

ARCHITECTURAL AND USE GUIDELINES

THE MEADOWS AT PERRY HALL FARMS COMMUNITY ASSOCIATION, INC.

The attached Guidelines were reviewed by the Board of Directors and they are presented to assist all residents in maintaining high standards of design and compatibility. They are not intended to be a set of inclusive regulations, nor are they laws. They do not delete any requirements set forth in the Declaration of Covenants, Conditions and Restrictions (the "Declaration") and it should be noted that the language of the Declaration takes precedence. The Committee has no authority to allow you to do something that is prohibited by the covenants. These Guidelines take effect January 1, 1998.

The goal of these Guidelines is to keep the community an attractive and desirable place in which to live, and it is hoped their use will provide each resident with a practical means of accomplishing this.

When planning exterior alterations, please consult the attached Guidelines and pertinent sections of the Declaration to determine possible requirements. To set such a process in motion, please contact a member of The Architectural Committee or send your application to the address on the application.

When planning any digging or planting, please call Miss Utility at 1-800-257-777. Allow forty-eight (48) hours for a response. Article VIII of the Declaration covers the Architectural Committee and Architectural Control. Article IX of the Declaration covers Use Restrictions. These guidelines may be changed from time to time, and any suggestions you have would be welcomed by the Architectural Committee.

Sincerely,

THE ARCHITECTURAL COMMITTEE

SYNOPSIS OF APPLICATION PROCESS

The Architectural Committee has formulated the enclosed Guidelines and an application process for architectural requests. This application process is important to any changes you may wish to make to your home, your unit or your Lot. The Guidelines also set forth important parameters for improvements to and the use of your property. The following synopsis might help clarify how the process works.

- ~ **Who receives the application?** The Management Company.
- ~ **How do I get an application?** An application may be obtained from the Management Company.
- ~ **What do I do with the application after it has been completed?** Mail or hand deliver the application to the Management Company.
- ~ **Should I complete all portions of the application?** Yes, incomplete or blank portions of the application may cause delay or denial.
- ~ **How long will it take for a decision to be made once the application is received by the Committee?** In accordance with the Declaration, the Committee has 60 days to review the application and make a decision. **Please note: No exterior alteration should be made until you have received approval of your application by the Committee.**
- ~ **Who should I call if I have any questions about any of the procedures?** You can call the Management Company.

The following checklist will serve as a guide when you process your application:

I HAVE

- _____ read the Guidelines and the Declaration pertaining to the proposed alteration.
- _____ attached a copy of my survey with the proposed alterations sketched on it.
- _____ attached any other required sketches drawings, color samples materials, etc.
- _____ signed the application.
- _____ completed the application in its entirety.

IMPORTANT INFORMATION

1. The Declaration, the Articles of Incorporation and the By-Laws are a set of legal documents which are part of your deed of ownership and "run with the land" (i.e., transfer to future owners). This binding contract assures minimum standards for land use, architectural design and property maintenance. The Declaration provides for your membership in the Association, as well as for the operation of the Association, the Architectural Committee, and the architectural review process.
2. If you proceed with an alteration before obtaining written approval, you do so at your own risk and your property would be in violation of the Declaration. You would then face the cost of removing or modifying the alteration to comply with the Architectural Committee's decision should your application not meet requirements. In considering the application, the Committee will not be influenced for or against the application if work is commenced prior to approval. However, for the reasons stated above, residents are strongly urged not to undertake construction in advance.
3. If you have a complaint about an approved or unapproved alteration of a neighbors property, please contact the Association at the above address.
4. Once the application has been approved, work must commence within six (6) months, or the approval is void and an application must be re-submitted and re-approved. Unless otherwise agreed in writing, all work should finish within sixty (60) days or the project will be considered abandoned and the Association may take appropriate measures to clean up the property in accordance with the Declaration.

EXTERIOR ALTERATION APPLICATION

Please mail to:
Residential Realty Group, Inc.
3600 Crondall Lane, Suite 103
Owings Mills, Maryland 21117

From: (Please print or type)

Name: _____

Address: _____

Phone Number: _____

Lot Number: _____

Description of Changes Desired: Give full details of purpose and/or reason, type and color of materials to be used, and location on the property:

If the change is for a change in paint color, attach a sample and model number of the paint or stain color. If the change is for a structural change, ground planting, fencing, rearrangement, etc., attach a sketch or architectural plan, etc.

