



HAMPSHIRE GREENS

Architectural Guidelines
and
Maintenance Standards
May 2006

**ARCHITECTURAL GUIDELINES
AND MAINTENANCE STANDARDS
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**HAMPSHIRE GREENS HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL GUIDELINES
AND MAINTENANCE STANDARDS**

INTRODUCTION

As a homeowner in the Hampshire Greens community, you are a member of the Hampshire Greens Homeowners Association. As members of a planned community, Hampshire Greens homeowners and guests enjoy a beautiful community adjacent to the Hampshire Greens Public Golf Course. Homeowners also have equestrian trails, walking paths, picnic area and tennis court for their enjoyment. Homeowners are asked to cooperate with their neighbors to create and maintain an enjoyable living environment that promotes the health, safety, and welfare of all; maintains the community's open space, and protects and enhances the value of the properties within the Hampshire Greens community.

Maintaining such a mutually beneficial living environment is best achieved by developing and following rules and regulations that clearly inform all members of the limitations and expectations with respect to use of open space and common facilities and improvements to individual homes. Hampshire Greens is managed by the Hampshire Greens Homeowners Association (HGHA), commonly referred to as the Association. The Association functions under the rules and regulations embedded in three legally binding documents and under rules adopted or amended by its Board of Directors (BOD). The documents are Hampshire Greens Articles of Incorporation; Declaration of Covenants, Conditions, and Restrictions; and Bylaws. Of these, the basic authority for maintaining the quality of architectural design throughout Hampshire Greens is found in the Declaration of Covenants, Conditions, and Restrictions (hereafter referred to as the Covenants). The Covenants are part of the record of ownership of each property at Hampshire Greens. As such, a copy shall have been provided to every property owner at the time of settlement. The provisions of the Covenants and the other governing documents are binding on all homeowners, residents and guests and run with the land.

OBJECTIVES & GENERAL INFORMATION

A. Objectives of Hampshire Greens Architectural Guidelines

The objective of this document, the Hampshire Greens *Architectural Guidelines*, is to guide and assist homeowners, residents, members of the Covenant Committee (CC) and Hampshire Greens staff in maintaining and enhancing Hampshire Greens carefully designed environment. That guidance, in the form of *guidelines*, addresses additions, changes, and improvements for which homeowners must submit applications to the CC and addresses maintenance issues related to the home and common areas. The contents of this document are neither all inclusive nor exclusive; rather, they are intended to address and present examples of what is permissible and required. The specific objectives are as follows:

1. Increase homeowners' and residents' awareness and understanding of the governing documents (Articles of Incorporation, Bylaws, and Declaration of Covenants, Conditions and Restrictions) from which authority is granted for creating rules and regulations.
2. Focus on the exterior alterations (additions, changes, improvements) made by homeowners and/or residents.
3. Describe the organizations and procedures involved with the *Architectural Guidelines* established by the governing documents.
4. Illustrate design principles that will aid homeowners in developing exterior additions, changes, and improvements that are in harmony with the immediate neighborhood and the community as a whole.
5. Assist homeowners and residents in preparing an application that complies with community requirements and is acceptable to the CC.
6. Provide uniform standards for the CC to use in reviewing applications submitted by homeowners and residents.
7. Assist homeowners in understanding the maintenance requirements of the community.
8. Provide the maintenance standards for the CC, management and owners to use when evaluating quality of use.

Despite the aforementioned, homeowners and residents are cautioned that nothing in the community's Covenants or other governing documents relieves them of the responsibility for complying with state, county, and local laws, ordinances, and other legal requirements such as obtaining from Montgomery County necessary approvals and construction permits for architectural changes or projects they intend to undertake. Despite CC approval, County or other government permits shall be required for a wide range of home improvement or modification projects. In addition, County or other government-imposed specifications must be honored. In short, County approvals and CC approvals are separate and unrelated. Likewise, issuance of a building permit is not a substitute for approval by the CC.

Specific information pertaining to the Montgomery County requirements and specifications may be obtained from the County, Department of Permitting at (240) 777-6370.

B. Protective Covenants

The basic authority for maintaining the quality of design at Hampshire Greens is found in the Covenants, which is part of the deed to every property in Hampshire Greens. The intent of

Covenant enforcement is to assure residents that the standards of design quality will be maintained. This in turn protects property values and enhances the community's overall environment. Every Hampshire Greens property owner shall have received a copy of the Covenants at settlement. Since these covenants run with the land, they are binding on all owners, whether or not they have been read. They should be periodically reviewed by homeowners and residents and fully understood. The covenants established the HGHA and the CC and are the basis of authority for this document.

C. Right of Entry

The Association through their authorized officers shall have the right to enter upon any Lot, only during daylight hours, and after advanced notice, for the purpose of ascertaining whether such lot or the construction, erection, placement, remodeling or alteration is in compliance with the provisions of these guidelines or to better understand a request for approval of an exterior modification.

D. The Role of the HGHA and the CC

As noted, every homeowner is a member of the Hampshire Greens Homeowners Association, Inc. Its role is to both own and maintain the community's open space, common facilities, and community property and to conserve and enhance the resources of the entire community.

Although the HGHA discharges its responsibilities in a variety of ways, the CC is the element most immediately involved in changes or improvements by homeowners and residents. The CC is charged with balancing the diverse design qualities of the community and ensuring its architectural harmony. Surveys of other planned communities have demonstrated that the efforts dedicated to ensuring these goals contribute significantly to preserving and enhancing real estate values and are considered of prime importance by homeowners and residents.

The CC ensures continuation of the aesthetic quality of community homes and environs by establishing and monitoring the architectural review process. It ensures that proposed exterior alterations comply with the objectives set forth in the Covenants and these *Architectural Guidelines* by requiring homeowners and/or residents to submit applications for alterations; reviewing the applications for compliance; and either approve, disapprove, or require the submission of additional information.

E. What Changes Must Have CC Approval?

Article 6 of the Covenants explicitly states that all exterior alterations require the approval of the CC.

Section 6.1 states that any homeowner that makes any exterior addition to or change or alteration without application being made and approval obtained shall be deemed to be in violation of this Covenant.

Section 6.2 explicitly states that any change to the exterior appearance of one's property must be approved by the CC. Further, once a plan is approved, there shall be no deviations from plans and specifications approved by the Board of Directors or the CC without the prior written consent of the BOD or CC in writing.

It is important to understand that CC approval is not limited only to major alterations such as adding a deck to a house, but includes such items as changes in color and materials, etc.

Each application is reviewed on an individual basis. There are no "automatic" approvals, unless provided for specifically in these Guidelines. A homeowner who wishes to construct a deck identical to one already approved by the CC is still required to submit an application.

Under the Covenants, Article 6, Section 6.1, any complete application not acted upon within sixty (60) days shall be deemed approved. The application must be complete as defined in this document before the review process will commence.

F. CC Review Criteria

The CC evaluates all submissions on the merits of the application and compliance with the *Architectural Guidelines*. The CC's evaluation is based on the overall design proposal and on consideration of the property's characteristics (for example, housing type and features; lot location and shape; features of neighboring properties), recognizing that suitability of an exterior addition or modification in one instance may not be suitable in another. Under no circumstance will a CC decision be based on an individual's personal taste or opinion. Rather, design suitability and acceptability will be based on the following criteria, which reflect the general guidelines of the Covenants.

1. Validity of Concept & Adherence to the Architectural Guidelines. Association Governing Documents and Community Easements

The basic idea must be sound, appropriate to its surroundings and must comply with the *Architectural Guidelines* and governing documents of the Association, and, to the extent applicable, the master plan for the community approved by Montgomery County Planning Commission.

2. Design Compatibility

The proposed change, addition, or improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, the

neighborhood setting and landscape, and the master plan of Hampshire Greens. Compatibility is defined as similarity in architectural style, materials, color, construction details, and quality of workmanship.

3. Location and Impact on Neighbors

The proposed project must relate favorably to the landscape, the existing structure and the neighborhood. In addition to design compatibility, primary concerns also include access, view, sunlight, ventilation, and drainage. For example, fences may obstruct views, air-flow, or access to one or more neighboring properties. Similarly, decks or larger additions may obstruct views, breezes or access to neighboring property throw unwanted shadows on an adjacent property, infringe on a neighbor's privacy and view, infringe on an easement, or reduce open space. No resident structures, encroachment, plants, trees, shrubs, etc. are permitted on Association Common Area and Golf Course property.

