

# SOLOMONS RIDGE HOA ARCHITECTURAL DESIGN AND MAINTENANCE STANDARDS

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# SOLOMONS RIDGE HOMEOWNERS ASSOCIATION, INC. ARCHITECTURAL DESIGN & MAINTENANCE STANDARDS

## INTRODUCTION

As members of a planned community, Solomons Ridge homeowners are asked to cooperate with their neighbors to create and maintain an enjoyable living environment that promotes the health, safety, and welfare of all; maintains the community's open space, common facilities, and property; and protects and enhances the value of the properties within the Solomons Ridge community. Maintaining such a mutually beneficial living environment is best achieved by developing and following rules and regulations that clearly inform all members of the limitations and expectations. This applies to the use of open space and common facilities as well as improvements and maintenance of individual homes. These *Architectural Design and Maintenance Standards* are designed for this purpose.

## ROLES, OBJECTIVE, AND AUTHORITY

### A. Role of the Solomons Ridge Homeowners Association

Every homeowner and resident of the Solomons Ridge community is a member of the Solomons Ridge Homeowners Association (SRHOA). Its role is to both own and maintain the community's open space, common facilities, and community property, and to conserve and enhance the resources of the entire community. The elected Board of Directors (BOARD) of the SRHOA serves to conduct the business and operational responsibilities of the community and preserve the collective interests of the members of the SRHOA.

### B. Role of the Board or Architectural Control Committee

Although the SRHOA discharges its responsibilities in a variety of ways, one of the main elements of the Board of Directors involves the changes or improvements to property by homeowners and residents. The Board, in its discretion, may appoint an Architectural Review Committee (ARC) in order to assist with balancing the diverse design qualities of the community and ensuring its architectural harmony. Surveys of other planned communities have demonstrated that the efforts dedicated to ensuring these goals contribute significantly to preserving and enhancing real estate values and are considered of prime importance by homeowners and residents. The Board of Directors shall serve as the ARC if no ARC committee has been appointed.

The Mission of the Board is to act in the best interests of the home owners and residents of the Solomons Ridge community by helping create a neighborhood environment that enhances property values and is aesthetically pleasing. The Goals and Responsibilities of the Board include the following:

- Maintain the *Architectural Design and Maintenance Standards* and act as the primary educational and awareness entity.
- Serve as the primary enforcement entity for all *Architectural Design and Maintenance Standards matters*.

- Manage and execute the architectural review process by reviewing applications for exterior alterations to property and approving or rejecting applications based on the Architectural Design and Maintenance Standards.
- Perform and/or facilitate neighborhood walk-throughs on a semi-annual or as needed basis to ensure community compliance and consistency with the *Architectural Design and Maintenance Standards*.
- Provide the status of property compliance with the Architectural Design and Maintenance Standards to prospective new purchaser(s) before settlement

### **C. Objective of the Architectural Design and Maintenance Standards**

The objective of this document, the Solomons Ridge *Architectural Design & Maintenance Standards*, is to guide and assist homeowners and residents in maintaining and enhancing Solomons Ridge’s environment. These standards address additions, changes, and improvements for which homeowners must submit applications to the ARC and addresses maintenance issues related to the home and common areas. The specific objectives are as follows:

- Focus on the exterior alterations (additions, changes, improvements) made by homeowners and/or residents.
- Describe the organizations and procedures involved with the *Architectural Design and Maintenance Standards*.
- Illustrate design principles that will aid homeowners in developing exterior changes and improvements that are in harmony with the immediate neighborhood and the community as a whole.
- Assist homeowners and residents in preparing an application that complies with community requirements and is acceptable to the ARC.
- Provide uniform standards for the ARC to use in reviewing applications submitted by homeowners and residents.
- Assist homeowners in understanding the maintenance standards and requirements of the community.

### **D. Authority Supporting the Architectural Design and Maintenance Standards**

The SRHOA functions under the rules and regulations embedded in three legally binding documents and under rules adopted or amended by its BOARD. These documents are the Solomons Ridge Articles of Incorporation; Declaration of Covenants, Conditions, and Restrictions; and Bylaws. Of these, the basic authority for maintaining the quality of architectural design throughout Solomons Ridge is found in the Declaration of Covenants, Conditions, and Restrictions (hereafter referred to as the Covenants). The Covenants are part of the record of ownership and deed of every property in Solomons Ridge. As such, a copy shall have been provided to every property owner at the time of settlement.

