

Potomac Glen Community Association

Design Guidelines

BASKETBALL HOOPS

Basketball hoops will be permitted in the front of Potomac Glen Lots with ACC approval only as follows:

1. They are kept in good repair.
2. They are properly installed. If the base of the hoop is required to be filled, it must be filled with sand or water. No bags filled with sand or rocks should be placed on top of the base.

FENCES

FOR DETACHED HOMES

1. Fencing enclosing a rear yard shall not extend forward of the rear building line of the living unit on the lot upon which any such fence is erected. Note: ACC applications may be submitted on an exception basis to permit fencing partially up the side of the house if the purpose is to screen utility boxes, generators, AC units or other similarly unsightly equipment. On corner lots, applications for fencing of rear yards will be reviewed, approved, or disapproved considering the impact of the proposed fencing and its location relative to the front yard of the adjacent home.
2. No fencing on a lot shall be more than six feet or less than four feet in height.
3. Chain link and other wire fencing is specifically prohibited; provided however that black or dark green coated welded wire or other wire fencing utilized in conjunction with split rail fences shall be permitted.
4. White three-board PVC fencing is permitted in the Community along Boswell Lane, along Piney Meetinghouse Road and at the hilltop at Pond.
5. Approved rear yard fencing construction consists of:
 - a. Standard height (48") natural three-rail split rail fence.
 1. Posts will be pressure treated poplar or black locust
 2. Rails will be pressure treated poplar of mixed hardwoods
 3. Post spacing will be ten feet.

4. Black or dark green welded wire mesh may be installed to the inside of the rails and posts provided the mesh does not extend above the top rail of the fence. Mesh size is to be 2" x 4". Galvanized wire to be 12.5 gauge; vinyl coated wire to be 14 gauge.
- b. Flat board fencing with a concave or convex top not to exceed a height of six feet with 4x4 treated wood posts with colonial gothic top or other alternate top posts (see illustrations attached). Flat board fence material/construction guidelines are as follows:
 1. Posts will be 4" x 4" pressure treated pine,
 2. Post spacing will be eight feet,
 3. Rails will be 2"x4"x 8 pressure treated pine which shall face towards the interior of the lot upon which the fence is to be erected
 4. Flat boards will be vertical 1 x 4 western red cedar with side but jointed (no spaces). Vertical flat board surface shall face opposite the interior side of the fence.
6. Flat board Fences as described above will be permitted to be installed along the rear lot line where the rear yard abuts other yards or in instances where it is used to screen view from single-family attached housing. Where rear yards abut open space, flat board fence across the rear lot line shall be limited to an eight-foot return section at each corner of the rear yard. The boards need not be installed tight against one another but can be spaced evenly in what is commonly referred to as picket style.
 - a. Where flat board fences are requested to be installed along a street right of way, landscaping may be required as a condition of approval to soften the appearance from the street and/or sidewalk.
 - b. All flat board wood fences shall be left natural in color (no paint).
7. Fences on corner lots may not come closer than 4 feet of the sidewalk and on sides of the house where no sidewalk exists, not closer than 12 feet of the curb.
8. All fences that are approved for placement at a property line are to be placed inside the property line as opposed to being placed directly on or straddling it.
9. The Board of Directors may require the removal of any fence in the community that has not been maintained.

SHEDS

Sheds will be permitted on Potomac Glen Lots with ACC approval only as follows:

1. The shed is to be of a size not to exceed 8' x 10' and of a height less than or equal to the height of one story of the residence.
2. They will be attached to the house.
3. The roof of the shed is to be of matching materials to the main roof of the residence and
4. The sides of the shed are to be of materials identical in type and color to the sides of the house (aluminum or vinyl siding, stucco, etc.).
5. The door(s) and trim of the shed must be of a color to match either the house trim or the house color.

Sheds of other types may be permitted with approval of the ACC provided that:

1. The shed is located completely under a deck or screened porch.
2. The shed is completely screened from view of the street and of other lots (as by lattice or shrubbery).
3. The shed is not situated in such a way as to negatively impact other lots with water runoff.

STORM DOORS

Storm doors will be permitted with ACC approval only as follows:

1. The storm door is one pane of glass (e.g. no crossbar).
2. The frame of the storm door is to match either the color of the entry door or the color of the trim around the entry door.