4. Scale

The size (in three dimensions) of the proposed alteration must be compatible with adjacent structures and surroundings. For example, a large addition to a small house May be inappropriate.

5. Color

Color may be used to soften or intensify visual impact. Parts of an addition or alteration that are similar to the existing house, such as roofs, doors, shutters, and trim, must be matching in color.

6. Materials

Materials used in the construction of architectural changes, additions or improvements must be the same as or compatible with those used on the original home. The CC will evaluate materials compatibility on a case-by-case basis.

7. Workmanship

The quality of work must be equal or exceed the original construction. Hampshire Greens Homeowners Association and the Covenants Committee assumes no responsibility for the safety or structural validity of new construction by virtue of an approved application. It is the responsibility of each applicant to obtain a building permit when required and comply with all Federal State and County codes and regulations.

8. Timing

CC authority for a requested architectural change, addition, or improvement will be automatically revoked if construction has not been completed:

within the dates specified by Montgomery County building permit (if applicable) or within one year of approval or six months from commencement of work, unless stated expressly otherwise in the notice of approval.

G. Amendments to the Architectural Guidelines

In accordance with Article 6, Section 6.4 of the Declaration, the Covenants Committee may revise statements of policy, standards, guidelines and/or establish such criteria relative to architectural styles or details, or other matters as it may consider necessary or appropriate

To assist the Board with this function, the CC will periodically review and evaluate these Architectural Guidelines to determine whether any changes are necessary. In addition, members (homeowners) may submit written requests for changes to the HGHA or the CC in care of the Hampshire Greens community manager. The community manager will forward the requested change(s) to the CC who will review and, if deemed appropriate, provide a recommendation on the adoption of the proposed change(s). All changes must be approved by the Board of Directors prior to incorporation into this document.

H. Applications

Before beginning any exterior alteration or modification, an Architectural Application (Appendix A) must be completed, signed, dated and submitted to the CC for approval. The application must describe the modification or alteration in sufficient detail to allow the CC to fully consider the proposed action. Action on applications submitted without the required information will not commence until all information is received. Further, the 60 day review period (Article 6, Architectural Control, Section 6.1 of the Declaration of Covenants, Conditions and Restrictions) for application will not begin until application is accepted as complete by the CC.

I. Review Procedures

All applications shall be submitted to the HGHA, Inc., Covenants Committee, c/o IKO, Inc., 3403 Olandwood Court, Suite 101, Olney, MD 20832.

Each application will be reviewed for complete information by the CC. If pertinent information is omitted, the incomplete application will be returned to the homeowner without consideration, noting the additional information required.

Once the CC determines the application is complete, the review process begins.

The application will be reviewed by a quorum of the CC. The CC must act upon all applications submitted, and deemed complete within sixty (60) calendar days of receipt, or the application shall be deemed approved. Any communication to the applicant from the CC shall re-set the 60 day "clock."

Homeowners submitting applications containing special circumstances that require interpretation of these *Architectural Guidelines* or further explanation will be notified and asked to be present at the CC meeting when their application is being considered.

The decision of the CC will be mailed to the address on the application, whether or not the homeowner was present at the CC meeting when their application was considered. If the decision is for acceptance, the letter will be sent via first class mail; if denied or contain stipulations, notice will be sent via certified mail. Upon approval, work should commence within six months and be completed within twelve months. If necessary, homeowners may request an extension for long term alterations.

J. Appeals Procedures

An appeals procedure exists for those homeowners adversely affected by a CC decision.

Any applicant or affected homeowner who wishes to appeal a decision of the CC has ten (10) calendar days from receipt of the decision to file a written request to the BOD, c/o the Community Manager, setting forth the rationale for the appeal. An appeal shall be heard if the applicant or affected homeowner can reasonably demonstrate that one of the following conditions exist:

1. That proper procedures were not followed by the CC during the administration or review process.
2. That the applicant or any affected homeowner was not afforded the opportunity to be heard or present information pertinent to the issue being considered.
3. That the applicant or any affected homeowner was not granted a fair and impartial hearing.
4. That the CC decision was irrational, arbitrary or inconsistent with the criteria set forth in this document.

The BOD has sixty (60) calendar days from receipt of the request to review the appeal and issue its decision. The applicant or any affected homeowner may appear in person before the

BOD to supplement the information submitted with their request for appeal. Homeowners will be notified in writing of the decision of the BOD.

K. Enforcement Procedures

1. All owners and residents shall comply with all the provisions of the Declaration of Covenants, Conditions, the By-Laws and all Rules and Regulations. Failure to comply with the aforementioned documents shall be grounds for action to recover damages or injunctive relief, for suspension of voting rights, for foreclosure of liens or any legal or equitable relief deemed appropriate.
2. In the event any rule or regulation of the Homeowners Association is violated, the owner shall be notified of the violation by certified mail, return receipt requested. Notice shall be sent to the address shown on the books of the Management Agent. If the owner is a non-resident, a copy of the violation notice shall also be sent to the tenant, at the unit address, by first class mail.
3. In any instance where the violation presents a health or safety hazard, the Management Agent may take immediate action, at the owner's expense, to correct the violation. Notification of the action taken and the costs incurred will be made to the owner by certified mail, return receipt requested. Health or safety hazards may be reported by homeowners, Covenants Committee, Board of Directors or the Management Agent. In the event of a health or safety hazard, the Management Agent should be called immediately to determine the best course of action to remedy the situation.
4. The owner shall have the right to appeal any violation citation. The request for appeal must be submitted in writing, and received in the offices of the Management Agent within ten days of receipt of the violation notice.
5. In the event an owner does not bring the violation into compliance within ten days, or submit a request for appeal within ten days of the date of receipt of the violation notice, corrective action and/or appropriate legal action will be taken by the Board of Directors and the Management Agent. The owner will be held liable for any and all costs incurred in connection with the correction of the violation. Extensions of time may be granted to homeowners that have taken substantial corrective action to cure violation.

Please note that failure of the CC to enforce any provision, covenant, restriction, rule or regulation shall in no event be deemed a waiver of the right to do so thereafter.

6. The Board of Directors grants to the CC the duty to enforce maintenance standards. This shall be accomplished by:

- a. CC members or their agents conducting periodic surveys;
- b. The BOD tasking Hampshire Greens community management contractor to conduct periodic surveys on behalf of the CC; and by,
- c. Responding to written complaints of violations or infractions received from homeowners and residents.

Hampshire Greens is intended to be a peaceful, orderly residential community with high quality architectural and landscape design. Violations of the *Architectural Guidelines* shall be handled in accordance with the provisions of these guidelines as further stated in Policy Resolution No. 00-01. The Board of Directors desires that all alleged violations of these *Architectural Guidelines* and any rules and regulations of the Association be resolved harmoniously.

L. Re-sale Disclosure Packet

A Disclosure Packet is required pursuant to Section 11B1056 of the Maryland Property Owners' Association to be completed and issued to your authorized agent prior to the closing of the sale of your home. This packet provides information on the current status of assessment payments and on the existence of any architectural design or maintenance violations.

Any exterior alteration which has been made since the builder completed the approved plan must have an approved Architectural Change Application in the unit file. Lack of an approved application constitutes a violation and will be noted in the Disclosure Certificate.

The Disclosure Packet helps to protect the future buyer against unknown problems with past owners' architectural changes. If everything is in order, it also protects the seller from potential lawsuits involving violations of the Covenants by subsequent owners.

To obtain a Disclosure Packet for your property, call the HGHA, or their management representative, upon receipt of a contract for purchase.

SECTION II - MAINTENANCE & USE REQUIREMENTS

The purpose of this section is to list and illustrate the maintenance requirements of the community that is required by the Association and property owner. This list is by no means all inclusive, but rather provides the examples of maintenance requirements of the homeowner. Many of the requirements are taken directly from the Covenants.

Violations of maintenance standards are violations of the Covenants and are pursued under and in accordance with the provisions of these guidelines as further stated in Article 6 of the Covenants.

