



HOMEOWNERS
ASSOCIATION
DESIGN GUIDELINES

A MANUAL FOR TANYARD SPRINGS
HOMEOWNERS

Effective: 08 June 2021

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OBJECTIVES

The governing documents for the Tanyard Springs Homeowners Association, Inc., including the Articles of Incorporation, Bylaws, Declaration, and Rules and Regulations, as amended from time to time (the “Governing Documents”), contain certain covenants and use restrictions, including those pertaining to design standards. These covenants, restrictions and conditions are incorporated by reference in each deed of every Lot run with the land and are binding upon all Owners and their successors in ownership.

The primary purpose of design review and architectural control by the Association is to achieve the following objectives:

- Maintain consistency with the overall design concept for the community;
- Promote harmonious architectural and environmental design qualities and features;
- Promote and enhance the visual and aesthetic appearance of the community.

PURPOSE OF THIS MANUAL

Certain exterior modifications, changes or improvements (“Improvements”) by Owners to a Lot or residential dwelling unit thereon (hereinafter, collectively referred to as “Lot”) located in Tanyard Springs Homeowners Association, Inc. (the “Association”) require review and final written approval by the Design Review Committee or other applicable Review Entity, prior to commencement of work or installation.

The primary purpose of this manual is to familiarize Owners with the objectives, scope and application of design standards and guidelines intended to maintain the aesthetic appearance and environmental quality of the Tanyard Springs community.

This manual enumerates specific design standards and guidelines, which have been established by the Design Review Committee and approved by the Association’s Board of Directors (the “Design Guidelines”). It explains the application and review process that must be adhered to by Owners seeking approval of certain Improvements to their Lots and will also assist Owners in the preparation and completion of necessary and acceptable applications for review by the Design Review Committee. This manual will serve as a valuable reference source and all Owners are encouraged to familiarize themselves with its contents.

Please note that the Design Guidelines may be revised from time to time by the Design Review Committee, subject to approval by the Association’s Board of Directors.

ROLE AND AUTHORITY OF THE DESIGN REVIEW COMMITTEE

Pursuant to Article 7, Section 7.8 of the Declaration of Covenants, Conditions, and Restrictions for the Tanyard Springs Homeowners Association, Inc. ("Declaration"), no Improvement of any kind shall be commenced, erected or maintained upon the Lot until a design review application ("Application") is submitted to and approved by the Review Entity. The Application shall include detailed plans showing the site layout, exterior elevations, exterior materials and colors, landscaping, drainage, lighting, irrigation, and other relevant features of the Improvements, as required by the Review Entity and any Design Guidelines applicable to the applicant's Lot. The Review Entity may also require the submission of such additional information as it deems necessary to consider any Application.

"Improvements", as defined by Article 7, Section 7.1 of the Declaration, shall mean, collectively, the following items and activities within the Property:

- Staking, clearing, landscaping, excavation, grading, or other site work;
- The exteriors of buildings, structures and other improvements of any kind;
- Exterior additions, changes or alterations of any nature to the Residential Units, building or other existing improvements including and without limitation, changes in color, changes or additions to driveway or walkway surfaces, lighting and landscaping modifications.

The Review Entity may consider, but shall not be restricted to consideration of, visual and environmental impact, ecological compatibility, natural platforms with the finish grade elevation, harmony of external design with surrounding structures and environment, location in relation to surrounding structures and plant life, compliance with the general intent of applicable Design Guidelines and architectural merit. In certain cases, decisions will be based solely on aesthetic considerations and each applicant acknowledges that determinations as to such matters may be highly subjective and opinions may vary as to the desirability and/or attractiveness of particular improvements.

Pursuant to Article 7, Section 7.5 of the Declaration, the Design Review Committee has been assigned the rights and powers of architectural review and approval and is the Review Entity.

Pursuant to Article 7, Section 7.6 of the Declaration, the Design Review Committee is to consist of an uneven number of members, at least three (3) in number, who shall serve at the pleasure of, and may be removed and replaced at the discretion of the Board of Directors. The members of the Design Review Committee need not be members of the HOA.

Pursuant to Article 7, Section 7.11 of the Declaration, the Design Review Committee established these Design Guidelines to provide guidance to Owners, builders and contractors regarding matters deemed to be important to the Design Review Committee in considering applications for architectural approval. However, these Design Guidelines are not the exclusive basis for decisions on an Application and compliance with the Design Guidelines shall not guarantee approval of an Application.

The Design Review Committee is responsible for reviewing and approving all proposed exterior architectural Improvements to Lots prior to commencement of work as part of its responsibilities. The Design Review Committee will make recommendations to the Board of Directors with respect to the modification of the Design Guidelines initially approved by the Board. The Design Review Committee will also be responsible for reviewing possible violations of the Association's Design Guidelines, as well as violations of the Association's Governing Documents and rules and regulations.

DESIGN REVIEW CRITERIA

In reviewing Applications for modifications, additions, or improvements to Lots, the Design Review Committee will examine the conformance of Applications to the adopted Design Guidelines, as well as any restrictive covenants and/or use restrictions provided for in the Association's Governing Documents.

Applications for Improvements that are expressly prohibited by the Governing Documents or the Design Guidelines will be denied. For example, an Application to install a chain link fence will not be approved, as this type of fencing material is prohibited by both the Governing Documents and Design Guidelines.

However, the Design Guidelines cannot envision every type of Improvement for which an application can be submitted and, as such; the Design Review Committee will review each Application on a case-by-case basis, with consideration to the criteria detailed below. However, the criteria listed below is non-exhaustive, and the Design Review Committee will 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 alternation should relate favorably to the existing neighborhood structures and landscape features and components of the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage. For example, fences can obstruct views, breezes, airflow or access to neighboring Lots; decks or larger additions may cause unwanted shadows on adjacent patios or infringe on a neighbor's privacy and view. An inappropriate "clutter" of play equipment or an "ill-planned" landscape scheme may impact neighbors existing neighbors.
5. Style and Scale – The size, in three (3) dimensions, of the proposed alteration should relate 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 as the sole discretion of the Design Review 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.

APPLICATION AND REVIEW PROCEDURES

Application and review procedures used by the Design Review Committee, are detailed below.

1. Applications – All Design Review Applications for proposed improvements must be submitted in writing using the application form authorized by the Design Review Committee. A copy of this form is included under Appendix I to this manual. Applications must be complete in order to commence the review process by the Design Review Committee. Incomplete applications will be returned to the applicant with a statement of deficiencies which must be remedied in order to be considered for review.

Owners should submit completed Design Review Applications to the Onsite Management Offices located in the Tanyard Springs Clubhouse at the following address:

Attn: Design Review Committee
C / O Onsite Management
Tanyard Springs Homeowners Association, Inc.
6920 Heritage Crossing
Glen Burnie, MD 21060
tanyarsprings@abarisrealty.com

2. Application Fees and Reimbursements – Pursuant to Article 7, Section 7.10 of the Declaration, the Review Entity may establish and charge reasonable fees for review of Applications should review require the Review Entity to retain architects, engineers and other design professionals to assist in the review of any Application. Fees incurred by the Association in review of an Application shall be reimbursed by the Applicant.
3. Supporting Documentation – The application must include a complete and accurate description of the proposed Improvement(s). In order to permit evaluation by the Design Review Committee, supporting exhibits, if applicable, will be required. Examples include a site plan showing the location and dimensions of the proposed Improvement; architectural drawings or plans, as applicable; landscape plan; a picture of the area where alteration is being proposed; material and/or color samples, etc. The Design Guidelines and application form provide guidance with respect to the supporting documentation required for various types of Improvements. Incomplete, illegible or insufficient information and/or supporting documentation provided to the Design Review Committee may result in denial of an Application and/or delay or lengthen the review process beyond the standard timeframe discussed in the below section. In every instance where the Guidelines refer to “Required Documentation,” the Design Review Committee may request additional documentation as needed.
4. Time Frame for Completion of the Review – The Design Review Committee is required to approve or disapprove any proposed Improvement within twenty-one (21) calendar days after the receipt of a complete Application. However, the twenty-one (21) calendar day review period will only commence upon the receipt of a complete Application form including any required supporting exhibits. It is therefore advisable for Owners contemplating substantial Improvements to first ensure that they are aware of all required supporting documentation prior to submitting an Application to the Design Review Committee. In the event that the Design Review Committee fails to act within the twenty-one (21) calendar day period, the applicant shall give the Design Review Committee written notice of its failure to respond, which shall include a statement that unless the Design Review Committee responds within fifteen (15) calendar days of receipt of such applicant's notice, approval of the Application shall be deemed granted. If the Design Review Committee fails to act within the

fifteen (15) calendar day period, the application shall be deemed to have been approved as submitted; provided, however, that such failure to act by the Design Review Committee shall not relieve the Owner of the obligation of complying with the architectural standards, restrictive covenants and use restrictions provided for in the Association's governing documents, including the Declaration, Bylaws and Rules and Restrictions and these Design Guidelines.

