

## **Green Hill Manor Covenants, Conditions and Restrictions that DO NOT require approval by the Architectural Control Committee**

**Note: A homeowner is responsible for meeting any guidelines or requirements set by the HOA. If guidelines and/or requirements are not met, the homeowner will be asked to make the necessary corrections as outlined in the HOA fine and Appeal Process. If a homeowner is in doubt, then it is recommended that an Architectural Request Form be submitted and mailed or emailed to the management company as noted on the *Architectural Request Application*.**

### **Storm Doors:**

#### Option 1:

- Full view- 100% glass without any breaks or bars. Framing to match color of front door, trim or siding.

#### Option 2:

- Full view- Double hung type 50/50 glass split for bar not more than 1.5 inches in height. Framing to match color of front door, trim or siding.

### **Storm Water Retaining Walls (Driveway Walls):**

- Wall height is to be no higher than 30" measured up from the asphalt part of the driveway.
- Wall width is to be no wider than 30".
- Wall length should be as wide as the storm water ditch or wider, as necessary, to properly secure the wall.
- Materials should match or complement existing house.

### **Children's Play Equipment**

- Trampoline, provided that:
  - The structure is secured with proper anchors.
  - The structure must be set back from any property line distance of the height of the structure.
  - Must be in the rear of the yard.
- Portable Basketball Hoop, provide that it is:
  - Located in the homeowner driveway and not on the street.
- Above Ground Swimming Pool- provided it meets the above ground pool regulations (see attached).

### **Lawn/Driveway Markers:**

- Must look like the product found at Lowe's called "Oran Ultraflex Marker."
- 48" fiberglass rod with a reflective ban.
- Safety cap on top.

**Address/House Number Plaques (affixed to house or lawn plaque):**

- Must comply with Frederick County Code, Section 1-2-64 Subsection G. Number size of 4", posted within 3 feet of main entrance, Arabic numerals or alpha letter only (e.g. 1212A), and numbers shall contrast with background. Numbers placed on dwelling prior to 9/1/04 at least 3" high comply with size requirements.
- Ceramic, porcelain, brass, wood or wood-like materials should be used.

**Driveway Extensions:**

- Must meet county guidelines so that it does not encroach on neighbors' properties. Call county for guidelines, county permits and approvals.
- Straightening of driveway doesn't require architectural control requests to be submitted.
- Driveway extensions cannot extend beyond the rear corner of house. (Must be on side of house, not into backyard)

**Patio (without retaining/sitting walls):**

- Patio shall extend directly behind and perpendicular with the rear wall of the dwelling unit. It must not extend beyond the sides of the house.
- A walkway from the patio to the front of house/driveway is permitted, provided the walkway doesn't exceed three feet (36") in width.
- A patio with retaining/sitting walls requires architectural approval.

**Updated: July 2005**