Acknowledgment of Adjacent Property Owners

This acknowledgment indicates an awareness of the intent of the applicant to make an exterior change and does not constitute nor indicate approval or disapproval.

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

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NOTES:

1. An application will be processed by the Architectural Committee, provided (1) the application indicates that the proposed change will strictly conform to the Declaration and to the appropriate guidelines and (2) the applicant expressly agrees to make the alterations in strict conformance therewith.
2. Submit an fully completed application to the address noted herein. When plans are required, they must be submitted with the application.
3. Rental unit residents may only submit an application through the property owner.
4. At the meeting of the Architectural Committee, all comments with respect to architectural concerns will be heard, and, in general, a decision will be rendered at that time.
5. Formal response usually follows within thirty (30) to sixty (60) days of receipt of application. If the Architectural Committee requests additional information, the review period begins once again.
6. If an applicant disagrees with the decision, he has the right to request review by the Master Association's Board of Directors, which request must be made within thirty (30) days of the decision by the Architectural Committee.
7. No alterations to land or buildings in accordance with these plans shall violate the Declaration nor any of the Building and Zoning Codes of Baltimore County, to which the above property is subject. Further, the approval of this Application shall not be construed as a waiver or modification of any covenants of the Declaration or any governmental restrictions.
8. Baltimore County law may require that you file plans with the County and obtain a building permit from Baltimore County. Approval of this application is contingent upon obtaining such any governmental permit(s) where required.

_____ I understand and agree that no work on this request shall commence until written approval of the Architectural Committee has been received by me.

_____ I understand this application usually takes between thirty (30) and sixty (60) days for complete review.

_____ I have read and understand the Declaration and the Architectural Guidelines in regard to architectural control.

Owner's Signature(s) _____

Date: _____

Date: _____

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INSTRUCTIONS TO APPLICANT

Log # _____

Draw a simple sketch or include clipping or pictures in space below. Please limit attachments to 8 1/2 x 11, or, if larger submit in duplicate. Show location of item on the property by a sketch or by a copy of your plot plan given to you by your builder.

Date: _____

This application may be xeroxed for multiple applications.

REVIEW CRITERIA

The Architectural Committee evaluates all submissions on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design of an exterior in one instance may not be for another. Design decisions made by the Architectural Committee in reviewing applications are not based on personal opinion or taste. Judgments of acceptable design are based on the following criteria which represent in more specific terms the general standards of the Declaration.

RELATION TO THE NATURAL ENVIRONMENT. Fencing in particular can have damaging effects on the feeling of open space. Other factors such as removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off also adversely affect the natural environment.

CONFORMANCE WITH DECLARATION. All applications are reviewed to confirm that the project is in conformance with the Declaration.

VALIDITY OF CONCEPT. The basic idea must be sound and appropriate to its surroundings.

DESIGN COMPATIBILITY. The proposed improvement 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.

LOCATION AND IMPACT ON NEIGHBORS. The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. When a proposed alteration has possible impact on adjacent properties, it is suggested that the applicant discuss the proposal with neighbors prior to making application. It may be appropriate in some cases to submit neighbor comments along with the application.

SCALE. The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surrounding. For example, a large addition to a small house may be inappropriate.

COLOR. Color may be used to soften or intensify visual impact. Parts of the addition that are similar to the existing house such as roofs and trim should be matching in color.

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 reflected in an addition. On the other hand, an addition with wood siding may be compatible with a brick house.

WORKMANSHIP. Workmanship is another standard which is applied to all exterior alterations. The quality of work should be equal to or better than that of the surrounding area. Poor practices, besides causing the owner problems, can be visually objectionable to others. Poor workmanship can also create safety hazards. The Association assumes no responsibility for the safety of new construction by virtue of design or workmanship.