A. Association Maintenance Responsibilities

The Association shall be responsible for the maintenance, management, operation and control of the Common Areas and all improvements thereon (including fixtures, personal property and equipment related thereto). The Association shall keep the Common Area in good, clean, attractive condition as determined by the Board of Directors. The Association shall be responsible for the mowing of all grass within the Property in order to promote an attractive and uniform appearance.

1. Easements for Upkeep

As more fully defined in Article 8 of the Covenants, the Association has an easement for access in order to maintain, correct or inspect common areas throughout the property.

2. Association Control of Common Areas

No owner shall improve, repair or alter the Common Elements without the expressed written consent of the Board of Directors. This includes all vegetation and landscaping.

If any Common Area or improvement thereon is damaged or destroyed by an Owner or such Owner's tenants, guests, licensees, agents or family members, the Association shall repair such damage at the Owner's expense.

No Owner shall dump or otherwise dispose of or place trash, garbage, debris or any unsightly or offensive materials on any Lot or the Common Areas.

B. Homeowner Maintenance Responsibilities

Property owners shall, at all times, maintain their property and all improvements thereon in a good, clean, attractive condition, order and repair consistent with HGHA maintenance standards. This includes, but is not limited to, items such as mowing grass, removal of trash and structural maintenance, parking of vehicles and use of the Lot and

home. Maintenance affects the visual character and economic values of the property and neighborhood and, in some cases, safety. For the purposes of this document and the Covenants, "upkeep" shall be defined as care, inspection, maintenance, operation, repair, repainting, remodeling, restoration, improvement, renovation, alteration, replacement and reconstruction.

1. Dwellings and Structures

Residents are responsible for maintaining the exterior of their dwellings and all improvements thereon, such as decks and fences.

Some of the following conditions are examples considered a violation of the Covenants:

- a. Peeling exterior paint.
- b. Equipment which is either broken , in need of painting, repairing or upgrading.
- c. Painting home (including trim and shutters and/or replacement of siding) of a different color than the original. An exterior color change (paint color different than the original color) requires Covenants Committee approval prior to painting. Repainting or touchup painting home with original color does not require approval.
- d. Bay window flashing repainting is permissible if using the following colors: repaint the original color as provided by the builder (requires no Covenants Committee approval) OR repaint using copper, black, or a dark brown (all of which require Covenants Committee approval prior to painting).

Routine maintenance of your property will preserve and protect your home and limit personal liability. The Association expects that residents will do all maintenance necessary to prevent any of the cited conditions from occurring at Hampshire Greens.

2. Mowing and Trimming

Turf areas shall be mowed at regular intervals, maintaining a neat appearance and a maximum height of six inches. Homeowners are responsible for mowing to curb. Sidewalks and curbs must be kept trimmed and free of debris. Planted beds must be kept in a neat and orderly manner.

3. Weed Control

Weeds shall be controlled in all areas of a Lot. 4

Lawn and Garden Fertilization

Special care must be taken not to over fertilize or to fertilize lawns and gardens where there is the chance of harmful runoff.

5. Pesticides and Herbicides

Pesticides and herbicides shall be applied according to label instructions for the specified problem. Emphasis must be placed on organic/biodegradable materials to ensure the least harm to the natural environment. Care in application is extremely important. Avoid the use of pesticides and herbicides if at all possible, but when necessary, use with caution and follow instructions.

6. Erosion Control and Drainage Management

Residents are responsible for erosion control, for maintaining proper drainage through their property, and not blocking or hindering natural drainage from adjoining properties.

7. Trees & Ground Surface

Tree maintenance and care are essential in the development of a community. Owners shall not remove trees measuring four inches or more in diameter at a point two feet above ground level or flowering trees two inches or more in diameter similarly measured from any portion of the Property without the prior approval of the CC. No owner shall alter by removal, excavation, fill or any other means any ground surface without the prior written approval of the CC.

8. Trash Removal

Residents are responsible for picking up litter on their property as well as debris on open space that originated from their property. No accumulation or storage of litter, new or used building materials, or trash of any kind shall be permitted on any lot.

All trash must be placed in a trash receptacle. No trash shall be left out for collection in a plastic bag.

In accordance with the covenants, all trash receptacles must be kept out of sight and stored in an enclosed location. Trash and recyclables shall only be placed out for collection after dusk the night before collection day. All receptacles must be removed from view promptly the day of collection.

Removal of trash and debris from all Association areas accumulating from resident usage will be completed as necessary. The removal of trash is costly to the Association;

however, voluntary neighborhood cleanup, in addition to controlling litter at the source, prevents expenditure of Association funds.

9. Parking and Use of Garages

In accordance with Article 7, Section 7.2 (x) of the Covenants, no garage may be used for human habitation or altered in a manner which would inhibit its function as a parking area for vehicles without prior written approval of the CC.

10. Vehicle Repairs.

No vehicle repair shall take place on any of the streets of Hampshire Greens, except for emergency vehicle repairs. Driveways may be utilized for routine car maintenance or repairs that can be completed in 24 hours or less.

11. Clotheslines

In accordance with Article 7, Section 7.1 (w) no drying or airing of any clothing or bedding shall be permitted outdoors and within any Lot other than within rear yards and between the hours of 8 a.m. and 5 p.m. on Monday through Friday and 8 a.m. and 1 p.m. on Saturdays (except when any such days shall fall upon a holiday) and clothes-hanging devices such as lines, reels, poles, frames, etc., shall be stored out of sight other than during the time aforementioned.

12. Utility Lines

No water pipe, sewer pipe, gas pipe, drainage pipe, cable or other similar transmission line shall be installed or maintained upon any Lot above the surface of the ground and no wire, cable or other similar transmission line may be attached to the exterior of any structure on any Lot. Except during periods of actual use, no hose shall be stored or placed in the front or side yard of any dwelling unless screened from public view.

13. Play Equipment

No play equipment, including, without limitation, basketball backboards, basketball hoops, swing sets, climbing apparatus, trampoline, and other equipment associated with either adult or juvenile recreation, shall be attached in any manner to the exterior of any dwelling without the prior written approval of the Covenants Committee pursuant to Article 6 hereof. If approved in accordance with this Declaration, such play equipment must be properly maintained at all times. An application is required for all recreation equipment.

14. Pets

Pet owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the Common Areas.

Pet owners are responsible for any property damage, injury or disturbances their pet may cause or inflict.

No pet shall be permitted on the common areas unless they are carried or leashed.

No pet may be leashed to any stationary object on the common areas and left unattended.

SECTION III EXTERIOR CHANGE DESIGN CRITERIA

This section lists the most common requests for exterior alterations and their design criteria. As stated in the governing documents, all exterior alterations require approval of the CC.

A. Application & Application Contents

All exterior alteration requests must be submitted to the CC on the approved HGHA Architectural Change Application form. The application form requires information which will assist the CC in reviewing plans for your proposed project. In most cases, only a single application is required. For extensive changes, a preliminary application must be submitted, i.e. two story addition.

Applications submitted without the required information will be considered incomplete and returned without consideration.

Application Contents:

In accordance with Article 6, Section 6.1 of the Covenants, each Owner shall submit to the CC a proposed construction schedule and a set of plans, including specifications of the proposed construction which must include the following:

1. A site plan showing the size, location, and configuration of your home, all existing improvements, including driveways and landscaped areas, and all setback lines, buffer areas and other features required under applicable law. Contour lines must be shown on the plan when drainage is a consideration.

A site plan is a scaled drawing of your lot which show the exact dimensions of your property. In most cases, the site plan shall be developed from the plat plan (plat of survey) provided to you as part of the closing documents when you purchased your home.

More complex applications may require large scale drawings, an enlarged plat plan or county approved development or site plans in order for the proposed application to be considered.

2. Description of the Project & Description of Materials: The application requires a complete description of the alteration or improvement. This includes a complete listing of materials to be used, overall dimensions, and as in the case of decks or porches, height off the ground. Existing materials and colors of house, trim and roof and samples of materials and colors of the proposed alteration or improvement are also required.
3. Drawings/Photographs: Complete set of drawings with graphic description, showing all dimensions, elevations and details of the proposed project are required. Amount of detail should be consistent with the complexity of the project. Drawings must show the relation of the project to the existing home.

Drawings which are illegible take time to review, slow the process and may cause the application to be returned; therefore, be as clear and accurate as possible.