SWING SETS

Swing sets will be permitted on Potomac Glen Lots with ACC approval only as follows:

1. The swing set is in the rear yard of the home.

Prohibited Uses and Nuisances from Declaration of Covenants, Conditions and Restrictions

Section 10. 2. Prohibited Uses and Nuisances. Except for the activities of the Developer during the construction or development of the Community, or as may be necessary in connection with reasonable and necessary repairs or maintenance to any Living Unit or the Community Property:

(a) No noxious or offensive trade or activity shall be allowed on any Lot or within any Living Unit or any other part of the Community, nor shall anything be done therein or thereon which may be or become an annoyance or nuisance to the neighborhood or other Residents. Without limiting the generality of the foregoing, no speaker, horn, whistle, siren, bell,

amplifier or other sound device, except such devices as may be used exclusively for security purposes, shall be located, installed, or maintained upon the exterior of any dwelling or upon the exterior of any other improvements constructed upon any Lot.

(b) The maintenance, keeping, boarding, or raising of animals, livestock, or poultry of any kind, regardless of number, shall be and is hereby prohibited on any Lot or within any Living Unit, or other part of the Community, except that this shall not prohibit the keeping of not more than a reasonable number of domestic pets provided such domestic pets are not kept, bred or maintained for commercial purposes and provided further, that such domestic pets are not a source of annoyance or nuisance to the Community or other Residents. The Board of Directors or the Covenants Committee, shall have the authority, after hearing, to determine whether a particular pet is a nuisance or a source of annoyance to the Community or other Residents, and such determination shall be conclusive. Pets shall be attended at all times and shall be registered, licensed, and inoculated as may from time to time be required by law. Pets shall not be permitted upon the Community Property unless accompanied by a responsible person and unless they are carried or leashed. The person accompanying any pet is responsible for the removal and disposal of any solid waste products deposited by the pet on Community Property or Lots.

(c) No burning of any trash and no accumulation or storage of litter, lumber, scrap metals, refuse, bulk materials, waste, new or used building materials, or trash of any other kind shall be permitted on any Lot or other part of the Community.

(d) Except for parking within garages or other areas screened from public view or as approved in writing by the Board of Directors or the Covenants Committee, no junk vehicle, commercial vehicle or vehicle displaying commercial information (including vans used for commercial purposes), truck (as defined by the Maryland Department of Motor Vehicles and/or by common usage and practice except for light pick-up trucks of three-quarter (3/4) ton capacity or less used for non-commercial purposes), unlicensed or inoperable motor vehicle (which shall include, without limitation, any vehicle which would not pass applicable state inspection criteria), trailer, camp truck, recreation vehicle, horse trailer, boat or other similar vehicles, machinery or equipment of any kind or character (except for such equipment or machinery as may be reasonable, customary and usual in connection with the maintenance and repair of any Lot and the improvements thereon) shall be kept upon the Property or upon the public or private streets within or adjacent to the Property, nor (except for fire emergencies) shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out thereon. Jeeps, vans, multi-purpose vehicles and other vehicles designed primarily as passenger vehicles and which are not used for commercial purposes are not prohibited.

(e) Trash, garbage, and recycling containers shall not be permitted to remain in public view except on days of collection and after 6:00 p.m. on days prior to collection. Trash shall be stored in closed metal containers or containers constructed of other suitable materials. Except on days of collection or after 6:00 p.m. on days prior to collection, all trash, garbage, and recycling containers shall be kept in the side or rear yards of the Lots, and shall be screened from public view at all times.

(f) No Lot shall be divided or subdivided, and no portion of any Lot (other than the entire Lot) shall be transferred or conveyed for any purpose without the prior approval of the Board of Directors or Covenants Committee. The provisions of this subsection shall not be construed to prohibit the granting of any easement or right-of-way to any municipality, political subdivision, public utility or other public body or authority, or to the Association, the Developer or any other person for any purpose.

(g) No tree, hedge or other landscape feature shall be planted or maintained in a location which obstructs sightlines for vehicular traffic on public streets or private streets and roadways.

(h) No tent, trailer, decorative lawn ornament, shack, barn, pen, kennel, stable, shed, or temporary structure of any kind which is visible from the street or another Lot may be erected, used, or maintained on any Lot without the prior written approval of the Board of Directors or the Covenants Committee. Storage sheds may be erected or placed on a Lot only if approved by the Design Review Board in accordance with Article 7 hereof. Notwithstanding the foregoing, tents may be erected temporarily in back yards only for purposes of drying or use thereof for a period not to exceed forty-eight (48) hours.

(i) Except for entrance signs, directional signs, signs for traffic control or safety, community "theme areas" and such promotional sign or signs as may be maintained by the Developer or the Association, no signs or advertising devices of any character shall be erected, posted or displayed upon, in or about any Lot or Living Unit without the prior approval of the Board of Directors or the Covenants Committee. The Board may, through the adoption of an Equity Resolution, establish criteria for acceptable use of signage within the Community, including, but not limited to, prohibitions and limitations applicable to real estate signs for the sale or rental of Lots and Living Units.

(j) Except for hoses and the like which are reasonably necessary in connection with normal lawn maintenance, no hose, water pipe, sewer pipe, gas pipe, drainage pipe, television cable or other similar transmission line shall be installed or maintained upon any Lot above the surface of the ground, unless such installation is approved in writing by the Board of Directors or the Design Review Board, or is required by the servicer or provider of any utility, including, without limitation, power, water, sewer, gas, and cable television.

(k) No play equipment, including, without limitation, basketball backboards, basketball hoops and other equipment associated with either adult or juvenile recreation, shall be erected upon a Lot or attached in any manner to a Living Unit without the prior approval of the Design Review Board.

(l) Unless technological advances result in the miniaturization of such apparatus and the prior approval of the Design Review Board is obtained, no exterior television aerial or radio antenna, or other aerial or antenna for either reception or transmission, including, but not limited to, satellite dish antennae, shall be maintained within the Community; provided, that aerials or antennae located entirely within the interiors of Living Units are permitted.

(m) Vegetable gardens shall be maintained only within the rear yard of any Lot, shall be maintained in a neat and attractive manner, and shall be screened from public view. Lawn furniture may be used on front porches or in the side or rear yards of Lots only, unless otherwise approved by the Board of Directors or Covenants Committee. Children's play equipment may only be erected and maintained in the rear yards of Lots with the prior approval of the: Design Review Board. Such play equipment must be reasonably screened from adjacent Lots.

(o) No Owner shall make any private, exclusive or proprietary use of any of the Community Property except with the specific approval of the Board of Directors and then only on a temporary basis, and no Owner shall engage or direct any employee of the Association on any private business of the Owner during the hours such employee is employed by the Association, nor shall any Owner direct, supervise or in any manner attempt to assert control over any employee of the Association.

(p) Any fence constructed within the Community shall not extend forward of the rear building line of the Living Unit on the Lot upon which any such fence is erected. No fence on a Lot shall be more than six feet (6') in height. Chain link and other wire fencing is specifically prohibited; provided, however, that chicken wire or other fine wire fencing utilized in conjunction with split rail fences shall be permitted.

(q) Bed sheets, plastic sheets, newspapers, or other similar window treatments shall not be hung or placed in or on any window within the Living Unit.

(r) Children's play and similar equipment shall not be allowed to remain overnight within any front yard of any Lot or within the Community Property.

(s) No drying or airing of any clothing, bedding or similar materials shall be permitted outdoors other than within rear yards of the Lots and between the hours of 8 a.m. and 5 p.m. on Monday through Friday and 8 a.m. and 1 p.m. on Saturdays (except when any such days shall fall upon a holiday) and clothes-hanging devices such as lines, reels, poles, frames, etc., shall be stored out of sight other than during such times.

(t) Except as approved in writing by the Board of Directors or the Design Review Board, no garage or outbuilding erected on a Lot shall at any time be used for human habitation, temporarily, or permanently, nor shall any structure of a temporary character be used for human habitation, and no garage may be altered, modified or changed in any manner which would inhibit or in any way limit its function as a parking area for vehicles. Notwithstanding the foregoing, any Lot owned by the Developer upon which is situated a Living Unit in which the garage has been modified to serve as living area shall be exempt from this subsection and any grantee of the Developer and such grantee's successors and assigns, shall also be exempt until such time as the garage is restored or a garage is constructed on such Lot.

(u) All sprinkler and irrigation systems shall be subject to approval of the Design Review Board.

(v) No trees shall be removed from within the Community except for

diseased or dead trees, trees requiring removal to promote the growth of other trees or for safety reasons, unless approved by the Design Review Board.

(w) Except as may be permitted by the Design Review Board, no window air conditioning units may be installed in any Living Unit.