GUIDELINES

ANTENNAS

1. In general, residents may use or install antennas inside the attic space or otherwise fully concealed space within the Dwelling Unit structure without application. All external installations require application and approval. The Telecommunications Act of 1996 allows small satellite dishes of one meter or less to be permitted, however, the Association may still regulate the placement and screening of such antennas.

AIR CONDITIONING UNITS

1. Written approval is required for all air conditioners, including window units, placed on the side or front of a house.
2. Air conditioners should be located as close to the rear of the house as possible.

ATTIC VENTILATORS

1. An application is not required for a roof mounted ventilator which does not protrude more than twelve (12) inches above the roof surface, does not extend above the roof line, is located in an area not visible from the street and is painted white to match the color of the roof.
2. All other ventilators require an application which must include the following information:
3. A description of the proposed ventilator indicating size, color and style.
4. A diagram, sketch or picture of the material to which it will be attached showing its exact proposed location and anticipated projection.

AWNINGS AND SUN TRELLISES

1. An application is needed for all awnings and sun trellises. See Exterior Building Alterations.

CHIMNEYS AND METAL FLUES

1. An application is required for chimneys and metal flues and must include the following:

- A. A site plan showing the location of the proposed chimney and its relationship to property lines and adjacent structures.
- B. Detailed drawings showing exterior elevations and dimensions of the chimney.
- C. A description of the chimney and proposed exterior construction materials. This should include the color and type of siding enclosing the chimney, trim color and relationship to the existing structure.

DECKS

1. Written approval for all decks will be required.
2. Applications should include the following information:
 - A. Drawings showing the size and style of the deck.
 - B. Site plan showing the relationship of the deck to the house and lot.
 - C. A list of materials to be used.
 - D. Color of the deck. (NOTE: If the color of the deck does not match the color of the house or the trim, color samples for the deck and a description of the house colors must be submitted with the application.) Natural wood or pressure treated wood need not include an sample.
3. Approvals of decks will be judged solely on individual merits which include, but are not limited to, the location, size, conformity with design of the house, relationship to neighboring dwellings and proposed use.
4. The Baltimore County Building Code should be observed in all its aspects, including the obtaining of a building permit, to avoid possible problems.
5. It is suggested that plans be submitted for approval to the Architectural Committee prior to applying for the Baltimore County Permit.

DOG RUNS AND DOG HOUSES

1. Written approval will be required for all dog runs and dog houses. (NOTE: Dog runs and dog houses for animals that may not be considered domesticated house pets will be highly discouraged, applications will be strictly reviewed and generally denied).

2. Dog runs and dog houses should be located behind the house (as close to the house as possible), and preferably attached to the house. However, if circumstances permit, the dog run may be located at the side of the house. It should be situated carefully to avoid inconvenience or nuisance to neighbors. To ensure the privacy of adjacent neighbors, dog runs and dog houses should not be located near property lines. All applications for dog runs and dog houses will require the adjacent owners' signatures on the application.
3. The size of dog runs/houses should be proportionate to the size of the resident's house and lot.
4. If other fencing exists on the property, fencing for dogs should be the same type.

EXTERIOR DECORATIVE OBJECTS, LIGHTING, GRILLS

1. Written approval will be required for all exterior decorative objects such as bird baths, wagon wheels, sculptures, fountains, pools, free-standing poles of all types, flag poles, and items attached to approved structures.
2. Written approval will be required for all exterior lights or fixtures not included with original structures.
3. Written approval will be required for all permanently placed grills, such as masonry or metal pits.
4. Portable BBQ grills must be stored in the rear of the house and must be used, stored and maintained in accordance with applicable Baltimore County law.

EXTERIOR BUILDING ALTERATIONS

1. Written approval is required for all alterations to the dwelling or property. Building alterations include, but are not limited to, storm door and windows, construction or enlargement of porches, rooms, or other additions to the home. Repainting requires approval only if the color is changed. Alterations include those on the interior of the dwelling that can be seen from the exterior. Alterations also include grading, excavations and landscaping.
2. The original architectural character or theme of any unit, should remain congruous within itself and to others around it. Once the character is established, whether it is traditional, contemporary, etc., no portion should be changed or added to, which would conflict with or change that character. The unit of measure should be the building within the surrounding area in order to maintain the original continuity. For example, the addition of elements around the door (such as lighting and decorative

fixtures, canopies, awning) should be considered in the context of the original architecture, as well as the impact of the proposed changes on the adjacent structures. Changes to the panel materials on the door should be considered on their own merit.