Since these Covenants apply to all Solomons Ridge property, the provisions of the Covenants and the other Governing Documents are binding on all homeowners, residents, and guests, whether or not they are aware of them. They should be periodically reviewed by homeowners and residents so they are fully understood.

Homeowners and residents are cautioned that nothing in these *Standards* or other governing documents relieves them of the responsibility for complying with federal, state, county, and local laws, ordinances, and other legal requirements such as obtaining from the county necessary approvals and construction permits for architectural changes or projects they intend to

undertake. Despite ARC approval, county or other government permits shall be required for all applicable home improvement or modification projects. In addition, county or other government-imposed specifications must be honored. In short, government approvals and ARC approvals are separate and independent requirements.

## **E. Enforcement of Standards Authority and Procedures**

The Board of Directors has the duty and authority to enforce maintenance standards. This shall be accomplished by:

1. Board members or their agents conducting neighborhood walk-throughs;
2. Responding to written complaints (letter, e-mail, or fax) to the BOARD of violations or infractions received from homeowners and residents.

Solomons Ridge is intended to be a peaceful, orderly residential community with high quality architectural and landscape design. Violations of the *Architectural Design and Maintenance Standards* shall be handled in accordance with the provisions of Article VIII of the Covenants. The BOARD desires that all alleged violations of these *Standards* and any rules and regulations of the SRHOA be resolved harmoniously.

## **ARCHITECTURAL REVIEW SCOPE AND CRITERIA**

### **A. Scope of Alterations Requiring ARC Review and Approval**

Owners are responsible for repairs to existing structures, landscape, paint, grass, additions, etc. No application is needed to effect repairs and restoration to the original condition. If you are unsure or have questions, please contact the ARC, or the HOA Board of Directors regarding whether or not an application is required.

Any exterior alteration to one's property requires the approval of the ARC:

No building, accessory building, or structure shall be allowed, constructed, or altered upon any lot or house thereon without the plans and specifications of such having been approved by the ARC as to quality of workmanship, design, colors and materials and harmony of same to the project as a whole. This includes, but is not limited to play structures, dog houses, sheds, awnings, porches, porch coverings, garages, tents, driveways, fences, screen, barn, swimming pools, decks, fireplaces, walls, or other structures.

### **B. Review Criteria**

The Board evaluates all submissions on the merits of the application and compliance with the *Architectural Design and Maintenance Standards*. The Board's evaluation is based on the overall design proposal and on consideration of the property's characteristics (e.g., housing type and features, lot location and shape, features of neighboring properties), recognizing that suitability of an exterior addition or modification in one instance may not be suitable in another. Under no circumstance will a Board decision be based on an individual's personal taste or opinion. Rather, design suitability and acceptability will be based on the following criteria, which reflect the general standards of the Covenants:

1. Validity of Concept & Adherence to the Design & Maintenance Standards

The basic idea must be sound, appropriate to its surroundings and must comply with the *Architectural Design and Maintenance Standards* and Governing Documents of the SRHOA, and, to the extent applicable, the master plan of the community.

## 2. Design Compatibility

The proposed change, addition, or improvement must be compatible with the architectural characteristics of the applicant's property, adjoining properties, the neighborhood setting and landscape. Compatibility is defined as similarity in architectural style, materials, color, construction details, and quality of workmanship.

## 3. Location and Impact on Neighbors

The proposed project must relate favorably to the landscape, the existing structure, and the neighborhood. In addition to design compatibility, primary concerns regarding architectural changes, additions, or improvements relate to their impact on access, view, sunlight, ventilation, and drainage. For example, fences should not obstruct views, airflow, or access to one or more neighboring properties. Similarly, decks or larger additions should not throw unwanted shadows on an adjacent property, infringe on a neighbor's privacy and view, infringe on an easement, or reduce open space.

## 4. Scale

The size (in three dimensions) of the proposed alteration must be compatible with adjacent structures and surroundings. For example, a large addition to a small property may be inappropriate.

## 5. Color

Color may be used to soften or intensify visual impact. Parts of an addition or alteration that are similar to the existing house, such as roofs, doors, shutters, and trim, must be consistent in color. Please see the guidance entitled *Paint – Exterior* under the section *Exterior Change Design Standards*.