5. Meetings of the Design Review Committee – The Design Review Committee is required to approve or disapprove any proposed improvement. The Design Review Committee will meet once a month, or as needed to fulfill its existing review period time frames, and will review all completed Applications at that time.
6. Limited Scope of Approval and Required Compliance with Federal, State and County Laws, Codes and Ordinances – Any Improvements made by the Owner are to be done in compliance of any and all federal, state, and county laws, codes, and ordinances and all architectural standards, covenants, design guidelines and rules. It is the sole responsibility of the Owner(s) to ensure that any and all work is done in accordance with all state and county laws, rules, and ordinances separate and apart from this procedure. The Design Review Committee and the Association are not responsible nor liable for any Improvements that are in violation of state and local laws, rules, and ordinances. Failure to act by the Design Review Committee shall not relieve the Owner of the obligation of complying with the architectural standards, covenants, design guidelines and rules and regulations set forth herein or adopted in accordance herewith in connection with the proposed action which was the subject of such submission.
7. Notice of Approval / Disapproval of Application by Design Review Committee – An Owner who has submitted a completed Application will be given written notice of the decision of the Design Review Committee with respect to approval and/or denial of all or part of the proposed Improvement(s).
8. Appeals Procedure – Subject to Article 7, Section 7.18 of the Declaration, an Owner that has submitted a Design Review Application which is subsequently denied in whole or in part by the Design Review Committee may appeal the decision of the Design Review Committee in writing to the Association's Board of Directors. Upon written request, such Owner shall be entitled to a hearing before the Board of Directors. A vote of at least two thirds (2/3) of all members of the Board of Directors shall be required to reverse or modify a decision of the Design Review Committee consistent with these Design Guidelines. Homeowners must submit their request to appeal the Design Review Committee decision to the Association's Board of Directors through the Management Agent no later than thirty (30) days from the date marked on the denial letter.
9. Notices from an Applicant to the Design Review Committee – Pursuant to Article 7, Section 7.8 of the Declaration and the Association's Electronic Notice Resolution, notices from an applicant to the Design Review Committee, shall be in writing and deemed to have been given at the time the envelope containing such notice, properly addressed and postage prepaid, is delivered by the U.S. Postal Service by registered or certified mail, return receipt requested, or by any other permissible delivery or courier service, such as Federal Express or UPS, which can provide tracking information regarding the delivery of such notice, and electronic transmission. Personal verified delivery of such written notice by any other means shall also be sufficient and shall be deemed to have been given at the time of delivery.

ENFORCEMENT PROCEDURES

1. Nonconforming Improvements – Pursuant to Article 7, Section 7.16 of the Declaration, any Improvements constructed in violation of Article 7 of the Declaration or in a manner inconsistent with an approved Application shall be deemed nonconforming. Upon written request from the Review Entity, the defaulting Owner shall, at its own costs and expense, promptly both remove any nonconforming Improvement and restore the Lot to substantially the same condition that existed prior to the installation of the nonconforming Improvement or bring the nonconforming Improvement into compliance with the approved Application, as applicable.
2. Removal of Nonconforming Improvement(s) – If an Owner fails to remove any nonconforming Improvement and restore its Lot or bring the nonconforming Improvement into compliance with the approved Application, as applicable, the Review Entity shall have the right to enforce Article 7 in accordance with Article 16 of the Declaration, including, without limitation, removing the violation and restoring the Lot to substantially the same condition as previously existed.
3. Other Remedies for Nonconforming Improvements – Pursuant to Article 16, Section 16.1 of the Declaration, the Association, and any Owner shall have the right to enforce, by any proceeding at law and/or in equity, all restrictions, conditions, covenants, reservations, easements, liens, charges or other obligations or terms now or hereafter imposed by the provisions of the Association's Governing Documents and any rule or regulation promulgated by the Association pursuant to its authority provided in the Governing Documents.
4. Association's Right to Attorneys' Fees and Costs for Legal Action – Pursuant to Article 16, Section 16.1 of the Declaration, if the Association successfully brings an action to extinguish a violation or otherwise enforce the provisions of the Governing Documents or rules and regulations of the Association, the costs of such action, including reasonable legal fees, shall become a binding, personal obligation of the Owner committing or responsible for such violation, and such costs shall also be collectible in the same manner as any other Assessment under the Governing Documents.
5. Fines – Pursuant to Article 16, Section 16.3 of the Declaration, the Association shall have the right to levy fines against an Owner, and such fines shall be collectible in the same manner as any other assessment such that the Association shall have a lien against the Residential Unit of such Owner as provided in the governing documents and such fine(s) shall also become the binding personal obligation of such Owner.
6. Reporting Violations – A violation may be observed and reported to the Design Review Committee by a member of the Design Review Committee, the Board of Directors, the Managing Agent or an Owner. In the case of Owners wishing to report a potential violation, a written notification must be transmitted to the Design Review Committee. Any complaints received will be handled in the manner established pursuant to the Association's Violation Enforcement and Due Process Policy.

DESIGN GUIDELINES

Unless otherwise referenced and exempted in these Design Guidelines, any modifications, changes or Improvements to the exterior of a Lot, permanent or temporary, major or minor, such as changes in color or removal of existing items, whether included in these Design Guidelines or not, are subject to review and approval by the Design Review Committee.

A. Additions

1. Location – Rooms, porches, garages, etc.
2. Scale and Style – Roof pitches must match or be reasonably close to the roof slope of the existing house. Shed style roofs are prohibited for screened porches.
3. Colors – All colors must seamlessly match and/or be compatible with the existing house.
4. Materials – All building materials, including decorative trim features, must seamlessly match and/or be compatible with the existing house. Windows and door styles must match the existing, and should be located and sized in a manner, which relates well to their existing counterparts.
5. Required Documentation – Detailed description and timeline, property plat, construction documents and plans, proposed sketches to scale, images of current space, and images of all materials to be used.

B. Air Conditioning Units / Heat Pumps

1. Location – Window fans, air units and wall air conditioning units are prohibited except in emergency situations when the central air unit is down not to exceed seventy-two (72) hours. Any length of time over seventy-two (72) hours requires management to be notified. The relocation of exterior central air conditioning units and heat pumps may be approved if there is no adverse visual or noise impact upon adjoining properties.
2. Style and Scale – Application and approval are not required to replace a heat pump or air conditioning unit in the original location.
3. Colors – N/A
4. Materials – N/A
5. Required Documentation – Detailed description and timeline, and product details.

C. Antennas / Satellite Dishes

1. Location – Antennas and satellite dishes must be installed on the rear of the Residential Unit, unless acceptable quality reception is not available on the rear of the Unit in which case it may be installed on the side or as a last resort, on the front wherever proper reception is available.
2. Style and Scale – Satellite dishes larger than one (1) meter (approximately forty (40) inches) in diameter are prohibited.
3. Colors – N/A
4. Materials – Cables should be affixed to the house.
5. Required Documentation – Detailed description and timeline, images of current space, and product details.

D. Artificial Grass and Outdoor Carpeting

1. Location – Indoor carpeting on exterior landscape of property is prohibited. Artificial grass is prohibited for use on steps, decks, patios, etc. but may be used as a yard replacement in the rear of the property. Artificial grass backyards must be enclosed by a fence.
2. Style and Scale:
 - a. Pile height must be between two (2) to three (3) inches.
 - b. Face weight must be sixty-five (65) ounces per square yard.

- c. Set with five (5) or six (6) inch nails at perimeter.
- 3. Colors – Artificial grass must be green and uniform in color; fluorescent colors are prohibited.
- 4. Materials – Infill on top of artificial grass preferably of a zeolite and antimicrobial sand mix.
- 5. Required Documentation – Detailed description and timeline, property plat, construction documents and plans, proposed sketches to scale, images of current space, and images of all materials to be used.

E. Attic Ventilators

- 1. Location – Attic ventilators and turbines should be mounted on the rear slopes of the roof if practical or be otherwise out of view from public areas and adjoining Lots.
- 2. Style and Scale – N/A
- 3. Colors – Ventilators must be 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).
- 4. Materials – N/A
- 5. Required Documentation – Detailed description and timeline, images of current space, and images of all materials to be used.

