

Architectural Guidelines
The Fields HOA

SAMPLE

THE FIELDS HOMEOWNERS ASSOCIATION, INC.
SUPPLEMENTAL ARCHITECTURAL STANDARDS
(REVISED JANUARY 2006)

I) GENERAL (applies to all construction)

Construction shall follow Town of Hampstead and Carroll County standards. Improvements made without written acceptance of the Board or Architectural Review Committee are considered not approved and not in compliance with the community standards. Submissions to the Board which do not receive written acceptance within 30 days may be considered accepted. (The homeowner is responsible for proof of submission.) Improvements not in compliance with the Association standards may be subject to removal or modification with all associated costs being charged to the homeowner. Waivers or exceptions granted by the Board of these standards does not constitute exclusion from other standards. Waivers and exceptions may be granted on a case-by-case basis when requested in writing and supported with sufficient justification. These standards and restrictions may be changed periodically by the Board without written notice as provided by the Covenants and By-Laws.

II) FENCES (barriers, walls, screens)

Solid fences shall not exceed 66"; open lattice, opposite board on board, or other open type fences may extend to 72". Privacy fences shall not extend more than 8' rearward of the back building line and shall be limited to 8' in height. The height of the fence includes all posts and supports. Fence styles allowed are picket, split-rail, board-and-post, alternating board-on-board. Fences shall be constructed of treated or natural wood, or white vinyl. Treated wood fences can be unfinished, or finished with wood-color stains. Natural wood fences shall be treated with wood-color stains. **Painted fences shall not be constructed.** Fence construction shall not extend farther forward than 3/4 of the depth of the building from the rear building line. Wire back-up, when used, shall not extend higher than the wood structure of the fence and shall be of galvanized or green or brown vinyl-coated wire. Decorative fences of a single 8' section or single post with rails extending downward to the ground shall be allowed in front and side yards. Retaining walls shall be coordinated with water run-off and existing structures.

III) DECKS (porches, patios, platforms, sidewalks)

Decks shall be constructed of natural or treated wood. Decks shall not extend farther forward than 3/4 of the depth of the building from the rear building line, except for a deck walkway not wider than 5'. Decks shall not be constructed higher than the first floor level or a maximum of 9' above grade at the building. Deck railing height shall not exceed 42" in height except for the first 8' from the building which may be constructed as a privacy fence. Natural wood deck, rail, and support material shall be treated with wood-color stains. Treated wood deck, rail, and support material shall be unfinished or treated with wood-color stains.

Trex decking may also be permitted in colors compatible with the foregoing, subject to approval by the Board or Architectural Review Committee.

IV) SHEDS (pavilions, sheds)

Free standing sheds shall be constructed of wood, finished in natural wood colors or painted to match the house. Sheds attached to the house shall be finished in siding matching the house. Free standing sheds shall be constructed rear of the back building line. Sheds attached to the house shall be erected not farther forward than 3/4 of the depth of the building from the rear building line. Sheds shall not be larger than 150 square feet in floor area and not taller in height than 10 feet. Sheds shall be set level and square to the house or property line.

V) ADDITIONS

Materials, style, quality and finish of additions shall match the existing house.

VI) REPLACEMENT AND MAINTENANCE

In acknowledgment of the long-standing practice of the Board and Architectural Review Committee, it is hereby confirmed that any replacement, maintenance, painting, staining (except as otherwise permitted), or other improvement that involves a change or alteration in exterior color, or introduces a new exterior color to all or any portion of a lot, is also subject to approval by the Board or Architectural Review Committee under the Architectural Standards set forth in Article V of the Covenants.

VII) PAVED SURFACES

Extensions, widening, replacement or repair of exterior paved surfaces such as driveways, sidewalks or pathways shall be of the same material, color and finish as the existing surface. All such ways shall be blacktop, concrete or comparable paved surface. Any proposed change or alteration in the surface, color or finish is also subject to approval by the Board or Architectural Review Committee under the Architectural Standards set forth in Article V of the Covenants.

RETURN TO:

John T. Maguire, Esquire
Hollman, Maguire, Timchula & Titus, Chartered
189 East Main Street
Westminster, Maryland 21157
410-876-3183

IMP FD SURE	50.00
TOTAL	50.00
Rest CR02	Rest # 65891
LMS HRC	File # 2926
Jan 27, 2006	03:37 PM

RCUD 06 JAN27'06 15:39

THE FIELDS HOMEOWNERS ASSOCIATION
(ARCHITECTURAL REQUEST)
APPLICATION FOR PERMIT FOR EXTERIOR CHANGE OR ALTERATION

ADDRESS: _____ OWNER: _____
Home # _____ Work # _____ Cell # _____

NOTICE: ALL EXTERIOR CHANGES AND ADDITIONS REQUIRE WRITTEN APPROVAL OF THE BOARD OF DIRECTORS. PLEASE SUBMIT THIS FORM IN DUPLICATE, PLUS A SKETCH, IF APPLICABLE, WHICH INCLUDES: **MATERIAL, DESIGN, COLOR, SIZE, HEIGHT, FINISH, LOCATION IN THE YARD OR ON THE HOUSE, ALONG WITH A COPY OF YOUR LOCATION SURVEY FROM WHEN YOU PURCHASED YOUR HOME.** ALL APPLICATIONS MUST BE SIGNED BY THE HOMEOWNER. PLEASE MAIL OR FAX TO THE FIELDS HOMEOWNERS ASSOCIATION, INC., C/O CONWAY MANAGEMENT CO., INC., 1660 ROBIN CIRCLE, FOREST HILL, MD 21050, PHONE #: 410-879-9655, FAX #: 410-893-2336.

TYPE OF CHANGE APPLIED FOR: _____ Exterior Paint Colors _____ Shed
_____ Deck/Porch _____ Fence _____ Roof _____ Door _____ Windows _____ Paint Colors

Other: _____
Describe Change: (attach additional sheets as needed)

Material To Be Used:

Colors:

Size & Location:

RECEIVED _____ UNIT OWNER SIGNATURE _____
ARCH. REVIEW DATE _____ VOTES: In Favor _____ Opposed _____
Abstained _____
BOARD REVIEW DATE _____ In Favor _____ Opposed _____
Abstained _____

_____ APPROVED _____ NOT APPROVED
_____ APPROVED **Subject To The Following Limitations / Requirements:**

THIS APPROVAL EXPIRES IF CHANGE IS NOT COMPLETED BY _____ (3 Months).

Conway Management Co., Inc. Agent

The Fields Homeowners Association

_____ Date

_____ Date