

Montpelier Woods Remodeling Values

Once your completed Homeowners Request for Architectural Modification form, drawings and sample materials (if required) are returned to the MWHOA, the Architectural Committee and Board will review your paperwork and provide you an answer within thirty (30) days of submission.

- 1) **What needs approval:** Any additional building, fence, patio, barbeque/fire pits, or any other structure erected or maintained upon any homeowner lot (including, but not limited to change of exterior house color) or other alteration must be approved by the MWHOA. The request for approval shall include the color, kind, shape, height, materials, and location of the modification requested.
- 2) **Who needs to sign:** The Homeowners Request for Architectural Modification form must be signed by the property owner. Tenants are not permitted to submit modification forms.
- 3) **When to submit:** In most cases, it is a good idea to submit the project for approval before contacting the county or an architect/contractor. Please submit at least 30 days prior to the anticipated start of any work.
- 4) **Permits:** No work shall be done without the appropriate permit from Prince George's County, MD, when applicable.
- 5) **Plans and Drawings:** When you submit your Homeowners Request for Architectural Modification form, any plans or drawings you can provide will be very helpful and aid the Committee and the Board in providing you a timely approval.
- 6) **House Paint (storm doors, shutters, etc.):** Colors should be harmonious to the décor of the surrounding environment. Any variation from the original colors should be submitted for approval.
- 7) **Front Yard Landscaping:** The planting of trees, bushes and plants do not require prior approval of the Architectural Committee. Additionally, timber and/or brick flower beds or retaining walls not exceeding eighteen (18) inches in height shall not require prior approval of the Architectural Committee. Temporary Holiday decorations are excluded for the duration of the Holiday season.
- 8) **Fences and Gates:** Chain-link fences are specifically prohibited on MWHOA properties. However, other types such as split-rail and privacy may be installed subject to the prior approval of the Architectural Committee. These types of fences must not exceed six (6) feet in height, will be of natural wood color or finish, and will not extend beyond the rear wall of the home as the forward most point of installation. All wooden fences must be installed with the finished side of the fence facing outward from the homeowners property.
- 9) **Television Antennas:** Exterior mounted TV antennas require approval by the Architectural Committee prior to installation. Antennas will be of minimum height and positioned so as not to be visible from the street in front of the home. Dish type antennas, except for those mounted inside the attic, and antennas for purposes other than TV reception are prohibited.
- 10) **Driveways:** Asphalt driveways are prohibited on MWHOA properties. The widening of driveways with concrete aprons of the same material as the original driveway is permitted, but must have specific approval of the Architectural Committee.
- 11) **Solar Panels:** Solar panels and other roof attachments are within architectural control purview, and will require specific prior approval of the Architectural Committee.
- 12) **Common Areas:** No structures of any type, vehicles, trash, or other materials will be placed in common land area parcels of the MWHOA. Homeowners are also instructed to notify the Architectural Committee, in writing, of any such items or any unsafe conditions noted in common land parcels.