

CHESAPEAKE VILLAGE

ARCHITECTURAL RULES AND STANDARDS

1. OVERVIEW

BASIS FOR THIS DOCUMENT: The Committee derives its charter, scope and rules from applicable articles, sections and paragraphs of the Chesapeake Village Homeowners Association (CVHOA), Articles and Declaration of Covenants, Conditions and Restrictions of Chesapeake Village.

PURPOSE OF THIS DOCUMENT: This document:

- A. Defines the architectural rules for new and existing homes in Chesapeake Village.
- B. Amplifies applicable elements of the Chesapeake Village Declaration of Covenants, Conditions and Restrictions.
- C. Outlines the Committee's roles and responsibilities.
- D. Guides members of the HOA, which includes builders, on "how to" initiate and get a project approved in Chesapeake Village.

BACKGROUND: Our protective covenants bind the CVHOA and its members. They assure members certain minimum standards for land use, architectural control and property maintenance through the CVHOA. To this end, our Architectural Rules and Standards will be continuously revised and clarified over time to reflect actual design and construction experience, as well as resident requirements in support of our protective covenants. It may be possible to point to a specific feature, modification, or addition to an existing home or property and observe that it would not be approved under the rules contained herein. However, *from this date forward, a home or project will not be approved simply because the same or similar design, modification or addition already exists in Chesapeake Village. All current and future new construction, and modifications and additions to existing homes and properties shall comply with the Architectural Rules and Standards contained herein. Conversely, all previously approved construction, modifications, and additions are "grandfathered".*

APPLICABILITY: Each and every lot owner, upon acceptance of a deed for any lot in Chesapeake Village, is subject to CVHOA obligations and rules. However, when local laws, standards, codes or ordinances are more restrictive than our protective covenants and rules, then local directives shall prevail.

2. PRINCIPAL DWELLING AND PROPERTY RULES

The following modifications and/or additions to a principal dwelling and/or property requires the Committee's approval:

- A. Fences
- B. Swimming Pools
- C. Sheds
- D. Decks and porches
- E. Solar Collectors
- F. Dog houses and/or dog runs and other pet enclosures
- G. Home additions or exterior modifications
- H. Gazebos
- I. Utility buildings
- J. Patios greater than 256 square feet
- K. Screening for recreational vehicles, boats, jet skis, and campers
- L. Landscaping which disturbs more than 1,000 square foot on any single lot
- M. Location of satellite dishes (regardless of size) and antennas
- N. Detached garages and accessory apartments

(Note: Acquiring the appropriate building permits is the responsibility of the property owner and/or his/her representative.)

The following rules augment those included in the Chesapeake Village Declaration of Covenants, Conditions and Restrictions:

FENCES: Fences are not permitted forward of the back line of the principal dwelling unless approved by the Committee. Special exceptions include corner lots or where a lot is not necessarily a square, or where it is not practical due to the position of the home's areaway. Only one fence is to be placed on, or near, any common property line, unless approved by the Committee. Chain link fences are not permitted.

Wood fences shall be unfinished or sealed with a transparent stain in acceptable earth tone colors. The Committee must approve the use of solid stain colors. White painted board or picket fences are acceptable. Homeowners living on corner lots petitioning to construct a fence higher than four (4) feet are required to accent the fence with landscaping approved by the Committee along the street side of the fence. Plans depicting the planned landscaping shall be submitted in conjunction with the fence application, and once approved by the Committee, shall be incorporated within one (1) year from the date of plan approval. Fences greater than 6 ft. in height shall not be allowed.

Stockade style privacy fences are not permitted.

SWIMMING POOLS: In-ground swimming pools must be situated in the rear of the property, and preferred location is behind the house. Above ground pools, other than inflatable children's pools are not permitted. Spas (hot tubs) are permitted, however, the location must be approved by the Committee. A Committee approved fence must enclose in-ground swimming pools.

SHEDS: Sheds are permitted only in the back yard and may sit directly on the ground via pressure treated material, concrete block, or concrete foundation. Sheds visible from the street and/or adjacent property that are sitting on a level lot with more than one course of block shall include landscaping. Additionally, sheds visible from the street and/or adjacent property sitting on multiple levels of block and/or wood pilings to accommodate a slope require screening with lattice, as well as landscaping. The exterior color scheme shall match that of the principal dwelling, including the color of roof shingles. No metal or molded plastic sheds are permitted. Plans depicting the planned landscaping shall be submitted in conjunction with the shed application.

DECKS AND PORCHES: Decks and porches shall be constructed off the rear of the principal dwelling. This does not include steps leading to these structures. Decks shall be unfinished or sealed with a transparent stain in acceptable earth tone colors. The Committee must approve use of solid stain colors.

SOLAR COLLECTORS: Solar collectors shall not be placed on the front side (street side) of the principal dwelling. They should be placed to the rear or side of the home and not visible from the street. Large collectors on a sloping roof should be parallel with the roof. Smaller collectors may be laid on top of a sloping roof and finished to replicate a skylight. Ground mounted collectors may be located in the back yard and must be screened. Solar collectors should be constructed of glass with wood or metal framing painted to match the background color of the roof or house trim. Plexiglas framing is not acceptable as it will sag and yield an unsatisfactory appearance. All pipe work shall be aesthetically concealed.