3. Information required on all applications must include:
 - A. Site plan showing the location of the proposed structure, distances from neighboring dwellings, property lines, and other identifiable landmarks.
 - B. Detailed drawings and plans including exterior elevations, floor plans, foundation plans, changes in grade, and the relationship of the proposed structure to the existing dwelling and other buildings.
 - C. Specifications for exterior materials including type of siding on dwelling and proposed structure, color of existing dwelling and trim, color samples of proposed structures and trim, and exterior lighting arrangements.
4. If Baltimore County authorities make any changes to the plans as approved by the Architectural Committee, the resident is responsible for notifying the Committee of the changes prior to construction for approval of the changes.
5. Signatures and lot numbers of all property owners surrounding the applicant's property should be obtained so that the Architectural Committee will have a sense of the neighbors reactions and knowledge of the proposed alteration. (See the Exterior Alteration Application).

FENCES AND WALLS

1. All fences and walls require application and written approval.
2. The type of fencing will be guided by existing fencing in the area. Fences for privacy screens are to be eight (8) feet in the length of each panel and five (5) or six (6) feet in height. The types of fences that generally may be approved are board-on-board and split rail fences. Invisible fences for the containment of pets may also be considered. Panel board, stockade, picket fences and chain link fences will not generally be permitted.
3. Gates on fenced yards must open into the yard area.

4. The Declaration governs the general placement of a fence. A fence or wall must extend around and enclose the rear yard completely. The fence must not enter into the public or Association easements as shown on the record plats in Baltimore County. It is suggested that a survey be done by a registered surveyor prior to the installation of a fence due to the possibility of encroachment onto another property or an easement.
5. All fence applications must include the following information:
 - A. Fence style and materials.
 - B. Color of fence and house.
 - C. Dimensions.
 - D. Site plan, which shows the relationship of the fence to adjacent houses, open spaces, and property lines, including dimensions.

GUTTERS AND DOWNSPOUTS

An application is not required for like kind replacement of gutters and downspouts or the addition of gutters and downspouts which are painted a color that is harmonious with the structure's siding and/or trim and consistent with the prevailing colors in the neighborhood.

LANDSCAPING

1. Applications will be required for trees, shrubbery, screen plantings (row or cluster style), pr
2. The application should include a description of the types and sizes of trees or shrubs or landscaping to be planted or installed and a site plan showing the relationship of plantings or installations to the house and adjacent dwellings.
3. Remember to call Miss Utility at 1-800-257-7777 before doing any planting or digging.

MAINTENANCE

1. The Declaration provides that each Owner shall keep his Lot and all improvements thereon in good order and repair, which may include but is not necessarily limited to, seeding, watering, mowing, the pruning and cutting of all trees and shrubbery and the painting or other appropriate external care of all buildings and

improvements. This should be done in a manner and with such frequency as is consistent with good property management.

2. Owners who fail to maintain their properties will have fifteen (15) days from the date of the notice of such a violation to remedy the situation. After that time, the Association may have the appropriate maintenance performed, and all costs associated with this action will be assessed against the owner.
3. All planting areas should be properly maintained at all times. At the end of the growing season, all dead plants should be removed.
4. Construction materials will be allowed on the property during the period of actual construction and shall be removed promptly upon completion of the project. No permanent storage of construction material is allowed.
5. Residents must clean the sidewalks adjacent to their property within forty-eight (48) hours of the snow having stopped falling and are encouraged to clear a reasonable section of any adjacent community sidewalk.
6. Lawn maintenance equipment must be properly stored when not in use.

PATIOS AND WALKWAYS

1. An application is required for all new or expanded patios or walkways as well as those existing patios or walkways where a material change is proposed.
2. An application is not required to replace an existing patio or walkway with one of identical material.