F. Awnings / Pop-Up Tents / Covers

- 1. Location – All awnings are restricted to the rear of the house and shall not extend beyond the side plane of the house. The awning must be attached to the back façade of the home and be entirely supported thereby.
- 2. Style and Scale – Awnings must be in scale with the house's rear dimensions. They must be retractable, either manually or electronically. Fixed awnings, which stay extended permanently or require vertical support arms, are prohibited. Portable / temporary tent-like structures are prohibited on Lots, but may be used for special occasions of a limited nature only subject to the approval of the Design Review Committee. However, they shall not be permitted to remain in place more than forty-eight (48) consecutive hours.
- 3. Colors – The fabric color must be compatible with and complimentary to the house's existing color scheme.
- 4. Materials – Awnings must be canvas or similar durable like acrylic fabric that can withstand seasonable weather. Awnings cannot be metal (except for housing and mechanical components) or fiberglass. When awnings become faded or worn, the fabric material must be promptly replaced or the awning removed.
- 5. Required Documentation – Detailed description and timeline, images of current space, and product details.

G. Decks

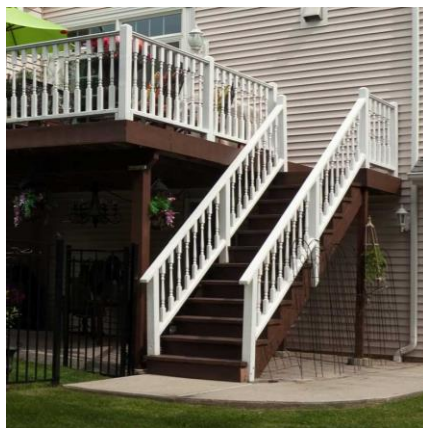
- 1. General Considerations – The addition of an elevated or ground level deck is a significant extension of a residential dwelling, which can impact its exterior appearance and affect the value and privacy of adjoining Lots, particularly in Townhomes.
 - a. All decks, open, screened or enclosed, for Single-Family Detached or Townhomes, must be approved by the Design Review Committee.
 - b. Modifications or additions to an existing deck must incorporate the same materials, colors and detailing as the approved existing deck.
 - c. Builder constructed decks must be specifically registered; provided, however, any new decks constructed by the original builder prior to settlement are exempt from these conditions. However, owners must register such decks with the Association's Property Manager, to be placed in the unit records for future reference. Since there would otherwise be no record of approval, failure to register builder constructed

decks may trigger a violation notice for an unapproved deck without documentation.

- d. Final approval of Owner constructed decks is subject to a post construction field inspection. It is the Owner's responsibility to submit pictures of the completed projects (from opposing sides showing entire project with house in background) to the management office to be placed in the unit records.
2. **General Deck Requirements** – A set of requirements that span all decks constructed throughout the community. All decks must be in accordance with Anne Arundel County Code and have proper county permits.
- a. **Location** – Decks must be located on the rear of the house and must not extend beyond the sidewalls of the house. This includes any stairs, railings, accessories or projections.
 - b. **Decking Styles, Materials and Colors** – Must be composed of low maintenance vinyl or composite materials. Wood decks, which were constructed and approved prior to adoption of these amended Design Guidelines, and as a result, are not compliant therewith, shall be permitted to remain as is, subject to proper maintenance and minor repair. However, if the existing wood deck is being replaced, or if it is in need major repair (more than half), it must be removed and upon replacement, brought into compliance with these Design Guidelines, constructed with low maintenance vinyl or composite materials.
 - c. **Deck Size** – All decks should be no more than the width of the Residential Unit. The maximum deck depth or projection from the rear of the house may be no closer than three (3) feet from the rear Lot line, and in no instance in the designated setbacks of the Lots per the Plats.
 - d. **Steps and Stairs** – Staircases from the deck, including spiral staircases, are permitted provided they are within all applicable county and state codes, do not cross over the Lot line, non-spiral stairs must be constructed of the same material as the deck. An exact or similar color must be used and residence and meet all Anne Arundel building codes where applicable. Spiral staircases can be metal and should try to utilize the same color as the decking and if at all possible, the stairs should be of composite material.



Staircase with landings example



Straight staircase example



Spiral staircase example

- e. **Deck Fascia** – Must be at least ten (10) inches nominal width.
- f. **Decking Overhang** – Permitted only using composite material.
- g. **Railing Style** – There are a number of new, commercially available railing materials and styles that may be considered as long as they are architecturally compatible with the house. White or brown vinyl or composite railings must be mounted to top of deck not side or fascia mounted. Vinyl posts must be square with New England

style caps. Round black balusters are acceptable and recommended. Sculptured balusters are prohibited.

- h. Clipped Corners – Twenty-four (24) inches outside clipped corners are permitted.
 - i. Projections and Bump-Outs – Double joists may be needed to support and projections. Separate posts supporting projects are prohibited.
 - j. Deck-Associated Landscaping – Landscape screening is highly encouraged for all decks and may be required where decks are visible from the street or public views.
 - k. For Townhomes and Single-Family Homes where an existing deck has previously been approved, the homeowner will be allowed to keep the same material if desired. For new construction, all decks must be constructed of using with white or brown vinyl composite railings.
3. Townhome-Specific Requirements:
- a. Privacy Screens – Privacy screens on the deck are permitted beginning from the floor of the deck up to six (6) feet in height and protruding no more than six (6) feet from the back wall of the house where the deck is attached. The privacy screens must be of the same material and color as the deck railings, and lattice topper in preferred as pictured in the example of privacy fences.
 - b. Under Deck Storage – Open storage of any items under a deck that is less the three (3) feet off the ground is prohibited. If permissible under-deck storage is being utilized, then lattice and additional landscaping may be required on a case-by-case basis. All permissible under deck storage must be kept in an orderly, neat, safe and clean condition, and free from loose garbage.
4. Single-Family Home-Specific Requirements:
- a. Under Deck Storage – Open storage of any items under a deck that is less the three (3) feet off the ground is prohibited. If permissible under-deck storage is being utilized, then lattice and additional landscaping may be required on a case-by-case basis. All permissible under deck storage must be kept in an orderly, neat, safe and clean condition, and free from loose garbage.
 - b. Accessory Structural Elements – In order to enhance the deck as an extension of a home’s living space, decks may be designed to include such features as:
 - i. Gazebos
 - ii. Bench-seating areas
 - iii. Built-in planter boxes
 - iv. Elevated shade trellises
 - v. Plant hangers
 - c. Privacy Screens – Privacy screens on a deck are discouraged but may be considered when used to screen a hot tub or an undesirable view. Privacy screens must be of a lattice or other open design.
5. Existing Non-Compliant Decks:
- a. Any non-compliant decks (other than those decks, which are non-compliant solely on the basis of their constructed materials), which were constructed and approved prior to the adoption of these amended Design Guidelines, and as a result are in violation thereof, shall be permitted to remain as is, subject to proper maintenance and minor repair; however, upon the earlier of that existing non-compliant deck being replaced or needing major repair (more than half); or upon sale or transfer of the Lot, the non-compliant deck may be required to be removed, or otherwise brought into compliance with these Design Guidelines by the Design Review Committee.
 - b. Note: If non-compliance is the result of an encroachment of the deck upon the Association’s Common Area, the current fee simple owner of the Lot will be required to execute a license agreement with the Association, indemnifying it for so

long as the deck remains upon Common Area.

6. Required Documentation – Detailed description and timeline, property plat, construction documents and plans, proposed sketches to scale, images of current space, and images of all materials to be used.

H. Dog Houses / Dog Runs / Invisible Fences

1. Dog Houses:

- a. Location:

- i. Townhomes – Dog houses are prohibited in Townhomes.
 - ii. Single-Family Homes – While discouraged, dog houses will be considered in Single-Family Homes on a case-by-case basis. Dog houses must be located in the rear yards and cannot be visually unobtrusive to neighboring Lots.

- b. Style and Scale – Dog houses may not exceed sixteen (16) square feet of floor space and may not exceed four (4) feet in height.

- c. Colors – Color must be compatible and coordinated with the main house.

- d. Materials – Materials must be compatible and coordinated with the main house.

- e. Required Documentation – Detailed description and timeline, property plat, construction documents and plans, proposed sketches to scale, images of current space, and images of all materials to be used.

2. Dog Runs – Are prohibited.

3. Invisible Fences – Acceptable as long as they meet Anne Arundel County Code.

4. Required Documentation – Detailed description and timeline, property plat, proposed sketches to scale, images of current space.

