

MONTPELIER WOODS
HOMEOWNERS' ASSOCIATION

P.O. BOX 2645, LAUREL, MARYLAND 20709

ARCHITECTURAL CONTROL GUIDELINES

November 2017

Supplemental guidance to the provisions of the Montpelier Woods Homeowners Association (MWHOA) Covenants concerning architectural controls are published periodically for distribution to the general membership. The last one was published in May 1994. This document is final and was approved by the Board of Directors after lengthy discussions and myriad considerations. Fundamental to the covenants is the requirement that all exterior improvements to homeowners' properties be reviewed and approved by the Association's Board of Directors or by the Architectural Control Committee (refer to Articles VII and VIII in the covenants, Page 9). The Board of Directors determined in the past that certain exterior improvements do not require specific approval, i.e. general shrubbery, tree and flower landscaping, and, has tried to strike a careful balance between the degree of controls desired for other types of improvements/changes to the exteriors of individual properties and individual member desires. Based on feedback from members, updates to MD State laws that affect HOA governance and changing community needs, we are now updating these policies.

The updated Architectural Control Guidelines listed below are intended to supplement and to clarify the basic association's covenants; these are not all-inclusive, and do not alter the basic requirement that exterior improvements must be submitted to the association for approval prior to being effected. Written requests will be submitted to the Architectural Committee; the committee will then respond within 30 days either with a notice of approval or a notice of disapproval with the basis for such disapproval. The below listed supplemental guidelines address only some of the commonly executed exterior improvements that homeowners make to their properties. Additional clarification may be obtained directly from the Architectural Committee or from the MWHOA Board of Directors.

1. FENCES

Chain-link fences are specifically prohibited on MWHOA properties. However, other types such as picket, split-rail (with or without mesh backing) 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 white or of a natural wood color or finish, and will not extend forward beyond approximately two-thirds (2/3) the distance from the rear wall of the home to the front wall of the home as the forward most point of installation. Without HOA specific approval to do so, at no point shall any portion of a

fence meet the front wall of a member's home. Fences may be constructed of either natural wood, artificial, or composite materials. All wooden fences must be installed with the finished side of the fence facing outward from the homeowners property. Fences are to be well maintained and kept in good repair. Fences may not be placed so as to encroach on easements of any kind or on State or County rights-of-way. If you are on a corner lot, you may not locate a fence within 25 feet of the point of intersection on your property lines abutting the street(s).

2. TELEVISION (TV) AND SATELLITE DISH ANTENNAS

Exterior mounted TV antennas do not require prior approval by the Architectural Committee prior to installation. However, antennas should be of minimum height for reception and positioned to have minimal visibility 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 do require HOA approval to address specific height and design considerations.

3. STRUCTURE ADDITIONS

No buildings, walls, or other structures, including but not limited to patios, decks, open and enclosed porches, and barbeque pits, shall be erected or maintained upon the property without prior written approval of the Architectural Committee.

4. STORAGE BUILDINGS

All Storage sheds must be approved by the Architectural Committee prior to installation. Storage sheds may not exceed 2000 cubic feet and the highest point of the shed shall not be more than ten (10) feet above the ground. Storage sheds will only be allowed to be installed in the rear yards and no portion of the shed may extend beyond the rear wall of the home.

5. SWIMMING POOLS

The installation of pools, in-ground and above ground, must be approved by the Architectural Committee. When submitting plans to the Architectural Committee, also include all proposed landscaping that you intend to install for the purpose of screening the pool from the adjoining properties. The Architectural Committee, in approving a plan, will not be making any determination as to whether the installation of the pool as proposed conforms to any building or life-safety code. It is suggested that prior to submission of your plans to the Architectural Committee you first assure that your plans conform to all the building and life-safety codes.

6. EXTERIOR LANDSCAPING

The planting of trees, bushes and plants do not require prior approval of the Architectural Committee; however, members are required to keep all exterior landscaping trimmed and neat and not impede the public sidewalk in any manner. 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. All other brick or timber structures shall require prior approval of the Architectural Committee. Temporary Holiday decorations are excluded for the duration of the Holiday season.

7. EXTERIOR MAINTENANCE

The maintenance of individual properties is the responsibility of each homeowner. However, Article VIII of the covenants states that in the event that any homeowner fails to maintain premises in a satisfactory condition, the MWHOA Board of Directors shall have the rights to cause repairs/restoration be made to such properties, and then assess the cost of such repairs/restoration to the homeowner. This will be accomplished after having obtained a court order. In the event of an emergency, such as a homeowner is away and a pipe breaks potentially causing damage to a neighbor's property, the first attempt will be to have the Washington Suburban Sanitary Commission (WSSC) or fire department resolve the problem.

8. BOATS, TRAILERS, ETC.

Salvage automobiles, boats, trailers, or motorized home/RV will not be kept/stored in driveways, backyards, or curbside on MWHOA properties. For automobiles, salvage is defined as not having current tags and/or are not operational. The temporary presence of boats, trailers, motorized homes and similar vehicles during maintenance, trip preparation, or for temporary visitors is acceptable. The word "temporary" as utilized in this section shall be defined as no more than fourteen (14) continuous days and no more than twenty-one (21) days in any one (1) month. No deviations will be approved by the Architectural Committee.

9. DRIVEWAY

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.

10. SOLAR PANELS

Solar panels installed directly on the roof by a professional solar power company do not require HOA approval; however, other roof attachments and solar panels installed elsewhere on the property any are within architectural control purview, and will require specific prior approval of the Architectural Committee.

11. 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.

12. STORM DOORS AND SHUTTERS

Storm doors for the main door and shutters for the windows must be harmonious to the color and décor of the house. Any deviation from the original colors must be submitted to the Architectural Committee for approval. The above guidance is promulgated to comply with the requirements of the MWHOA Covenants, and in the interest of the Association's general membership.

13. WINDOWS

Replacement of windows will not require HOA approval. New windows may be installed with or without grids, as desired by the homeowner. However, applicable Prince George's county permitting may be required.

14. LIGHTING

Porch lights and security lights come in many styles and will be left to individual homeowner discretion. Although the specific style or installation design will not require HOA approval, any lighting, to include security lights should not shine directly into a neighboring lot. Security lighting specifically intended to shine directly into a neighboring lot will be considered a nuisance by the board.

15. ROOFING

In general, replacement roof shingles of similar materials do not require HOA approval. Roofs should be harmonious to the home and surrounding lots in color and style. However, metal roofs will require HOA approval for design, style, and color.

16. HOMEOWNER RESPONSIBILITY

Each homeowner is responsible for compliance with applicable federal, state, and county laws, ordinances, codes and regulations with regards to his/her property. In addition, each owner is bound by the covenants outlined the Association's governing documents as may be amended and such additional rules and regulations as may be adopted from time to time.

These guidelines are intended to provide a common understanding of the expectations of the MWHOA. For specific questions or concerns, please contact the Architectural Committee or HOA directly.

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