PLAY EQUIPMENT

1. No application is need if play set is within extended sidelines of the house and located in the rear. All others need apply.
2. Approval is required for all permanent play equipment, including permanent sand boxes. (Play equipment not affected by this rule are those items which can be easily relocated or moved indoors overnight.)
3. Maximum size is not limited, but it is suggested that the overall size of the play equipment should be proportionate to the site (i.e., not seem in any way to dominate the site or stand as a primary feature of the Lot).

SHEDS

1. Approval will be required for all tool/storage sheds. The Committee's review will be influenced by the extent to which the shed is designed and sited so as to appear as a part of an existing structure. Free standing sheds or outbuildings are generally not permitted.
2. Sheds should be located behind and be attached to the house.
3. Material: The same as the house, such as wood for wood siding houses, aluminum for aluminum siding houses, and of the same quality.
4. Size: Should be based on Dwelling and Lot size, or slope, should conform to Baltimore County Building Codes, and should be in reasonable proportion to the house or fenced area.

SIGNS

Realtors are permitted to use their logos, trademarks, and color schemes.

1. For Sale or For Rent signs do not require application provided the following guidelines are met:
 - A. Signs should be no larger than six (6) square feet.
 - B. Signs should be erected on posts of sufficient strength to avoid bending or warping.
 - C. Signs should stand no more than four (4) feet above the ground.
 - D. No more than one sign shall be erected on any given property.
 - E. Signs should be maintained in good condition.
2. Off-Site Direction Signs (Open House)
 - A. Off-site signs are permitted only at the entrance to cul-de-sacs; only one sign is allowed at that intersection.
 - B. They shall remain standing only during the hours of the open house.

SOLAR COLLECTORS

All solar collectors require an application and written approval and will be reviewed on a case by case basis.

STORM DOORS

All storm doors require application and written approval as to storm door type, color and materials.

SWIMMING POOLS, HOT TUBS AND WHIRLPOOLS

1. Types of swimming pools to be considered are:
 - A. Children's portable wading pools (those that can be emptied at night) that do not exceed eighteen (18) inches in depth and whose surface area does not exceed thirty-six (36) square feet.
 - B. In-ground pools, above-ground pools, jacuzzis and hot tubs ("pools").
2. Applications are not required for children's portable wading pools. Written approval is required for all other types of pools.
3. The size of the pool should be determined by the Lot size, be in reasonable proportion to the Dwelling and conform to Baltimore County Building Codes. (NOTE: For aesthetic reasons, above ground pools will be highly discouraged, applications will be strictly reviewed and generally denied).

TREE REMOVAL

No tree having a diameter of six (6) inches or more (measured from a point two feet above ground level) shall be removed from any Lot without the express written authorization of the Architectural Committee.

VEGETABLE GARDEN PLOTS

1. Applications are not required if the size of the plot is limited to one hundred fifty (150) square feet or 1/4 of the rear lot, whichever is smaller.
2. Plots may be located behind rear line of houses only.

VEHICLES

1. As provided by the Declaration, no junk vehicle, commercial vehicle, trailer, truck over 3/4 ton, camper, camp truck, house trailer, recreational vehicle, boat or boat trailer shall be parked, stored or maintained in the open on any Lot, or on the dedicated rights-of-way or upon the parking areas of the Property.
2. As provided by the Declaration, no automobile or other permitted vehicle which does not display current registration (except for vehicles eligible for registration as "Historic Motor Vehicles" under applicable State or local laws) shall be parked, stored or maintained in the open on any Lot, or on the dedicated rights-of-way or upon the parking areas of the Property. No inoperable vehicles will be stored on any Lot or anywhere in the Community. Any vehicle left for longer than thirty (30) days will be considered abandoned, and Baltimore County Police will be notified that the vehicle has been abandoned.

WOODPILES

Woodpiles are to be maintained at the rear of the house, whenever possible, but may be permitted on the side of the house, near the rear. Woodpiles are not permitted in the front of any property.

OTHER ALTERATIONS

Any other alteration or modifications not addressed in these guidelines will be considered on a case by case basis and should be applied for in the same manner as those which are addressed.