## 6. Materials

Materials used in the construction of architectural changes, additions, or improvements must be the same as or compatible with those used on the original home. The ARC will evaluate materials compatibility on a case-by-case basis.

## 7. Workmanship

The quality of work must be equal to or exceed that of the original construction. Solomons Ridge assumes no responsibility for the safety or structural validity of new construction by virtue of an approved application. It is the responsibility of each applicant to obtain a building permit when required and comply with all federal, state, county, and other local or municipal codes and regulations.

## 8. Timing

ARC authority for a requested architectural change, addition, or improvement may be revoked if construction has not been completed:

- within the dates specified by the building permit (if applicable), or
- within 90 days of commencement of work, unless stated expressly otherwise in the notice of approval.

## APPLICATION AND REVIEW PROCESS

### A. Exterior Alteration Applications

An Exterior Alteration Application must be completed, signed, dated, and submitted to the Board. It will be forwarded to the ARC, if one exists, for review, otherwise the Board will review and must be approved before beginning any exterior alteration or modification. The application must describe the modification or alteration in sufficient detail to allow the Board to fully consider the proposed action.

### B. Application Contents

Exterior Alteration Applications must contain all of the following information to be deemed complete:

#### 1. Description of the Project

The application requires a complete description of the proposed alteration or improvement. This includes a listing of materials to be used, overall dimensions, and, as in the case of decks or porches, height off the ground.

#### 2. Project Drawing / Photographs / Description of Materials

The application shall include complete drawings showing size, location, dimensions, elevations and details of the proposed project relative to the configuration of the home and all existing improvements. For example, photographs of existing materials and colors of house, trim, and roof, along with photographs or samples of materials and colors of the proposed alteration or improvement.

#### 3. Commencement/Completion Date

Applications must contain the proposed commencement and completion date. Unless stated expressly otherwise by the ARC, owners must complete construction within 90 days of commencement of work.

### C. Application Review Procedures

All applications shall be submitted to the Architectural Review Committee (ARC). The ARC will provide recommendations to the Board of Directors for final approval.

Each application will be reviewed for completeness by the ARC. If pertinent information is omitted or the application is unsigned, the application will be returned to the homeowner noting the additional information required.

#### ***Once the application is complete, the review process begins.***

The ARC must act upon all applications submitted and deemed complete within thirty calendar days (30) of receipt. Under the Covenants, any complete application not acted upon within thirty (30) days shall be deemed approved. Any significant changes to the application after submission may require the ARC to re-set the 30-day time requirement.

Homeowners submitting applications containing special circumstances that require interpretation of these *Design & Maintenance Standards* or further explanation will be notified

and if necessary asked to be present at the ARC meeting when their application is being considered.

The decision of the ARC will be communicated to the applicant by email and / or US mail.

Once a plan is approved, the plan must be followed, or a modification must be approved in accordance with these *Standards*.

#### **D. Reconsideration Procedures**

A reconsideration procedure exists for those homeowners adversely affected by a Board or ARC decision. Any applicant or affected homeowner who wishes to appeal a decision of the Board or ARC has ten (10) calendar days from receipt of the decision to file a motion for reconsideration with the Board setting forth the rationale for the appeal. A motion for reconsideration shall be heard if the applicant or affected homeowner can reasonably demonstrate that one of the following conditions exist:

1. That proper procedures were not followed by the Board or the ARC during the administration or review process.
2. That the applicant or any affected homeowner was not afforded the opportunity to be heard or present information pertinent to the issue being considered.
3. That the applicant or any affected homeowner was not granted a fair and impartial review.
4. That the ARC or Board decision was irrational, arbitrary or inconsistent with the criteria set forth in these *Standards*.

The BOARD has thirty (30) calendar days from receipt of the request to review the appeal and issue its decision. The applicant or any affected homeowner may appear in person before the BOARD to supplement the information submitted with their request for appeal. Homeowners will be notified in writing of the decision of the BOARD.

### **RESALE DISCLOSURE AND STANDARDS AMENDMENT PROCEDURES**

#### **A. Re-Sale Disclosure Packet**

A Disclosure Packet is required by the Maryland Homeowners Association Act to be completed and issued to you or your community prior to the closing of the sale of your home. This packet provides information on the current status of assessment payments and on the existence of any architectural design or maintenance violations.

