

Rules & Regulations

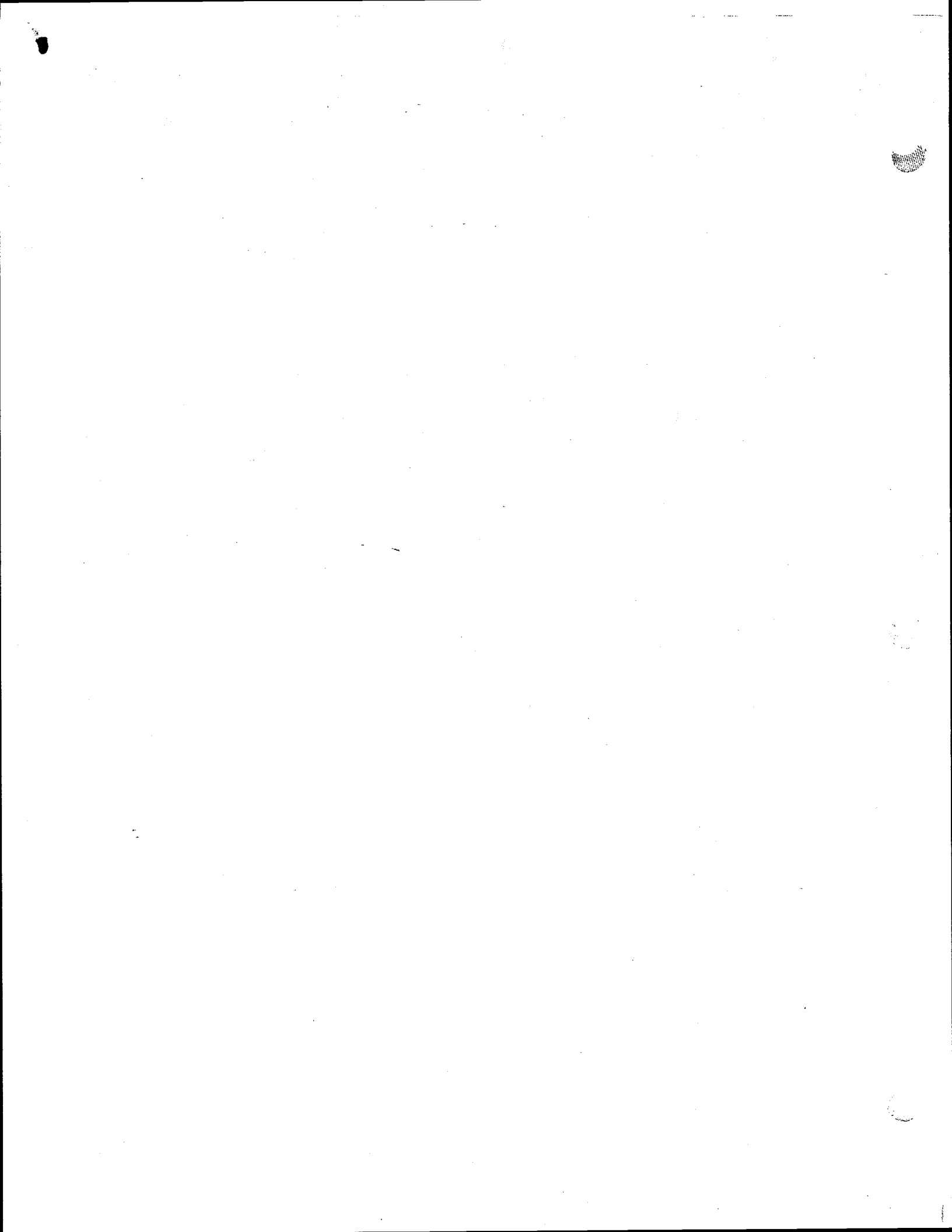
SPRING RIDGE CONSERVANCY, INC.



RULES & REGULATIONS

APPROVED NOVEMBER 2, 2000

SPRING RIDGE RULES AND REGULATIONS ARE IN ADDITION
TO THE DECLARATION OF COVENANTS, CONDITIONS &
RESTRICTIONS, BYLAWS, AND ARTICLES OF INCORPORATION.



RULES & REGULATIONS

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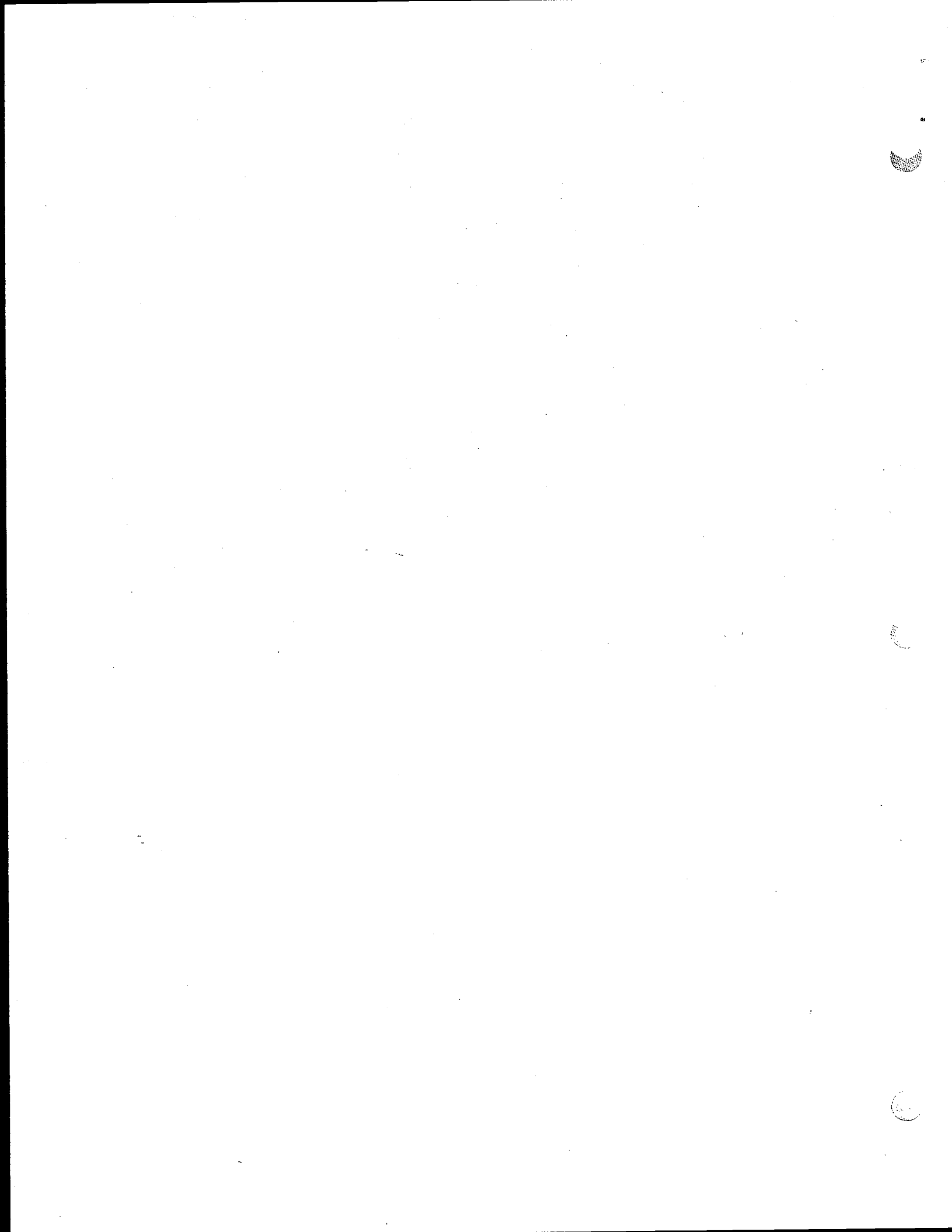
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RESTRICTIONS AS PUBLISHED IN DECLARATION OF COVENANTS, CONDITIONS, & RESTRICTIONS

SECTION 9.02. PROHIBITED USES AND NUISANCES. Except for the activities of the Declarant during the construction or development of the Community, or as may be necessary in connection with reasonable and necessary repairs or maintenance to any dwelling or upon the Common Area or Neighborhood Common Area:

- (a) No noxious or offensive trade or activity shall be carried on upon any Lot or within any dwelling or any other part of the Property, nor shall anything be done therein or thereon which may be or become an annoyance or nuisance to the neighborhood or other Members. 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 dwelling, or other part of the Property, except that this shall not prohibit the keeping of not more than a reasonable number of small domestic pets provided they 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 neighborhood or other Members. The Board of Directors or, upon resolution of the Board of Directors, the Covenant Committee, shall have the authority, after hearing, to determine whether a particular pet is a nuisance or a source of annoyance to other members, 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 Common Area or Neighborhood Common Area 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 Common Area. The Board of Directors shall have the right to adopt such additional rules and regulations regarding pets as it may from time to time consider necessary or appropriate.
- (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 Property.
- (d) Except for parking within garages, and except as herein elsewhere provided, no commercial truck or vehicle over one-half (½)-ton capacity, junk vehicle, truck of any kind (as defined by the Maryland Department of Motor Vehicles and/or by common usage and practice) over one-half (½) ton capacity (jeeps, vans, multi-purpose vehicles and other vehicles primarily designed as passenger vehicles which are not used for commercial purposes are not prohibited), unregistered or inoperable motor vehicle (which shall include, without limitation, any vehicle which would not pass applicable state inspection criteria), trailer, recreational vehicle, house trailer, boat or other similar machinery or equipment of any kind or character (except for such equipment and machinery as may be reasonable, customary and usual in connection with the use and maintenance of any dwelling and except for such equipment and machinery as the Conservancy may require in connection with the maintenance and operation of the Common Area and any facilities situated thereon) shall be kept upon the Property nor (except for bona fide emergencies) shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out thereon. The Conservancy may, in the discretion of the Covenant Committee, provide and maintain a suitable area designated for the parking of such vehicles or the like.

- (e) Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection and after 6:00 pm on days prior to trash collection. Trash shall be stored in closed metal containers or containers constructed of other suitable materials. No incinerator shall be kept or maintained upon any Lot.
- (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; provided, however, that condominium units may be divided or subdivided in accordance with the Maryland Condominium Act, Title 11, Real Property Article, Annotated Code of Maryland (1988 Repl. Vol., as amended) and the documents creating such condominium regime and cooperative units may be subdivided in accordance with the Maryland Cooperative Act, Title 11A, Real Property Article, Annotated Code of Maryland (1988 Repl. Vol., as amended) and the documents creating the cooperative. The provisions of this subsection shall not apply to the Declarant and, further, the provisions hereof 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 Conservancy, the Declarant or any other person for any reason.
- (g) No tree, hedge or other landscape feature shall be planted or maintained in a location which obstructs sight-lines for vehicular traffic on public streets or on private streets and roadways.
- (h) No decorative lawn ornament, no structure of a temporary character, and no trailer, tent, shack, barn, pen, kennel, run, stable, or other buildings shall be erected, used or approved by the Board of Directors or Covenants Committee or New Construction Committee (whichever is applicable) under the provisions of Article VIII hereof. Notwithstanding the foregoing, tents may be erected temporarily in back yard 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 Declarant or the Conservancy, no signs or advertising devices of any character shall be erected, posted or displayed upon, in or about any Lot or dwelling, provided, however, that one sign not exceeding two (2) square feet in area and not illuminated may be attached to a dwelling where a professional office (as herein elsewhere in this Declaration defined) is maintained, and provided, further, that one temporary real estate sign not exceeding six (6) square feet in area may be erected upon any Lot or attached to any dwelling placed upon the market for sale or rent. Any such temporary real estate sign shall be removed promptly following the sale or rental of such dwelling.
[CONTACT MANAGEMENT REGARDING POLITICAL SIGNS]
- (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 nor shall wire lawn edging be permitted on any Lot. This paragraph shall not apply to any utility pipe, line, wire cable or other transmission line installed by any utility company (including, without limitation, cable television) in order to provide utility service to any Lot.
- (k) No play equipment, including, without limitation, basketball backboards, basketball hoops and other equipment associated with either adult or juvenile recreation, shall be attached in any manner to the front or sides of any dwelling; provided, however, that basketball backboards or hoops may be erected on Lots upon which is constructed, or will be constructed a single-family detached home with the approval of the Board of Directors or the Covenant Committee as provided in Article VIII.

- (l) No structure, planting or other material shall be placed or permitted to remain upon any Lot which may damage or interfere with any easement for the installation or maintenance of utilities, or which may unreasonably change, obstruct or retard direction or flow of any drainage channels.
- (m) *PLEASE SEE ARCHITECTURAL GUIDELINES (Pages 25-26) FOR REVISION. No outside 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 upon the Property. Aerials or antennae may be erected and maintained entirely within the dwellings located upon the Property.
- (n) Vegetable gardens shall be maintained only within the rear yard of any Lot and shall be screened from public view.
- (o) Lawn furniture may only be used on front porches or in rear yards. Children's play equipment may only be erected and maintained in the rear yard in such placement as approved by the board of directors or the Covenant Committee.
- (p) *PLEASE SEE ARCHITECTURAL GUIDELINES (Page 25) FOR FURTHER DETAILS. No equipment or machinery (including, without limitation, equipment or machinery for use in connection with the maintenance of any dwelling) shall be stored in the front, rear or side yard on any Lot.
- (q) No garbage or trash containers shall be kept on the front or side yard of any Lot and garbage and trash containers kept or maintained in the rear yards of any Lots shall be screened from public view at all times.
- (r) No Member shall make any private or exclusive or proprietary use of any of the Common area or Neighborhood Common Area except with the specific approval of the Covenant Committee or the Board of Directors and then only on a temporary basis, and or the Board of Directors and then only on a temporary basis, and no Member shall engage or direct any employee of the Conservancy on any private business of the Member during the hours such employee is employed by the Conservancy, nor shall any Member direct, supervise or in any manner attempt to assert control over any employee of the Conservancy.
- (s) Any fence constructed upon the Property shall not extend forward of the rear building line of the dwelling on the Lot upon which any such fence is erected. No fence on a Lot containing a townhouse shall be more than six feet (6') in height and no fence on a Lot containing a single family detached dwelling shall be more than five (5) feet 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. No fence may be painted or stained in any manner except for neutral colored wood preservative.
- (t) Bed sheets, plastic sheets, newspapers, or other similar window treatments shall not be hung or placed in or on any window on any dwelling located on any Lot.
- (u) Children's play and similar equipment shall not be allowed to remain overnight within any front yard of any Lot or within the Common Area or Neighborhood Common Area.
- (v) No drying or airing of any clothing, bedding or similar materials shall be permitted outdoors and within any Lot other than within rear yards 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 the times aforementioned.