4. Signatures: All applications must include the signatures of at least four (4) most affected homeowners, including all adjoining homeowners to indicate their awareness of the proposal. Their signatures do not necessarily reflect approval-just awareness of the proposed modification. In order for adjoining homeowners to be aware of the project, the complete project application shall be offered for review to the adjoining homeowner when a signature is requested. Neighboring owners shall be shown the complete application to be submitted, including all plans and drawings at the time signature is requested.
5. Commencement/Completion Date: Applications must contain the proposed commencement and completion date. Unless stated expressly otherwise by the CC, owners must complete construction within 180 days of commencement of work.

The application must include all information as requested in these Architectural Guidelines. Applications that are unsigned or do not contain all requested information will be considered incomplete and will be returned to the homeowner without consideration.

B. PROJECT STANDARDS

Air Conditioners:

Air conditioning units extending from windows are prohibited. Exterior units that are part of a central air conditioning/heating system may be added or relocated only when they do not interfere visually with neighbors. Screening shall be required to reduce visual impact. An application is required to relocate or add an air conditioning unit as described above.

Antennas:

No antenna shall be installed on any common area of the HGHA community. Owners shall not erect or maintain on the exterior of any Lot any television antenna, satellite receiver or other type of antenna or receiver greater than one meter in diameter.

To comply with the Federal Telecommunications Act of 1996, prior approval of the CC is not required for the installation of a satellite antenna or receiver measuring *under* 1 meter in diameter. However, notice of such an installation or planned installation is required. Prior notice will assist the homeowner in selecting the best possible location for the equipment while complying with the requirement for the least visible and unobtrusive location. The Association may condition the placement of the receiver as long as signal reception is not impaired.

Ground Mount: Must be located on a rear lot location. Where front or side yard locations are necessary, all equipment must be installed near other utility equipment or among shrubbery. Screening may be required.

Roof Mount: Must be located on the rear or the roof, below the roof peak. If a front roof mount is necessary, all equipment must be installed to one side of the Roof, rather than in the center; and equipment shall be required to be painted to match the roof (so long as warranties are not voided).

Structure Mount: Shall be located such that the equipment is adjacent to a chimney or other structure on the home. If on a deck, the equipment shall be installed to one side of the deck adjacent to the house, if possible. Screening may be required.

When any antenna is no longer in continuous use as such, it will be in violation of this standard and shall be removed prior to issuance of the disclosure packet. Antenna approval does not convey upon sale of the home.

Attic Ventilators:

Attic ventilators and turbines are permitted. They shall be painted to match the surface to which they are attached. Roof location shall be on the rear of the house and below the roof ridge. Equipment shall not exceed twelve (12") above roof surface.

Awnings:

Exterior awnings will only be approved if demonstrated to be clearly compatible with the architectural design and qualities of the home. Solid colors matching house trim color are preferred. Decorative fringe or scallops are not allowed. Awnings cannot adversely

affect views, light or natural ventilation of adjacent properties. Requests for stripes or patterns will be considered on a case-by-case basis. Awnings must be retractable.

Compost Bins:

Compost bins are prohibited. Exceptions will only be made in cases where the unit can be screened and have no adverse impact on other properties.

Decks, Balconies, Patios & Porches:

Decks may be repaired or replaced with an exact replica or design of the original builder installed or previously CC approved application. No deck shall be added onto or expanded without an approved application. Decks natural in color are encouraged. If desired, rails may be painted to match house trim. Landscaping may be required to soften support posts for decks exceeding 5' height.

Patios shall be located to allow for ground plane landscaping and shall be of materials that complement the home and neighborhood building material.

Porches must be architecturally compatible with the home design and constructed of like materials.

When patio or deck schemes include other exterior changes, such as fencing, lighting, landscaping, sheds, etc., other appropriate sections of these *Architectural Guidelines* shall be considered during the completion of the application.

Dog Houses, Runs and Animal Entry Doors:

Dog Runs are prohibited. Dog houses and animal entry doors will be considered if located within rear fenced areas.

Driveway Extensions:

Extensions, modifications and additions to driveways will be considered only if there is no adverse aesthetic or drainage impact on adjoining lots or common area. Additions or modifications must be of the same material as the existing driveway. Under no circumstances will a driveway be permitted to wrap around side elevation.

Exterior Decorative Objects:

Prohibited. Exterior decorative objects include, but are not limited to, such items as bird baths, sculptures, fountains, decorative ponds, driftwood piles, boulders or free standing poles. Exceptions may be made for bird baths, houses, feeders etc. for rear yard

locations. Consideration will be given to size, style, location and harmony with community design. The Covenants Committee will consider decorative objects on a case by case basis. Unobtrusive garden figures not exceeding 24" height may be used in rear yard flower and foundation beds.

Approval is not required for temporary holiday lights or decorative objects for the holiday season.

Fences:

Fences are only permitted in rear yards and shall not exceed the rear plane of home. See Appendix B for examples of acceptable fence styles. Fences shall not exceed 6' in height. ***Stockade, chicken wire, chain link and other wire fences are prohibited.***

The following style fences are acceptable: 5' black wrought iron, 6' privacy fences (board on board, solid board, with or without lattice). If lattice is used with privacy fencing, total height cannot exceed the 6' maximum height. Homeowners may also select 3 rail split rail, or 3 rail paddock and crossbuck (split rail, paddock and crossbuck fences cannot exceed 4' height. An exception will be made to meet Montgomery County Code of 5', if used to enclose a swimming pool). All wood fences shall be natural in color.

If desired, homeowners may install wire mesh to secure small children or pets. If utilized, mesh shall be galvanized 2 x 3" and not exceed height of top fence rail. Vinyl coated mesh may also be used if earth tone in color (green, brown, tan). Mesh must be installed on the inside of the fenced area.

Fence restrictions exist for some lots within the community. Article 8, Section 8.3 (d) states: "With respect to Lots which are contiguous to the Golf Course, there shall be no fencing around or abutting the boundary of the Golf Course. With respect to Lots that are not contiguous to the Golf Course, there shall be no fencing or other obstructions within a distance of ten feet (10*) from the boundary of the golf course without the prior written permission of the Owner of the Golf Course and the Covenants Committee."

Other style fences will be considered on a case by case basis.

Firewood:

Firewood shall be stacked in piles which do not exceed eight feet in length and four feet in heights and four feet in width for both aesthetic and safety considerations. Firewood shall be stacked only in rear yards within the two side planes of the home. If tarps are used they must be earth tone (brown or green) in color.

Flagpoles:

No mast flagpoles are allowed. However, flags are permitted to be flown from holders attached to the exterior wall of a home mounted beside the front door or garage. The flag holder may not exceed the height of the first floor. The flag post may not exceed 60 inches (5 feet) in length. The flag to be displayed may not exceed the standard flag size of 3' x 5'. An application must be submitted showing the location of the proposed flag holder. Decorative seasonal flags do not require an application.

Flues & Vents:

All vent stacks, exhaust vents and other mechanical equipment must be located in the least obtrusive way possible and painted to match the roof or wall to which attached.

Gazebos:

Gazebo design and materials should be compatible with deck or home. Roofing material shall be the same as house shingles. Gazebos should be left natural in color. If painted, must match house or deck trim. Gazebos are limited in size to 10' x 10'.

Generators:

Residential generators require Covenants Committee approval prior to installation. Please be considerate with a generators location and noise level since these units may impact your neighbor.

Grills and Barbecues:

An application is required for the construction or placement of a permanent grill. The application shall show the proposed placement, fuel type and materials. Decks and patios are the preferred location. Other sites will be considered on a case by case basis.

Gutters & Down Spouts:

Gutters and down spouts must be integrated into the architectural design in color, shape and location. Plastic gutters are not allowed. Gutters and down spouts must match in color and design to those existing and must not adversely affect drainage on adjacent properties.

House Numbers:

House numbers shall be replaced with ones of exact style and color as the original numbers on the house.

Landscaping - Gardens:

Landscaping and gardens must not obstruct sight lines required for vehicular traffic.

All gardens must be neatly maintained; this includes removal of all unused stakes, trellises, and dead growth.

An application is required for hedges or other features which, in effect, become structures, fences or screens. Living screens and hedges are discouraged in front yards. Requests will be reviewed on a case by case basis.