I. Doors (Storm, Screen, New and Replacement) / Security Bars

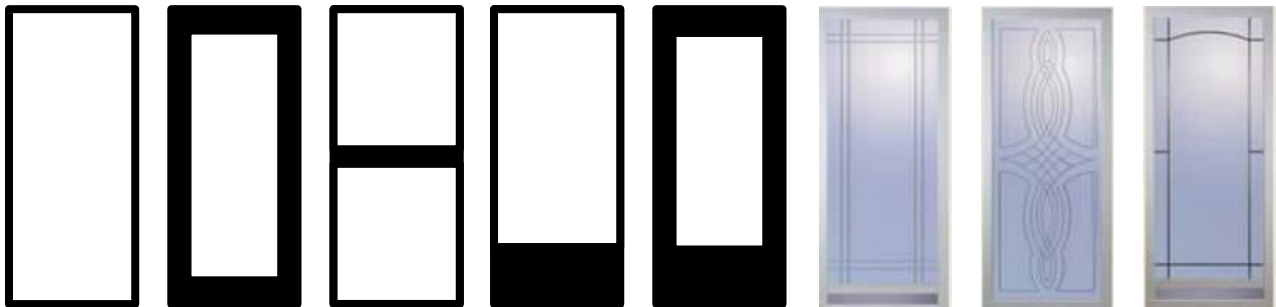
1. Location – Doors on any of the exterior planes of the house, pedestrian access or garage.

2. Style and Scale:

- a. The style and detailing of a new or replacement door must be consistent with existing doors and be compatible with the architectural style of the dwelling.

- b. Only full view storm doors, defined as doors where the glass covers at least eighty percent (80%) of the door surface, are permitted.

- c. The use of security bars or grates on windows and doors is prohibited; provided, however, exceptions may be made where the security apparatus will not be visible from the street and from adjoining properties.



3. Colors – Door frame colors must match either the adjoining trim color or the color of the main door.

4. Materials – N/A

5. Required Documentation – Detailed description and timeline, images of current space, and product details. No application is required for the replacement of an existing approved door with one that matches exactly in style and color.

J. Driveways

1. General Considerations:

- a. The widening, extension or similar modification of an existing driveway may be approved by the Design Review Committee on a case-by-case basis, if the alteration does not negatively impact adjoining Lots or Common Area, the proposed Improvements comply with the below guidelines, and they have been properly authorized, if appropriate, by Anne Arundel County.
- b. Per Anne Arundel County Code, a two-car driveway is defined as being at least eighteen (18) feet in width and eighteen (18) feet in length; anything of lesser dimensions is considered a single-car driveway, with an extension / modification. No driveways wider than a two-car driveway are permitted on any Lot without the prior written approval of the Design Review Committee.
- c. County Right-of-Way cannot be altered. The Association cannot approve alterations to County roadways, sidewalks, curbs, and right of ways. Driveway aprons, which are a continuation of the sidewalk, are public right-of-way area and are not to be obstructed or altered by Owners, subject to County approval. If the sidewalk or curb in front of your residence must be modified for your proposed driveway modification, the requesting Owner is solely responsible for obtaining the appropriate right of way permit and/or any other related permits and permissions from Anne Arundel County prior to submitting a driveway modification Application for design approval.
- d. The Owner must ensure that their proposed driveway modification will not cause water runoff / drainage issues that will negatively impact their or their neighbors' Lots or Association Common Area. An Owner who modifies their driveway shall be responsible for any damages to adjacent Lots or Common Area caused thereby.
- e. Driveways, including modified or extended driveways may not be used for the parking of inoperable, commercial, recreational or unused vehicles. Federal, state, local law enforcement vehicles of any kind are exempt from this prohibition.
- f. When necessary, for maintenance reasons, the periodic sealing of driveways is encouraged.

2. Colors and Materials:

- a. Red, grey, or other earth-toned pavers may be used, provided however, that any use of pavers but must uniform in style and color.
- b. Cement, pavers, or a combination of both materials are permitted.
- c. All driveway extensions exceeding eighteen (18) inches in width must be done with poured concrete.

3. Townhome-Specific Requirements:

- a. Minimum Buffer Space Restrictions for All Townhome Driveways and Property Lines.
 - i. Interior Townhome Lots – There must be at least twelve (12) inches of unimproved buffer space left on each side of the driveway / driveway extension from the shared property line boundaries with the adjacent units.
 - ii. End Unit Townhome Lots – There must be at least twelve (12) inches of unimproved buffer space left on the side of the driveway / driveway extension that shares a property line boundary with adjacent unit.
 - iii. Owners requesting driveway modifications that abut adjacent property lines will be assessed on a case-by-case basis.
- b. If so desired, townhome Lots twenty (20) feet or wider, may widen their driveways, subject to the above buffer restrictions, to achieve a true two-car driveway in accordance with Anne Arundel County Code.
- c. Townhomes Lots under twenty (20) feet wide, are only permitted to widen their

driveway, but cannot achieve a true two-car driveway under Anne Arundel County Code, as there is not enough room based on these Design Guidelines.



Two-car driveways for Townhomes examples

4. Single-Family Home-Specific Requirements:

- a. For those wanting to add a minimum driveway extension / walking area you are permitted to use pavers and/or cement, however the extension must not exceed aggregate of thirty-six (36) inches total, between both sides of the driveway.

5. Required Documentation – Detailed description and timeline, property plat, construction documents and plans, proposed sketches to scale, images of current space, and images of all materials to be used.

K. Exterior Decorative Objects (See also “Landscaping” (Plantings, Hard Features, Garden Ornaments, and Related Items)

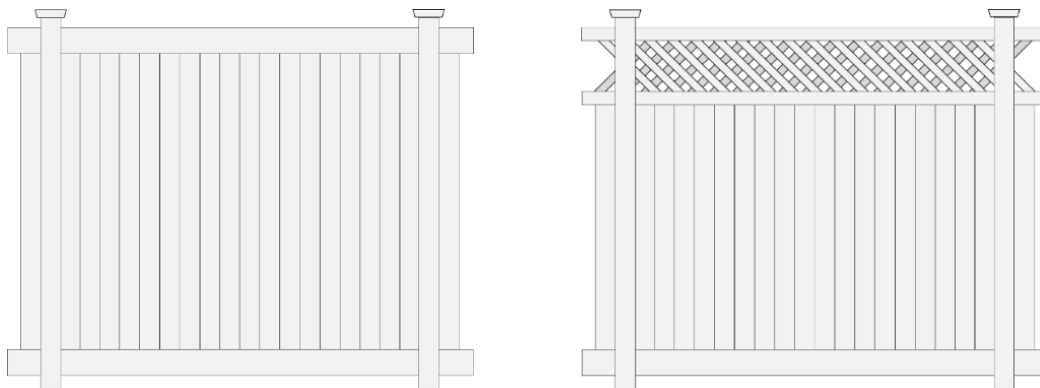
1. Location – Plain white light strands are permitted year-round in rear of the Lot.
2. Style and Scale – Seasonal outdoor decorations / displays should be limited to one (1) month before and one (1) month after the designated holiday.
3. Colors – Year-round lighting is only permitted in white.
4. Materials – N/A
5. Required Documentation – No application required.

L. Fences

1. General Considerations – A set of requirements that span all fences constructed throughout the community. All fences must be in accordance with Anne Arundel County Code and have proper county permits.
 - a. Location – All fences along property lines shall be placed so that the outside face of the fence is even with, but does not encroach upon the adjoining property. Fences may be located in the rear yard and in the side yard, however extending only up to five (5) feet from the front plane of the dwelling. Side yard fences closer than five (5) feet from the front boundary wall of the house and front yard fences are prohibited.
 - b. Style and Scale – Wood and/or three (3) rail fences that are currently on a Lot, were constructed and approved prior to adoption of these amended Design Guidelines and would otherwise be in violation thereof, shall be permitted to remain as is, subject to proper maintenance and minor repair. However, once the existing wood and/or three (3) rail fence is in need of replacement, major repair (more than half of the planks), or should the homeowner decide to change their existing fence, it must be replaced with a six (6) foot tall vinyl fence in compliance with these guidelines.
 - i. Gates – Gates with direct access to common areas are permitted and must be shown on the Application. Gates must be done in vertical board.
 - ii. Privacy Fence Notations – Required to be built six (6) feet in height and

must be in board-on-board style. Board-on-board style can be built with a lattice topper. In certain high visibility cases, such as end units adjoining streets, parking or abutting narrow open space corridors, the Design Review Committee may require additional setbacks from Lot lines.