- (w) No sprinkler or irrigation systems of any type which draw upon water from creeks, streams, rivers, lakes, ponds, wetlands, canals, or other ground or surface waters within the Property shall be installed, constructed or operated within the Property. All sprinkler and irrigation systems shall be subject to approval in accordance with Article VIII of this Declaration. Private irrigation wells are prohibited on the Property. Provided, however, this Paragraph shall not apply to the Declarant, and it may not be amended without Declarant's written consent so long as Declarant has the right to add property in accordance with Article II, Section 2.02.
- (x) Catch basins and drainage areas are for the purpose of natural flow of water only. No obstructions or debris shall be placed in these areas. No person other than Declarant may obstruct or rechannel the drainage flows after location and installation of drainage swales, storm sewers, or storm drains.
- (y) No trees shall be removed, except for diseased or dead trees needing to be removed to promote the growth of other trees or for safety reasons, unless approved in accordance with Article VIII of this Declaration.
- (z) Except as may be permitted by the Board of Directors or the Covenant Committee, no window air conditioning units may be installed in any dwelling.
- (aa) No owner lessee, guest or occupant of a Multi-Family Lot may utilize any of the Common Area or facilities situated thereon except for hiker/biker trails or paths, jogging trails or paths and open green space. The use of any other facility by such persons is conditioned on payment of a user fee which may be established by the Board of Directors from time to time.

ARCHITECTURAL GUIDELINES

ALL ITEMS IN THIS BOOKLET REQUIRE AN APPLICATION FOR EXTERIOR ALTERATION UNLESS OTHERWISE SPECIFIED.

Notwithstanding anything in these guidelines to the contrary and notwithstanding any prior approval given for any alteration and/or construction within the Spring Ridge subdivision, notice is hereby given provided to each and every owner of a lot within the Spring Ridge subdivision that these guidelines have been prepared to assist and facilitate the review and approval process set forth in the Covenants only, and therefore, may be modified and amended from time to time, and at any time, by the Covenant Committee, and that no prior approval of any alteration or modification by the Covenant Committee pursuant to these Guidelines or otherwise shall be deemed an approval of any subsequent, similar alteration or modification by another owner if the Covenant Committee deems such subsequent alteration or modification to be inconsistent with the aesthetic harmony of the immediate neighborhood and the entire community.

SECTION I OBJECTIVES OF SPRING RIDGE ARCHITECTURAL GUIDELINES

In accordance with Section 8.04 of the Declaration of Covenants, Conditions, and Restrictions of the Spring Ridge Conservancy (the "Covenants"), the Covenant Committee hereby promulgates and adopts these Architectural Guidelines for the following purposes:

1. To explain the role of the Covenant Committee.
To address the architectural guidelines necessary to the maintenance and enhancement of Spring Ridge.
2. To serve as a readily available guide to the Covenant Committee, the Spring Ridge Conservancy staff, and the residents of Spring Ridge.

The guidelines described in this booklet address improvements for which homeowners most commonly submit applications to the Covenant Committee. They are not intended to be all-inclusive or exclusive, but rather serve as a guide to what may be done. The specific objectives of this booklet are:

1. To increase the resident's awareness and understanding of the Covenants that rule Spring Ridge.
2. To describe the architectural review procedures established by the Covenants.
3. To illustrate design principals which will aid residents in the development of exterior improvements that are in harmony with the aesthetics of the immediate neighborhood and the entire community.
4. To assist residents in preparing an acceptable application for the Covenant Committee.
5. To provide the Covenant Committee with uniform guidelines for the review of applications. These guidelines reflect the goals of the founding documents of the Spring Ridge Conservancy and the actions of the Conservancy's Board of Directors.

Any and all defined terms as used herein shall have the same meaning as set forth and defined in the Covenants to the extent consistent.

SECTION II PROTECTIVE COVENANTS

The Covenants is one of Spring Ridge Conservancy's governing documents. The Covenants set the standards by which Spring Ridge's quality of design is implemented and maintained. Those standards are reflected in the Spring Ridge Architectural Guidelines ("Guidelines").

The Covenants have been recorded among the land records of Frederick County, Maryland and all lots sold within Spring Ridge are sold subject to the Covenants.

They "run with the land" and are binding on all property owners and their successors in title. For this reason alone, the Covenants should be periodically reviewed and fully understood by each property owner.

In the event of a discrepancy between the Covenants and the Guidelines, the Covenants shall prevail.

SECTION III THE COVENANT COMMITTEE

The role of the Spring Ridge Conservancy of which every homeowner is a member, is not only to own and operate open space, but to conserve and enhance the resources of the total community.

To ensure that these responsibilities are accomplished, Article VII of the Covenants established the Covenant Committee. The Covenant Committee ensures the retention of aesthetic harmony, through the diverse design qualities of the Community. (Surveys of other planned communities show the existence of a Covenant Committee is reflected in the preservation and enhancement of real estate values, and is of prime importance to residents.)

The Covenant Committee performs its task of ensuring aesthetic quality of the homes and their environments by establishing and monitoring the architectural review process.

All restrictions and procedures set forth in this Architectural Guidelines booklet are in addition to the restrictions and procedures which must be followed and which are set forth in the Covenants and the applicable ordinances of Frederick County, Maryland.

Compliance with these guidelines, the Covenants, and with the ordinances of Frederick County, is a prerequisite to the alteration or addition to any lot within Spring Ridge.

The provisions of the Covenants quoted in the Architectural Guidelines are by no means intended to reflect all of the provisions of the Covenants relative to these Architectural Guidelines.

Every Spring Ridge property owner should review these Architectural Guidelines in addition to the Covenants and other applicable ordinances of Frederick County, Maryland.

COVENANT COMMITTEE STRUCTURE

The Covenant Committee is made up of two subcommittees:

- (1) Architectural Review
- (2) Compliance

The Architectural Review Subcommittee meets at least once a month to review applications submitted for architectural changes.

This booklet only focuses on exterior alterations made by the owners.

CHANGES REQUIRING COVENANT COMMITTEE REVIEW

Article VIII, Section 8.01 of the Covenants states the following:

"Except for construction or development by, for, or under contract with the Declarant, and except for any improvements to any Lot or to the Common Area or any facilities situated thereon accomplished by the Declarant concurrently with said construction and development; and except for purposes of proper maintenance and repair, no building, fence, wall, deck, patio, dog house, swimming pool (only in-ground pools are permitted), shed or other structure or improvement of any type shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein be made (including change in color) until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography and conformity with the design concept for the Property by the Board of Directors of the Conservancy, or by a covenant committee composed of three (3) or more representatives appointed by the Board of Directors of the Conservancy ("Covenant Committee"), or, with respect to the initial construction of improvements on any Lot or the Common Area, by the Declarant or New Construction Committee as set forth in Section 8.06. With respect to any Lot or dwelling unit situated within a Neighborhood, the Neighborhood Committee for such Neighborhood must approve, in writing, of any proposed construction, alteration or modification to such Lot or dwelling unit prior to submission of the plans and specifications therefore to the Board of Directors or the Covenant Committee (the construction of initial improvements on a Lot shall not be subject to review or approval by a Neighborhood Committee). The Neighborhood Committee shall have forty-five (45) days from the receipt of all plans and specifications reasonably requested by such Neighborhood Committee to approve or disapprove the requested construction, alteration or modification. Failure to approve or disapprove within such time period shall be deemed an automatic approval of such submission by the Neighborhood Committee. The approval of any submission by the Neighborhood Committee shall not be binding on the Board of Directors or Covenant Committee which may disapprove such submission in its sole discretion; provided, however, the Board of Directors of Covenant Committee shall reasonably attempt to affirm the approval of the Neighborhood Committee (which approval was based on the action of the Neighborhood Committee and not forbearance from action) unless to do so is not in the best interest of the Conservancy as determined by the Board of Directors of the Covenant Committee in its sole discretion. Approval of the Neighborhood Committee based on forbearance from action shall not have any bearing or influence affecting the final decision of the Board of Directors or the Covenant Committee. The Covenant Committee or Board of Directors, in addition to having the right to disapprove the plans and specifications approved by the Neighborhood Committee, may also request modifications or changes to such plans and specifications at its sole discretion. In the event, said Board, or its designated committee, fails to approve or disapprove such design and location within forty-five (45) days after all said plans and specifications reasonably requested by the Board of Directors or the Covenant Committee have been received, approval will not be required and this Article will be deemed to have been fully complied with. Design approval by the Neighborhood Committee, Covenant Committee or by the Board shall in no way be construed as to pass judgment on the correctness of the location, structural design, suitability of water flow or drainage, location of utilities, or other qualities of the item being reviewed. The Board or the Covenant Committee shall have the right to charge a reasonable fee for reviewing each application to convey the actual costs incurred by the Covenant Committee or the Board of Directors in

reviewing an application. Any exterior addition to or change or alteration made without application having first been made and approval obtained as provided above shall be deemed to be in violation of the Covenants and the addition, change, or alteration may be required to be restored to the original condition at the Owner's cost and expense. In any event no such exterior addition to or change or alteration shall be made without approvals and permits therefore having first been obtained by the Owner from the applicable public authorities or agencies. Notwithstanding any provision of this Declaration to the contrary, the provisions of this Article VIII shall not be applicable to the Declarant or any part of the Property owned by the Declarant."

It is important to understand that Covenant Committee approval is not limited to major alterations such as adding a room or deck to a house, but includes such items as changes in color, materials, etc. Approval is also required when an existing item is to be removed.

Also it's important to remember, and in accordance with Article VIII, Section 8.02 of the Covenants, once a plan is approved it must be implemented as approved.

Architectural Review begins with the submission of an Architectural Change Request by the property owner proposing the project. Each such application for a change or modification is reviewed on an individual basis. There are no "automatic" approvals (i.e., a homeowner who wishes to construct a deck identical to one already approved by the Covenant Committee is still required to submit an application).

STRUCTURES PROVIDED BY THE ORIGINAL BUILDER

Structures which are offered as builder options, installed by the builder, and are shown on the official plat do not require Covenant Committee approval. However, all structures, whether or not provided by the original builder are subject to the guidelines which would apply to Architectural Committee decisions.

The phrase "provided by the original builder" is defined as applying to any structure completed prior to settlement and specifically cited in settlement documents.

Any owner alleging that a structure was "provided by the original builder" shall have the burden of proof for providing documentation which will show this to be the case as defined in the above paragraph.

Any structure to have neither been approved by the Architectural Committee or to have been cited as being "provided by the original builder" by specific citations in settlement documents will be considered to be in violation of the Covenants and the addition, change, or alteration may be required to be restored to the original condition at the owner's cost and expense.

A fine may also be imposed upon any homeowner making a change without first obtaining an approval of such application.

SECTION IV
COVENANT COMMITTEE AND APPLICANT REVIEW

REVIEW CRITERIA

The Covenant Committee reviews all submissions for exterior changes on the individual merits of the application. What may be an acceptable design for one exterior may not be for another. For example, exterior changes to townhouses, due to their relative closeness to each other, usually are more noticeable and have more of an impact on adjoining properties than changes to detached homes. In short, evaluation of the design proposal includes the close review and consideration of the housing type and individual site.

Design decisions made by the Covenant Committee in reviewing applications are not based on any individual's personal opinion or taste. Judgements of acceptable design are based on the following criteria which represent, in more specific terms, the general standards of the Covenants.

1. *Relation to the Spring Ridge Open Space Concept:* Fencing, in particular, can have damaging effect on open space. Other factors, such as removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off may also cause an adverse effect.
2. *Validity of Concept:* The basic idea must be sound and appropriate to its surroundings.
3. *Design Compatibility:* The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
4. *Location and Impact on Neighbors:* The proposed alteration/addition should relate favorably to the landscape, the existing structure and the neighborhood.
5. *Scale:* The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.
6. *Color:* Color may be used to soften or intensify visual impact. Parts of the addition that are similar to the existing house such as the roof and trim must be matching in color.
7. *Materials:* Continuity is established by use of the same or compatible materials as were used in the original house. Aluminum and vinyl siding on the original house should be reflected in an addition and be compatible with original house.
8. *Workmanship:* Workmanship is another standard which is applied to all exterior alterations. The quality of work should be equal to or better than that of the surrounding area. Poor workmanship can create safety hazards and can be visually objectionable to others. (Spring Ridge Conservancy assumes no responsibility for the safety of new construction by virtue of design or workmanship).
9. *Timing:* The majority of alterations may be constructed or installed by residents themselves rather than a contractor. However, projects which remain uncompleted for long periods of time are visually objectionable and can be a safety hazard for neighbors and the community. All applications must include an estimated start and completion date. Projects must be started within six (6) months and completed within twelve (12) months after such approval, or within such longer period of time as may be specified by the Covenant Committee in such approval.

ARCHITECTURAL CHANGE REQUEST

The Covenant Committee has designed an Architectural Change Request form that must be completed and submitted prior to the construction start.

All homeowners who desire to make an architectural change must complete an Architectural Change Request and obtain written approval prior to beginning work. Each change must be described on separate Architectural Change Request forms.

