

*Declaration of
Covenants & Restrictions*

Architectural Control

VILLAGE OF CONSTANT BRANCH TOWNHOUSES
DECLARATION OF COVENANTS AND RESTRICTIONS

ARTICLE VIII

Architectural Control

Section 4. Procedures

- a) The owner shall submit to the Architectural Committee in care of: American Property Services, Inc., 221 South Main Street, Ste. 204, Bel Air, MD 21014, Attention: Village of Constant Branch, in writing, sent by Certified Mail, return receipt requested, an application containing a detailed statement of the proposed changes or improvements to any lot or to the exterior of the dwelling, describing or showing the nature, kind, shape, height, materials and locations of changes or improvements to be made. All details and information required by the Architectural Committee must be supplied in the application to the committee. Incomplete applications will be returned to the owner and will not be deemed received by the Architectural Committee.

ARTICLE IX

Use Restrictions, Maintenance and Easements

Section 1. Protective Covenants

- e) Trash. Trash is not to be placed outside for collection earlier than 7 p.m. the night before pick-up and all emptied containers must be removed by midnight of the pick-up day. No trash containers are permitted to be stored on front porches or yards.
- (f) Vehicles. No vehicle on which current registration plates are not displayed are to be parked on the common ground or area at anytime. Vehicles are not to be parked in such a way as to obstruct emergency equipment from entering courts. Vehicles are not to block mailboxes, entrances to courts or fire hydrants. No vehicles shall be parked in any manner which interferes with or impedes ready access to any parking space. No MAJOR repairs or maintenance of any vehicle shall be carried out on any of the common areas. Minor repairs such as flats, spark plugs, washing, waxing and vacuuming are permitted. Guests or tenants that exceed two (2) vehicles must use parking NOT designated for other homeowners. Such vehicles may be towed at the owner's expense. No vehicle in the state of disrepair shall be stored on any lot or common area.

OTHER CHANGES TO CURRENT COVENANTS:

ARTICLE IX.

Section 1.

- i) Residential Use. All dwellings shall be used for private residential purposes exclusively and professional offices are prohibited from being maintained in or about dwelling. The term "professional office" shall mean rooms or portions of the dwelling being used for office purposes for one or more members or employees of any recognized profession including, but not limited to, doctors, dentist, lawyers, architects, accountants, beauticians and insurance agents.
- g) Structures. No structure of a temporary character, or a trailer, tent, shack or other outbuilding shall be constructed or maintained on any lot at any time, except as provided for hereinafter. Outside storage sheds may be permitted as provided in Section 1 (p).

Article IX

Section 2.

Maintenance of Property. Each owner shall keep all lots owned by him and all improvements therein or thereon, in good order and repair and free of debris, including but not limited to, the seeding, watering, and mowing of all lawns, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management.

Any area not covered above is to remain the same as in the original covenants.

- h) Fences. KENTMORE, LONDRIDGE. Seven (7) foot fences allowed; same as privacy fence section provided by a builder. Five (5) foot fence made of pressure treated wood with a two (2) foot section of lattice. Must be alternating board-on-board design with metal capped posts. Only clear sealant or natural cedar wood are acceptable finishes. Entire yard must be fenced. MILFORD, NANTICOKE. Six (6) foot fences allowed. Five (5) foot fence with one (1) foot lattice. Material same as above.
- j) Signs. Only FOR SALE or FOR RENT signs are permissible. Approved signs may not exceed six (6) square feet in area not be displayed above a height of five (5) feet. No prior approval is necessary. No sign may be permanently displayed. Hand-made or hand-printed signs such as DO NOT CUT GRASS are not permitted.
- k) Antenna. Antennas or satellite dishes or any similar dish is prohibited at all times.
- l) Landscaping. With the exception of annual bedding plants, a general landscaping plan shall be submitted for approval. Specific applications are required for:
- A. Removal of any tree, alive or presumed dead, whose trunk measures three (3) inches or more in diameter at a point two (2) feet above the ground.
 - B. Any plants used as a hedge or windbreaker for purposes of screening.
 - C. Landscaping which changes the slope of the land.
 - D. Rock gardens.
- n) Window Covering. Bedsheets, plastic sheets, newspaper or other similar window treatments shall not be hung or placed in any window on any dwelling on any lot.
- o) Clothes-Drying and Lines. Clothes lines of any kind are not permitted on or around the premises. Clothes or other items are not to be hung on decks or other devices for drying or airing.
- p) Outside Storage Sheds. Outside storage sheds may be constructed upon the prior written approval of the Architectural Control Committee as set forth in Article VIII hereof, and only if the shed is attached to the dwelling (or in accordance with Harford County Code) constructed of the same material and of the same color as the dwelling. It must also meet all Harford County codes, including having a fire wall between the house and the shed. A building permit is required. The Architectural Committee will determine the size of the shed.

