

## **Covenants Guidelines At-A-Glance**

*(See this site or your Directory for a full copy)*

1. **Fences** - No chain link or other metal fences. Install wood type open fences (such as estate or split rail) 3-4' in height and not beyond the house line on the street side. Plantings should be placed on the outside of the fencing to partially screen it from street view.
2. **Additions** - Must directly relate to the house itself, both in color and style – be in symmetry with the existing architecture & not excessive in height. Includes patio enclosures with sides and roof.
3. **Out-Buildings** - Back storage sheds OK if properly screened from general view and maintained. Other structures such as gazebos, etc. must conform to community architecture and have suitable plantings.
4. **Swimming Pools** - Ensure external lighting does not infringe upon others. All pools must be adequately screened.
5. **Nuisances** - Any personal condition, or activity, by appearance, noise or odor, by its duration, intensity and other pertinent factors that is determined to be a nuisance to the health, comfort, peace, quiet or pleasant enjoyment of other residents is prohibited.
6. **Vehicles** - No parking, storage and use of commercial vehicles, nor placement of boats, trailers and recreational vehicles on lawns, driveways or the street.. Work on vehicles in open view for an extended period of time is prohibited.
7. **Land Use** – The neighborhood is exclusively for private dwelling purposes.
8. **Solar Panels** - Must lay flush against the roof and conform to the roof line, with wires, hoses and tubing screened from view.
9. **Microwave Dishes** – Dishes larger than 39.37 inches in diameter require Covenants Committee approval and must be mounted on the ground behind the house and screened from view.
10. **Decks/Porches** – Must be behind the house and not extend beyond either end of the house. The design is to be compatible with the architecture of the house.

## **Covenants Submission Procedures**

The Covenants Committee wishes to remind all residents that external modifications require Committee approval before you start. If you have any questions, please email the Covenants Chair. This approval will help you by preventing Covenants and possible zoning violations. The Covenants are a contractual relationship filed with Montgomery County and referenced in **every** homeowner's deed.

### **Covenants Approvals:**

1. \*\*\*Ask your affected neighbors for their opinion first. \*\*\*
2. Follow the procedures outlined in Request Covenants Approval (under the Covenants tab on this site).
3. Submit changes to the Committee in writing. Include a descriptive letter with sketches, plans, photographs, plot plan and other docs as appropriate to help the Committee understand the request.
4. Please allow a minimum of 30 days for the Committee to review your request.
5. Check with Montgomery County for their requirements. See more information and links under the Covenants tab.