An application is required for railroad ties or garden timbers which form a wall over 12" high. Include a site plan with the location of ties or timbers drawn in, and information on landscaping plans and any grading changes. Landscaping timbers must not be used to delineate property boundaries.

Landscaping - Trees:

Trees should be planted so they do not interfere with any easement for the installation or maintenance of utilities, or which may unreasonably change, obstruct or retard the direction or flow of any drainage channels. Application is required for any trees that will become a living fence or screen. All trees should be planted within the property to allow for growth and not exceed property lines.

Landscaping - Vegetable Gardens:

Vegetable gardens shall be maintained only within the rear yard of any Lot, and shall be maintained in a neat and attractive manner. All dead foliage must be routinely removed, as well as weeds and any dropped vegetables. In the fall, all plant material must be removed as well as any stakes and the garden bed raked clean until the next planting season.

Lamp Posts:

All homes shall have lamp posts, operated on a photocell. Wattage may not exceed 40 watts. Bulbs shall burn constant and not flicker. Colored replacement bulbs are not permitted at any time, including the holiday season. Posts shall be black with a brass fixture or match home exterior lighting. At such time the lamp post replacement is required, it shall be replaced with a unit of like style, color and materials.

Lawn Furniture:

Application not required. Lawn furniture shall be used and maintained in rear yards, patios or decks only and shall be maintained in a neat and attractive manner.

Lighting - Exterior:

Any exterior lighting, emanating from a Lot, shall not be directed outside the boundaries of the Lot. Hoods may be required to prevent direct illumination to adjacent lots.

Mailboxes:

All non locking mailboxes shall be black standard rural mailbox #1 that includes a domed top. The original developer provided mailbox and post is our community standard we strive to maintain. Replacement mailboxes must face the street. Mailboxes which are struck by vehicles are recommended to be placed 12 to 24 inches behind the original installed location. Mailboxes may be decorated for holidays only. Residents seeking an integrated mailbox, post, and optional newspaper holder should consider the Association approved Janzer StonyBrae Mailbox with Estate Post in black from www.MailboxWorks.com. Any other replacement that is not a black rural mailbox #1 or the integrated all in one solution mentioned above requires Covenants approval prior to installation.

Mailbox house numbers are limited to a height of no more than 3 inches. The preferred color combinations for the house numbers on the mailbox are white background with black numbers, or black background with white numbers, or gold numbers.

Mailbox Posts:

The original developer provided mailbox post that includes a community distinctive arch painted black is our standard community post. Replacement options include contacting the original manufacture of the post (Lou Fleer at 410.730.3446), using the Stony Brae/Estate Post all in one solution, using a similar wooden post from a home improvement store, painted black and including an identical arch support (a local handyman contractor can easily trace and cut a replacement arch). Posts which are struck are to be placed 12 to 24 inches behind the original installed location. All posts shall be in black.

Newspaper Boxes:

Standalone newspaper boxes are not permitted. Black newspaper boxes integrated into an approved mailbox and post system are permitted. Mounting the newspaper box below the mailbox and its mounting arm and above the supporting “arch” is recommended. An integrated solution (StonyBrae Mailbox with an Estate Post and integrated newspaper box) is approved for this community and available at Mailbox Works.Com

Locking Mailboxes:

Today’s concern over mailbox theft has resulted in the Board approving a locking mailbox solution that conforms to USPS standards. At this time there is no #1 mailbox style that is locking however the Board has identified the closest look and feel locking mailbox to meet those who demand a secured mailbox alternative. The Standard Oregon Trail Box in black, mounted on our approved mailbox post is the Community approved solution to address residents seeking a locking box. This approved locking mailbox is available at www.OregonTrailbox.com. All other locking mailboxes are prohibited.

Mulch:

Residents may use mulch that is dyed only if the dye is of a natural color, tan, black, or brown. Other colors such as blue, yellow, purple, etc. are prohibited.

Paths and Walkways:

Only stone, brick, concrete or similar durable construction material should be used. Asphalt is prohibited. The scale, location and design should be compatible with the lot, home and surroundings.

Retaining Walls:

The installation of railroad ties, garden timbers or similar structures which will form a wall over 12 inches high and 8 feet long requires approval prior to installation. Garden timbers and/or railroad ties may not be used to delineate property lines.

Rule of One:

A restriction of one (1) backyard structure of the same kind is permitted (pending Covenants Committee approval) per lot. This means that a lot may have one pool, one gazebo, one shed, one playground etc. Disjointed decks attached to a home count as one structure. Residents may apply for constructing duplicate structures to the Covenants Committee for consideration of unique instances that would be reviewed on a case by case basis.

Signs:

In accordance with the Covenants, Article 7, Section 7.2(1), "Owners may not erect or maintain any signs or advertising devices of any character, posted or displayed upon, in or about any Lot or dwelling; provided, however, that one temporary real estate sign not exceeding six (6) square feet in area may be erected upon any Lot or attached to any dwelling placed upon the market for sale or rent. Any such sign shall be removed promptly following the sale or rental of such dwelling.

Owners may install two security signs not to exceed 64 square inches each. Approved locations shall be at the front door, or in the shrubbery within 12 feet of the front door, and in the rear of the home within 6 feet of the house.

Skylights:

Skylights must be located on the backside of the roof ridge only.

An application shall show the relative location of the skylight to the roof and show the scale of the skylight to the roof.

Sport & Recreation Equipment:

Play equipment, including, without limitation, basketball backboards, basketball hoops, swing sets, climbing apparatus, trampoline, and other equipment associated with either adult or juvenile recreation, shall not be attached in any manner to the exterior of any dwelling without the prior written approval of the CC pursuant to Article 6 hereof. Swing sets, jungle gyms and like equipment shall be located in the rear yard and are restricted to a footprint no greater than 20(w) x 11(l) x 11(h). Refer to the appendix for additional limitations. Landscape screening (Evergreen trees) may be required to visually screen from adjacent properties. Application is required for all recreational equipment.

Snow Removal:

Homeowners are required to remove snow from sidewalks and driveways.

Solar Panels:

Solar panels are permitted with the following restrictions: Any solar panel must be placed at the back of the home roofline so that its not visible from the front of the home. Solar panels must closely match the color of the roof to blend in to existing roof structures such as skylights. All panels must be mounted flush to the roof (no angled panels are permitted). Solar panels must be maintained and require Covenants Committee approval prior to installation. Wind power generating devices are prohibited.

Storage Sheds and Gazebos:

Storage sheds may have an aesthetic impact on neighbors. A poorly designed storage shed can visually detract from an otherwise pleasing and architecturally harmonious residential environment. The design of a storage shed is directly related to its location. As the relationship between the house, yard and shed changes, so does the type of shed to be used. All shed materials and workmanship must be of a high quality. The shed must be designed to appear as part of the house, landscape or fence theme, or it may be part of a deck. The shed must be designed to respect the "visual rights" and aesthetic interests of neighboring properties. Regardless of size, style, color, etc., all storage sheds require covenants approval prior to construction.

1. Location - All sheds must be located in rear yards.
 - A. Attached to House: The architectural design of the shed must be compatible with the design of the house. Materials, roof pitch, color scheme details, etc. must match those of the house. Shed size cannot exceed 8(w) x 8(l) x 6(h). The color scheme should be identical to that used on the fence.
 - B. Integral with Fence: The architectural design of the shed must be compatible with the fence, whether the fence exists or is to be build with the shed. The finish material of the shed must be the same as the finish material used on the fence. Shed size cannot exceed 8(w) x 8(l) x 6(h). The color scheme should be identical to that used on the fence. The roof of the shed should

either be flat, with the top of the roof at the same elevation as the fence (in the case of a six-foot high fence), or should slope similarly to the roof of the house. Fences integral with fence cannot exceed fence height.

- C. Free-Standing: The only time a free-standing shed might be acceptable is when it is located behind the house and not visible from the street. Shed size cannot exceed 8(w) x 8(l) x 6(h). The finish materials of the shed must be the same as that used either on the house or the fence. Wood construction materials utilizing natural earth tones to blend with the surrounding environment will be considered. The color scheme must be the same as that used on the house. Plywood or T-1 11 is specifically prohibited.
- D. Integral with Deck: The architectural design of the shed must be compatible with the design of the deck, whether the deck exists or is to be built with the shed. The finish material of the shed must be the same as the finish material for the deck. The roof of the shed should either be flat, with the top of the roof at the same elevation as the top of the deck, or should slop similarly to the roof of the house. Shed size can not exceed 8(w) x 8(l) x8(h).

