

Green Hill Manor HOA

Architectural Guidelines

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 to PMP at 92 Thomas Johnson Dr Ste 170 Frederick MD 21702 or emailed to Andrew.Felices@pmpbiz.com

The following **DO NOT** require approval

Storm Doors:

Options:

- Full view - 100% glass without any breaks or bars. Framing to match color of front door, trim or siding.
- Full view — Double hung type 50/50 glass split with 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: See Article 7; Use Restriction, Section 7.4 Prohibited Uses and Nuisances as well as below

Trampoline, provided that:

- The structure is secured with proper anchors, and
- The structure must set back from any property line the distance of the height of the structure.
- Must be in the rear of the yard.
- You must let your insurer know you are installing a trampoline

Portable Basketball Hoop, provided 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.
- Suggest placing house numbers on mailbox post (in addition) for emergency response vehicles and identification during the night time

Driveway Extensions:

- Must meet county guidelines so that it doesn't encroach on neighbor's property. Call county for guidelines and county permits and approvals.
- Straightening of driveway does not require architectural control request to be submitted. Subgrade storm pipe, if exists, must be extended.
- Driveway extension cannot extend beyond 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 patio to front of house/driveway is permitted, provided the walkway doesn't exceed three feet (36") in width.
- A patio with a retaining/sitting wall require architectural approval.

The following DO require written approval

Please send completed forms with supporting documents to PMP at 92 Thomas Johnson Dr Ste 170 Frederick MD 21702, or email to Andrew.Felices@pmpbiz.com

Supporting documents generally include a plat of the property, with an outline showing where your installation is going to be installed. Photos of the proposed change, or a color sample.

Fences:

- Maximum height is nominally 56".
- Fence material is to be wood, vinyl/plastic (composite), or finished aluminum/iron, but must be at least 25% of the surface area open.
- Thin wire backup can be used in conjunction with a split rail or similar type fencing.
- Finish - Wood is to be left to weather naturally, painted, or stained to match or complement existing house. Vinyl / Plastic shall be white and Aluminum / Iron shall

be black, and be pre-finished. Complementary home colors for non-wood fences shall be allowed. Please submit color for approval.

- No chain link fences are allowed.
- Privacy fence only - is to be no more than 6' high from the ground, projects a distance of not more than 20' from the rear building line of the dwelling unit and not extend outside of the side building lines of the dwelling unit.

Decks:

- Railing height usually between 36" and 42".
- If there is a roof cover, need detail drawings/photographs and specifications; all materials such as shingles, gables, overhangs, etc. are to match the existing home.
- Material to be wood or composite.
- Finish - Wood is to be left to weather naturally, painted, or stained to match or complement existing house. Composite material shall complement the existing house.
- Deck shall extend directly behind and perpendicular with the rear wall of the dwelling unit served by that deck.

Storage Sheds:

- Maximum size to be 192 square feet. Materials must be wood or siding with colors to match or complement the existing house. The roof should be the same or complement that of the existing house. Maximum height of the structure to be 14', measured from the ground to the exterior peak.
- Location always along the rear of the property line, never up close to the house (corner lots shall locate the shed in the rear of lot in the property corner farthest from the street.)
- No overhead type garage doors are allowed.

RV/Trailers/Boats/Camp Truck/House Trailer/Similar Vehicles:

- Refer to Document titled "Recreational Vehicle Parking Requirements. (See attached).
- To clarify requirements, either item 1 (fencing enclosure) or item 2 (natural fencing enclosure) is necessary for screening. Homeowner has the option screen with both wood / composite and natural fencing.
- RV screening may be gated across the front opening.

Landscape Ponds:

- Ponds deeper than two (2) feet are required to be completely enclosed by fencing at a height of 48". See fencing requirements.
- Must only be located in the rear yard of homes.

Child Play Equipment (Playhouses, swinging, or similar climbing apparatus):

- The structure must set back from any property line the distance of the height of the structure.
- No horizontal dimensions greater than 28 feet and maximum vertical dimension is 14 feet.
- Maximum size that an enclosed platform can be is 6 feet by 8 feet. An enclosed platform is defined as 50% to 100% enclosed. The enclosure guideline applies to fort/playhouse or similar swing sets.

Clotheslines:

- None, unless using a device located in the rear yard that is removed from view when not in use.

General Additions (Adding on structure to existing home):

All exterior materials are to complement existing home in size, type, colors, style, and texture as well as the roof pitch, eaves, and overhangs are to match the existing home.

Swimming Pools:

ABOVE GROUND POOL REGULATIONS

- The pool will be put up no sooner than Memorial Day weekend and the pools must be removed no later than Labor Day.
- The pool must be in the rear yard of the home.
- The pool must be covered when not in use.
- Any pool containing more than 24 inches of water must follow Frederick County guidelines.
- The homeowner is responsible for abiding by any and all other county rules and regulations.

**Green Hill Manor Community Association, Inc.
Recreational Vehicle Parking Requirements**

Following are the Green Hill recreational vehicles designated parking area requirements:

- 1) A fence constructed to privacy screen the area 6' high. Fence to be installed around the designated recreational vehicle parking area and not to extend past the front corner of the home. The material shall be wood, composite, or natural mature screening (needs to be full height at install time). The installation of a gate is preferred, but optional.
- 2) The face or front of the recreational vehicle when parked in this designated space shall be 6' behind the front wall of garage (see example below).
- 3) If a longer vehicle is to later utilize the recreational vehicle designated parking area, the fence enclosure will need to be adjusted to meet the above specifications.
- 4) Requirements may vary on corner lots, please submit for approval.

The points above are guidelines only. Each request for a parking space, fence, etc. must be submitted in writing to the Architectural Control Committee and individually approved.