Upon the request for a resale package, the Board shall have the right to inspect the exterior of a Lot to ensure there are no conditions which violate these standards or any provisions of the Association's Declaration and/or Bylaws. If violations are found to exist, they will be noted in the disclosure package.

The Disclosure Packet helps to protect the future buyer against unknown problems with past owners' architectural changes. If everything is in order, it also protects the seller from potential lawsuits involving violations of the Covenants by subsequent owners. To obtain a Disclosure Packet for your property, contact the Board.



## **B. Amendments to the Architectural Design and Maintenance Standards**

The ARC will periodically (at least once every two years) review and evaluate these *Design and Maintenance Standards* to determine whether any changes are necessary. All changes must be approved by the Board and 55% of the residences prior to incorporation into this document.

## **MAINTENANCE & USE REQUIREMENTS**

The purpose of this section is to list and illustrate the maintenance requirements of the community that are required of property owners by the SRHOA. This list is by no means all-inclusive, but rather provides examples of typical maintenance requirements of the homeowner. Many of the requirements are taken directly from the Covenants.

Violations of maintenance standards are violations of the Covenants and are pursued under and in accordance with the Covenants and the Association's Enforcement/Due Process procedures.

### **A. SRHOA Maintenance Responsibilities**

The SRHOA shall be responsible for the maintenance, management, operation and control of the Common Areas and all improvements thereon (including fixtures, personal property and equipment related thereto). The SRHOA shall maintain the Common Areas in a clean, and attractive condition as determined by the BOARD.

### **B. SRHOA Control of Common Areas**

No owner shall improve, repair or alter the Common Areas without the expressed written consent of the Board of Directors. This includes all vegetation and landscaping.

If any Common Area or improvement thereon is damaged or destroyed by an Owner, or such Owner's tenants, guests, licensees, agents or family members, the SRHOA shall repair such damage at the Owner's expense.

No owner or resident shall dump or otherwise dispose of or place trash, garbage, debris or any unsightly or offensive materials on any Lot or the Common Areas.

No owner or resident should utilize common areas for entertaining, parties, or firepits without the express written permission of the Board of Directors.

### **C. Homeowner Maintenance Responsibilities**

Article IX, Section 9 of the Association's Declaration specifically provides that each Owner shall keep all lots owned by them, and all improvements therein or thereon, in good order and repair and free of debris, including but not limited to the seeding, watering, and mowing of all lawns, the pruning and cutting of all trees and shrubbery, and the painting or staining of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management. Maintenance affects the visual character and economic values of the property and neighborhood, and in some cases safety. For the purposes of this document and the Covenants, "upkeep" shall be defined as care, inspection, maintenance, operation, repair, repainting, restoration, alteration, replacement and reconstruction.

## 1. Dwellings and Structures

Residents are responsible for maintaining the exterior of their dwellings and all improvements thereon, such as decks and fences. Residents shall promptly repair all portions of a house that require maintenance, repair, or replacement including, but not limited to, the trim, doors, windows, siding and roof. Painting of a house trim shall be done on a as needed basis to properly maintain any chipped or faded areas. Cleaning and/or power washing of a house shall also be performed as needed to remove all dirt, mold and mildew.

Some of the following conditions are examples considered a violation of the Covenants:

- a. Peeling exterior paint.
- b. Baby carriages, bicycles, sporting equipment, sofas or other articles that are stored on any area of the lot except in the rear area.

Routine maintenance of your property will preserve and protect your home and limit personal liability. The SRHOA expects that owners will do all maintenance necessary to prevent any of the cited conditions from occurring at Solomons Ridge.

## 2. Lawn and Yard Maintenance

Each Owner has an obligation to comply with the following *minimum* maintenance standards with respect to the exterior appearance of his lot:

1. Establish and maintain a neat and orderly seeded lawn that is substantially free of weeds providing that a continuing effort to eliminate weeds is demonstrated.
2. The appearance of the lawn during the growing season should be predominantly green in color. Owners should water frequently enough to encourage greening of lawns, unless government authorities have issued watering restrictions. "Bald" areas or dry spots must be treated by the resident to facilitate appropriate growth of grass to maintain consistency of lawn color and texture.
3. Grass Encroachment of Permanent Surfacing: Where visible from the street, lawn grass should not encroach or extend more than 3" over permanent surfacing such as driveways, curbs and sidewalks.
4. In keeping with the harmony of design and appearance of the community, all Owners must establish and maintain landscaped planting beds around the front perimeter of the house that is visible to the street.
5. Landscape bedding areas shall be aesthetically designed to enhance the overall visual appearance of the property and shall be relatively free of weeds to maintain the originally design appearance of the beds.
6. Dead landscape shrubbery material shall be removed.
7. All yards shall be free of debris and yard waste shall be removed promptly.

