

RESOLUTION OF THE BOARD OF DIRECTORS OF THE SPRING LAWN FARM
HOMEOWNERS ASSOCIATION, INC

RE: EMPOWERMENT OF THE ARCHITECTURAL CONTROL COMMITTEE

WHEREAS, the Spring Lawn Farm Homeowners Association, Inc. is a Maryland corporation duly organized and existing under the laws of the State of Maryland; and

WHEREAS, the members desire that the corporation shall act in accordance with the By Laws and Covenants.

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Spring Lawn Farm Homeowners Association, Inc.

RESOLVED, that the Board of Directors has approved the Architectural Control Committee Standards and Guidelines dated July 9, 1992, copy appended hereto, and hereby empowers the Architectural Control Committee to enforce these guidelines in accordance with the procedures established therein. The Architectural Control Committee shall meet monthly on a regularly published date and keep minutes of their proceedings. These minutes shall include a listing of committee members present, and all action taken by the committee. The chairperson of the Architectural Control Committee, or a representative, shall provide a copy of the minutes to the Board at each Board meeting and report any significant information. Members of the committee shall be appointed by the Board of Directors.

This resolution is adopted and made a part of the minutes of the meeting of July 16, 1992.

BY: Suzanne Linton 7/16/92
President, Date

ATTESTED: Robert L. Linton 7/16/92
Secretary, Date

July 9, 1992

SPRING LAWN FARM HOMEOWNERS' ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
STANDARDS AND GUIDELINES

To ensure that Spring Lawn Farm will always be an attractive and desirable community in which to live, architectural standards are meant to benefit all residents of the community. Thus, all residents share the responsibility to comply with, support and contribute to them. Our community can be only what we are willing to make it. All homeowners must work together for the benefit of the community.

High standards require that guidelines and restrictions on external alterations/additions be adopted and observed. The Architectural Control Committee (ACC) has established these guidelines and restrictions based on the Spring Lawn Farm's Declaration of Covenants and on published guidelines of similar homeowners' associations. These rules and guidelines are not intended to constrain the pride individual homeowners have in their property nor are they meant to unnecessarily restrict creative effort to enhance the appearance of that property. Uniformity, and therefore monotony, is not an objective of these guidelines. The sole purpose is to protect the homeowners' investment and to assure that all homeowners can take pride in their community and be comfortable living in it.

Compliance with these standards requires from each homeowner that degree of regard for his/her neighbors which he/she expects in return. The potential benefits include escalating property values, and maintenance of an attractively designed, appealing community that is pleasant and enjoyable in which to live. The Committee has endeavored to make the standards and guidelines easy to meet and to make the approval process simple and prompt.

A. ALTERATIONS NOT REQUIRING ACC APPROVAL

1. Plants, shrubs, and flowers within the homeowner's property. Any desired changes to common grounds must be requested of the Board of Directors' Grounds Committee.
2. Vegetable gardens, in rear yards only and only on property of homeowner. In all homes, plant refuse and stakes must be removed at the end of the growing season.
3. Decorative borders around flower beds up to 12" high of the following types:
 - (a) natural, red or white brick, or stone;
 - (b) railroad ties, or landscaping timbers, chemically, or pressure treated wood, natural color only.
4. Holiday decorations may be displayed on homeowner's property for a period of time appropriate to the holiday.
5. American or Maryland flags on removable pole(s), six feet or less in height.
6. Exterior painting using original colors or colors which match the original in shade.
7. Deadbolt locks, peep holes, door knobs, door knockers, kick plates.
8. Firewood should be neatly stacked on homeowner's property (not the front).
9. Full or half view metal storm/screen doors which are the same color as the entry door, the house or any trim color on the house. Any other style, color scheme or design must be approved by the ACC prior to installation.

NOTE: Full view doors are defined as: single clear glass panel which runs at least three-fourths the length of the door; or double clear glass panels separated by a narrow metal horizontal strip through the center of the door.

Half view doors are defined as those with the top half of the door of clear glass and the bottom half of solid metal.

All glass should be colorless. Colored glass will need approval by the ACC.

10. Hose rack does not require approval if located on back or side of house.
11. Fixed recreational equipment (sand boxes, swing sets, play equipment,^{1/} etc.) does not need prior approval.

^{1/} Deviations must be submitted for approval.

B. ALTERATIONS REQUIRING ACC SUBMISSION AND APPROVAL

1. **Fences: General Guidelines.** Fences must be constructed of weather/pressure treated wood. No chain link or other galvanized metal fencing. No fence higher than 6 feet.

Fencing must be erected within the homeowner's property lines. Frame work will be internal to the homeowner's property. Painting of fences should be done in light, neutral colors (i.e. a color matching the house's trim: white, tan, beige).

Fences will be approved for back- and side-yards only.

No stockade or half-yard fences will be permitted.

