

Architectural Standards for Valewood Estates

27 March 2011

A. Any homeowner desiring to perform any work, alterations, or improvement of any type to the exterior of their home and/or property must have Homeowners' Association (HOA) approval prior to commencing such work, alterations, or improvements. All requests are to be made in writing using the "Request for Architectural Approval" form, which can be downloaded from the HOA website at <http://valewoodestates.org>. The completed form should be sent to: Valewood Estates HOA, PO Box 974, Bel Air, MD, 21014-0372 or emailed to: info@valewoodestates.org at least 30 days prior to the expected start of work. All requests should be as specific as possible and must contain, as a minimum, the following:

- Address and telephone number of Homeowner
- The nature of the work
- Its location in relation to the position of the house as shown on the plat
- Its size, color and design
- The type of materials to be used
- Details as to the structure of the improvement or alteration
- Elevation drawing

For paint or siding color changes to the exterior, color chips must be provided.

These requirements shall apply to any and all structural additions or changes of any type to the exterior appearance of the home and/or property, and shall include, but are not limited to: room additions, outside fireplace chimneys, fences, sheds, dog houses, pools/hot tubs/spas, decks, porches, gazebos, cabañas, pergola and clotheslines.

No additions, changes, or alterations to the exterior appearance of any home or property are permitted without the prior written approval of the HOA. Failure to obtain written approval or to erect structures not in compliance with written approval, or failure to comply with any of the conditions stated in these Architectural Standards, are subject to a monetary fine of \$100 per week until the structure is approved, removed or the homeowner is in compliance. The homeowner will be given 7 days from notification in order to comply. Repeat violations of the same type within one year will result in immediate imposition of the fine from the date the repeat violation is noted.

Denied requests can be reviewed and discussed at the next Board of Directors or General Meeting at the homeowners' request provided the BOD is given 30 days notice in order to review the request and put the discussion on the agenda

B. All fences shall be split post and rail not to exceed 48 inches in height. If desired, approximately 2 X 4 inch galvanized wire may be placed on the inside or outside of the fence post.

C. All sheds must be constructed of wood and must be painted or sided, and the roof must be shingled using the same color and/or type of materials as the home. Paint must appear fresh in nature and not peeling or flaking; the color must match the house siding. No metal sheds are allowed. Sheds should not exceed the maximum width of 12 feet, maximum length of 12 feet and maximum height of 10 feet. Only one shed per lot is permitted.

D. All dog houses must be constructed of wood and must be shingled using the same color and/or type of materials as the home. Paint must appear fresh in nature and not peeling or flaking. The dog house must also be level and sturdy. Dog trolleys extending from one post or base to another are not permitted.

E. Only in-ground swimming pools with the appropriate fencing and privacy landscaping surrounding the pool are permitted. No above the ground swimming pools are permitted. Hot tubs and spas shall be erected on a deck or patio and shall not exceed eight feet in diameter. Hot tubs, pools and spas shall be in the rear yard and have privacy fencing or landscaping.

F. All decks and porches must be constructed of treated wood or cedar. Other materials can be approved on an individual basis by the HOA. All railings on a deck or porch must be 2x 2 inch picket, with a maximum height of 48 inches. Lattice is only permitted under the flooring of a deck or porch.

G. All patio and walkways must be constructed from brick, slate, concrete, tile, or stone. Other materials can be approved on an individual basis by the HOA. Brick and stone patios must match the existing brick or stone on the house or coordinate with the house. All existing concrete parking pads and driveways must be replaced with concrete and maintained in good repair.

H. All awnings, roofs, and screened or glass enclosures shall be erected on the rear or side of the house only and are subject to HOA approval. Awnings shall be canvas, coordinate with the house and be retractable. Roofs shall be shingled using the same color and/or type as the house.

I. A clothesline may be placed on a property provided it is a "clothes-tree" type. No clotheslines extending from one post or base to another are permitted. All clotheslines must be removed when not in use, maintained in good condition and free from rust.

J. The exterior of all homes and properties must be kept neat clean, and free of trash and debris, and the lawns maintained. Trash cans must be removed from the front of the home on non-collection days. Seasonal decorations (e.g., Christmas lights) must be removed within 30 days of the event.

K. No commercial vehicle larger than a 3/4 ton truck or any parcel truck, van, or pick-up truck greater than 3/4 ton shall be parked or stored on any street or lot, including a driveway constructed thereon. However, any business invitee of a lot owner may park a commercial vehicle on a street in the subdivision only for such time period as is necessary to perform a legitimate and lawful business function. The express intent of this restriction is to prevent the parking of trucks, buses, or other commercial vehicles upon the streets or lots, including a driveway constructed thereon, for a time greater than that which is necessary to accomplish a legitimate and lawful purpose. No trailers or recreational vehicles, including without limitation, campers, travel trailers, work trailers, storage units, vans, mobile homes, house trailers, boats and boat trailers shall be parked or stored on the street or on a driveway or other exterior portion of any lot for more than 48 hours within a 30 day period. No motor vehicle shall be parked or stored on any exterior portion of any lot except on an existing approved driveway.

L. No outside television or radio antenna shall be erected on a dwelling or installed or maintained on any lot or other structure thereon. All satellite dish antenna must be 18 inches or less in diameter. Satellite dishes shall be placed in the rear of the dwelling, not visible from the front. If mounted at ground level, the dish must be landscaped and aesthetically pleasing. The satellite dish must also be properly maintained.

M. Play sets and playhouses shall be made from pressure treated wood or metal and kept well maintained. They can only be erected in the rear yard of a lot.

N. Basketball hoops shall be of the non-permanent/moveable or self-supporting pole type and cannot be erected near the common sidewalk or roadside. The basketball hoop and pole must be properly maintained. Basketball hoops shall be placed on the driveway or rear yard.

O. No structures may be built or placed in the common areas or Natural Resource District areas. Common area plantings must be approved by the HOA. Plantings done by the Homeowner in the common area adjacent to the Homeowner's property become the responsibility of the Homeowner and subsequent Homeowners to maintain.

- Pursuant to Article VIII, Section 9, "Additional Rules and Regulations" and Article VII, Section 1, "Architectural Committee", the Board of Directors may adopt additional rules and regulations pertaining to the use of any lot, and design and location of structures on any lot.
- A replacement copy of the bylaws for the HOA may be obtained from the Board of Directors. A \$50 fee to cover printing cost will be made payable to Valewood HOA.
- Concerns or questions regarding violations of these standards must be sent by *signed* letter to Valewood Estates HOA, PO Box 974, Bel Air, MD, 21014-0372 or emailed to info@valewoodestates.org.