## 3. Erosion Control and Drainage Management

Residents are responsible for erosion control by maintaining proper drainage through their property. This includes not blocking or hindering natural drainage from adjoining properties.

## 4. Trees & Ground Surface

Owners shall obtain approval of the ARC before planting any tree or shrub which at maturity may extend beyond the property boundary.

**5. Trash Removal**

Residents are responsible for picking up litter on their property as well as debris on open space that originated from their property. No accumulation or storage of litter, new or used building materials, or trash of any kind shall be permitted on any lot (front, side or rear).

All trash receptacles shall be stored in a location not visible from the street. All trash that may attract scavengers shall be placed in a covered receptacle. Trash and recyclables should only be placed out no earlier than 4:00 p.m. before collection day. All receptacles should be removed from view no later than 10:00 p.m. the day of collection.a

**6. Parking**

All vehicle parking shall be limited to driveways or garages, and shall never be parked on front or side yards.

Trailers, camper, boats, RVs, or similar equipment shall not stay parked forward of any dwelling for more than 96 consecutive hours. When parked in the back yard of the lot, vehicles, boats, trailers, campers, RVs, or other structures of a temporary character shall not be visible from the street.

No trailer, camper, boat, RV or similar equipment shall be permitted to remain upon any property within the community unless placed or maintained within an enclosed garage or carport, or other enclosure approved by the ARC.

All vehicles parked on the Common Area are subject to towing at the owner’s expense.

Be courteous to your neighbors: please ask your guests to not park onto your neighbor’s property (yards).

**7. Vehicle Repairs**

No portion of the Common Area shall be used for the repair of automobiles.

**8. Driveways**

Driveways shall be properly maintained.

**9. Mailboxes**

Mailboxes shall be in good working condition and conform with the original mailboxes. (See appendix for mailbox specification.)

**EXTERIOR CHANGE DESIGN STANDARDS**

This section lists the most common requests for exterior alterations and their design standards. The contents of this document are neither all-inclusive nor exclusive; rather, they are intended to present examples of what is permissible and required.

**Air Conditioners**

Air-conditioning units extending from windows in the main residence are prohibited. Exterior units that are part of a central air conditioning/heating system may be added or relocated only when they do not interfere visually with neighbors.

## Antennas

In accordance with the Federal Telecommunications Act of 1996:

- No antenna or satellite dish shall be installed on any Common Area of the Solomons Ridge community.
- Owners shall not erect or maintain on the exterior of any Lot any television antenna, satellite dish or other type of antenna or receiver greater than one meter in diameter.
- Prior approval of the ARC is not required for the installation of a satellite antenna or receiver measuring *under* 1 meter in diameter.

*Ground Mount:* Must be located on a rear lot location. Where front or side yard locations are necessary, all equipment must be installed near other utility equipment, or among shrubbery. Screening may be required.

*Roof Mount:* Should be located on the rear of the roof, below the roof peak. If a front roof mount is necessary; all equipment shall be installed to one side of the roof, rather than in the center.

*Structure Mount:* Shall be located such that the equipment is adjacent to a chimney or other structure on the home. If on a deck, the equipment shall be installed to one side of the deck or adjacent to the house, if possible. Screening may be required.

## Awnings

When visible from the street, exterior awnings will only be approved by the ARC if demonstrated to be clearly compatible with the architectural design and qualities of the home.

## Decks and Patios

Decks may be constructed or replaced with the approval of the ARC. Wooden decks are to be stained and/or sealed to preserve natural color, or painted to match existing trim.

## Facades

No owner shall change the exterior design or materials of their home without approval of the ARC. Applications to change exterior material shall provide a complete description of the change to include the materials used. Applications to repair exterior material are needed only if the repair is different from the original. See also the guidance under the section entitled Siding.

## Fences

1. Rear and Side Yards: Rear and side yard fences must be constructed or replaced with fences that are consistent with the prevailing neighborhood architectural theme, and must be approved by the ARC. Chain link and barbed wire are not permissible as fence material.
2. Front Yards: Front yard fences are not permitted.
3. Structural framing or an unfinished side or a fence varying from existing fence standards shall not be exposed to any public street, sidewalk, walkway, park, recreation area or neighboring lot.
4. Stepped fencing is permissible where the grade slopes.