- iii. Landscaping – Landscaping is highly encouraged for all fences and may be required where fences are visible from the street or public views.
 - c. Materials and Colors – Must be composed of low maintenance vinyl. Wood fences, which were constructed and approved prior to adoption of these amended Design Guidelines, and as a result, are not compliant therewith, shall be permitted to remain as is, subject to proper maintenance and minor repair. However, if the existing wood fence is being replaced, or if it is in need major repair (more than half), it must be removed and upon replacement, brought into compliance with these Design Guidelines, constructed with low maintenance vinyl.
 - d. Ingress / Egress Easements – Fences may not be installed on ingress / egress easement areas which are shown on a site plan or plat map. The installation of rear yard fences in cases where the rear lot line is immediately adjacent to a major roadway can present an aesthetic problem or may violate site distance easement requirements of Anne Arundel County. In such cases, the Design Review Committee may prohibit the installation of a fence, or alternatively require that the fence be set back from the lot line and screened with appropriate landscape materials.
2. Townhome-Specific Requirements:
 - a. Fence Style – Six (6) foot vinyl privacy fences are the only permitted style for Townhomes.
 3. Single-Family Home-Specific Requirements:
 - a. Fence Style – Six (6) foot vinyl privacy fences are the only permitted style for Single-Family Homes.



Vinyl fence style examples

4. Required Documentation – Detailed description and timeline, property plat, construction documents and plans, proposed sketches to scale, images of current space, and images of all materials to be used.
5. Existing Non-Compliant Fences:
 - a. Any non-compliant fences (other than those fences, which are non-compliant solely on the basis of their constructed materials), which were constructed and approved prior to the adoption of these amended Design Guidelines, and as a result are in violation thereof, shall be permitted to remain as is, subject to proper maintenance and minor repair, however, upon the earlier of this existing non-compliant fence being replaced or needing major repair (more than half); or upon sale or transfer of the Lot, the non-compliant fence may be required to be removed or otherwise

brought into compliance with these Design Guidelines by the Design Review Committee.

- b. Note: If non-compliance is the result of an encroachment of the fence upon the Association's Common Area, the current fee simple owner of the Lot will be required to execute a license agreement with the Association, indemnifying it for so long as the fence remains upon Common Area.

M. Fireplaces (Outdoors) / Fire Pits / Grills

1. Location – Outdoor cooking grills, fireplaces and/or fire pits, stationary or portable, with fully or partially enclosed flames not to exceed one cubic yard, that do not create a smoke hazard / nuisance to surrounding properties are permitted on the ground or patio of a Lot only, and in accordance with Anne Arundel County Code.
2. Style and Scale – N/A
3. Colors – N/A
4. Materials – N/A
5. Required Documentation – Detailed description and timeline, property plat, construction documents and plans, proposed sketches to scale, images of current space, and images of all materials to be used. Mobile fire pits and grills are permitted without application.

N. Flagpoles

1. Location – No approval is required for a single flagpole staff on the front face of the unit, which does not exceed six (6) feet in length. The flagpole must be mounted diagonally at an incline to the wall or pillar of the dwelling and no higher than the first floor of the house.
2. Style and Scale – Permanent, free standing flagpoles are prohibited. A single decorative flag (not exceeding the standard size of three (3) feet by five (5) feet) may be displayed on the above permitted flagpole without further approval, and must be maintained in good condition. Seasonal flags may be displayed for an appropriate time period, as detailed under “Exterior Decorative Objects” section.
3. Colors – N/A
4. Materials – N/A
5. Required Documentation – Detailed description and timeline, images of current space, and product details.

O. Gutters / Downspouts / Drain Lines

1. Location:
 - a. Specific approval is required for the addition of any new gutters, downspouts, drain lines or a change in location of an original gutter, downspout, or drain line.
 - b. Gutters and downspouts must be located in such a manner as not to adversely affect drainage onto neighboring properties.
 - c. Tubing extensions used to carry drainage further from the home must be discreet, camouflaged or buried and directed away from adjacent properties.
 - d. No discharges of storm water may be closer than three (3) feet of any neighboring Lot. Drain line extensions may not discharge water directly perpendicular (toward) a neighboring Lot or an existing drainage flow-line. Drain line alignments shall be set so that discharge water flows in the same basic direction as existing flow lines on the Lot.
 - e. Extension of gutter drain downspouts should not be within three (3) feet from any sidewalk or public or common walkway and should be discreet.
 - f. Roof drain downspouts, sump pump ejector lines, or any other surface runoff or groundwater may never be connected directly or indirectly to any public sanitary

sewer system.

2. Style and Scale – N/A
3. Colors – All gutters, downspouts and drain lines must conform in color and design to those originally installed. No approval is necessary to replace existing gutters / downspouts with vinyl or aluminum gutters / downspouts of the same color. Splash blocks should be black or green plastic or unpainted concrete.
4. Materials – N/A
5. Required Documentation – Detailed description and timeline, property plat, construction documents and plans, proposed sketches to scale, images of current space, and images of all materials to be used.

P. Hot Tubs / Spas

1. Location:
 - a. Townhome-Specific Requirements – Hot tubs are considered on a case-by-case basis. Swim Spas are prohibited for Townhomes.
 - b. Single-Family Home-Specific Requirements – Hot tubs should be located in the rear yard, behind the house, and not more than twenty (20) feet from the back of the house. Swim spas are considered on a case-by-case basis.
2. Style and Scale – Hot tubs shall not protrude more than three (3) feet above the adjacent ground or deck level. The exterior finish of an elevated hot tub must blend with the house, deck or patio to which it is attached. Must comply with screening and appropriate fencing and landscaping as required per Anne Arundel County Code.
3. Colors – N/A
4. Materials – N/A
5. Required Documentation – Detailed description and timeline, property plat, images of current space, and product details.

Q. Landscaping (Plantings, Hard Features, Garden Ornaments, etc.)

1. Approval is not required for the following minor modifications:
 - a. Planting of annuals or perennials in existing plant beds.
 - b. The planting of any shrubs maintained less than four (4) feet high and wide within the Lot.
 - c. "Invisible" Landscape Edging – Steel, aluminum or black PVC edging is permitted; provided it is installed below top edge of the grass and flush with the grade so it is not visible when viewed from the grass side.
 - d. Mulch – Planting beds must be mulched with natural brown, red, or black mulch, or with the following stone:
 - i. Delaware Valley River Jacks in 1"-3" size
 - ii. Maryland River Rock in 1"-3" size
 - iii. Medium White Marble Chips
 - iv. Red Lava Rock
 - v. Other mulch materials will be considered on a case-by-case basis, and require an application.
 - e. Hanging baskets, pots, planters and urns on front porches and stoops, no greater than twelve (12) inches high and eighteen (18) wide.
 - f. Small landscape-related elements including bird feeders, bird baths, garden ornaments, statuary, etc. provided they are restricted to rear yards only.
2. Approval is required for any other landscape modifications, including, but not limited the following:
 - a. The planting of any trees on the Lot which may grow to exceed eight (8) feet in height; or any shrubs which may exceed four (4) feet in height (excluding builder

- planted trees / shrubs).
 - b. Any landscape edging, walls or planters, visible above grade and grass, made of natural stone, wood, or synthetic products (i.e., masonry brick or block, plastic, wood, metal, etc.)
 - c. Removal of grass and replacement with mulch or ground cover, (except in the case of the above pre-approved locations).
 - d. Landscaping or construction that involves grading, changing of slopes, drainage, and/or installation of a retaining wall or other above grade structures such as steps, paved areas or walkways; and garden structures such as trellises, pergolas, arbors, gazebos, etc.
 - e. Shrubs or trees which are intended to form a hedge or natural screen which will be more than four (4) feet in height. Landscape screens or barriers may be approved in order to define private space or block undesirable views. However, the Design Review Committee will consider any adverse impacts on adjoining Lots; such as the disruption of sight lines for adjoining Lots, and the interruption of drainage patterns. Landscape screens or barriers are permitted along front yard Lot lines.
 - f. Sizeable landscape related items will be evaluated based on their general appropriateness, size, location, compatibility with architectural and environmental design qualities, and visual impact on the neighborhood and the surrounding area.
 - g. Visible "bare earth" in lawns is prohibited with the exception of planting beds that are in a seasonal transition phase. Neglected planting beds and dead areas in the lawn where items were placed and removed must be repaired with grass, plants, ground cover or mulch.
 - h. Prohibited Plants include:
 - i. Bamboo
 - ii. Kudzu
 - iii. Leyland Cypress
 - iv. Any other invasive or rapidly growing trees
3. Required Documentation – Detailed description and timeline, property plat, construction documents and plans, proposed sketches to scale, images of current space, and images of all materials to be used.