The application requests information that may be useful in determining the detail and scope of the project, including:

1. **Site Plan:** A site plan is a scaled drawing of the lot (site) which shows the exact dimensions of the property, adjacent properties, if applicable, and all improvements (including those covered by the application). The official plat you received when you purchased your home will provide a basis for your site plan. The house location survey received at settlement is acceptable for a townhouse. More complex applications may require 10 or 20 scale blowups (i.e. 1" = 10' 1" = 20') of the plat plan. Contour lines are required when drainage and/or topography is a consideration.

Drawings need not be professionally done as long as they are clear and preferably to scale.

2. **Description:** A detailed description of proposed change/construction, including materials to be used, paint color chip, or stain choice (when applicable), and detailed scaled drawing of project including dimensions.
3. **Construction Period:** Provide a starting and completion date for the proposed project.

Note: It is the owner's responsibility to obtain a Frederick County Building permit and to comply with all county building code requirements. The Covenant Committee does not review applications for building code requirements.

REVIEW PROCEDURE

All applications must be in duplicate to facilitate processing of the application and may either be hand delivered or mailed to the Management Agent at the following address:

Spring Ridge Conservancy
c/o Property Management People
9090 Ridgefield Drive
Frederick, MD 21701-8717

Applications must be received by 4:30 PM the Friday prior to the scheduled meeting of the Covenant Committee.

All applications will be forwarded to the Covenant Committee. Each application will be reviewed to verify completion. If information pertinent to the review of the application is missing, the application will be marked "incomplete" and returned. If the application is complete, the review process will begin. A Covenant Committee response is required on all completed applications within FORTY FIVE (45) calendar days from receipt by the Management Agent.

The Covenant Committee decision will be sent by letter to the address on the application.

APPEAL PROCEDURE

An applicant may appeal an adverse decision as provided for in the Covenants. Article VIII, Section 8.04 states:

"The decisions of the Covenant Committee shall be final except that any Member who is aggrieved by any action or forbearance from action by the Covenant Committee may appeal the decision of the Covenant Committee to the Board of Directors and, upon the request of such Member, shall be entitled to a hearing before the Board of Directors. Two-thirds (2/3) of the Board of Directors shall be required to reverse the decision of the Covenant Committee."

ENFORCEMENT PROCEDURE

The right to remove or correct violations of the Covenants, or any restriction contained within them, is presented in Article IX, Section 9.05, which states:

In the event any violation or attempted violation of any of the covenants or restrictions contained in Article VIII or Article IX shall occur or be maintained upon any Lot, or in the event of any other conduct in violation of any of the provisions or requirements of Article VIII or Article IX or rules or regulations adopted by the Board of Directors or a Neighborhood Committee, then the same shall be considered to have been undertaken in violation of the Declaration and without the approval of the Board of Directors or the Covenants Committee required herein, and, upon written notice from the Board of Directors or the Covenants Committee, such violation shall be promptly removed or abated. Notice sent by regular mail and certified mail, return receipt requested, to the Owner's address as it appears in the records of the Conservancy shall be considered adequate notice to the Owner for all purposes. In the event the violation is not removed, or the violation is not otherwise terminated or abated, within fifteen (15) days (or such shorter period as may be required in any such notice) after notice of such violation is delivered to the Owner of the Lot upon which such violation exists, or to the Member responsible for such violation if the same shall be committed or attempted on premises other than the Lot owned by such Member, then the Conservancy shall have the right, through its agents and employees (but only after a resolution of the Board of Directors or the Covenants Committee and a reasonable opportunity for a hearing is given to the Owner and/or resident(s) of the Lot) to enter upon such Lot and to take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the Lot upon which such violation occurred and when so assessed, a statement for the amount thereof (including attorneys' fees and costs) shall be rendered to the Owner of said Lot, at which time the assessment shall become due and payable and a continuing lien upon such lot, and a binding personal obligation of the Owner of such Lot, in all respects (and subject to the same limitations) as provided in Article VII of the Declaration.

The Conservancy shall have the further right, through its agents, employees or committees, to enter upon and inspect any Lot at any reasonable time for the purpose of ascertaining whether any violation of the provisions of this Article or any of the other provisions or requirements of the Declaration exist on such Lot; and neither the Conservancy nor any such agent or employee shall be deemed to have committed a trespass or other wrongful act by reason of such entry or inspection; provided however, the interior of a dwelling located on such Lot may not be entered pursuant to the paragraph unless such entry is necessary for the protection of any Lot or the Common Area as determined by the Board of Directors or its agents, employees or committees".

A fine may also be imposed upon any homeowner making a change that requires an application without first obtaining an approval of such application.

PROCEDURES FOR PROPOSING CHANGES TO EXISTING ARCHITECTURAL GUIDELINES

To request a change to an existing guideline, the issue will be presented to the community and considered for change only through the following process:

Some proposed guideline changes will impact all residents whether they live in single family houses, townhouses or other residential units. In other cases only one group – i.e., single family homeowners, – will be impacted. In such a case only that particular group will be surveyed on whether a proposed guidelines change should be considered.

**REVISION:* This procedure was altered at a meeting of the Board of Directors on June 2, 1997. The following is taken directly from the official minutes of that meeting.

1. *A letter would be sent to the property type being surveyed, explaining the proposed change. A pre-addressed, postage paid post card, with a label affixed with the owners name, will be included in the mailing. The owners can express their vote and/or comments on the survey card and return it to the Conservancy.*
2. *There will be an administrative charge of two-hundred dollars per proposed change to be paid by the person or persons requesting the change.*
3. *All responses must be returned to the Conservancy within thirty days following the mailing date.*
4. *A minimum of twenty-five percent response rate from the type of housing being surveyed must respond.*
5. *The issue being surveyed can not be re-introduced for a period of one year, regardless of the outcome of the survey.*
6. *It will take a majority of those responding (with a minimum of 25% of the total units in the specific property type), then the issue will go to the Board of Directors for final consideration. If the Board approves the change, it will be prepared for resolution and signature.*

SECTION V-A
SINGLE FAMILY HOME MODIFICATIONS/CHANGES REQUIRING APPLICATION
NOTE SPECIAL REQUIREMENTS FOR VILLAGE HOMES

MAJOR EXTERIOR CHANGES

Major alterations are generally considered to be those which substantially alter the existing structure either by subtraction and or addition. Major building alterations include, but are not limited to, the subtraction or addition of a garage, porch, greenhouse (attached and detached), room, fireplace, chimney, skylight, etc..

The design of major alterations should be compatible in scale, materials and color with the applicant's house and adjacent homes.

If changes in grade or other conditions which affect drainage are anticipated, they must be indicated. Approval will be denied if adjoining properties appear to be adversely affected by changes in drainage.

Construction materials must be stored so that impairment of views from neighboring properties is minimized. Excess material should immediately be removed after completion of construction. No debris may be allowed to accumulate during construction.

The proposed structure must be aesthetically compatible with the original structure and in keeping with the existing lot size.

Additional Application Contents

A complete application requires the following information:

1. Detailed drawings and plans including exterior elevations and dimensions must be included.
2. Should Frederick County require a building permit, it is required that the application be a duplicate of those documents being submitted to Frederick County. They should also include colors, materials, and drawings or photographs as required, to illustrate the relation of the alteration to the applicant's house and adjacent houses where necessary.

3. Landscape plans. Please review all appropriate sections of the Architectural Guidelines and the Covenants prior to completion of the application (i.e., landscaping, lighting, fencing, etc.).

CHIMNEYS AND METAL FLUES

Chimneys must be built to generally conform with the design originally developed for the house. Chimneys must be enclosed with brick (to match existing brick) or the same material as the exterior of the house.

Any vent stacks, chimney caps, or flues which protrude through the roof must match existing stacks in color or be painted a flat black. Convection type attic ventilation devices, i.e., turbines, must be placed on the rear of the house. Color and style of the house must be included in the application.

PATIOS

Patios must be located in the rear yard. All lumber used in construction must be pressure treated (.40 CCA or better) or ground contact equivalent lumber. All materials, whether brick, flagstone, concrete, etc. must be described in the application along with the dimensions. A lot plat must also indicate the proposed location of the patio.

When a patio scheme includes other exterior changes, such as lighting, hot tub, etc., these changes should also be included on the application and the appropriate sections of the Covenants and these Architectural Guidelines relating to these changes should be reviewed by the applicant.

If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated on the application. An application will be denied if adjoining properties appear to be adversely affected by changes in drainage.

DECKS

Decks must be located in the rear of the yard.

Application Contents: All applications should include rail height and design, type of materials to be used, dimensions, deck design and lot plat with location of proposed deck clearly indicated.

When deck schemes include other exterior changes, such as lighting, hot tubs etc., these changes should also be included on the application and appropriate sections of the Covenants and these Architectural Guidelines relating to these changes should be reviewed by the applicant.

Railings shall be 2" X 2" vertically oriented pickets or Chippendale style open pickets, both with a minimum of 2" spacing. Railing height must be between 36" and 42".

Materials: All lumber used in constructing a deck must be pressure treated (.40 CCA or better) or ground contact equivalent lumber. Painting of decks is prohibited. Clear wood preservatives are permitted and are recommended for wood decks. Some wood preservative manufacturers make wood preservative with natural wood color tints, such as redwood, cedar, etc. These woodtone preservatives may be approved upon review. Please provide the Committee with the manufacturer and tone to be used or an actual sample.

When applying for approval of a deck containing alternate deck materials (such as TREX), a sample should be provided to the committee.

Privacy Screening: Pressure treated lattice is recommended for use as privacy screening. Other types of privacy screening will be considered on an individual basis.

SUN CONTROL DEVICES

Sun control devices shall include awnings, trellis work, closeable exterior shutters, etc. In general, sun control devices are not allowed. Trellis work or seasonal awnings may be allowed upon review as an integral part of a deck or patio design, but shall not be

allowed in the side or front yard of any residence. Trellis work must be constructed of pressure treated lumber (.40 CCA or better) or ground contact equivalent lumber and designed to complement the deck or patio.

The location of any trellis work should not adversely affect line of sight, sunlight, or ventilation of adjacent properties.

EXTERIOR PAINTING

Color changes apply not only to the house siding, but to the doors, shutters, trim, roofing, and other appurtenant structures. Changes of exterior color is limited to original builder approved color schemes and restrictions. Repainting or staining a specific object to match its original color need not be submitted.

Application must contain a sample of desired color changes.

FENCES

Any fence constructed upon a lot shall not extend forward of the rear building line of the dwelling situated upon that lot.

No fence may be painted or stained with anything other than clear wood preservative and must be constructed of pressure treated lumber (.40 CCA or better) or ground contact equivalent lumber.

A single gate width on any fence shall not exceed four (4) feet in width. Two single gates of equal size may be adjoined to form a double gate, but shall not exceed eight (8) feet in total width.

Gates must be compatible to fencing in design, material, and height.

Chain link and other wire fencing are specifically prohibited. Welded wire mesh fencing may be used in conjunction with split rail or any other approved type fences to confine pets. Such wire mesh must be installed inside the fence and may not extend above the top rail.

A fence may only be split rail, paddock, cross buck, or picket style (see appendix). No other fence styles will be approved for single family home lots. No single family home fence shall exceed five (5) feet in height.

Pickets used on picket fences shall be one (1) inch by four (4) inches and shall be spaced two (2) inches apart.

Fences must be erected along the inside of and follow the property line and the top must follow the slope of the elevation upon which the fence is constructed. Fences shall not be constructed next to an existing fence.

Unusual lot configurations may exist and such lots will be evaluated on an individual basis. However, fencing on corner lots or lots that are unusually configured shall not extend beyond the lot building restriction line on the street side(s) of the house.

VILLAGE HOME FENCES

Village Homes guidelines are currently evolving as they are unique to this house type and lot size development. All applications will be considered on an individual basis until specific guidelines are developed and adopted.

Any fence constructed upon a lot shall not extend forward of the rear building line of the dwelling situated upon that lot.

No fence may be painted or stained with anything other than clear wood preservative and must be constructed of pressure treated lumber (.40 CCA or better) or ground contact equivalent lumber.

A single gate width on any fence shall not exceed four (4) feet in width. Two single gates of equal size may be adjoined to form a double gate, but shall not exceed eight (8) feet in total width. Gates must be compatible to fencing in design, material, and height.

All fencing must be "standard picket style" (see appendix), and not exceed five (5) feet in height. Pickets shall be one (1) inch by four (4) inches and shall be spaced two and a half (2 1/2) inches apart.

Fences must be erected along the inside of and follow the property line and the top must follow the slope of the elevation upon which the fence is constructed.

Unusual lot configurations may exist and such lots will be evaluated on an individual basis. However, fencing on corner lots or lots that are unusually configured shall not extend beyond the lot building restriction line on the street side(s) of the house.

FLAGPOLES AND FLAGS

Permanent flag poles must be of a height, color and location which is appropriate for the size of the property and background. Permanent free-standing flagpoles will only be considered on an individual basis on single family lots only. Flagpoles must be installed and maintained in a vertical position.

The maximum height of the flagpole should not be higher than twenty (20) feet.

Homeowners wishing to use temporary flagpole staffs which do not exceed six (6) feet in length and are attached at an incline to the house or dwelling unit need not submit an application.

Flags should be of a decorative and non-inflammatory nature, and be properly maintained and displayed on a flag pole.

GREENHOUSES AND SOLAR COLLECTORS

Detached greenhouses and solar collector panels will be reviewed under the same criteria as storage sheds, with consideration for the special requirements of sun orientation.

Attached greenhouses will be reviewed as room additions with special attention given to visibility of interior activities. All attached greenhouses must be attached to the rear or back of the dwelling.

Please see "Major Exterior Changes" for application contents for attached greenhouses.

LANDSCAPING AND VEGETABLE GARDENS

All landscaping plans, unless specified otherwise, require an application.

When selecting and locating plant material, consideration must be given to plant size at maturity in order to avoid the need for future thinning and/or relocation.