## **Flagpoles**

Freestanding flagpoles require ARC approval. Flags on poles attached from the front of the house are permitted.

## **Gutters & Downspouts**

Gutters and downspouts must be integrated into the architectural design in color, shape and location. Further, gutters and downspouts must not adversely affect drainage on adjacent properties. Any replacements that change from the original design, color, or material must be approved by the ARC.

## **Landscaping – Vegetable Gardens**

Vegetable gardens shall only be placed in rear yards and shall not pose a threat of damage to other property due to overgrowth or through the flow of water.

## **Landscape Lighting**

Landscape or Solar powered lamps are permitted. Light bulbs may only be white or amber. Lamps may not exceed 18 inches at their highest point from the ground

## **Lead Walks**

Lead walks (walks leading to the home's main entrance) must be repaired or replaced when damaged. Any changes from the original design and material must be approved by the ARC. All homes must have lead walks leading from the driveway area to the front of the house.

## **Lighting – Exterior**

Exterior lights attached to a home must be harmonious with the style and character of the home and neighborhood. Motion detectors are permitted. All exterior lighting shall be directed in a manner that does not create an annoyance to your neighbors. Care shall be taken in arranging exterior lighting so as not to shine directly on neighboring home(s).

## **Paint – Exterior**

Exterior painting shall be composed of not more than four colors, with (1) one color for doors, (2) one color for trim, (3) one color for shutters, and full window trim, and (4) one color for the body of the home.

Only changes to the existing color combinations require ARC approval.

## **Pets**

Pets must be leashed at all times when outside your property and shall not be allowed to walk, run or roam on others property. Pet owners must remove and properly dispose of all droppings in a sanitary manner, IMMEDIATELY. If any pet, without provocation, cause or creates a nuisance or unreasonable disturbance or noise, the pet owner shall correct the problem immediately. Pet owners may not allow their pets to habitually bark, howl, or cause noise in an excessive manner which disturbs the comfort or repose of their neighbors. Uncontrolled barking is strictly prohibited.

No livestock, swine, or poultry of any kind shall be raised, bred, or kept on any lot.

## Roofing

Roofing shall be maintained and replaced with materials consistent with the prevailing neighborhood architectural theme.

## Satellite Dishes/Receivers – see “Antennas”

## Siding

Siding shall be replaced with material of a style that is consistent with the prevailing neighborhood architectural theme. Changes in style or color must be approved by the ARC.

## Signs

In accordance with the Covenants, no sign may be erected without the express written consent of the ARC. Exceptions include real estate and political signs.

## Solar Panels

Solar panels are permissible.

## Sport & Recreation Equipment

Semi-permanent play equipment that constitutes a structure requires ARC approval. Examples include sandboxes, playhouses, swing-sets, etc. The following factors will govern approval of such equipment:

1. Location. Such equipment shall be placed in rear yards behind the dwelling. Basketball Hoops placed at the end of the driveway area or end/side area are permissible.
2. Scale and Design. The equipment shall be compatible with the lot size. The design and any visual screening are additional considerations in evaluating whether there will be an adverse visual impact.

## Storage Sheds

Sheds are permitted subject to the following rules and ARC approval:

1. If required by Anne Arundel County, must obtain a building permit.
2. Exterior of shed must be compatible to colors of the house.
3. Must be located in the rear yard.
4. Must be maintained in same manner as primary residence (painting as necessary, repair or replace as needed).

## Storm Doors

Storm doors shall match the color of the door they protect or the adjacent trim. Only full view storm and screen doors are allowed. Decorative items such as imitation gate hinges and ornamental grillwork are prohibited. Only clear glass is acceptable. All screen doors must be installed within the existing door jamb in a style or color that matches the existing dwelling unit. No reflective materials may be used to create a mirror effect from the outside. No materials such as sheets, paper, or foil will be permitted.

### **Swimming Pools**

No owner shall construct or use any portable or above ground swimming pools on a lot, except for those designed for infant and toddlers. In-ground swimming pools require the approval of the ARC.

### **Windows**

Windows shall be replaced with windows of a style and design that is consistent with the home's architectural theme.