R. Lighting (Exterior / Landscape Lighting)

1. Exterior Architectural Lighting:
 - a. An application must be submitted for all changes to exterior light fixtures and for additional lights including security lights.
 - b. No application is required for the replacement of an approved light fixture with one that is substantially the same in type, size, appearance and lamp wattage.
 - c. Temporary lighting such as seasonal holiday lighting does not require an Application; however, such lighting must not be installed for a duration of more than one (1) month before the holiday and must be removed promptly within one (1) month after the holiday.
 - d. The style and location of light fixtures must be compatible with the architecture of the house.
 - e. Exterior lighting, including motion sensors, flood lights and entrance lights shall be diffused and glare free. Non-diffused directional lighting shall have a cut-off angle as to not exceed unit Lot lines. Proposed additional lighting shall not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, intensity or other features.
 - f. Required Documentation – Detailed description and timeline, images of current space, and product details.

2. Landscape (Low Voltage) Lighting:

- a. Low voltage lighting fixtures may be considered for low-level path lighting, up-lighting, down-lighting and landscape architectural accent lighting.
- b. Low voltage fixtures shall be located and aimed carefully so as not to constitute a nuisance or hazard to any homeowner or neighboring resident.
- c. Low voltage lighting shall not exceed eighteen (18) inches in height.
- d. Colored lights are not allowed.
- e. The lining or arrangement of visible light fixtures along driveways and walks is inappropriate and will not be approved.
- f. Visible light fixtures must be dark brown, green, or black. Bright or glossy metal light fixtures are prohibited.

S. Painting (Exterior Color Changes)

1. Specific approval is required for any color changes to exterior structures including:

- a. Siding
- b. Doors:
 - i. Rookwood Red (SW2802)
 - ii. Rookwood Dark Red (SW2801)
 - iii. Rookwood Dark Green (SW2816)
 - iv. Rookwood Shutter Green (SW2809)
 - v. Inky Blue (SW9149)
 - vi. Dark Night (SW6237)
 - vii. Roycroft Pewter (SW2848)
 - viii. Tricorn Black (SW6258)



- c. Shutters – May be re-painted in the same color as the approved door color. (Composite colors readily available are listed below. These colors were pulled from one of builder’s contractors, Mid America Components. Homeowners are not required to use the builder’s contractor for their shutter replacement.)
 - i. Merlot / Burgundy Red
 - ii. Musket Brown / Bordeaux
 - iii. Heritage Green / Forest Green
 - iv. Hunter Green / Midnight Green
 - v. Wedgewood Blue / Classic Blue
 - vi. Navy Blue / Midnight Blue
 - vii. Storm Gray / Tuxedo Grey
 - viii. Black



Above are the currently available shutters through Mid America Components that are in line with the shutter colors provided by the developer. From left to right they are Burgundy, Bordeaux, Musket Brown, Forest Green, Midnight Green, Wedgewood Blue, Classic Blue, Midnight Blue, Tuxedo Grey, and Black.

- d. Trim
 - e. Roofing
 - f. Other exterior surfaces and structures
2. Required Documentation – Detailed description and timeline, images of current space, and product details. No approval is required for the repainting in the same color of approved exterior surfaces.

T. Patios

1. Location – Patios must be in rear yards and must conform to Anne Arundel County Code. Front or street-facing side yard patios are prohibited. Changes in grade or drainage pattern must not adversely affect adjoining properties.
2. Style and Scale – Patio associated landscaping is highly encouraged and may be required for screening from high visibility areas.
3. Colors – Material colors of patio and any associated walls or planters must be compatible with each other, as well as the house architecture.
4. Materials – Materials such as natural stone, flagstone, brick or interlocking pavers, pre-cast masonry pavers, or stamped pattern concrete are appropriate. Plain-scored concrete is acceptable for small areas. Seat walls and landscape planters must be of materials compatible with the house and the patio.
5. Required Documentation – Detailed description and timeline, property plat, construction documents and plans, proposed sketches to scale, images of current space, and images of all materials to be used.

U. Play / Recreation Equipment

1. Play Equipment – Approval is required for permanent or semi-permanent play equipment, such as swing sets, play-houses, and climbing apparatuses.
 - a. Location – All play equipment (with the exception of basketball hoops) must be located in the rear yard of a Lot and should not be visible from the street.
 - b. Style and Scale – The size of any play equipment must be compatible with the size of the Lot. Play equipment in Townhome yards, greater than forty-eight (48) inches in height are prohibited. Play equipment must be located as to have the minimum visual and noise impacts on adjoining Lots. The Design Review Committee may require landscape screening to minimize any adverse impacts.
 - c. Colors – 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.

- d. Materials – The use of wooden play equipment is encouraged. Metal play equipment, exclusive of the wearing surfaces, free standing basketball backboards and their poles are to be painted dark earth tones to blend with the natural surroundings or, if located adjacent to a home, painted to match the background or screening structure.
 - e. Required Documentation – Detailed description and timeline, property plat, construction documents and plans, proposed sketches to scale, images of current space, and images of all materials to be used.
2. Basketball-Specific Equipment – The use of basketball equipment on a Lot is limited to daylight hours only so as to not unreasonably disturb neighboring Lots at night.
 - a. Location – Basketball backboards may not be attached to the exterior facade of the home or garage. Basketball backboards may be erected on permanent poles in the driveways of Single-Family Detached Homes only and should be sited such that they are a minimum of fifteen (15) feet from the street and located so that basketballs will not fall into the yards of adjoining Lots.
 - b. Style and Scale – N/A
 - c. Colors – N/A
 - d. Materials – N/A
 - e. Required Documentation – Detailed description and timeline, property plat, construction documents and plans, proposed sketches to scale, images of current space, and images of all materials to be used. The configuration of the driveway, distance from the street and proximity of adjoining Lots will be a factor in evaluating an Application.

V. Pools

1. Townhome-Specific Requirements:
 - a. Location – Temporary inflatable pools are permitted as long as they are located in the rear yard of the Lot. Inflatable pools can only be left out in rear yard, whether inflated or otherwise, for a maximum of seventy-two (72) consecutive hours.
 - b. Style and Scale – Above ground stationary pools of any kind are prohibited. No other pool types are permitted on a Townhome Lot.
 - c. Colors – N/A
 - d. Materials – N/A
 - e. Required Documentation – No application required.
2. Single-Family Home-Specific Requirements:
 - a. Location – In-ground pools may be approved by the Design Review Committee on a case-by-case basis if they are located in the rear yard.
 - b. Style and Scale – Above ground stationary pools are prohibited.
 - c. Colors – N/A
 - d. Materials – N/A
 - e. Required Documentation – Detailed description and timeline, property plat, construction documents and plans, proposed sketches to scale, images of current space, and images of all materials to be used. In addition, to compliance with these Design Guidelines, all pools and fences must be in compliance with all Maryland and Anne Arundel County codes, rules and ordinances.

W. Roofs

1. Location – N/A
2. Style and Scale – N/A

3. Colors – Roofs must be the same color as what the builder originally installed.
4. Materials – Architectural shingles are permitted.
5. Required Documentation – Detailed description and timeline, property plat, construction documents and plans, proposed sketches to scale, images of current space, and images of all materials to be used. Application is not required for the replacement of existing roof with ones that are identical in style and color.

X. Signs

1. No signs are permitted on Lots or Association Common Areas without prior approval of the Design Review Committee, other than permissible real estate signs, security signs, and political signs, described below on Lots. All permissible signs shall be free standing, not posted or attached to trees, public utility improvements, lighting poles or fixtures, and the bottom edge of signs shall not be more than two (2) feet above grade. All permissible signs must be kept in good condition, free from tears, shredding, warping, and rust. Yard signs shall not be animated or audible and shall not flash, blink, fluctuate, or emit sounds.
2. Real Estate Signage:
 - a. Location – Signs may only be placed in the front yard of Lot and must be removed within one (1) week following the sale or rental of a home.
 - b. Style and Scale – One real estate sign offering a Lot for sale or rent, not to exceed four (4) square feet in area, may be displayed on a Lot.
 - c. Colors – N/A
 - d. Materials – N/A
3. Security Signage:
 - a. Location – Only one (1) such sign may be posted forward of the front plane of the home. The approved location shall be at the front door. A second sign may be posted in the rear yard.
 - b. Style and Scale – Two (2) security signs, each not to exceed a total of sixty-four (64) square inches, may be posted on a Lot.
 - c. Colors – N/A
 - d. Materials – N/A
4. Political Signage:
 - a. Location – N/A
 - b. Style and Scale – Per Maryland law and Anne Arundel County Code, political signs, which include election signs, candidate signs, and proposition signs advertising the support or defeat of any question submitted to the voters in accordance with the Election Law Article, can be placed on Lots sixty (60) days prior to the primary election, general election, or vote on the proposition, and must be removed seven (7) days after the primary election, general election, or vote on the proposition.
 - c. Colors – N/A
 - d. Materials – N/A
5. Required Documentation – Detailed description and timeline, images of current space, and product details.