Fruit trees may be planted in rear yards only and must be located a sufficient distance from property lines to avoid fruit littering adjacent properties or common areas. Flowering trees that produce berries must be located a sufficient distance from public sidewalks in order to avoid safety and maintenance problems.

Location: Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic. Also, the views of neighboring units and shade patterns of larger trees should always be considered.

Maintenance: All gardens must be neatly maintained throughout the growing season; this includes removal of all unused stakes, trellises, and dead growth.

Changes Requiring Application

1. Hedges. If proposed hedges are more than two (2) feet in height or eight (8) feet in length, or if other features become structures, fences or screens.
2. Railroad Ties or Garden Timbers. If either ties or timbers form a wall over one (1) foot in height or eight (8) feet in length.
3. General Landscaping and Tree Plantings. The following trees are considered inappropriate for use on residential lots and will not be approved for installation: Bamboo, Elm, Silver Maple, Catalpa, Female Ginkgo and Weeping Willow.

Changes NOT Requiring Application

An application is not required for the followir provided that any restrictions are observed.

1. Foundation planting
2. Vegetable gardens:
 - a) Vegetable gardens are to be located between the rear line of the house, the rear property line and side lines of the house. Such garden shall be screened from public view.
 - b) Vegetable garden must not exceed 1/4 of the rear of the lot.
 - c) Vegetable gardens must not be planted on a grade exceeding a ration of five (5) feet to one hundred (100) feet.
 - d) Vegetable gardens must not adversely affect other property through the flow of water onto lower properties.
3. Rock gardens: All rocks will remain their neutral or natural color.

LANDSCAPING PONDS

Small landscaping "ponds" or "pools" may be permitted in rear yards only and will be considered on an individual basis. Shall be properly maintained, so as to not create unpleasant odors or unsightly algae growth.

COMPOST PILES/BINS

All compost bins must be either constructed of a pressure treated wood frame or be a commercially available container specifically designed for composting. The compost pile or bin is not to exceed four (4) feet in width or length, and must not exceed three (3) feet in height. It must be located in the rear of the lot. All compost piles must be maintained and turned periodically to ensure proper ventilation, encourage microorganisms and avoid odors. A compost pile that becomes a public nuisance shall indicate abandonment of the compost pile and a violation of these guidelines.

All applications must include landscaping plans.

PERMANENT GRILLS

Permanent grills should be placed in the rear of the lot and must not be located within ten (10) feet of the side and rear property lines.

RECREATION AND PLAY EQUIPMENT

Generally, recreation and play equipment shall be defined as swings, trampolines, gymnastic sets, volleyball nets, basketball backboards and hoops, etc. or any other permanent or semi permanent outdoor recreational equipment.

Location and Size: Recreation and play equipment must be placed in the rear yards only. The only exception to this will be basketball hoops and backboards on Single Family Lots where these items may be installed on a pole to allow play from existing blacktop driveways.

No basketball backboards or hoops, or any other equipment associated with recreation shall be attached to the dwelling. Permanent backyard sports courts involving cement, asphalt or other surfaces, and/or play areas surrounded by chain link fences are not permitted.

Any play structure elevated off the ground must be open and compatible with the surroundings.

When installing approved play equipment, of any nature, consideration must be given to lot size, equipment size and design, as well as the amount of visual screening. Equipment which may be perfectly acceptable on a large lot may be unacceptable on a lot with very limited back yard space.

Consideration for approval will be based on the visual impact that the equipment might have, as well as to the variety of problems that such equipment may cause the neighbors.

Maintenance: Equipment must be maintained in a reasonable manner. Any equipment which becomes an eyesore because of lack of owner maintenance must be removed from the owner's lot.

Materials and Color: Play equipment, i.e., swings, playhouses, etc., constructed of pressure treated wood (.40 CCA or better) or redwood is encouraged. If a preservative is applied to the wood stain it must be clear, i.e., not contain any stain which would change the color of the wood. Metal play equipment, exclusive of the wearing surfaces (slide poles, climbing rungs, etc.) shall be painted to inhibit rust.

SIDEWALKS AND PATHWAYS

An application does not have to be submitted for concrete and brick sidewalks or pathways unless such sidewalks and pathways will be in the front yard of the lot. Pathways and sidewalks should be set back at least four (4) feet from the property line and generally installed flush to the ground. Brick sidewalks should match or blend with any brick on the house.

Application should include the method of installation, a description of any grading changes required, and the resulting impact on neighbors.

STORAGE SHEDS

In general, storage sheds should be compatible with the design standards of the community.

Detached

The maximum allowable size for any detached shed shall be 10' X 10'. No side shall exceed ten (10) feet. Multi-story sheds or sheds designed with loft storage are specifically not allowed. There shall be no metal sheds. Detached sheds must be painted/stained to match the trim or siding on the house. The shed roof must also match the trim or siding of the house. Additional color options for sheds located in wooded areas will be considered on an individual basis.

Note: The ACC has approved sheds of other materials on a case by case basis. Each application will be reviewed based on shed placement and material.

Underdeck

When using an underdeck area for storage, the impact on the neighbors must be kept in mind. The

constructed storage area must be an integral part of the deck (i.e., not free standing) and comply with the following guidelines.

1. The storage area must not exceed 144 sq. feet.
2. No side of the storage area, perpendicular to the dwelling, should be more than twelve (12) feet in length.
3. The storage area should not extend beyond the limits of the deck.
4. Materials must be compatible with the house and/or deck and will be considered on an individual basis. Landscaping must be used to mitigate the visual impact on neighbors. The landscaping must be composed of evergreen plants and be planted within 30 days of completion of the storage area. The plants must cover one third of the height along the entire perimeter of the structure.

VILLAGE HOME SHEDS

Village Homes guidelines are currently evolving as issues unique to this house type and lot size develop. All applications will be considered on an individual basis until specific guidelines are developed and adopted.

The same as above except that: MAXIMUM size is 8' X 8'. No side of shed will exceed 8 feet.

UNDERDECK SCREENING

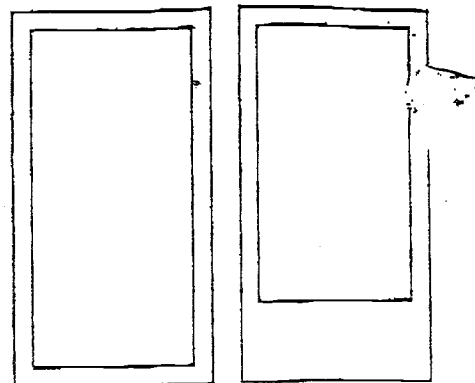
Only pressure treated lattice should be used. Landscaping must be used to mitigate this structure's visual impact on neighbors. For storage options see guidelines for Storage Sheds. Any exceptions will be considered on an individual basis.

STORM AND SCREEN DOORS

Storm/screen doors should be full view without ornamentations such as scallops, scrolls and imitation gate hinges. Bottom kick-plate panel may not exceed eighteen (18) inches in height.

Self storing doors are acceptable as long as the above specifications are met. Storm or screen doors should

be painted to be the same color as the entry door behind them, the same color as the architectural trim, siding and existing storm windows, or left white or black.



SWIMMING POOLS

Pools will only be considered for lots containing single family homes. Only in-ground pools will be considered and they must be located in the rear of the lot.

A fence conforming to Frederick County Code (currently, required to be five (5) feet in height) is required to enclose a pool and related pool equipment. Gates must be self closing and self-latching. Refer to fence guidelines for additional information. Approval of the pool is contingent upon prior approval at completion of the fence.

Appropriate landscaping should be considered to lessen the visual impact of the pool and equipment.

Application Contents: A complete application requires the following information:

1. A site plan showing location and dimensions of the pool, other related equipment, fences, etc. in relation to the applicant's house, property lines, and adjacent dwellings.
2. Detailed drawings and plans of the pool, deck area, lighting arrangements, walkways, fences, etc., and pertinent information concerning water supply system, drainage and water disposal system.
3. Landscaping plan for outside (exterior) of fencing.

SECTION V-B
TOWNHOUSE MODIFICATIONS/ CHANGES REQUIRING APPLICATION

MAJOR EXTERIOR CHANGES

No structures protruding from the back of a townhouse other than a deck or lattice will be approved.

If changes in grade or other conditions which affect drainage are anticipated, they must be indicated. Approval will be denied if adjoining properties appear to be adversely affected by changes in drainage. Construction materials must be stored so that impairment of views from neighboring properties is minimized. Excess material should immediately be removed after completion of construction. No debris may be allowed to accumulate during construction.

The proposed structure must be aesthetically compatible with the original structure and in keeping with the existing lot size.

Additional Application Contents

A complete application requires the following information:

1. Detailed drawings and plans including exterior elevations and dimensions must be included.
2. Should Frederick County require a building permit, it is required that the application be a duplicate of those documents being submitted to Frederick County. They should also include colors, materials, and drawings or photographs as required, to illustrate the relation of the alteration to the applicant's house and adjacent houses where necessary.
3. Landscape plans. Please review all appropriate sections of the Architectural Guidelines and the Covenants prior to completion of the application (i.e., landscaping, lighting, fencing, etc.).

CHIMNEYS AND METAL FLUES

Chimneys must be built to generally conform with the design originally developed for the house. Chimneys must be enclosed with brick (to match existing brick) or the same material as the exterior of the house.

Any vent stacks, chimney caps, or flues which protrude through the roof must match existing stacks in color or be painted a flat black. Convection type attic ventilation devices, i.e., turbines, must be placed on the rear of the house. Color and style of the house must be included in the application.

PATIOS

Patios must be located in the rear yard. All lumber used in construction must be pressure treated (.40 CCA or better) or ground contact equivalent lumber. All materials, whether brick, flagstone, concrete, etc. must be described in the application along with the dimensions. A lot plat must also indicate the proposed location of the patio.

When a patio scheme includes other exterior changes, such as lighting, hot tub, etc., these changes should also be included on the application and the appropriate sections of the Covenants and these Architectural Guidelines relating to these changes should be reviewed by the applicant.

If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated on the application. An application will be denied if adjoining properties appear to be adversely affected by changes in drainage.

DECKS

Decks must be located in the rear of the yard.

Application Contents: All applications should include rail height and design, type of materials to be used, dimensions, deck design and lot plat with location of proposed deck clearly indicated.

When deck schemes include other exterior changes, such as lighting, hot tubs etc., these changes should also be included on the application and appropriate sections of the Covenants and these Architectural Guidelines relating to these changes should be reviewed by the applicant.

The deck shall be set back 6" from the rear corner of the unit. Railings shall be 2" X 2" vertically oriented pickets or Chippendale style open pickets, both with a minimum of 2" spacing. Railing height must be between 36" and 42".

Materials: All lumber used in constructing a deck must be pressure treated (.40 CCA or better) or ground contact equivalent lumber. Painting of decks is prohibited. Clear wood preservatives are permitted and are recommended for wood decks. Some wood preservative manufacturers make wood preservative with natural wood color tints, such as redwood, cedar, etc. These woodtone preservatives may be approved upon review. Please provide the Committee with the manufacturer and tone to be used or an actual sample.

When applying for approval of a deck containing alternate deck materials (such as TREX), a sample should be provided to the committee.

Privacy Screening: Pressure treated lattice is recommended for use as privacy screening. The lattice may be placed only on the side(s) of the deck (perpendicular to the house) and generally may not exceed four (4) feet in length from the house and four (4) feet in height when installed above the railing.

Other types of privacy screening will be considered on an individual basis.

SUN CONTROL DEVICES

Sun control devices shall include awnings, trellis work, closeable exterior shutters, etc. In general, sun control devices are not allowed. Trellis work or seasonal awnings may be allowed upon review as an integral part of a deck or patio design, but shall not be allowed in the side or front yard of any residence. Trellis work must be constructed of pressure treated lumber (.40 CCA or better) or ground contact

equivalent lumber and designed to complement the deck or patio.

The location of any trellis work should not adversely affect line of sight, sunlight, or ventilation of adjacent properties.

EXTERIOR PAINTING

Change of exterior color is not permitted. Repainting or staining of a specific object to match its original color need not be submitted.

FENCES

Any fence constructed upon a lot shall not extend forward of the rear building line of the dwelling situated upon that lot.

No fence may be painted or stained with anything other than clear wood preservative and must be constructed of pressure treated lumber (.40 CCA or better) or ground contact equivalent lumber.

A single gate width on any fence shall not exceed four (4) feet in width. Two single gates of equal size may be adjoined to form a double gate, but shall not exceed eight (8) feet in total width.

Gates must be compatible to fencing in design, material, and height.

All fencing must be alternate board style (see appendix), and must be six (6) feet in height.

Fences must be erected along the inside of and follow the property line or centered on the property line between units. The tops of fences must follow the slope of the elevation upon which the fence is constructed.

Townhouse owners will be responsible for grass trimming along the outside of the fence bordering common areas. Fences shall not be constructed next to an existing fence.

FLAGS

Homeowners wishing to use temporary flagpole staffs which do not exceed six (6) feet in length and are attached at an incline to the house or dwelling unit need not submit an application.

Flags should be of a decorative and non-inflammatory nature, and be properly maintained and displayed on a flag pole.

LANDSCAPING AND VEGETABLE GARDENS

All landscaping plans, unless specified otherwise, require an application.

When selecting and locating plant material, consideration must be given to plant size at maturity in order to avoid the need for future thinning and/or relocation.

Fruit trees may be planted in rear yards only and must be located a sufficient distance from property lines to avoid fruit littering adjacent properties or common areas.

Flowering trees that produce berries must be located a sufficient distance from public sidewalks in order to avoid safety and maintenance problems.

Location: Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic. Also, the views of neighboring units and shade patterns of larger trees should always be considered.

Maintenance: All gardens must be neatly maintained throughout the growing season; this includes removal of all unused stakes, trellises, and dead growth.

Changes Requiring Application

1. Hedges. If proposed hedges are more than two (2) feet in height or eight (8) feet in length, or if other features become structures, fences or screens.