2. Solar heating panels, skylights, exterior exhaust fans.
3. Lawn ornaments and statuary.
4. Basketball poles/nets.
5. Any permanent structures/additions/changes to any home as per Article V of the Declaration of Covenants, Conditions and Restrictions.
6. Any major exterior landscaping or any alteration which changes the drainage pattern.
7. Awnings, other fabric or wooden superstructures on house, deck or patio.
8. Outdoor fireplaces, permanently installed barbeques.
9. Extensions, widening or rerouting of existing driveways and/or walkways.
10. Sheds or other external storage structures must be approved.
11. Doghouses: must be built of weather-treated wood or siding which matches house and located away from the property line of another homeowner.
12. Pools.
13. Boats/Trailers/RVs: General Guidelines. Boats/Trailers/RVs are permitted on premises only from April 15 through October 15. They must be screened by a fence or shrubbery 5-6 feet high on all sides visible from the streets; covers (if any) must be a neutral color.
14. Any other items required by the Covenants including but not limited to Article VII, Sections 1 - 15 (examples not limited to boats and trailers).

C. ACC REVIEW PROCEDURES

Application for Changes

1. In keeping with the Covenants, prior to any exterior change or construction which is not specifically defined above as **NOT REQUIRING ACC APPROVAL**, the homeowner shall submit a written proposal using the form established and provided by the ACC. The proposal must contain complete plans and specifications for the project, including but not limited to the height, width, length, size, shape, color, materials, type of construction, and location on the plat of the proposed change. (Declaration of Covenants, Article V, Architectural Control.)

2. Oral requests for changes will not be considered.

3. Applicants will receive a reply within thirty (30) calendar days of receipt by the ACC.

A written reply will be forwarded to the homeowner consisting of a copy of the application bearing an approval or disapproval signature. It will explain any restrictions on approval or reason for disapproval of project. The applicant may request reconsideration if he/she can supply new or additional information which might clarify the request or demonstrate its acceptability.

The applicant may appeal any decision of the ACC to the Board of Directors following the procedure described in this section.

4. If the ACC fails to reply to the applicant within thirty (30) calendar days of the receipt of the application, the application shall be deemed approved. (Declaration of Covenants, Article V, Architectural Control.)
5. Work on the approved project must commence within sixty (60) calendar days and must be terminated within six (6) months following the approval, unless an extension is granted by the ACC. If the project does not begin as specified, the approval shall be considered to have lapsed and a new application must be submitted.

The applicant may not deviate from the approved plans including any imposed restrictions contained on the approval application without further ACC approval.

6. Approval of any plan shall not be construed as approval of the structural integrity of the alteration or addition nor does it relieve the applicant from acquiring the requisite permits from state or county agencies.
7. Any decision rendered by the ACC may be appealed to the Board of Directors, provided such appeal is registered in writing within thirty (30) calendar days of notification of the ACC decision. The Board of Directors may reverse or modify the decision of the ACC.

D. PROCEDURES FOR MONITORING ARCHITECTURAL COMPLIANCE

1. The ACC reserves the right to inspect the properties of applicants who applications have been approved/submitted for compliance with the architectural standards.
2. In the event of any violation of the Declaration of Covenants or the Architectural Guidelines set forth herein for the Spring Lawn Farm's Community Association, the ACC will notify violator to remove the violation within twenty (20) calendar days. If the violation is not removed within the allotted time, the Association shall have the right to act in accordance with the covenants and perform the work and assess the homeowner for such changes.

E. OPERATING PROCEDURES OF THE ARCHITECTURAL CONTROL COMMITTEE

1. The Architectural Control Committee is appointed by the Board of Directors and consists of a maximum of five (5) members.
2. A majority vote of the full majority (3/5) of the members is required to approve or disapprove alterations, changes or additions to a homeowner's property. The Committee may take no action without the presence of a majority of the full committee. Any committee member submitting an application to the ACC shall abstain from voting with respect to his/her property.
3. The Committee shall meet monthly on a regularly scheduled day. All meetings are open to the attendance of homeowners.
4. It is the responsibility of the ACC to:
 - (a) propose Architectural Guidelines based on the standards set forth in the Declaration of Covenants;
 - (b) to notify homeowners of the approved architectural standards and guidelines of the Homeowners' Association;
 - (c) to review all applications for homeowner's changes and additions for compatibility with the standards and approve or disapprove requests accordingly;
 - (d) from time to time, to inspect the results of the applications for compliance to the approved plans and specifications as well as to standards;
 - (e) to notify homeowners and the Board of Directors of any violations and assure that they are removed, or modified to bring them up to standards;
 - (f) to carry out their duties as specified in the Declaration of Covenants and to make the process of supporting and upholding the guidelines as easy and painless as possible for all homeowners.
5. All officers and members of the Architectural Control Committee, while acting on behalf of the Board of Directors, shall be legally protected from action against them, as set forth in the legal documents of the Community and Directors and Officers insurance policy when and if such policy is obtained.