The following shall be added to the existing covenants as set forth by the builder:

- q) Artificial Grass or Indoor/Outdoor Carpeting. Artificial grass or indoor/outdoor carpeting is not permitted where visible from the street or visible by a neighbor.

- r) Awnings and Trellises. Applications are not required for small plant trellises next to the house or deck if it coordinates with the background color only. Awnings are permitted in the rear of the house only. No application is required for cloth awnings in background color only. No aluminum, fiberglass or wood awnings will be approved. Pipe frames must be painted to match trim or primary color of the house. Awning frames shall be removed for storage during winter months.
- s) Birdbaths and Feeders. Birdbaths and feeders are permitted without application in the rear yard only. They must be white or earth tone in color.
- t) Chimneys. Chimneys not provided by the builder shall be boxed, covered with siding that matches the wall surface to which it is attached. Request for chimneys must be made for approval with design proposal included.
- u) Decks. Decks must abide by Harford County code. Pressure treated wood or natural cedar wood. Stains may be used, but only those approved by the committee. Those that are approved are as follows:
Thompson's Exterior Stain – House and Deck Semi-Transparent colors:
 - 1) Sierra Brown #12601
 - 2) Natural Redwood #12661
 - 3) Cedartone #12681
 - 4) California Redwood #12651
 - 5) Russet #12641

The Committee will review applications for any unusual designs on an individual basis, but all styles and designs must be reviewed by the committee through the application process prior to construction. End houses may have decks that extend around a corner towards the front of the house. Decks shall not be erected within one (1) foot of any property line. Railings on the decks shall be a minimum of forty (40) inches in height, measured from the horizontal surface to the top of the railings. No storage of any item is permitted under decks. If the home has a walk-out basement with a deck, storage is permitted only if it is enclosed with lattice. Wrap-around decks on side of end houses will not have any items stored under the decks at any time.

- v) Dog Houses and Dog Runs. Animal housing, outdoor runs and cages are not permitted on a lot or dwelling or any common areas at any time.
- w) Gutters and Downspouts. No application is required to replace existing gutters or downspouts in likestyle or color to those supplied by the builder. An application is required if there is a proposed change in design, color or location for gutters and downspouts.

- x) Lighting (exterior). Front Walk Lighting. A request for front walk lighting should include the quantity of fixtures as well as a description and/or a photograph of the fixture. All fixtures must be low-voltage, maintain a low profile and all wiring must be concealed below ground. Milford and Nanticoke may have lamp posts similar to the builder's option.

Spot Lighting/Motion Detection. A request for rear or side yard spot lighting/motion detection lighting should include the quantity of fixtures as well as a description and/or photograph of the fixtures. Such lighting must be installed so as not to shine into other yards or into other homes.

Front Porch Lighting. Must be replaced with brass fixtures similar to the original.

- y) Painting (exterior). Existing shiite trim must remain white, matching the existing color as closely as possible.

Railings and Doors. Homeowners are permitted to change the color of their doors and railings only after securing signatures from all homeowners in their section stating that they will also change the color of their doors and railings and will do so within 45 days of approval.

- z) Patios. Shall be located at the rear of the house within the property lines. Patios shall be constructed of stone, masonry, concrete, brick or pressure-treated lumber. The only acceptable finish for patios is a clear sealant. No color stains or paints are permitted. Railings on patios (if installed) shall be a minimum of forty (40) inches in height measured from the horizontal surface to the top of the railing.

- zz) Play Equipment. All swing sets must be pressure treated wood. No metal, aluminum or plastic swings will be permitted.

Fenced Yards: All play equipment must be properly maintained and kept in a neat, orderly and safe manner.

Unfenced Yards: All play equipment with the exception of sliding boards, sandboxes and play houses must be stored against the house in the evenings.

IT IS STRONGLY RECOMMENDED THAT THOSE HOMEOWNERS WHO HAVE SWINGS AND LARGE PLAY EQUIPMENT, FENCE IN THEIR YARDS TO PREVENT ACCIDENTS AND LIABILITY.

- yy) Shutters. Shutters of any kind are not permitted.

- xx) Storm & Screen Doors. White, full view screen or storm doors are permitted.

ww) Walls. Retaining walls, whether in conjunction with a patio or not, and including garden bed borders, shall be constructed of pressure-treated lumber or masonry and shall not exceed three (3) feet in height. The acceptable finish for walls is clear sealant. No color stains or paints.