Y. Solar Panels

1. Location – Subject to prior written approval from the Design Review Committee. Only roof-mounted solar panels will be approved. Panels shall be installed on the plan of a roof facing the back of a home, unless acceptable solar collection is not available on the rear, in which case it may be installed on the front wherever solar collection is available. Devices that are part of the installation, such as inverters, must be placed inside the dwelling whenever possible.

2. Style and Scale – Panels must not extend past the roof ridge line and/or extend beyond any part of the roof envelope. Solar units must be firmly secured to the roof in accordance with all applicable building codes.
3. Color – Panels must be black in color. The solar collector's supportive structure, fixtures, plumbing, and electrical lines shall be concealed wherever possible and painted in a color scheme consistent with the structure and materials adjacent to the pipes (i.e., pipes on walls should be painted the color of the walls while roof plumbing should be the color of the roof).
4. Materials – Metal or aluminum frame.
5. Other – All solar energy collection device installations must be made by licensed solar energy collection contractors, and must comply with all applicable laws including net metering limitations.
6. Required Documentation – Detailed description and timelines. A sample or illustrated brochure of the proposed solar unit, which clearly depicts the unit and defines the materials used, should be submitted with the application. Construction drawings for the proposed installation should be provided. They should be drawn to show the location and number of collectors, attachment to roof structure and location of any other exterior system components. Calculations should be provided showing the number and area of the collectors required.

Z. Storage Sheds

1. Townhome-Specific Requirements:
 - a. Location – Storage sheds in Townhomes must be located directly against the rear house if the yard is not fenced in. If there is a fence on Lot in compliance with the “Fences” section, then the shed can be placed anywhere within the fenced in property. End unit Townhomes Lots that have adequate space to accommodate a small built-in structure, or a prefabricated accessory structure for storage of trashcans in rear of Lot and out of sight of roads will be permitted on a case-by-case basis, subject to approval of the Design Review Committee.
 - b. Style and Scale – Only one (1) storage shed may be permitted on any Lot. Size shall be limited to sixty-four (64) square feet and no taller than eight (8) feet to the top of the roof. Any shed requested over eight (8) feet will be considered on a case-by-case basis.
 - c. Colors – The shed structure must be constructed using colors that will blend with the aesthetic continuity of the house.
 - d. Materials – Metal or aluminum sheds are prohibited. Sheds are highly encouraged to be built using vinyl siding that is similar or the same as the dwelling. If shed is visible from street, the Design Review Committee may require shed to match or closely resemble materials the same or similar to the dwelling.
2. Single-Family Home-Specific Requirements:
 - a. Location – If your Lot layout does not allow for the rearward location of a shed, side yard locations may be permitted, provided they meet applicable size and architectural and will be approved on a case-by-case basis. Door design and location must be shown in plans submitted with Application. Single-Family Home Lots that have adequate space to accommodate a small built-in structure, or a prefabricated accessory structure for storage, of trashcans in rear of Lot and out of sight of roads will be permitted on a case-by-case basis, subject to approval of the Design Review Committee.
 - b. Style and Scale – Only one (1) storage shed may be permitted on any Lot. Shed size shall not exceed two-hundred (200) square feet and height should be proportional to footprint and size of Lot and existing structures thereon. Any shed requested over

eight (8) feet will be considered on a case-by-case basis.

- c. Colors – The shed structure must be constructed using colors that will blend with the aesthetic continuity of the house.
 - d. Materials – Metal or aluminum sheds are prohibited. Sheds are highly encouraged to be built using vinyl siding that is similar or the same as the dwelling. If shed is visible from street, the Design Review Committee may require shed to match or closely resemble materials and color same or similar to the dwelling.
3. Required Documentation – Detailed description and timeline, property plat, construction documents and plans, proposed sketches to scale, images of current space, and images of all materials to be used. Proper permitting is the responsibility of the homeowner and all sheds must follow Anne Arundel County guidelines.

AA. Tree Removal

1. Approval is not required to remove if:
 - a. It is dead.
 - b. There is imminent danger to people or property.
 - c. It is necessary for the construction of a deck, major addition or other approved Lot improvement.
 - d. Other detrimental conditions exist, including intrusion by roots and branches on houses in a way that causes damage, excessive shade, or blocks critical sight lines.
2. Approval is required to remove:
 - a. Any builder provided tree.
 - b. Any deciduous tree whose trunk measures larger than four (4) inches in diameter.
 - c. Any evergreen tree taller than seven (7) feet.
3. The installation of a similar replacement tree may be required as a condition for allowing removal of a tree.
4. Required Documentation – Detailed description, timeline, and images of current space.

BB. Vegetable Gardens

1. Location – Vegetable gardens are prohibited past the rear-facing wall of the Residential Unit. Vegetable gardens in rear yards that are less than thirty-six (36) square feet in area and are at least three (3) feet from the rear Lot line do not require prior Design Review Committee approval.
2. Style and Scale – Vegetable gardens must be maintained in a neat, orderly, safe manner at all times, and free from weeds. Plants contained therein must not exceed four (4) feet in height. Plant and other garden debris, including dead vegetation, stakes, caging etc. must be removed, and the soil turned at the end of the growing season. If a garden is not being used at least on an annual basis, it should be returned to its previous state (grass, gravel or mulch).
3. Colors – N/A
4. Materials – N/A
5. Required Documentation – No application required.

CC. Walkways

1. Location – N/A
2. Style and Scale – N/A
3. Colors – Colors should complement existing Lot color scheme.
4. Materials – Materials to be used should be compatible with existing materials in the home and/or community (e.g., flagstone, brick, block, stamped or plain concrete).
5. Required Documentation – Detailed description and timeline, property plat, construction documents and plans, proposed sketches to scale, images of current space, and images of

all materials to be used.

DD. Windows (New and Replacement)

1. Window Additions / Replacements not in kind:

- a. Installation of new windows for additions / expansions, or replacing existing windows not in kind requires Application submitted in writing and approved by the Design Review Committee.
- b. Windows shall be consistent with the scale, spacing and proportions typical of the existing structure and adjacent properties.
- c. Windows shall be of quality material and workmanship; and the type, style, material, color and detailing of a new or replacement window must be consistent with that of existing windows.
- d. Windows shall have clear glass. Highly reflective or mirrored glass is prohibited.

2. Storm / Screen Windows:

- a. Storm / screen windows must not alter the appearance of the existing windows. Their frame color must be harmonious with the trim color of the house.
- b. Additional storm / screen windows must match the type, material, frame width, and color of the existing storm / screen windows.
- c. Storm screen windows must be a plain, straightforward design, without bars, cross-hatching, filigree or decorative embellishments. Grill-type security windows are not appropriate and will not be approved.
- d. Window screens shall be maintained in good working condition, free of tears, rust and dents.

3. Window Dividers / Grids – Installed in original windows must be retained and replaced with a comparable divider if damaged or missing.

4. Required Documentation – Detailed description, timeline, and product details

APPLICATION CHECKLISTS

A. Note – In order to avoid a delay in the review process, the applicant must submit a complete and clear application. The Design Review Committee may request additional information depending on application request.

B. Definitions:

1. Plat – This is the simple survey of the location of the home showing walkways, driveway, fence, and decks or patios. Must provide a copy of the plat, with the proposed modification drawn to scale, including setbacks from the closest property lines.
2. Construction Documents / Plans – This includes elevations, sketches, cross-sections, and dimensions of the proposed alteration.
3. Product Details – Descriptions of all dimensions, colors, materials, etc.
4. Images – Color pictures of proposed area of alteration, materials, etc.

