

Constant Friendship Estates

Architectural Guidelines
(revised)

Revised Spring 2007

Architectural Standards – Including but not limited to:

1. Additions: All additions must be submitted to HOAAC for approval & must meet additional guidelines listed hereunder:
 - Shingles must match existing shingles of home.
 - Siding must match existing siding of home.
 - Trim must match existing trim of home.
 - Homeowner must submit a detailed drawing to convey what the structure will look like as well as the dimensions and where it will be located with regards to existing home.
2. Retaining areas for pets must have HOAAC approval. Pen will only be considered for approval if they are going to be placed within a privacy fence.
3. Chimneys: Chimneys of any kind must be submitted for HOAAC approval. The application for chimneys must include style, color and height of exterior.
4. Decks: (Ground Level) Ground level decks must be enclosed underneath and cannot be used for storage. Decks may be built from either pressure treated lumber or TREX decking material. All decks must be submitted for approval.
5. Decks: (Overhead) Overhead decks must be submitted for approval. All decks are to be constructed of either pressure treated lumber or TREX decking material. No decks are permitted to be painted. A stain or clear preservative is to be used. (See below). An upper deck is permitted to be enclosed underneath with HOA approval.

*Deck Stain(s): HOA approval is required for any stain that is not of a natural color. A clear preservative is permitted WITHOUT HOA approval.

PAINTED DECKS ARE NOT PERMITTED

6. Fans (Attic): Attic fans are subject to HOAAC approval and must conform to color of roof.
7. Fans (window) and room air conditioners: Window fans and room air conditioners cannot protrude outside the existing window frame. No window air unit may be placed in a window in the front of the home. Solar heating or cooling panels are prohibited.

8. Hot Tubs and/or Spas will be permitted. These items must be submitted to the HOA for approval prior to installation. These items must be within the boundaries of an approved privacy fence or deck. Hot tubs and/or Spas must meet all Harford County Codes and they need HOAAC Approval. The HOA strongly recommends all precautions be taken to make these items secure against vandalism and unauthorized use.

*Built in pools (in ground) must be submitted for approval with complete construction details and drainage layout.

Temporary above the ground pools will be permitted. They may be set up for use from Memorial Day until Labor Day. These pools must have a filtration system and be placed in a fenced, secure yard. The gate should be locked. These pools should be maintained and covered to prevent unauthorized use. Any pool found to be in use after the Labor Day holiday will be subject to violation by the HOA board.

9. Lawn Ornaments and Signs: Home for sale signs and signs for political purposes only. (Not more than one per lot). All other signs are prohibited. Signs should be placed in the front or side yard only.
10. Plantings: Vegetable gardens are permitted in a 10' x 10' area, in the rear of the home. Gardens over 10'x10' must be submitted to approval
11. Lighting (exterior): All permanent exterior lighting must have HOAAC approval, other than those lights installed with the original home.
12. Metal swing sets are NOT permitted. Sand boxes, wooden swing sets (or wooden swing sets covered in vinyl) play structures, jungle gym's, sliding boards, tree houses and play houses are permitted with HOAAC approval.
13. Painting (exterior): Exterior painting, including trim and doors, that does not involve a color change, is permitted without approval. (All color changes in exterior painting, including trim, doors and replacement siding & shutters, require HOAAC approval.)
14. Patios: Flat surface patios may be cement, stone, brick and must be at or below ground level. These must be submitted for HOAAC approval.
15. Fences: No chain link or wire mesh fencing permitted in the community. This includes wire meshing attached to a fence to keep animals from entering or exiting property. There are four types of fences permitted. (listed below) Fences are not to exceed the homeowner's boundary line. No painted or stained fences are allowed. A clear preservative may be used.

Fences must be constructed of either pressure treated /CCA lumber or TREX type building material. All fences must be HOAAC approved. The following are fence types that are allowed:

1. Two or three rail split rail fences.
2. Picket fences.
3. Cross buck fences.
4. Vertical board on board privacy fences.

All of the above fences may be up to 6ft. in height or 5 foot with 1 foot of lattice.