2. Railroad Ties or Garden Timbers. If either ties or timbers form a wall over one (1) foot in height or eight (8) feet in length.
3. General Landscaping & Tree Planting. The following trees are considered inappropriate for use on residential lots and will not be approved for installation: Bamboo, Elm, Silver Maple, Catalpa, Female Ginkgo and Weeping Willow.

Changes NOT Requiring Application

An application is not required for the following provided that any restrictions are observed.

1. Foundation planting
2. Vegetable gardens:
 - a) Vegetable gardens are to be located between the rear line of the house, the rear property line and side lines of the house. Such garden shall be screened from public view.
 - b) Vegetable garden must not exceed 1/4 of the rear of the lot.
 - c) Vegetable gardens must not be planted on a grade exceeding a ration of five (5) feet to one hundred (100) feet.
 - d) Vegetable gardens must not adversely affect other property through the flow of water onto lower properties.
3. Rock gardens:

All rocks will remain their neutral or natural color.

LANDSCAPING PONDS

Small landscaping "ponds" or "pools", may be permitted in rear yard only and will be considered on an individual basis. These shall be properly maintained, so as to not create unpleasant odors or unsightly algae growth.

COMPOST PILES/BINS

Composting on a townhouse lot must be done in a small container designed or constructed for that purpose and located in the rear of the lot.

All compost piles must be maintained and turned periodically to ensure proper ventilation, encourage microorganisms and avoid odors.

A compost pile that becomes a public nuisance shall indicate abandonment of the compost pile and a violation of these guidelines.

All applications must include landscaping plans.

RECREATION AND PLAY EQUIPMENT

Generally, recreation and play equipment shall be defined as swings, gymnastic sets, trampolines, volleyball nets, basketball backboards and hoops, etc. or any other permanent or semi permanent outdoor recreational equipment.

Location and Size: Recreation and play equipment must be placed in fenced rear yards only.

No basketball backboards or hoops, or any other equipment associated with recreation shall be attached to the dwelling. Permanent backyard sports courts involving cement, asphalt or other surfaces, and/or play areas surrounded by chain link fences are not permitted.

Any play structure elevated off the ground must be open and compatible with the surroundings.

When installing approved play equipment, of any nature, consideration must be given to lot size, equipment size and design, as well as the amount of visual screening. Equipment which may be perfectly acceptable on a large lot may be unacceptable on a lot with very limited back yard space.

Consideration for approval will be based on the visual impact that the equipment might have, as well as to the variety of problems that such equipment may cause the neighbors.

Maintenance: Equipment must be maintained in a reasonable manner. Any equipment which becomes an eyesore because of lack of owner maintenance must be removed from the owner's lot.

Materials and Color: Play equipment, i.e., swings, playhouses, etc., constructed of pressure treated wood (.40 CCA or better) or redwood is encouraged. If preservative is applied to the wood stain it must be clear, i.e., not contain any stain which would change the color of the wood. Metal play equipment, exclusive of the wearing surfaces (slide poles, climbing rungs, etc.) shall be painted to inhibit rust.

SIDEWALKS AND PATHWAYS

An application does not have to be submitted for concrete and brick sidewalks or pathways unless such sidewalks and pathways will be in the front yard of the lot. Pathways and sidewalks should be set back at least four (4) feet from the property line and generally installed flush to the ground. Brick sidewalks should match or blend with any brick on the house.

Application should include the method of installation, a description of any grading changes required, and the resulting impact on neighbors.

STORAGE SHEDS

Fence-Attached

A storage shed that abuts to part of a townhouse's approved six (6) foot board on board fencing will be permitted (See -Fences).

Placement: All sheds must be placed in the left rear corner of a townhouse lot with the back of the shed abutting the rear fence and the front of the shed facing the back of the townhouse. This requirement is to eliminate the negative visual impact of two sheds on adjoining lots being placed side-by-side. If a lot's design or some other existing valid site condition prevents the placement of the shed in the above specified location, an alternate placement will be considered on an individual basis.

Design: The storage shed design pictured in the appendix is the only shed design that will be permitted on townhouse lots (see storage specifications below). **Note:** Door may be placed on 6' or 4' side of townhouse. A single shed design will help minimize the visual impact of several sheds in close proximity.

For other storage options, see "Underdeck Storage" section below. The shed's dimensions will not exceed the following:

- Width 6'0"
- Depth 4'0"
- Height, Rear of Shed 6'0"
- Height, Front of Shed 8'0"

Front elevation must be higher than the rear for adequate drainage.

Materials/Finish: The townhouse shed is to be constructed using T-111 siding. The siding is to be left in its natural unfinished color. A clear preservative may be used if desired. The roof is to be shingled using standard asphalt shingles that are black in color.

Underdeck Storage

An area under the deck's stairs may be enclosed to be used for storage. This area is not to exceed six (6) feet in length and six (6) feet in height. A storage area may be created as integral part of the deck (i.e., not free standing). This area may not extend more than four (4) feet from the house and six (6) feet across the back of the house.

Materials must be compatible with the house and will be considered on an individual basis.

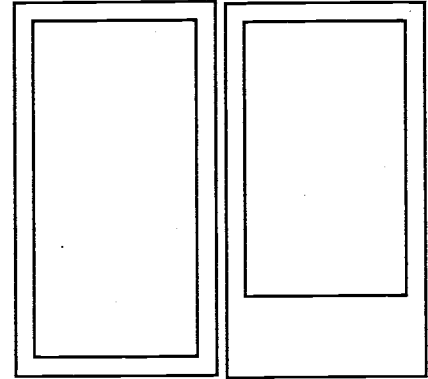
UNDERDECK SCREENING

Only pressure treated lattice should be used, it must not extend beyond the deck or exceed six (6) feet in height. If a deck is more than six feet from the ground, lattice may not be permitted, but will be reviewed on an individual basis.

If lattice is used, landscaping must be used to mitigate the structure's visual impact on neighbors unless the yard is completely fenced. Any exceptions will be considered on an individual basis. For storage options, see guidelines for Storage Sheds.

STORM AND SCREEN DOORS

Storm/screen doors should be full view without ornamentations such as scallops, scrolls and imitation gate hinges. Bottom kick-plate panel may not exceed eighteen (18)



inches in height. Self storing doors are acceptable as long as the above specifications are met. Storm or screen doors should be painted to be the same color as the entry door behind them, the same color as the architectural trim, siding and existing storm windows, or left white or black.

SWIMMING POOLS

Pools will only be considered for lots containing single family homes.

MISCELLANEOUS GUIDELINES

AIR CONDITIONERS

Air conditioning units extending from windows are generally prohibited. Exceptions due to medical problems will be considered.

ATTIC VENTILATORS

Attic ventilators and turbines must match the siding or trim on the house if mounted on a gable end or match existing style vents and stacks. Roof location shall be on the least visible side of the ridge pole.

CLOTHESLINES - Do not require an application.

Drying or airing of any clothing, bedding or similar materials shall be permitted outdoors and within any lot only between the hours of 8:00 a.m. and 5:00 p.m. on Monday through Friday, and 8:00 a.m. and 1:00 p.m. on Saturdays. No drying or airing of clothing is permitted on days that fall upon holidays. All clothes hanging devices such as lines, reels, poles, frames, etc., shall be stored out of sight other than during the times aforementioned. No application is necessary.

DOG HOUSES

Dog houses may only be located in the backyard. They must be compatible with the applicant's house in color and material, or match a natural wood fence if the dog house abuts the fence. Effort should be made to minimize the impact on adjacent neighbors. Pets must not be allowed to become a noise annoyance to others.

ELECTRONIC INSECT TRAPS

Do not require an application.

Electronic insect trap regulation will be based on the same criteria as exterior lighting. In addition, no device shall be installed or maintained in such a way as to become a noise nuisance to adjacent owners. Traps should not be operated after 10:00 p.m., or when the area protected by the trap is no longer occupied.

EXTERIOR LIGHTING

No exterior lighting shall be directed outside the applicant's property.

Lighting which is a part of the original structure must not be altered without approval by the Covenant Committee.

Light fixtures which are proposed in place of the original fixtures must be compatible in style and scale with the applicant's house.

FIREWOOD

Firewood shall be kept neatly stacked and located in the rear of the residence. Firewood shall not be stacked on the front or side of the residence.

Piles larger than two cords require an application. Piles longer than six (6) feet should be stacked two (2) or more rows deep. Poles must not exceed four (4) feet in height for safety reasons. No lumber, scrap wood, or other debris may be stacked on, within, or around firewood piles.

Location of the firewood pile shall be in such a manner as to minimize visual impact. Screening may be required in some cases.

GUTTERS AND DOWNSPOUTS

New or additional gutters and downspouts should match those existing in color and design and must not adversely affect drainage on adjacent properties.

HOLIDAY ORNAMENTS AND DECORATIONS

Does not require an application

Temporary holiday yard ornaments will be permitted. However, these ornaments must be removed within a reasonable period of time following the holiday.

LAWN FURNITURE

Do not require an application.

Lawn furniture may only be kept on front porches or in rear yards. Lawn furniture used on front porches should not be in excess, and should be placed neatly. Lawn furniture cannot be placed in the front yard of any dwelling when not in use.

LAWN MOWERS - Do not require an application.

Push style lawn mowers may be stored in the rear yard of non-garage townhouses and only if hidden from view with a fitted/custom cover. The cover must be a dark color such as black, dark green or dark brown. Riding lawn mowers must be stored within shed or garage. All single family and garage townhouse owners are expected to store equipment in a garage or shed.

MAILBOXES Do not require an application.

Mailboxes must be standard sized and postal approved. Mailboxes are to be painted black and be mounted on a simple wood post. They must be located so as not to obstruct sidewalks or sight lines in accordance with postal regulations. See appendix for design specifications. Should a mailbox require replacement, it must conform to the same style and material as listed above. Mailbox posts must be left to age naturally.

REAL ESTATE SALES/RENT SIGNS

Do not require an application.

No more than one (1) real estate sign may be erected or placed upon any lot or attached to any dwelling. As such, the real estate sign cannot exceed size square feet in size and must meet Frederick County regulations with respect to content and removal. Such sign may only be placed in the front yard of the property available and must be removed immediately upon sale or rental of the property.

SATELLITE RECEIVERS AND ANTENNAS

Satellite dishes do not require an application provided the following guidelines are maintained.

Design standards contained herein cover antennas and satellite dishes which covers direct broadcast satellite service, multichannel multipoint distribution service (MMDS), and television broadcast service. Antennas and satellite receivers may be erected in accordance with the following general guidelines.

1. The satellite receiver is 1 meter (39.37 inches) or less in diameter.
2. The device may not adversely affect the view, lifestyle, safety, or right of enjoyment of neighboring homeowners in their property. For reasons of safety, the system shall not emit electromagnetic radiation which is either harmful, or which interferes with the operation of any appliance, or biomedical device in proximity of the installation of satellite receiver.
3. The satellite receiver shall be placed in a location which, while providing the homeowner with an "acceptable quality signal", minimizes the visual impact to neighbors and roadways. An application is not required in any of the following situations, unless the installation requires movement of landscaping.
 - a. unit attic or crawl space such that it is not visible from the outside
 - b. ground level in the rear yard of any lot and reasonably screened from common view
 - c. ground level in the side yard of any lot and reasonably screened from common view
 - d. rear roof installation below peak of roof
 - e. rear elevation of any dwelling

If a location not listed above is required, the Architectural Control Committee will consider an

alternative installation location where the homeowner can prove the requirements prohibit him/her from receiving an "acceptable quality signal." The order of preference is shown above.

4. The homeowner shall make a reasonable effort to ensure that the satellite receiver, once erected, will not be visible from the street or right-of-way in front of the homeowner's property.
5. The homeowner shall make a reasonable effort to ensure that no existing tree or vegetation will be removed to accommodate the antenna installation or reception. If any of the above locations require the removal of existing trees or vegetation, the homeowners must submit an application for that removal.
6. In considering the installation of any such receiver, the Architectural Control Committee may specify such additional reasonable measures it may deem appropriate to minimize the visual impact of such device upon the community and surrounding homeowners, including but not limited to, requiring the installation of landscaping or other forms of screening.
7. For example, such additional measures may include any or all of the following conditions:
 - a. The satellite receiver shall be located entirely within and entirely below the height of approved privacy fencing which fully encloses the rear yard of any unit or located within the boundaries of a deck and above the walking surface of a railed deck, providing that no portion of the device projects more than six inches above the height of the deck railing.
 - b. The satellite receiver shall be of a color and material which are reasonably compatible with the colors and materials of the home to which it is attached, or painted to match the

mounting site. The determination of such to be solely at the discretion of the Architectural Control Committee

c. Cables must be hidden from view.

8. When any satellite receiver is no longer in use as such, it shall be removed by the owner of the property upon which the device was installed.

TRASH/RECYCLING CONTAINERS

Do not require an application.

Trash must be placed in containers manufactured specifically for trash storage purposes only. Containers with a lid must have a lid which is kept in place at all times. Paper bags, boxes, etc. are not acceptable trash containers.

No trash or recycling containers shall be kept in the front or side yard, porch, or entryway.

Trash or recycling containers must be stored in garages or behind the dwelling and screened from public view at all times.

Containers shall not be placed on the curbside before 6:00 p.m. on the evening before pickup.

WINDOW TREATMENTS

Do not require an application

Bed sheets, plastic sheets, newspapers, or other similar window treatments shall not be hung or placed in or on any window on any dwelling located on any lot.

COMMON AREA USAGE GUIDELINES

TENNIS COURTS

- The tennis courts will be considered private property and will be posted as such.
- The tennis courts are available for use from dawn to dusk and will be posted as such.
- The tennis courts are to be used only for tennis. No skate boarding, in-line skating, street hockey, etc., is allowed.
- The tennis courts are to be used only by Spring Ridge residents and their invited guests.
- The tennis courts are available for play only on a first-come, first-served basis.
- The Spring Ridge Conservancy managing agent is responsible for a monthly inspection of the tennis courts in order to identify any items that require maintenance, repair or replacement.
- As outlined in the Spring Ridge Declaration of Covenants, Conditions and Restrictions, Section 9.02 (b), pets must be carried or leashed on the Common Area, and the person accompanying any pet is responsible for the removal and disposal of any solid waste deposited by the pet. Failure to adhere to this condition may result in a fine to the pet owner.
- Spring Ridge residents should report any unauthorized use to the managing agent of the Spring Ridge Conservancy.