Application For		Required for Submission	
A	Additions	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Property plat / house survey <input type="checkbox"/> Construction documents / plans	<input type="checkbox"/> Proposed sketches to scale <input type="checkbox"/> Images of current space <input type="checkbox"/> Images of all materials to be used
B	Air Conditioning	<input type="checkbox"/> Detailed description / timeline	<input type="checkbox"/> Product details
C	Antennas / Dishes	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Product details	<input type="checkbox"/> Images of current space
D	Artificial Grass	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Property plat / house survey <input type="checkbox"/> Construction documents / plans	<input type="checkbox"/> Proposed sketches to scale <input type="checkbox"/> Images of current space <input type="checkbox"/> Images of all materials to be used
E	Attic Ventilators	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Images of current space	<input type="checkbox"/> Images of all materials to be used
F	Awnings	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Images of current space	<input type="checkbox"/> Product details
G	Decks	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Property plat / house survey <input type="checkbox"/> Construction documents / plans	<input type="checkbox"/> Proposed sketches to scale <input type="checkbox"/> Images of current space <input type="checkbox"/> Images of all materials to be used
H	Dog Houses / Invisible Fences	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Property plat / house survey <input type="checkbox"/> Construction documents / plans	<input type="checkbox"/> Proposed sketches to scale <input type="checkbox"/> Images of current space <input type="checkbox"/> Images of all materials to be used
I	Doors	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Images of current space	<input type="checkbox"/> Product details
J	Driveways	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Property plat / house survey <input type="checkbox"/> Construction documents / plans	<input type="checkbox"/> Proposed sketches to scale <input type="checkbox"/> Images of current space <input type="checkbox"/> Images of all materials to be used
K	Exterior Décor	N/A	
L	Fences	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Property plat / house survey <input type="checkbox"/> Construction documents / plans	<input type="checkbox"/> Proposed sketches to scale <input type="checkbox"/> Images of current space <input type="checkbox"/> Images of all materials to be used

M	Fireplaces / Fire Pits / Grills	<input type="checkbox"/> Detailed description and timeline <input type="checkbox"/> Property plat / house survey <input type="checkbox"/> Construction documents / plans	<input type="checkbox"/> Proposed sketches to scale <input type="checkbox"/> Images of current space <input type="checkbox"/> Images of all materials to be used
N	Flagpoles	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Images of current space	<input type="checkbox"/> Product details
O	Gutters / Downspouts / Drain Lines	<input type="checkbox"/> Detailed description and timeline <input type="checkbox"/> Property plat / house survey <input type="checkbox"/> Construction documents / plans	<input type="checkbox"/> Proposed sketches to scale <input type="checkbox"/> Images of current space <input type="checkbox"/> Images of all materials to be used
P	Hot Tubs / Spas	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Property plat / house survey	<input type="checkbox"/> Images of current space <input type="checkbox"/> Product details
Q	Landscaping	<input type="checkbox"/> Detailed description and timeline <input type="checkbox"/> Property plat / house survey <input type="checkbox"/> Construction documents / plans	<input type="checkbox"/> Proposed sketches to scale <input type="checkbox"/> Images of current space <input type="checkbox"/> Images of all materials to be used
R	Lighting	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Images of current space	<input type="checkbox"/> Product details
S	Painting	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Images of current space	<input type="checkbox"/> Product details
T	Patios	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Property plat / house survey <input type="checkbox"/> Construction documents / plans	<input type="checkbox"/> Proposed sketches to scale <input type="checkbox"/> Images of current space <input type="checkbox"/> Images of all materials to be used
U	Play Equipment	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Property plat / house survey <input type="checkbox"/> Construction documents / plans	<input type="checkbox"/> Proposed sketches to scale <input type="checkbox"/> Images of current space <input type="checkbox"/> Images of all materials to be used
V	Pools	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Property plat / house survey <input type="checkbox"/> Construction documents / plans	<input type="checkbox"/> Proposed sketches to scale <input type="checkbox"/> Images of current space <input type="checkbox"/> Images of all materials to be used
W	Roofs	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Property plat / house survey <input type="checkbox"/> Construction documents / plans	<input type="checkbox"/> Proposed sketches to scale <input type="checkbox"/> Images of current space <input type="checkbox"/> Images of all materials to be used
X	Signs	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Images of current space	<input type="checkbox"/> Product details
Y	Solar Panels	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Construction documents / plans <input type="checkbox"/> Proposed sketches to scale	<input type="checkbox"/> Images of current space <input type="checkbox"/> Product details
Z	Storage Sheds	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Property plat / house survey <input type="checkbox"/> Construction documents / plans	<input type="checkbox"/> Proposed sketches to scale <input type="checkbox"/> Images of current space <input type="checkbox"/> Images of all materials to be used
AA	Tree Removal	<input type="checkbox"/> Detailed description / timeline	<input type="checkbox"/> Images of current space
BB	Vegetable Gardens	N/A	
CC	Walkways	<input type="checkbox"/> Detailed description / timeline <input type="checkbox"/> Property plat / house survey <input type="checkbox"/> Construction documents / plans	<input type="checkbox"/> Proposed sketches to scale <input type="checkbox"/> Images of current space <input type="checkbox"/> Images of all materials to be used
DD	Windows	<input type="checkbox"/> Detailed description / timeline	<input type="checkbox"/> Product details

DESIGN REVIEW APPLICATION

Directions: The Declaration of Covenants, Conditions and restrictions requires that you submit to the Design Review Committee for approval all proposed exterior additions, changes or alterations to your house and lot. In order to be considered by the Design Review 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 would be considered incomplete. In such case, the Design Review 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 Management prior to submission of an application.

Homeowner Name(s): _____ House Type: _____
Address: _____ Home Phone: _____
Mailing Address: (if different) _____ Work Phone: _____
Email Address: _____ Cell Phone: _____

Purpose of Improvement: _____

Description of Proposed Alteration: Describe all proposed improvements, alterations, or changes to your lot or home. Include measurements, intended colors, and product descriptions or links.

Estimated Time Frame of Improvement: (pending approval) _____

Owner Acknowledgements: I /we understand and agree:

___ 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.

___ 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.

___ 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.

___ 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.

___ 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.

___ that I authorize members of the Committee or managing agent to enter upon my Property to make one or more routine inspection(s).

___ 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.

___ 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.

___ that I am responsible for any damage and all cost to repair green space or community property that result from the proposed modification.

___ upon completion of modification color pictures of finished modification will be submitted to Management or the Design Review Committee showing completed project to complete approval and to be maintained in Homeowner's file for future reference.

Owner / Applicant Signature: _____ Date: _____

Co-Owner / Applicant Signature: _____ Date: _____

Once completed, please submit the completed form and all additional documentation via one of the following methods:

- FrontSteps Work Order
- Emailing tanyardsprings@abarisrealty.com
- In person or via the black drop box at the community clubhouse
- By mailing in the application to:
Tanyard Springs Homeowners Association
6920 Heritage Crossing
Glen Burnie, MD 21060

NOTICE OF INTENT TO INSTALL A DISH OR ANTENNA

Homeowner Name(s): _____ House Type: _____

Address: _____ Home Phone: _____

Mailing Address: (if different) _____ Work Phone: _____

Email Address: _____ Cell Phone: _____

Type and Model of Dish / Antenna: _____

Direct Broadcast Satellite: _____ 18-inch: _____ Other: _____ Size: _____

Company Performing Installation: _____

Identify Installation Location: _____

Date Installation to be performed: _____

Indicate the method of installation: _____

Will the installation be in compliance with all the Homeowner Association's Guidelines (which also include the manufacturer's guidelines and applicable building codes)?

Yes: _____ No: _____

If no, please provide three dates and times for which you are available to meet with the Design Review Committee to discuss antenna installation. At this meeting, you will need to provide written information supporting the necessity for non-routine installation.

First Choice Date: _____ Time: _____

Second Choice Date: _____ Time: _____

Third Choice Date: _____ Time: _____

Owner Acknowledgement:

I will comply with all the Homeowner Association's rules for installing, maintaining, and using a dish or antenna. I assume liability for any damage to the premises and other Unit Owner's property that may occur due to installation, maintenance, and use. I acknowledge that any installation on the roof of my unit may void any warranty of the roof.

Signature

Date

NOTICE OF INTENT TO INSTALL SOLAR PANELS

Homeowner Name(s): _____ House Type: _____

Address: _____ Home Phone: _____

Mailing Address: (if different) _____ Work Phone: _____

Email Address: _____ Cell Phone: _____

Type and Model of Solar Panels: _____

Company Performing Installation: _____

Identify Installation Location: _____

Date Installation to be performed: _____

Indicate the method of installation: _____

Will the installation be in compliance with all the Homeowner Association's Guidelines (which also include the manufacturer's guidelines and applicable building codes)?

Yes: _____ No: _____

If no, please provide three dates and times for which you are available to meet with the Design Review Committee to discuss solar panel installation. At this meeting, you will need to provide written information supporting the necessity for non-routine installation.

First Choice Date: _____ Time: _____

Second Choice Date: _____ Time: _____

Third Choice Date: _____ Time: _____

Owner Acknowledgement:

I will comply with all the Homeowner Association's rules for installing and maintaining solar panels. I assume liability for any damage to the premises and other Unit Owner's property that may occur due to installation, maintenance, and use. I acknowledge that any installation on the roof of my unit may void any warranty of the roof.

Signature

Date