16. Roofing repair or Replacement: Roofing repair or replacement must be of the same material and color as the original construction. Change of shingle color must have HOAAC approval.
17. Sheds: Sheds are permitted on most homeowner's properties. They are to be constructed of approved HOAAC materials and be one of six approved designs. Shed color should match the existing home. They will be placed on a layer of stone and or crushed rock. Sheds should be secured with appropriate locks. Sheds should have landscaping around them and not be able to have items stored underneath. Sheds **MUST** be approved for type and placement on property. (See shed standards).
18. Storm Doors: Storm and screen doors must fit the existing door frame, be made of metal or wood and must be color coordinated with the exterior of the dwelling and must be full length glass or screen. Storm doors must be submitted for approval by the HOAAC.
19. Antennas: No antenna or aerial will be maintained on any lot dwelling at any time. Satellite dishes should be attached to the rear of the dwelling when it is feasible for reception. Exceptions **MUST** be HOAAC approved.
20. Mail Boxes: Mail boxes must be submitted for HOAAC approval. Due to the need for mail delivery upon settlement, temporary mail boxes are permitted for 60 days after settlement.
21. Wood Piles: Fire wood should be neatly stacked in the rear of the property only. A tarp of either dark green or brown (to blend in with outdoor surroundings) should be used.
22. Propane tanks: All Propane Tanks must be submitted for HOAAC approval. Underground tanks are permitted with HOAAC approval and permit by any applicable government agency. Above ground tanks must be hidden by a fence. A detailed drawing plus any applicable permit must be submitted with the request.

23. Trash Removal: Trash shall be placed curbside for removal no earlier than the evening before or the day of scheduled pickup. Trash containers must be stored out of view on the days that collection is not scheduled.
24. Vehicles: No junk vehicle, commercial vehicle or recreational vehicle will be kept on the exterior of the garage or property (except for bonafide emergencies) nor will the repair or extraordinary maintenance of automobiles or other vehicles be carried on thereon. **No vehicle may extend to block the sidewalk.**
 - a. Junk vehicles: Any vehicle without a current valid license plate and/or in an operable condition for a period of more than 30 days and/ or in a condition which reasonably indicates that it has been abandoned by its owner.
 - b. Commercial Vehicle: Vans and pick up trucks are permitted. Larger vehicles are not permitted. Marked vehicles that are the permitted size MUST be parked in the driveway at all times. The vehicle cannot, at any time block the sidewalk. Limit one vehicle per household.
 - c. Recreational vehicles: Vehicles such as boats, campers, house trailers and the like are not permitted to be kept on the homeowner's property except for a 24 hour period prior to and following use. (i.e.: getting campers or boat ready for trip)
25. All modifications and or additions to your home must meet Harford County Building and Fire Codes and some may need building permits. All exterior modifications must have HOAAC approval.
26. If building materials (lumber, etc.) are purchased or construction started prior to receiving written permission from the committee for their installation, the buyer may discover the items are not approved and the altered property must be returned to its original condition before you may sell the property.
27. The homeowners wishing to change the exterior of their unit must submit to the HOA Advisory Committee for approval or documentation (which ever is applicable). Any homeowner in violation will be charged with a monetary penalty plus all cost incurred in attorneys and legal fees. The covenants provide the Board of Directors the right to remove all violations at the violator's expense by following the proper procedures.

AGAIN, ALL CHANGES TO THE OUTSIDE OF ONE'S RESIDENCE AND/OR GROUNDS MUST RECEIVE PRIOR APPROVAL FROM THE HOA.

Shed / Storage Building Policy
Revised 11/8/05

General Considerations & Guidelines

Construction / Material(s)

- Sheds should be placed on a crushed compound or other foundation approved by the Board.
- Sheds must be designed to respect the “visual rights” and aesthetic interests of neighbors.
- Sheds must remain a minimum of 6’x8’ and not exceed 10’x10’ dimensions.
- Sheds must match or resemble the color of the existing home by means of color coordinating the siding or paint and roofing materials of the shed.
- Shed must be chosen from one of five design choices. (T1-11 or vinyl)

Placement of Shed

- Sheds are preferred to be placed to the rear of the owner’s property; however final placement is subject to board approval.
- Full access must be allotted for proper maintenance of surrounding area by the homeowner (i.e., mowing and or trimming, etc.)
- Sheds must not interfere with any drainage.

Miscellaneous

- All sheds must be maintained in good condition in accordance with existing property guidelines.
- The shed must be able to be secured from the outside and kept locked when not in use for safety purposes.

Limitations

- No items are permitted to be stored in the shed that are in conflict with current Harford County Local Ordinance and or Maryland Law; or that may be deemed a potential danger to the community. (i.e. firearms, fireworks, etc.)

Submission Requirements

- A copy of the existing site plan showing the house, existing patio, deck, and fencing with the proposed location of the shed.
- Prior to installation of the shed, the homeowner MUST obtain written approval of the HOA Board.
- If using a pre-constructed shed, a catalogue photo or manufacturer’s “cut sheets” of the shed, including dimensions, material and colors.
- If the shed is to be constructed, include a plan, building permit, and elevation drawings to scale with dimensions, materials, and colors. It should be one of the five approved design choices.
- Include a description of the current home’s color scheme.

NOTE: Any deviations from the guidelines set forth, or any questions regarding sheds that were not addressed in this policy, should be presented, discussed and/or approved by the HOA Board Members, prior to submitting a written request.