PICNIC PAVILIONS

- The picnic pavilions are private property and will be posted as such.
- The picnic pavilions are available for use from dawn to dusk and will be posted as such.
- The picnic pavilions are available only on a first-come first-served basis.
- There will be no cooking allowed. This includes both gas or charcoal grills and open flames. Special community sponsored events may apply for an exception if safety issues are addressed.

- The picnic pavilions are for the use by Spring Ridge residents and their invited guests only.
- The Spring Ridge Conservancy managing agent is responsible for a monthly inspection of the pavilions to identify any items that require maintenance, repair or replacement.
- As outlined in the Declaration of Covenants, Conditions and Restrictions, Section 9.02 (b), pets must be carried or leashed on the Common Area, and the person accompanying any pet is responsible for the removal and disposal of any solid waste deposited by the pet. Failure to adhere to this condition, may result in a fine to the pet owner.
- Spring Ridge residents should report any unauthorized use to the managing agent of the Spring Ridge Conservancy.

PLAYGROUNDS/TOT LOTS

- The playgrounds and tot lots are private property and will be posted as such.
- The playgrounds and tot lots are available for use from dawn to dusk and will be posted as such.
- The playgrounds and tot lots are available for the use of Spring Ridge residents and their invited guests only.
- The Spring Ridge Conservancy managing agent is responsible for a monthly inspection of the playgrounds/tot lots to identify any items that require maintenance, repair or replacement.
- As outlined in the Spring Ridge Declaration of Covenants, Conditions and Restrictions, Section 9.02 (b), pets must be carried or leashed on the Common Area, and the person accompanying any pet is responsible for the removal and disposal of any solid waste deposited by the pet. Failure to adhere to this condition, may result in a fine to the pet owner.
- Spring Ridge residents should report any unauthorized use to the managing agent of the Spring Ridge Conservancy.

BASKETBALL COURTS

- The basketball courts are private property and will be posted as such.
- The basketball courts are available for use from dawn until dusk and will be posted as such.
- The basketball courts are available only for use by Spring Ridge residents and their invited guests.
- The Spring Ridge Conservancy managing agent is responsible for a monthly inspection of the basketball courts to identify any items that require maintenance, repair or replacement.
- As outlined in the Spring Ridge Declaration of Covenants, Conditions and Restrictions, Section 9.02 (b), pets must be carried or leashed on the Common Area, and the person accompanying any pet is responsible for the removal and disposal of any solid waste deposited by the pet. Failure to adhere to this condition, may result in a fine to the pet owner.
- Spring Ridge residents should report any unauthorized use to the managing agent of the Spring Ridge Conservancy.

WILDLIFE SANCTUARY

- The wildlife sanctuary is private property and will be posted as such.
- The wildlife sanctuary is available for use from dawn until dusk and will be posted as such.
- The wildlife sanctuary is available only for use by Spring Ridge residents and their invited guests.
- As outlined in the Spring Ridge Declaration of Covenants, Conditions and Restrictions, Section 9.02 (b), pets must be carried or leashed on the Common Area, and the person accompanying any pet is responsible for the removal and disposal of any solid waste deposited by the pet. Failure to adhere to this condition, may result in a fine to the pet owner.
- Spring Ridge residents should report any unauthorized use to the managing agent of the Spring Ridge Conservancy.

SOCCER FIELD

- The soccer field is private property and will be posted as such.
- The soccer field is available for use from dawn until dusk and will be posted as such.
- The soccer field is available for use by Spring Ridge residents and their guests. It is also available to groups and organizations, providing they meet the criteria outlined below.
- The Spring Ridge Conservancy managing agent is responsible for a monthly inspection of the soccer field to identify any items that require maintenance, repair or replacement.
- As outlined in the Spring Ridge Declaration of Covenants, Conditions and Restrictions, Section 9.02 (b), pets must be carried or leashed on the Common Area, and the person accompanying any pet is responsible for the removal and disposal of any solid waste deposited by the pet. Failure to adhere to this condition, may result in a fine to the pet owner.
- Spring Ridge residents should report any unauthorized use to the managing agent of the Spring Ridge Conservancy.

SOCCER FIELD RENTAL

- If more teams than can be accommodated, as set forth by the guidelines for use or rental, make application to use the soccer field, the Board of Directors may give preference to a team with a higher percent of local Spring Ridge residents or coaches. In all cases teams wishing to use or rent the soccer field, must not be closed or private clubs.
- If the Board of Directors approves a group usage of the soccer field, residents of Spring Ridge must be notified of the times well in advance of when this usage will take place. This notification can be done via newsletter or any other forms of communication which are developed.

GUIDELINES FOR SOCCER ORGANIZATIONS

- Soccer organizations wishing to rent/use the soccer field in the Spring Ridge Community must either be coached by a resident homeowner of Spring Ridge or have players which are residents of Spring Ridge.
- b. The soccer field can only be rented for soccer practices. The field will be available for use Monday through Thursday only. There will be no weekend use allowed. Practices will be limited to one team per day.
 - c. The soccer organization may practice up to two times a week on the soccer field. If the agreement is for twice a week practices, the soccer organization may use the entire field for one practice and one-half the field during the other practice each week.
 - d. Parking should be limited to the parking lot area if possible. If the parking lot is full, on street parking is limited to the side of Spring Forest Road directly adjacent to the soccer field. To reduce the impact of automobiles, car pooling should be utilized whenever possible.
 - e. The soccer organization must provide waiver of insurance liability from each individual player as well as from the organization itself. The soccer organization must have proof of team insurance and must name Spring Ridge Conservancy as an additional insured on their policy.
 - f. To obtain a Soccer Field Usage Application please go to the Management office at the Visitor Center. The user shall pay the Association a rental fee of Two Hundred Dollars (\$200.00), and a refundable deposit of Two Hundred-Fifty Dollars (\$250.00).
 - g. The soccer organization, even if charged a rental fee, will be responsible to repair any major damages to the field (such as, but not limited to, damage to the goal posts, netting, or any other permanent structure located on the premise including playground equipment, benches, trash cans, the soccer field turf, and the picnic pavilions). All renters will be required to make a \$250.00 refundable deposit. Any damage to the field noted prior to use by the renter should be immediately be reported in writing to the managing agent of the Spring Ridge Conservancy by calling 301-620-0782. PMP will inspect and document any existing damage.
 - h. The hours of use will be defined and limited as per the specified agreement. Practices must end by dusk. Permitted hours for soccer practice will generally fall between 4 p.m. and dusk. No practices will be allowed on federally observed holidays without prior permission.
 - i. During a practice, the team must control their noise. No music boom boxes or any other amplifying equipment is allowed. The soccer organization is responsible for removing any trash or other debris from the property.
 - j. Soccer organizations must have a resident homeowner in the Spring Ridge community who is willing to serve as a liaison to the Conservancy.
 - k. Agreed upon practice times may be reduced, with one week's notice, to allow community use of the field.
 - l. A fee will be charged depending on the specific request for usage, and will be determined by the Board of Directors.
 - m. A coach or other responsible adult must be in attendance at all times to monitor the conduct and assure the well-being of all soccer organization members. No children should be left at the field unattended. The soccer organization will be responsible for all siblings of players who stay during the practice and who may use other nearby facilities.
 - n. The field will only be rented to teams for use by children age 15 or younger. The maximum

number of players allowed to practice at any one time is 25.

- o. All organizations are aware that there are no bathroom facilities available at the site.
- p. All organizations are aware that they are not allowed to stripe the field.
- q. Failure to comply with any condition or provision of the contracted agreement or this policy may result in immediate termination of the agreement with one week's notice. The organization will forfeit the fee paid for rental to use the field.
- r. The Spring Ridge Conservancy reserves the right to terminate the contracted agreement with one week's notice, without cause.

SPRING RIDGE ORGANIZED RECREATIONAL USE

- In the event that Spring Ridge forms an athletic association consisting of Spring Ridge residents, the athletic association, in conjunction with the Board of Directors, will formulate guidelines for organized use of the common areas.

OTHER COMMON AREA USES

- From time to time other groups or organizations either inside or outside of Spring Ridge, may approach the Board of Directors with a request to use a common area in Spring Ridge.
- The Board of Directors will not look favorably on the request if such a request does not involve Spring Ridge residents or will be an event or activity which will not directly benefit residents of Spring Ridge.
- In all cases, each request will be considered on case by case basis.

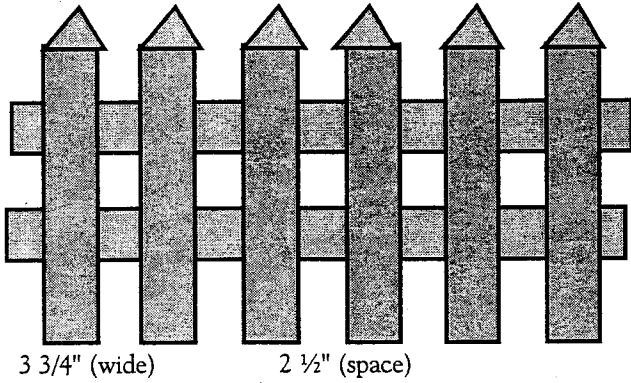
SPRING RIDGE POOL RULES & REGULATIONS

1. Admission to the pool requires a current pool identification card. Passes are not transferable and will not be issued to any household member if there is a deficiency in Association dues.
2. The pool management staff (Manager, Assistant Manager, lifeguards, and gate attendants) have absolute authority over enforcing the pool rules and the operation and safety conditions of the pool. The Manager is in charge of the pool and uses his/her discretion to enforce all rules and regulations to maintain a safe and healthy environment. The staff, due to violation of the rules, may deny admission to the pool for however long they feel is appropriate, subject only to review of the Board of Directors.
3. No one under the age of eleven (11) is allowed in the pool area without being accompanied by a member over the age of thirteen (13) with a valid pool I.D. For the purpose of swim team events, the team coaches will be considered guardians. Each adult member is responsible for his/her own children. Young children and non-swimmers should be under adult supervision at all times.
4. Any unauthorized person(s) found inside the pool enclosure when the pool is closed will lose their privileges for the remainder of the summer and may be prosecuted for trespassing.
5. Any person over six (6) who defecates in the pool or on the restroom floors will be barred from the pool indefinitely.
6. All persons must take a cleansing shower before entering the pool area, by order of the Frederick County Health Department.
7. No floating toys or air mattresses are allowed in the two main pools. Floating toys, life rings and balls (but not air mattresses) are permitted in the baby pool. The use of face masks, snorkels, swim fins, life rings, balls or other swimming aides will be left to the discretion of the lifeguards.
8. Only authorized personnel are permitted in the pool office, filter equipment rooms, on guard stands or behind the gate desk.
9. No sunbathing or chairs are allowed near the edge of the pool.
10. Non-swimmers must stay in shallow water (not more than five (5) feet deep). Children unable to swim or using a swim aide (i.e. water wings, etc.) and babies in baby rings are allowed in water up to five (5) feet deep, but MUST be supervised by an adult within arms reach at all times.
11. Adult supervision is required for all non-swimmers, and children under eleven (11).
12. Diaper age babies MUST wear rubber pants. Parents MUST accompany children in the baby pool area and are responsible for the child's safety. Children over six (6) are not permitted in the baby pool. Diapers must be deposited in refuse containers.
13. The following are PROHIBITED in the pool area:
 - a. Glass or sharp metal objects
 - b. Pets
 - c. Abusive language
 - d. Food, except in designated eating areas, (beverages in cans or paper containers are permitted)
 - e. Running, pushing, splashing, or unruly behavior
 - f. Wheeled vehicles (except baby carriages, strollers, or wheel chairs)
 - g. Persons wearing bandages and/or with

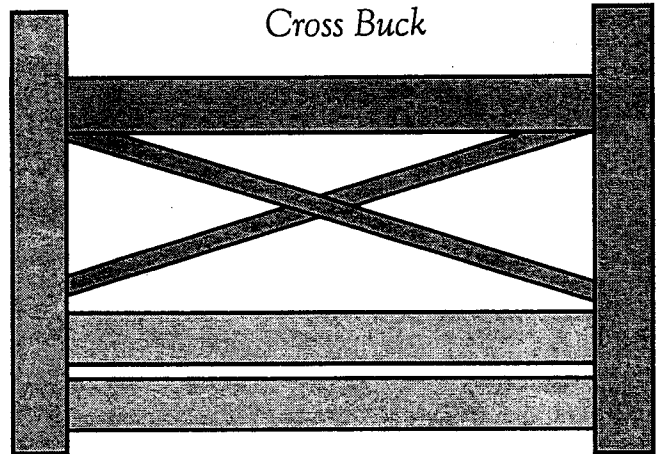
- skin abrasions, colds, inflamed eyes, or other types of possibly contagious infections
- h. Playing, swinging or sitting on ladders
 - i. Sitting, hanging or diving over the float lines
 - j. Climbing, hanging or playing on guard chairs
 - k. Chewing gum or tobacco
 - l. Smoking, in designated areas outside pool area only.
14. The pool management staff (Manager, Assistant Manager, life guards and gate attendants) shall have the absolute authority to immediately suspend the pool privileges of any member for any of the following reasons (subject only to review of the Board of Directors):
 - a. Nudity (except when it is in conjunction with the normal use of the locker room facility).
 - b. Lewd, obscene, indecent, improper or indecorous behavior (in the pool or locker room facilities).
 15. No diving is allowed in shallow water (five (5) feet or less).
 16. Emergency equipment and other lifeguard equipment is for lifeguard use only.
 17. Fifteen (15) minute rest periods will be announced the last Fifteen (15) minutes of every hour for participation by those persons who are sixteen or older. During rest periods, children under age sixteen are not permitted to swim in the pools, nor to sit on the edge of the pools with their feet in the water.
 18. The pool may be closed at the discretion of the pool Manager in the case of thunder, lightning, rain or operational breakdown.
 19. Alcoholic beverages may only be consumed by persons twenty one (21) or older, (no one shall become intoxicated and/or act in an unruly manner). Please refrain from bringing glass containers (bottles) into pool area.
 20. Each household may bring guests to the pool in conformance with the established Guest Pass Procedures. All guests must sign in and out at the pool gate and be accompanied by a member with an I.D. The host is responsible for the actions of their guests.
 21. Any pool member whose I.D. card is confiscated by the pool staff for infractions of the pool rules, will be charged a ten dollar (\$10) fee to replace the card.
 22. The following rules apply to the use of the diving board:
 - a. No non-swimmers allowed in the diving well
 - b. It is at the parents discretion to allow children under eleven (11) years old usage of diving board and well.
 - c. Parents are not permitted to swim in the diving well and catch a non-swimmer
 - d. Exit from the diving well from ladders only
 - e. Only one diver is permitted on the board at one time
 - f. Diving is permitted from the end of the board only
 - g. Dive straight out from the board only
 - h. Swim immediately to the side after diving
 - i. Wait until preceding diver swims clear (to the ladder) before diving
 - j. Bouncing twice (Double Bouncing) is not permitted
 - k. Swimming is not permitted under the board while people are diving
 - l. No hanging on the diving board
 - m. Lifeguards will decide whether the diving well will be open or closed for diving
 23. The above rules are subject to change or revision by the Spring Ridge Conservancy, Inc.

