

POLICY MANUAL
ARCHITECTURAL CONTROL COMMITTEE
SUMMIT CHASE HOMEOWNERS ASSOCIATION

2010

**IMPORTANT: PLEASE KEEP THIS MANUAL WITH YOUR
HOMEOWNERS' ASSOCIATION RECORDS.**

Summit Chase Homeowners Association
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Dear Summit Chase homeowner:

The architectural guidelines that follow represent a revision of the Architectural Control Committee's 1995 *Policy Manual*. Since 1995, the ACC has made a number of important revisions to the community's architectural guidelines. These revisions are now included in our new, updated 2010 *Policy Manual*. We hope you will find this manual helpful. If you have any questions, please do not hesitate to call or email our property manager, Joanne Frallicciardi, at 410-602-6898 or Joanne@camllc.com.

These architectural guidelines pertain to the exterior of your home, and are intended to guide you with any maintenance, repairs, or alterations that you plan to make. The ACC, however, urges all homeowners to keep in mind, if you have any doubt about **whether a change you plan to make to the exterior of your home (relating to color, material, or a structural addition) is allowed under our architectural guidelines, submit that change to the ACC for approval.** It's a simple process: contact Joanne Frallicciardi by phone or email (see above) and she will send you an ACC form to fill out. Once you fill out the form, she will submit the form to our ACC chairman. The decision should be made within a few days.

Remember: unless you are using an approved material or color on your home, you must submit your proposal for exterior change to the ACC; all plans for new construction must also be submitted to the ACC.

The ACC is authorized to publish and enforce these architectural guidelines by the *Declaration of Covenants* that governs Summit Chase. Article VI, sections 2 and 5 of the *Covenants* state that the "Board of Directors shall appoint an Architectural Control Committee" which "may from time to time adopt and promulgate such rules and regulations. . . and may publish and record such statement of policy, standards and guidelines. . . as it may consider necessary and appropriate."

Article VI, section 1 of the *Covenants* authorizes ACC control of exterior alterations to the homes in Summit Chase:

"Except for purposes of proper maintenance and repair no building, fence, wall or other improvements or structures shall be commenced, directed, placed, moved, altered or maintained upon the property, nor shall any exterior addition to or change (including any change of color) or other alteration thereupon be made until the complete plans and specification showing the location, nature, shape, height, material, color, type of construction and any other proposed form of change (including, without limitation, any other information specified by the ACC) shall have been submitted to and approved in writing as to safety, harmony of external design, color and location in relation to surrounding structures and topography and conformity with the design concept for the community by an ACC designated by the Board of Directors."

Architectural Control Committee
Neil Rothman, Chair
April, 2010

III. Roofs

Bernstein homes:

Approved materials and colors:

A) Cedar shake: A protective clear wood stain may be applied, but the shakes must retain their natural color.

B) Fiberglass asphalt architectural shingle:

1. Company GAF Timberline Traditions Collection

Color: Weathered Wood Blend with shadow accent

Warranty: Either 25 or 40 years

2. Company: Tamko Heritage Series

Color: Weathered Wood with shadow tone granule blend

Warranty: Either 25 or 40 years

If a homeowner plans to use any other roofing material, manufacturer, or color, he/she must first submit a sample to the ACC for approval.

Note: The roof of a porch addition requires the same roofing material and color as the house roof.

Ryland homes

Approved material and color:

Asphalt shingle roof—the color should remain the same as the original roof.

If a homeowner plans to use any roofing material or color other than that of the original house roof, he/she must first submit a sample to the ACC for approval

Note: The roof of a porch addition requires the same roofing material and color as the house roof.

IV. Garage Doors

Bernstein homes

Approved materials:

1) Wood (original), painted in the same color as the house trim.

2) Steel—The specific approved garage door is:

CLOPAY Steel Door Premium Series/ Model 2400 Elegant Panel Style

Plain windows

Color: Should be the same as the house trim.

All other steel garage doors should be submitted to the ACC for approval.

Ryland homes

Wooden garage doors may be replaced by similarly-styled aluminum or steel garage doors.

The doors must be painted with either the same color as the original garage doors or with the color of the house trim. Any change of color must be submitted to the ACC for approval.

XI. Recreation and Play Equipment

The installation of basketball apparatus does not require ACC approval. However, any cementing, blacktopping or other changes to the surface of the property require ACC approval. Other recreation and play equipment are permitted and require no ACC approval provided they are: 1) designed for residential use, and not commercial or school use, and 2) confined to the backyard. Swimming pools, but not children's wading pools, require approval. Please inform your neighbors of any planned construction of play equipment, as a courtesy.

XII. Driveways

Repairs and replacements to driveways must conform to the original size, shape and surface material, i.e. cement or black asphalt. Any **changes** to the driveway are not permitted.

XIII. Parking Pads

The parking of vehicles on any portion of the grass is prohibited.

XIV. Exterior House Lighting

Additional incandescent light fixtures, which are similar to the builders' original fixtures, require no approval and may be mounted to any of the exterior walls of the house. In addition, non-incandescent lighting (e.g. florescent, mercury vapor, halogen lamps) on the sides of houses requires no approval. However, approval is required for non-incandescent fixtures on the front or rear of houses.

XV. Mailboxes

Mailboxes installed by the builder must be replaced by the same type.