DOG HOUSES AND/OR DOG RUNS AND OTHER PET ENCLOSURES: Dog houses and/or dog runs and other pet enclosures are to be placed in the back yard only. They shall be located as close as possible to the rear of the principal dwelling and not extend beyond either side of the dwelling. The color of these structures shall match those of the principal dwelling

HOME ADDITIONS OR EXTERIOR MODIFICATIONS: Exterior home additions that add living space to the home shall match the principal dwelling in appearance (i.e., roof, exterior walls, windows, doors and foundation material) and shall look integral to the original dwelling (i.e., not tacked on). Exterior modifications shall meet the same requirements specified under "New Home Rules" unless otherwise approved by the Committee.

PROPERTY MAINTENANCE: Property owners in Chesapeake Village are responsible for the upkeep and appearance of their principal dwelling and surrounding property so as not to detract from the overall ambiance of the neighborhood. The exterior of the principal dwelling shall be maintained free of peeling paint; damaged brick, stone or siding; faded or washed out stain or paint; missing roof shingles, etc. Landscaping and lawns are to be kept in a neat, trim condition. Grass shall not be allowed to exceed six inches in height. Landscaped areas shall be kept free of weeds. All principal dwellings shall include landscaping along the front side of the dwelling. Yards must be kept free of debris and garbage; this applies not only to occupied property, but to unoccupied lots as well. Non-resident property owners are bound by these rules.

MISCELLANEOUS RULES:

- A. Seasonal decorations shall not be put in place more than thirty (30) days before a holiday and shall be removed within thirty (30) days after the holiday.
- B. Children's recreational equipment shall be restricted to back yards. Swing and outdoor gym sets may be installed in back yards without approval. Swing and outdoor gym sets should be neat and orderly in appearance and finish. Play equipment which has fallen into disrepair or has been outgrown by children should be removed from the property. Non-standard items (e.g., skateboard ramps, tractor tires utilized as sandboxes, etc.) are not permitted. Basketball goals must be freestanding, as opposed to the type mounted on the principal dwelling, so that they can be stored out of view from the street at night and when not in use. Under no circumstances shall basketball goals be located so that the play area is located within the public right of way or streets within Chesapeake Village.
- C. Automobiles shall be kept in the principal dwelling garage and/or driveway, and not routinely parked on the street. Automobiles not licensed or inoperable shall be kept in the garage. Open-air maintenance and repair of automobiles is restricted to three (3) days. Repairs requiring additional time to complete shall be accomplished in the garage or off premises (external to Chesapeake Village).
- D. Clothes poles/lines are not permitted. Temporary collapsible umbrella type clotheslines are allowed, but must be relocated behind the principal dwelling. When not in use, the device must be properly stored.
- E. Vegetable gardens are permitted if situated between the rear line of the principal dwelling and rear property line. The size of the garden may not exceed $\frac{1}{4}$ of the rear area of the property.

3. THE COMMITTEE AND ARCHITECTURAL CONTROL PROCESS

THE COMMITTEE: The President of the CVHOA, with the approval of the Officers, shall appoint the Chairperson of the Architectural Committee at the annual meeting. The Committee Chairperson shall solicit and/or accept volunteers for membership, with the goal of having members from each phase of Chesapeake Village. The Committee shall have a minimum of three (3), and no more than seven (7) members.

Until such time as the Officers of Quality Built Homes, Inc. turn over the HOA responsibilities to the Chesapeake Village homeowners, they shall act in the capacity of the CVHOA Architectural Review Committee. All correspondence and applications shall be sent to:

Chesapeake Village Architectural Review Committee
C/o Quality Built Homes, Inc.
5341 Ketch Road
Prince Frederick, MD 20678

ARCHITECTURAL CONTROL PROCESS: Before construction begins on a new home or project related to an existing home and/or property, builders, members of the Corporation, and the Committee shall adhere to the following control process:

- Review the restrictions and rules contained in the applicable Chesapeake Village Declaration of Covenants, Conditions and Restrictions and this document.
- Complete the "New Home/Project" application included as an attachment to this document.
- Deliver the completed application and all required attachments (e.g., blueprints, product brochures, drawings, material list, etc.) to the Committee Chairperson at his./her home address.
- The Committee shall:
 - Review the application within ten (10) working days of receipt, unless unusual circumstances warrant an extension.
 - Conduct a site survey, if required, to better visualize the impact and/or aesthetics of a proposed project.
 - Vote to approve/disapprove the proposed project via a simple majority of the current committee members of record.
- Provide (via committee chairperson) the applicant with a written letter of approval or disapproval.
 - If disapproved, the committee chairperson will include rationale and recommended changes.
 - In turn, the applicant may resubmit his/her "revised" application for reconsideration by the Committee.
- If, for any reason, the applicant wishes to appeal the Committee's decision, he/she may submit an appeal to the President of the CVHOA, who will place the item on the agenda of the next regularly scheduled Board of Directors or general meeting, whichever is sooner.

If any project mentioned herein is commenced without prior written approval from the Committee, the Committee, by way of the CVHOA, has the right to seek legal action against the property owner. All costs incurred are the responsibility of the property owner in question, and until resolved, a lien may be placed against the subject property.

The Architectural Rules and Standards are hereby adopted by the Corporation and shall have full force and effect immediately.

In Witness Whereof, Declarant has executed this instrument this 30th day of January, 2007.

CHESAPEAKE VILLAGE HOMEOWNERS
ASSOCIATION, INC.

By: _____

Rodney N. Gertz

**Chesapeake Village Homeowners' Association
Project Approval Request Form**

Initiator:

Name:

Address:

Phone:

Structural Description

Type of Structure:

Estimated Start Date:

Estimated Completion Date:

General description:

Bill of Materials to be used: (Type, Color, Size, etc.)

Please attach copy of Plat, identifying location of structure, product brochures, etc.

Signature:

Date: