

**CEDARSIDE FARM HOMEOWNERS' ASSOCIATION
4106 FARMSIDE DRIVE
NOTTINGHAM, MD 21236**

410-529-7564 (VOICE MAILBOX)

ARCHITECTURAL STANDARDS

(October 13, 2007)

(Amended October 1, 2013)

(Amended May 10, 2014)

The Architectural Control Committee (ACC) and the Board of Directors (Board) shall interpret these Standards, as required in the "Declaration of Covenants, Conditions and Restrictions" (Declaration), "as to harmony of external design and location in relation to surrounding structures and topography and conformity with the design concept for the Property". See Article V, Section 5.01 of the Declaration.

A written request for approval must be submitted to the ACC prior to any work being performed and shall include "plans and specifications showing the nature, kind, shape, height, materials, and location of the proposed exterior addition, change or alteration". The ACC has sixty (60) days from the postmark date to approve all requests. **It is advisable that the homeowner contact the ACC if they have not had a response from them within 60 days.** Once approved by the ACC, work must commence within six (6) months following the date of the approval and shall be substantially completed within twelve (12) months following the date of commencement. If work does not commence within six (6) months of the approval, the request must be resubmitted to the ACC. The homeowner is responsible for obtaining any permits. The Association takes no responsibility if the homeowner does not obtain the proper permits. See Article V, Sections 5.01 and 5.02 of the Declaration.

In addition to obtaining approval for exterior additions, changes, or alterations, "each Owner shall keep each Lot owned by him" (or her), "and all improvements therein or thereon, in good order and repair and free of debris, including but not limited to the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management". See Article IX, Section 9.01 of the Declaration.

Some of the most common exterior additions, changes, or alterations are included in these Standards, and include modifications that have gone through the formal change process and have been filed with Baltimore County. See Articles V, VI, VII, VIII, and IX of the Declaration for the specific rules pertaining to "Architectural Control".

Fences

Acceptable fences are those made of wood or composite materials. Clear protective coatings are acceptable. Suggested styles are board on board and privacy. Lattice top trims are acceptable. Composite fencing is acceptable in white or off-white (e.g., almond) and is subject to approval by the ACC. Fences are not permitted in the front yard of any single family home or townhome.

Decks

Townhome decks must be of a natural wood color. Pressure treated lumber may be stained with a natural wood color and/or a clear coat. No painting of decks is allowed. Composite decking is permitted, but only in natural wood colors. Reds, grays or any other colors are not acceptable. For townhomes, tiered level decks may or may not be acceptable, depending on the amount of space taken up by the deck. Steps, built in seating (benches) and accent lighting are acceptable features. White railings and some white trim (fascia boards or step risers) are also acceptable. This must be of composite material. No painting of railings and trim is allowed. Proposals for decks on single family homes will be reviewed on an individual basis regarding size, color, features and material used. An Architectural Improvement Request Form must be submitted and approved before any work is performed, whether it is on a townhome or a single family home.

Porches

Any changes to the original porch must be approved by the ACC.

Patios

Brushed cement, exposed aggregate, brick, block and stone slab materials are all acceptable.

Storage Sheds

Saltbox, barn or cottage styles are all acceptable. Siding color must match the color of the house siding; shingle color must match the color of house shingles. Storage sheds that are a composite material (such as Rubbermaid) may be approved by the ACC. Acceptable colors for sheds made of a composite material are those in muted tones of light tan, light brown, almond, off-white, and gray.

Front Doors & Shutters

The front entry door on a townhome or individual home may be solid or include various amounts of decorative glass, but no stained glass. The color of the entry door on a townhome must be an approved Cedarside Farm exterior paint color and the same color as the shutters, where applicable. If adding a storm door on a townhome or an individual home, it must be full view with no etching, except on the periphery. The trim on the storm door must be an approved Cedarside Farm exterior trim color that matches the trim on the home.

Garage Doors

Must be a solid door or door with glass panels at the top.

Outdoor Lighting

Must be permanent fixtures; security lighting may be approved by the ACC. All front porch lights must be finished in brass or be nickel plated. For single family homes, you may submit

requests for deviations to these guidelines. All carriage lamps and post lamps, which are for single family homes only, must match the porch lights.

Landscaping

Must consist of live plants and be kept neat and trim. Landscaping should not be an impediment to the sidewalk or vehicular traffic. Landscaping that will not grow to more than four feet high does not require approval from the ACC.

Lawn Ornaments

No decorative lawn ornament shall be erected, used or maintained on any Lot at any time. The ACC has made an exception for holiday decorations; however, such decorations should be put up and removed within three weeks of the holiday.

Air Conditioners

Small window air-conditioning units or fans may be approved by the ACC. Air conditioners or fans are not allowed in front windows.

Lawn Maintenance

All front, side and rear lawns must be neatly mowed and trimmed to a height not to exceed four and one-half to five (4 ½ to 5) inches.

Signs

No signs or advertising devices are allowed. The only exclusions are for temporary real estate signs; for contractors who are performing improvements within the development, but for no more than one week after the work has been completed; for home security signs, such as ADT; or for political signs, including signs either supporting or opposing a candidate or a proposition.

Satellite Dishes

Satellite dishes or other antennas for reception or transmission shall be placed only upon the rear of the roof of a dwelling, below the highest point of such roof.

Solar Panels

Solar panels, which must be placed on the roof only, are acceptable but must be installed by an authorized solar panel dealer.

Pools

No above ground swimming pools shall be permitted and no in-ground pools shall be permitted in any townhome. It should be noted that if an inflatable pool has a pump and filter system and does not come down daily, then it is deemed an above ground pool and is therefore

unallowable. Inflatable baby pools are not considered to be an above ground pool, but they **MUST** be taken down daily.

Miscellaneous

The following items must be stored in a location that is not visible from the front of a home or the roadside: firewood, lawn and garden tools and clothes hanging devices. Lawn furniture, toys, bicycles, sporting equipment, etc. shall not remain in front of a home overnight. Front porch furniture and pottery must be maintained in good condition. Always be considerate of your neighbors and remove all toys, bicycles, hoses, etc. from sidewalks and parking spaces, which are owned by Baltimore County. All front, back and side yards must be maintained in good condition.

Please note that basketball hoops may not be maintained in front of a dwelling overnight. Basketball hoops are **not** allowed in **any** common area.

Recreational vehicles, including but not limited to campers, boats, trailers, wave runners, and camping vans are allowed only if they are kept in a garage. No recreational or commercial vehicles are allowed to be parked in parking spaces within the development nor are they allowed to be parked in a driveway.

The homeowner will be notified of any violation to these Standards and will be given a reasonable time to bring the issue(s) into compliance. If the issue(s) is not resolved by the deadline date given to the homeowner by the Board, the matter will be turned over to the HOA's attorney for resolution. The homeowner will be responsible for costs including reasonable attorney fees, court costs and other expenses, if the Association successfully brings an action to extinguish a violation or otherwise enforce the provisions of the Declaration, Articles of Incorporation, Bylaws or Rules of the Association.

These Architectural Standards will be filed with Baltimore County and any amendments to them must be refiled with Baltimore County.

Submitted by: Cedarside Farm Homeowners' Association, Inc.
Board of Directors

Date: October 13, 2007
Amended: October 1, 2013
Amended: May 10, 2014