The use of metal sheds is specifically prohibited.

Gazebos are similar to storage sheds in that they have an aesthetic impact on neighbors. A poorly designed gazebo can visually detract from an otherwise pleasing and architecturally harmonious residential environment. The design of a gazebo is directly related to its location. All gazebo materials and workmanship must be of a high quality. The gazebo must be designed to appear as part of the house, landscape or fence theme, or it may be part of a deck. The gazebo must be designed to respect the "visual rights" and aesthetic interests of neighboring properties. Regardless of size, style, color, etc., all gazebos require covenants approval prior to construction.

- 1. Location - All gazebos must be located in rear yards.
 - A. Free-Standing: The only time a free-standing gazebo might be acceptable is when it is located behind the house and not visible from the street. Gazebo size cannot exceed 10x10 feet. The finish materials of the gazebo must be wood in either natural color or painted/stained to match the same color of a deck. Gazebo roofing materials including color and asphalt pattern must match that of the house. Wood construction materials utilizing natural earth tones to blend with the surrounding environment will be considered. Plywood or T-1 11 is specifically prohibited.
 - D. Integral with Deck: The architectural design of the gazebo must be compatible with the design of the deck, whether the deck exists or is to be built with the gazebo. The finish material of the gazebo must be the same as the finish material for the deck. Gazebo size cannot exceed 10x10 feet. The finish materials of the gazebo must be wood in either natural color or painted/stained to match the same

color of a deck. Gazebo roofing materials including color and asphalt pattern must match that of the house. Plywood or T-1 11 is specifically prohibited.

Storage of boats trailers, campers, mobile homes, and recreation vehicles: The following types of vehicles may not be parked or stored in open view on residential lots, common parking areas, private streets or on common space.

- A. Any vehicle with commercial signs, advertising or visible commercial equipment.
- B. Any boat, boat trailer or car trailer.
- C. Any motor home or self-contained camper.
- D. Any camper slip-ons where the camper backs are higher than the roof line of the cab of truck.
- E. Any mobile home, trailer, or fifth wheel vehicle.
- F. Any pop-up camp/tent trailer or other similar recreation oriented portable or transportable facility or conveyance to include utility trailers.
- G. Any other vehicle not defined above which is not normally or regularly used for daily transportation, including dune buggies, non-operational automobile collections or other automotive equipment not licensed for use on the highways of Maryland.
- H. Any private, school, church, or public bus.
- I. Any vehicle larger than a 3/4 ton pickup, including one ton and larger trucks and tractor-trailers. Scooters, dirt bikes, mopeds, dune buggies and other similar motorized vehicles are prohibited from being utilized within Hampshire Greens.
- J. Police vehicles are not considered commercial vehicles and are not prohibited.

- K. Vehicles with automobile covers shall not be stored outside on streets, driveways or yards. They must be placed out of sight in garages.

Any vehicle falling in the above classifications may be stored in a garage out of open view. Such vehicles owned by a resident may be temporarily parked in a private driveway or cluster parking area for a period not to exceed 48 hours for Spring and Fall cleanup, winterization, and for trip loading and unloading. Prohibited vehicles owned by guests of residents may park such vehicles within the community for a period not to exceed five days, subject to any rules and regulations established by the Board of Directors.

Storm Doors & Windows:

Storm doors and windows shall match the color of the door or window they protect or the adjacent trim. Mill finishes are prohibited. Only full view storm and screen doors are allowed. Decorative items such as imitation gate hinges and ornamental grillwork are prohibited. Only clear glass is acceptable.

Street Parking:

All residential vehicles must be parked in their respective driveway at all times unless the driveway is full or under repair.

Sun Control Devices:

Sun control devices will only be approved if demonstrated to be clearly compatible with the architectural design qualities of the home.

Swimming Pools:

Only in-ground pools are allowed. Swimming pools and/or hot tubs must be located in the rear of the house. A fence may be required to enclose the pool, or hot tub and related equipment. Appropriate landscaping will be required to lessen the impact of the swimming pool or hot from adjacent lots.

No owner shall construct or use any portable swimming pool or other types of swimming pools at any location on a Lot, except for those designed for infant and toddlers. Placement and use of infant and toddler pools (6' diameter and no more than 12" tall).

Trash/Recycling Containers & Storage:

In accordance with Article 7, Section 7.2(e) of the Covenants, trash and garbage containers shall not be permitted to remain in public view except on days of trash collection and the evening prior to such days of trash collection. Containers shall be stored in garage or storage shed within each Lot at all other times.

No incinerator shall be kept or maintained upon any Lot.

APPENDIX A
DESIGN REVIEW APPLICATION

Hampshire Greens Covenants Committee
ARCHITECTURAL CHANGE REQUEST APPLICATION

A completed application must be submitted for all exterior modifications to homes or lots. Mail completed application and all attachments and a self-addressed stamped envelope to:

HAMPSHIRE GREENS HOMEOWNERS ASSOCIATION
c/o IKO Real Estate, Inc.
3403 Olandwood Court, Suite 101
Olney, Maryland 20832

Modifications to your home or lot may require the issuance of a building permit by Montgomery County Permitting Office. Call 240-777-6370 (Department of Environmental Protection) for a building permit application. Issuance of a building permit is not a substitute for approval by the Covenants Committee.

Materials or uses prohibited by the Declaration of Covenants, Conditions, Restrictions and Easements cannot be approved by the Covenants Committee.

1. Applicant's Name: _____ Date: _____

Address: _____ Home Ph: _____

Lot # _____ Block: _____ Phase#: _____ Work Ph: _____

House Type/Model: _____

2. Description of Alterations/Change: _____

3. Attach copies of the following to this application: FINAL LOCATION PLAT

- a. Detailed scaled drawing or survey of house and lot showing size and location of proposed alterations in red.
- b. Detailed drawing or architectural plans indicating dimensions, design, color, finish and materials for proposed alterations.
- c. If change in color scheme of existing home is requested complete the following:
 - (i) Attach color sample of proposed color
 - (ii) Current color of home:

Doors: _____ Siding: _____ Trim: _____ Shutters: _____

Garage Door: _____ Gutters: _____ Other Accent: _____

(iii) Color Change/Alteration/Addition: Doors: _____ Siding: _____

Trim: _____ Shutters: _____ Garage Door: _____ Gutters: _____

Other Accent: _____

New Areas (Describe new areas and proposed color) _____

4. Comments rendered by adjoining property owners are not binding on the Covenant Committee, but they will be given consideration. Consequently, applicants should provide adjoining lot owners with an opportunity to review their plans and should have the following section completed by the adjoining lot owners prior to submission to the Covenants Committee.

Name, address and signature of adjoining property owners (if modification or addition is sought to front of house, comment should also be obtained from lot owner across the street from applicant).

Name _____ Address _____ Signature _____
Comments: _____

Committee Use: Date Received: _____ By: _____

5. Covenants Committee Action Taken:

Your request for approval of _____

(a) Action: Approved: _____ Disapproved: _____ Approved as noted: _____

(b) Covenants Committee Representative Signature:

Date: _____

(c) Please note the following:

- (1) Construction must commence within six (6) months and be completed within one (1) year from the date of this approval.
- (2) Any damage to nearby common or private areas must be corrected within fifteen (15) days of completion of this construction.
- (3) The homeowner is responsible for obtaining any applicable Howard County Building Permits.
- (4) Please contact "Miss Utility at 1/800-257-7777 at least 48 hours prior to any digging.
- (5) Any changes in drainage due to construction are the applicant's responsibility.
- (6) All side and rear yard lot lines must be strictly adhered to.
- (7) If disapproved, this application can be appealed to the Board of Directors and the Montgomery County Office of Common Ownership.
- (8) Submission of this application grants the Covenants Committee, Board of Directors, and Management Co. the right of entry onto the lot during daylight hours for the purpose of inspecting and or reviewing the proposed improvement.