APPENDIX A: SINGLE FAMILY FENCE DESIGNS

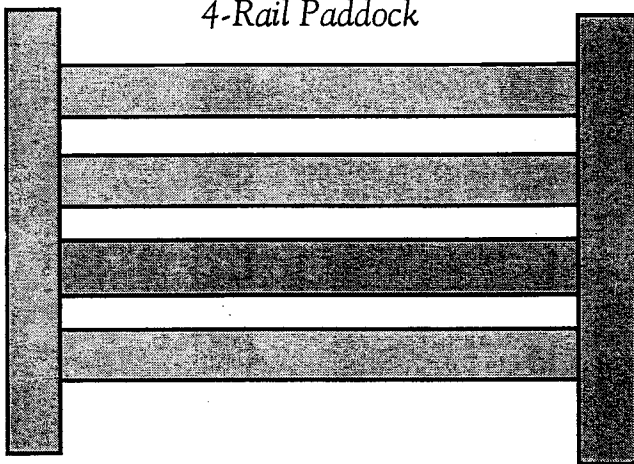
Standard Picket



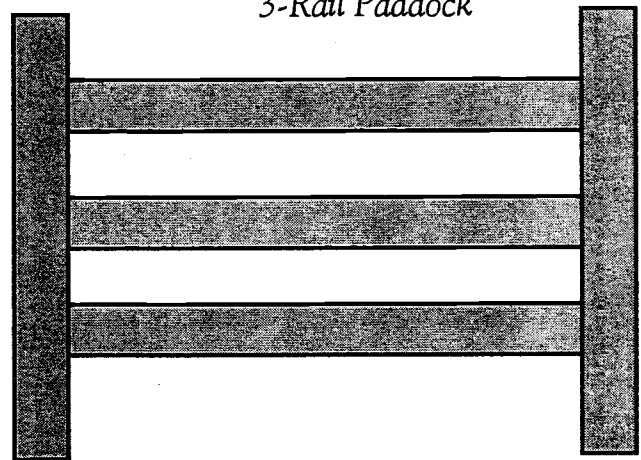
Cross Buck



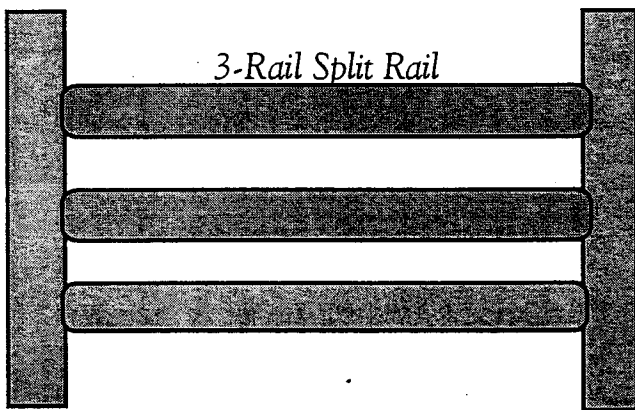
4-Rail Paddock



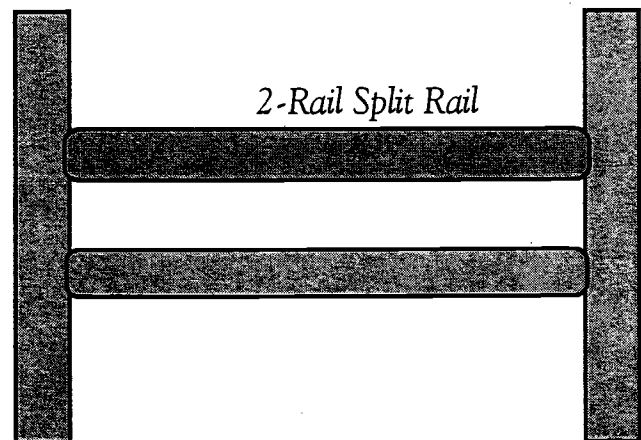
3-Rail Paddock



3-Rail Split Rail



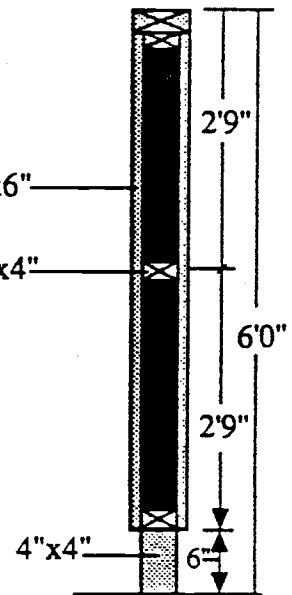
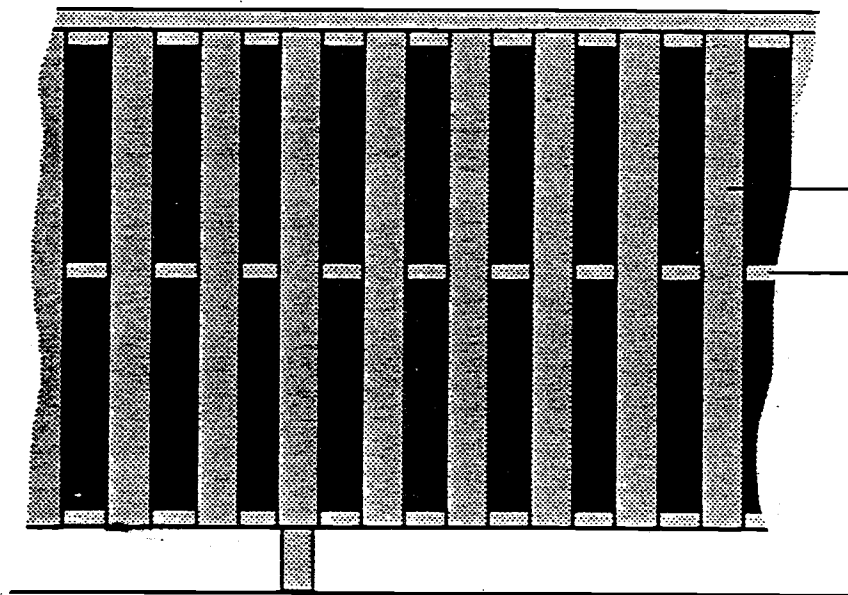
2-Rail Split Rail



APPENDIX A: TOWNHOUSE FENCE DESIGN

Board on Board

Plan



Elevation

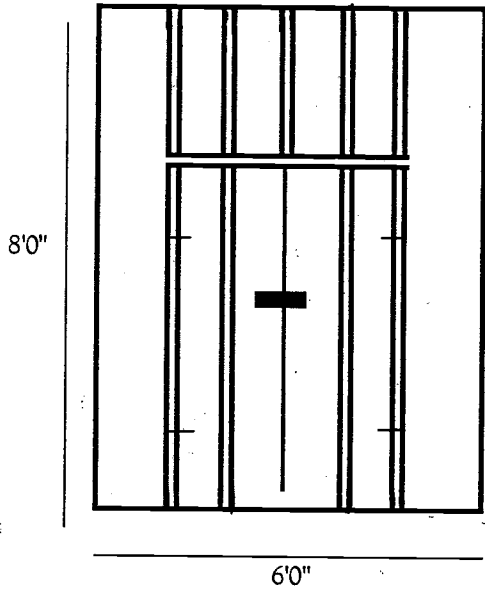
Note:

1. 1"X6" boards #2 Pine
2. All wood to be treated with wood preservative

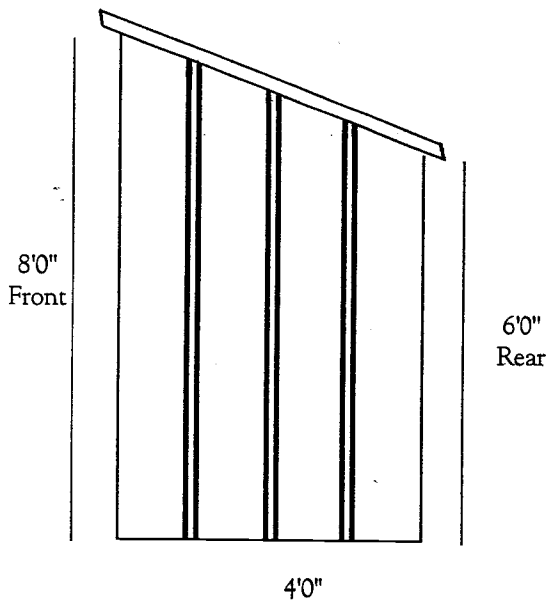
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APPENDIX B: TOWNHOUSE STORAGE SHED DESIGN

