
- v. The Solar Panels must not produce a significant amount of reflective heat or glare as to cause harm or annoyance to neighboring homes.
- vi. Free standing or ground-mounted solar collectors are not permitted.

e. Compliance with Maryland laws and ordinances

All Solar Panels and their installation and maintenance must be in compliance with all applicable Maryland laws, ordinances, zoning and building codes. As provided in Article 9, Section 9.4 of the Declaration, Living unit Owners, shall, where required, obtain approval from appropriate Maryland authorities and, where required, appropriate permits.

III. COVENANTS COMMITTEE

a. Application

Prior to installing any Solar Panels, Living unit Owners must first submit an Application (“Application”) to the Covenants Committee. The Application must contain the following items:

i. Plans and specifications including:

1. Photographs of the existing house showing the roofs where the panels are proposed, siding of home where conduit will be located and the location of the control equipment / panels / boxes.
2. A roof graphic showing where the solar panels will be located.
3. An elevation drawing, picture or graphic showing the area where the conduit will be run from the roof down the side of the home.
4. An elevation drawing, picture or graphic showing the area where control equipment / panels / boxes are proposed to be located.
5. Special documentation to substantiate that a highly visible, highly visible side facing roof and / or front roof installation(s) are essential to providing reasonable efficiency & benefit from the system.
6. A house location plat.
7. Information (brochures, pictures, descriptions) regarding the type of solar panels and system to be provided.
8. Application form and review fee.

ii. Name of the contractor being used to perform the work; and

b. Approval

Any Owner obtaining approval of the Covenants Committee shall not deviate materially from the plans and specifications approved without the prior written approval of the Committee. Such Owner shall notify the Committee when the alterations or improvements are complete. Approval of any particular plans and specifications or design does not waive the right of the Committee to disapprove such plans and specifications, or any elements or features thereof, if such plans and specifications are subsequently submitted for use in any other instance or by any other Owner.

c. Completion of Project

Upon the completion of the installation of Solar Panels in accordance with plans and specifications approved in accordance with the Association Documents, by the Covenants Committee or the Board of Directors, the Committee shall, at the request of the Owner thereof, issue a certificate of compliance which shall be *prima facie*

evidence that such installation referenced in such certificate has been approved and constructed or installed in full compliance with the provisions of the Declaration and with such other provisions and requirements of the Association Documents as may be applicable. The certificate shall not be used and may not be relied upon for any other purpose, and shall not constitute a representation either as to the accuracy or sufficiency of the plans and specifications reviewed by the Committee or the quality or soundness of the construction, alterations or improvements or as a substitute for governmental approvals or permits. The Committee may impose a reasonable charge to cover the costs of inspection and preparation of such a certificate.

d. *Changes to Installation*

If the Living unit Owner makes any changes to the installation of the Solar Panels after it has received written approval from the Board, the Living unit Owner must submit a renewed Application for approval to the Covenants Committee and await a written approval of the renewed Application from the Board before making such changes.

IV. MAINTENANCE, REPAIR, REPLACEMENT AND INSURANCE

- a. All Solar Panels installed for a Living unit shall be considered part of that Living unit and the Living unit Owner shall be solely responsible for all installation, maintenance, repair and replacement costs associated with the Solar Panels on their Living unit.
- b. All Solar Panels installed on a Living unit are considered an addition, betterment and/or improvement to the Living unit, and are not covered under the master insurance policies maintained by the Association. In addition, Solar Panels shall not be repaired or replaced by the Association in the event of a fire or other casualty. It is recommended that Living unit Owners obtain insurance coverage for Solar Panels under their individual separate insurance policies they maintain for their Living units.
- c. Any Living unit Owner who has installed Solar Panels on their Living unit, shall be fully and solely responsible for the costs of repair for any damage caused to other Living units during the installation, maintenance, repair, or replacement of Solar Panels.
- d. Any Living unit Owner that had Solar Panels installed on their Unit prior to the approval of this Resolution, shall, when replacing Solar Panels on their Unit, submit a new Application to the Covenants Committee, as if the replacement was an initial installation, and be required to adhere to all provisions of this Resolution.

- V. **NON-COMPLIANCE AND DEFAULT;** If a Living unit Owner fails to comply with any of the rules or regulations contained in this Resolution, then they shall be considered in violation of the Association Documents and may be subject to monetary fines, the suspension of privileges, legal action and/or any other rights or remedies afforded to the Association under the Association Documents or law.

WILSON's GROVE HOMEOWNERS ASSOCIATION, INC.

RESOLUTION ACTION SHEET

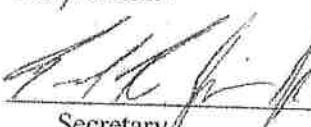
POLICY RESOLUTION NO.