APPENDIX B

Standard and Locking
Mailboxes



StonyBrae Mailbox with Estate Post and Optional Newspaper Holder

This is the only Association approved replacement box and post system that does not require approval from the Covenants Committee. Note that this steel mailbox post has the curved arch that distinctively identifies this as an Hampshire Greens mailbox post. Optionally, The Mailbox Works company offers a matching newspaper holder pictures here. For more information about the Janzer StonyBrae with Estate Post visit:

www.mailboxworks.com/Janzer/J_SB_EST.html

Approved Locking Mailbox Solution

This is the only approved locking mailbox solution for Hampshire Greens. It is USPS Postmaster General approved and accommodates the developer provided post. This "Standard" locking mailbox is available in black from

www.OregonTrailBox.com

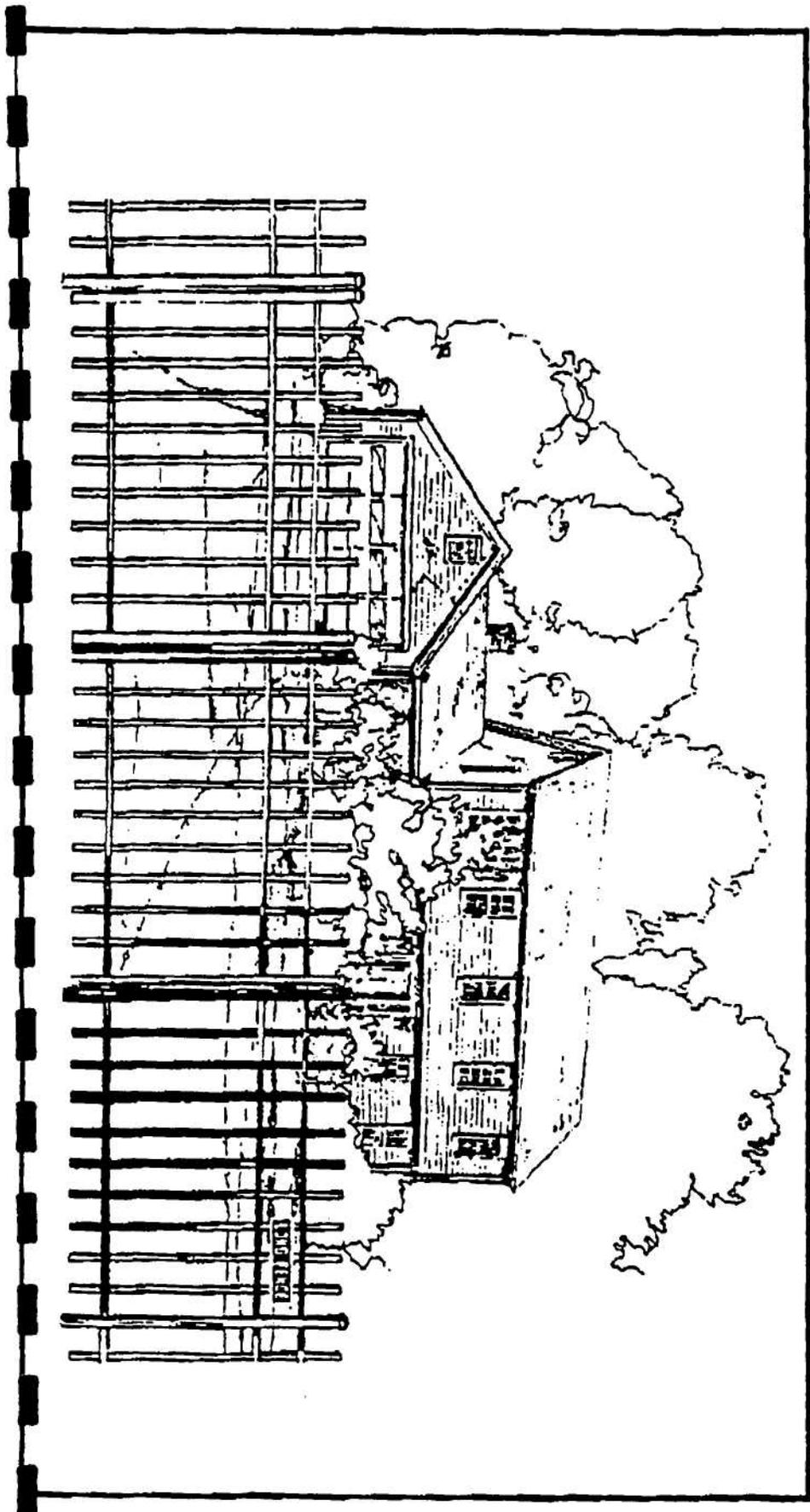


APPENDIX C

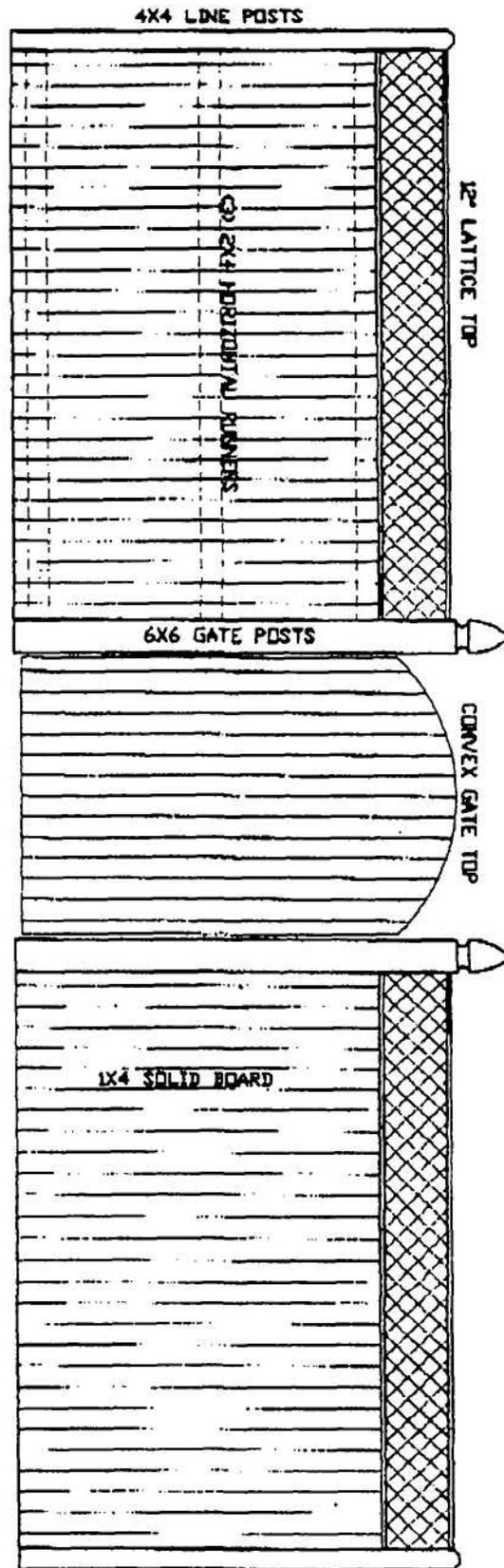
Standard Home Fence
Detail

IRON FENCE

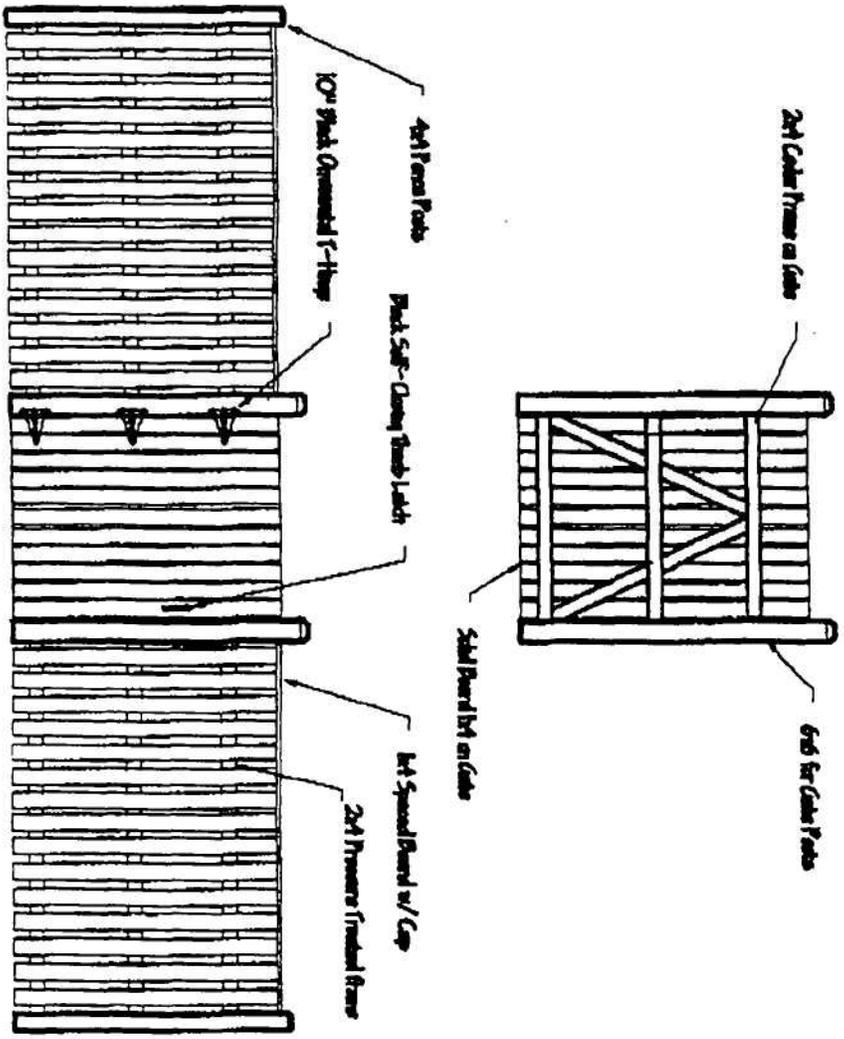
THE WASHINGTONIAN



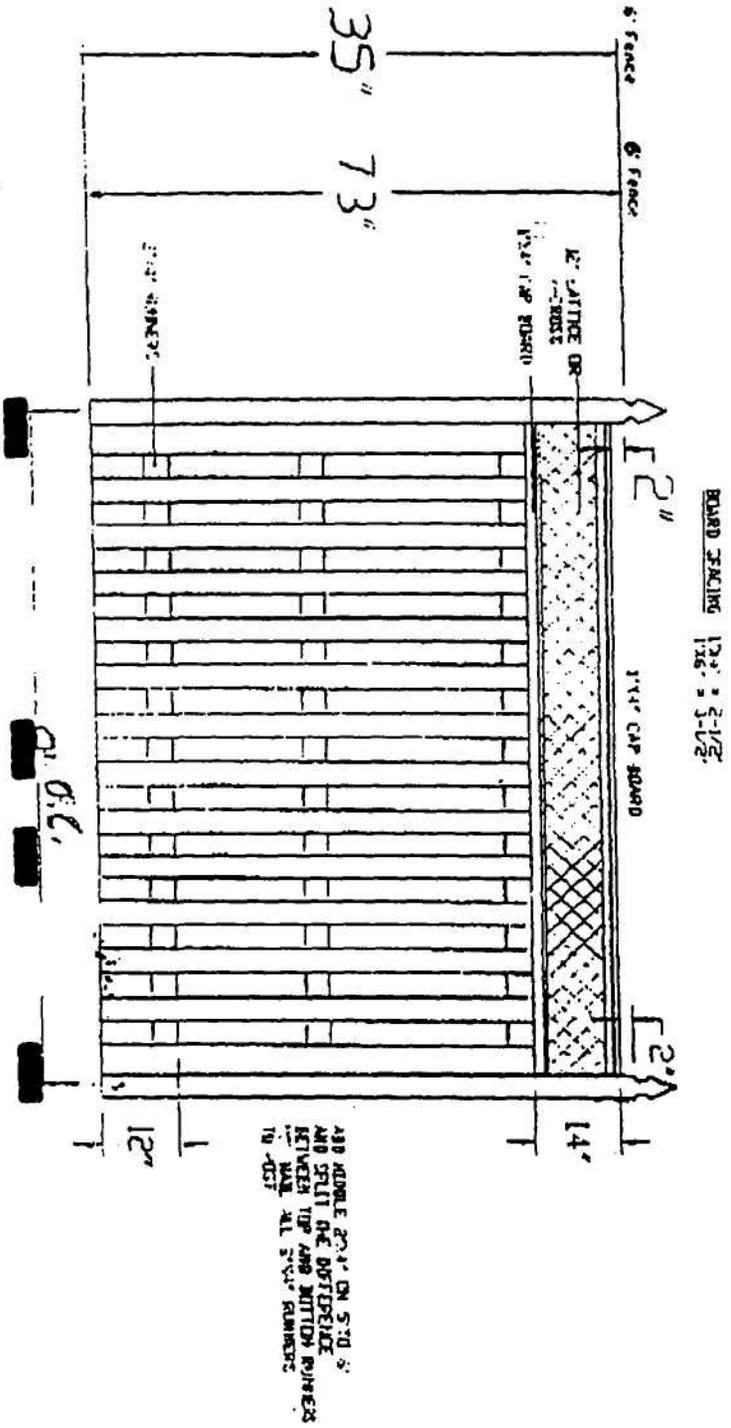
VERTICAL BOARD FENCE WITH LATTICE TOP 72' HIGH



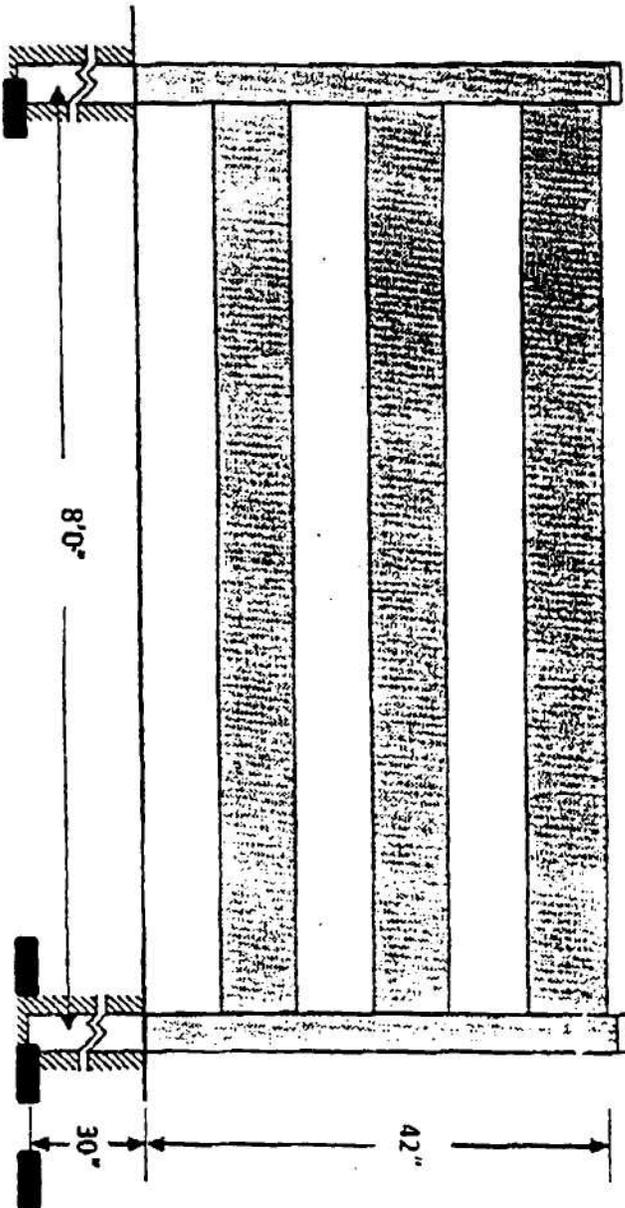
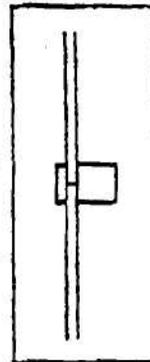
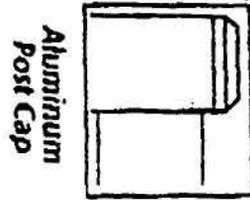
6' High Board on Board Fence w/ Post Caps



5' AND 6' BOARD ON BOARD



3 BOARD PADDOCK



SPLIT RAIL -- 3 RAILS