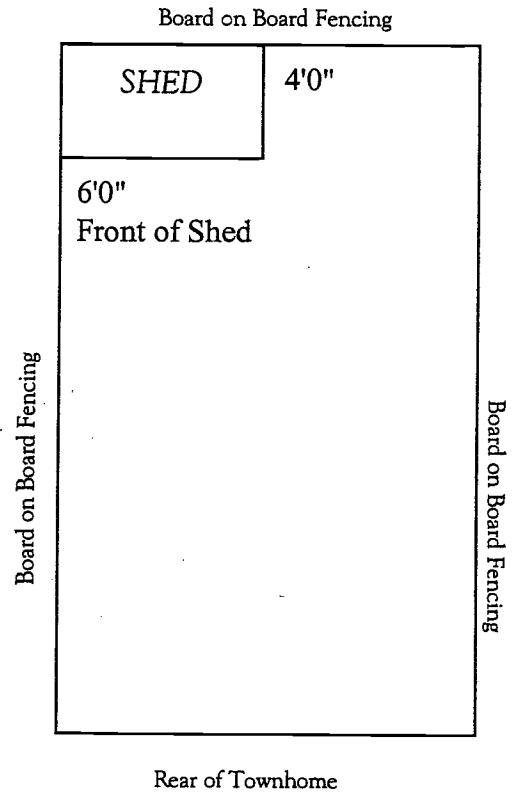
Front Elevation



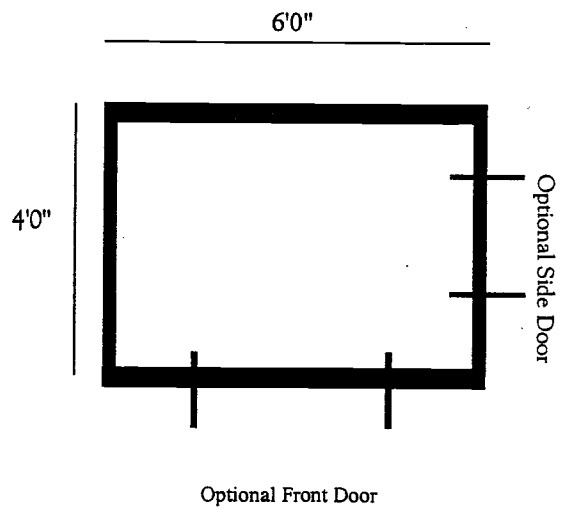
Side Elevation



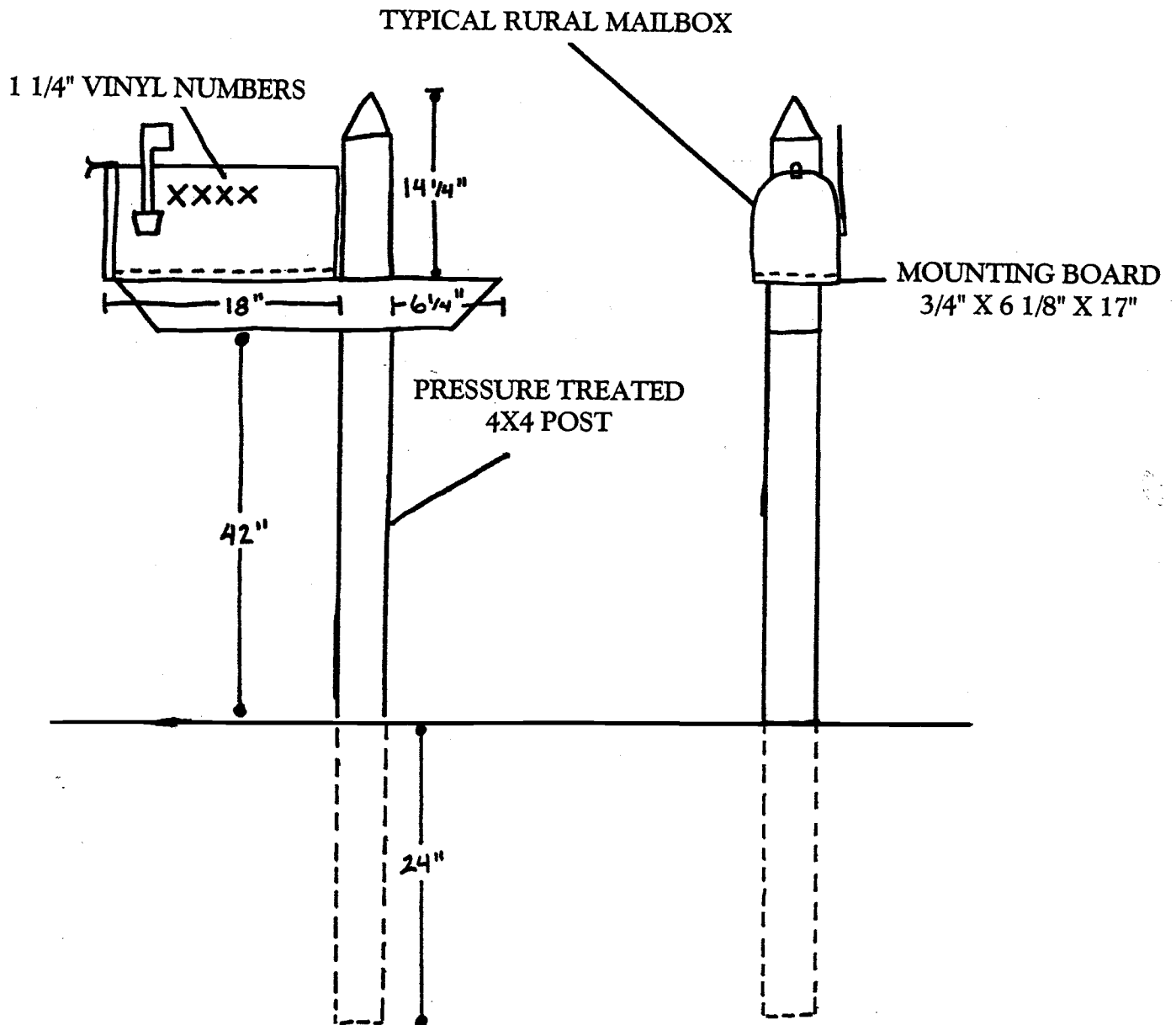
Placement



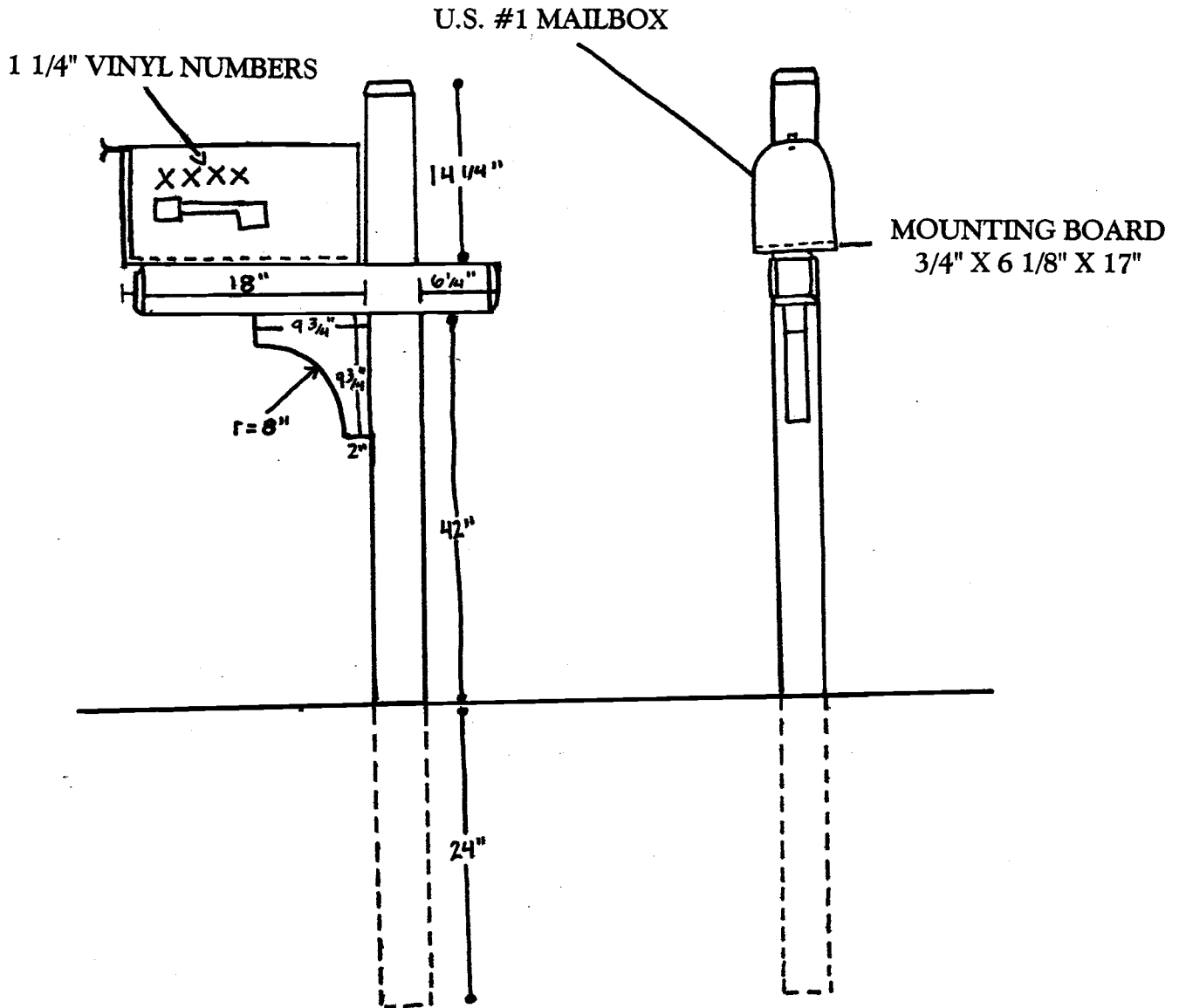
Top View



APPENDIX C APPROVED MAILBOX DESIGN



APPENDIX C APPROVED MAILBOX DESIGN



SPRING RIDGE CONSERVANCY ARCHITECTURAL CHANGE APPLICATION

Name: _____ Phone (H): _____ Phone (W): _____

Address: _____ E-Mail: _____ I Rent ___ I Own ___

Owners' Address If Different From Above: _____

ALL APPLICATIONS MUST BE RECEIVED BY 4:30 PM ON THE FIRST FRIDAY OF EACH MONTH TO BE INCLUDED IN THAT MONTH'S ARCHITECTURAL CONTROL MEETING, OR IT WILL BE PLACED WITH THE NEXT MONTHS MEETING.

ARCHITECTURAL CHANGE CHECK ONLY ONE

- Deck (include railing and stair details)
- Fence (include gate and style details)
- Storm Door
- Other - Specify _____

INFORMATION TO BE ATTACHED ALL MUST BE INCLUDED

- Plat showing location of change
(not required for storm doors or painting)
- Detailed materials list, description, drawings
- TWO copies of package (Original & 1 Copy)

APPROXIMATE START DATE: _____ ESTIMATED COMPLETION DATE: _____

Note: The committee will automatically perform a compliance review approximately 30 days within completion unless notified of a delay in completion.

I understand that approval does not relieve me of the responsibility for obtaining any and all necessary building permits, variances and/or observing all local zoning ordinances. If approved by the Architectural Committee, I agree to make the changes under the terms and conditions specified in the letter of approval. All improvements must be on my property or property lines. If any portion of the Association's property is disturbed or damaged by either myself or my contractor, I agree to be held responsible for the same and to restore the common elements to their original condition(s).

SIGNATURE OF OWNER: _____ DATE: _____

PLEASE RETURN TO: SPRING RIDGE CONSERVANCY, INC. 9090 RIDGEFIELD DRIVE, FREDERICK, MD 21701-586

You will be notified in writing of the decision of the Committee within forty-five (45) days of our receipt of the application. By approving this request, the Board of Directors is not assuming any responsibility for the safety, construction, operation, maintenance, accident, injury or claim that may arise from the change in the property.

FOR COMMITTEE USE ONLY	APPLICATION # _____
Your request for the above alteration has been:	
<input type="checkbox"/> APPROVED WITHOUT EXCEPTION	
<input type="checkbox"/> APPROVED WITH CONDITIONS: _____	
<input type="checkbox"/> DISAPPROVED: _____	
<input type="checkbox"/> NO ACTION - ADDITIONAL INFO NEEDED: _____	

COMMITTEE MEMBER SIGNATURE: _____	DATE: _____

SPRING RIDGE CONSERVANCY
RESOLUTION TO CHANGE THE ARCHITECTURAL GUIDELINES

WHEREAS, the Board of Directors of Spring Ridge Conservancy, Inc. is empowered to make and enforce rules regarding the covenant committee rules and regulations pursuant to Article VIII, Section 8.04...

WHEREAS, there is a need to establish procedural changes and content changes of the architectural for the association...

WHEREAS, it is the intent that this policy resolution shall be applicable to all persons who seek architectural approval to make alterations on their property...

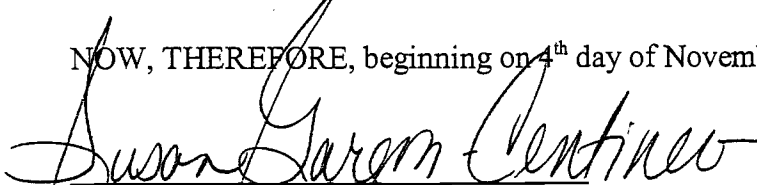
And WHEREAS, the ACC Committee reviewed and made these recommended changes to the Board,

NOW, THEREFORE, be it resolved that the following policies are established regarding the ACC guidelines:

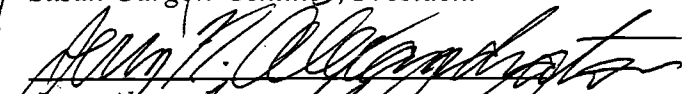
- Management has been given the authority to review and approve all screen/storm door ACC applications, if the application is in compliance with the guidelines. Also that if a screen/storm door has been installed, but no application has been submitted, if said door meets all other criteria, then the door will be automatically grand-fathered in.
- Wood tone solid stains on decks are permitted, but must be applied for.
- Change all instances in the guidelines of "All lumber used in constructing a deck..." to "Any structural lumber used in construction must be .40 preservative retention or better."
- Composite deck materials (such as Trex) are approved materials, providing they are natural/wood tone in appearance (please provide a color sample with application).
- Town house shed dimensions are now changed to state "No side shall exceed 8 feet in width. Maximum shed size is 30 square feet."
- Change to allow white vinyl railing systems with composite decking for single family and town house decks only. All deck railing systems still need to be applied for through the ACC.

NOW, THEREFORE, it is this 3rd day of November, 2005.

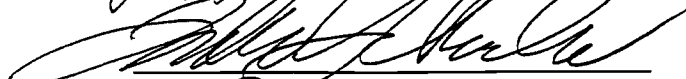
NOW, THEREFORE, beginning on 4th day of November, 2005, the above policies are effective.




Susan Gargon-Centineo, President



Jerry Alexandratos



Fred Schumacher



Scott Kubie



Karen Ritter

SPRING RIDGE CONSERVANCY, INC.
RESOLUTION TO CHANGE THE ARCHITECTURAL GUIDELINES

Revised: January 16, 2007

WHEREAS, the Board of Directors of Spring Ridge Conservancy, Inc. is empowered to make and enforce rules regarding the covenant committee rules and regulations pursuant to Article VIII, Section 8.04...

WHEREAS, there is a need to establish procedural changes and content changes of the architectural guidelines for the association...

WHEREAS, it is the intent that this policy resolution shall be applicable to all persons who seek architectural approval to make alterations on their property.

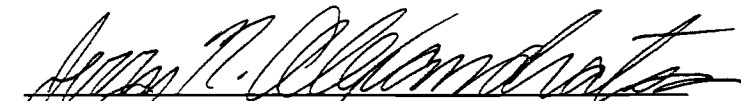
And WHEREAS, the ACC Committee reviewed and made these recommended changes to the Board,

NOW, THEREFORE, be it resolved that the following policies are established regarding the ACC guidelines:


- Management has been given the authority to review and approve all screen/storm door ACC applications, if the application is in compliance with the guidelines. Also that if a screen/storm door has been installed, but no application has been submitted, if said door meets all other criteria, then the door will be automatically grand-fathered in.
- Wood tone solid stains on decks are permitted, but must be applied for.
- Change all instances in the guidelines of "All lumber used in constructing a deck..." to "Any structural lumber used in construction must be .40 preservative retention or better."
- Composite deck materials (such as Trex) are approved materials, providing they are natural/wood tone in appearance (please provide a color sample with application)
- Town house shed dimensions are now changed to state "No side shall exceed 8 feet in width. Maximum shed size is 30 square feet.
- Change to allow white vinyl railing systems with composite decking for single family and village home decks only. All deck railing systems still need to be applied for through the ACC.

NOW, THEREFORE, it is this 16th day of January, 2007.

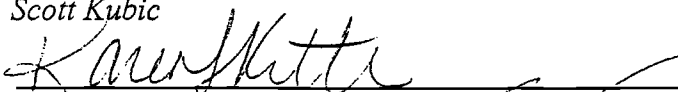
NOW, THEREFORE, beginning on the 17th day of January, 2007, the above policies are effective.




Jerry Alexandratos, President




Scott Kubic



Karen Ritter



Fred Schumacher



Tom Winebrenner