SOLAR ENERGY COLLECTION DEVICES

Resolution No.: 4

Duly adopted at a meeting of the Board of Directors held on August 30, 2016

Motion By: Paul Jeannin Seconded By: Faris Nsour

	Vote: Yes	No	Abstain	Absent
Director - Dean Dubhe	X	—	—	—
Director - Faris Nsour	*	—	—	—
Director - Paul Jeannin	X	—	—	—
ATTEST:		Date: <u>9/19/16</u>		
Secretary				

File:

Book of Minutes: August 30, 2016

Resolution Effective: Reviewed / Approved by Raymond B. Via, Jr., Esquire on 9/16/16

EXHIBIT A

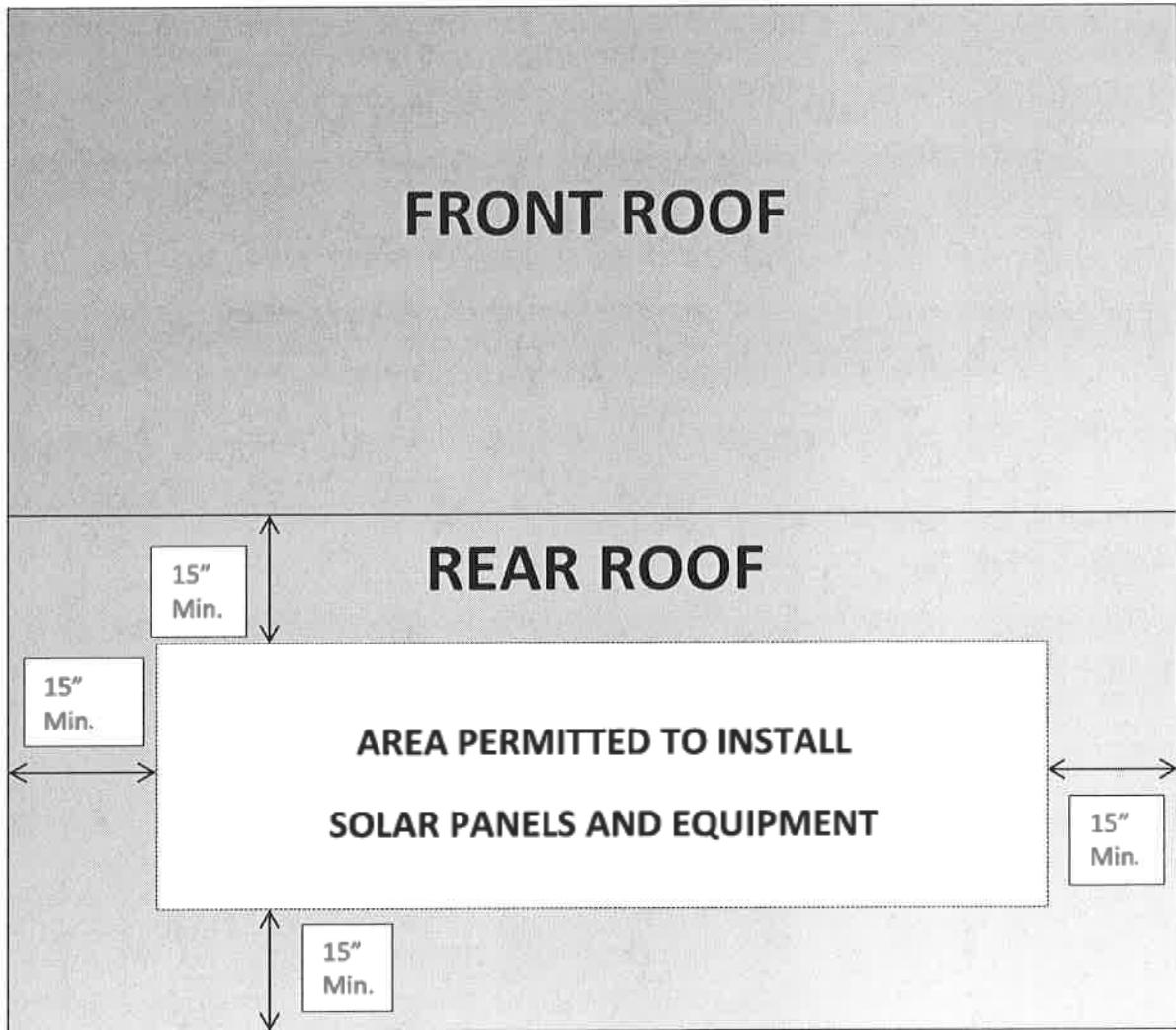


EXHIBIT B

