

FOXMOOR ASSOCIATION, INC.

Architectural Control Committee

Policy and Guidelines

UNOFFICIAL

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I. GENERAL INFORMATION

1. Purpose

The purpose of these guidelines is to assure each homeowner that “Foxmoor” will continue to be a community everyone can enjoy by keeping our properties maintained and performing upgrades that will only increase our property values.

2. Requirement of approval

Prior approval must be obtained per Article VI of the Foxmoor Declaration of Covenants, Conditions, and Restrictions. Such approval is required for any building addition, building exterior alteration, deck, patio, swimming pool, fence, etc... If there is any deviation from an approved application, it shall be corrected or approval shall be revoked and the violator shall be assessed a fine as per Section III of this document.

3. Anne Arundel County Codes and Setback Requirements

Since this community cannot guarantee that the Anne Arundel County codes and setback requirements will not be changed from time to time, it shall be the responsibility of the homeowner to ensure that a project is in compliance with all current code and setback requirements.

4. Criteria Used

The criteria used by the Architectural Control Committee (ACC) in determining the approval/disapproval of a request are delineated in this document.

II. DEFINITION OF RESPONSIBILITIES

1. Board of Directors Responsibility:

In accordance with Article X, Section 1 of the Covenants of the Foxmoor Community, the Board of Directors is required to enforce architectural guidelines as outlined herein.

2. Homeowner's Responsibility:

a. Covenants of the Foxmoor Community

In accordance with Article VII, Section 12 of the Covenants of the Foxmoor Community, all owners and occupants shall abide by the By-Laws and any rules and regulations adopted by the Association.

b. Maryland Homeowners Association Act:

Title 11B-106 (a)(3) of the Maryland Homeowners Association Act states: "The contract of sale contains a notice in conspicuous type, which shall include bold and underscored type, in a form substantially the same as the following: By purchasing a lot within this development, you will automatically be subject to various rights, responsibilities, and obligations,..... The lot you are purchasing may have restrictions on (1) Architectural changes, design, color, landscaping, or appearance."

III VIOLATORS FINED:

See Amendment to the By-Laws-Article XIV-Enforcement of Covenants.

IV. REQUEST PROCEDURES

1. Written or email requests are required to be submitted at least thirty (30) days prior to proposed start of construction on any and all projects requiring approval of the ACC. An applicant MAY NOT assume approval and have scheduled work to begin prior to receiving official notice
2. Oral request will not be considered.
3. Written or email requests will be accepted from the property owner(s) only.
4. Each homeowner shall submit two (2) copies (only is submitting a written request) of his/her proposal for a building, fence, or any structure, exterior addition to or change (including change of exterior paint, siding, etc.) or alteration therein to the ACC in writing or electronic format. The proposal must contain a description of the project, including the height, width, length, size, shape, color, materials, and location of the proposed improvement. Photographs or sketches of similar completed projects will aid in the consideration.
5. Each alteration, addition, or exterior change must be specifically approved even though the intended improvement conforms to the Declaration of Covenants and even when a similar or substantially identical change/improvement has been approved, or exists, elsewhere in the community. Circumstances and conditions may vary; therefore, it is not to be assumed that approval for one improvement is approval for all other like improvements.
6. The applicant shall be informed electronically or in writing (if requested with your submission) of the decision of the ACC. Such notification, whether approved or disapproved, shall be sent to the applicant within thirty days from the date of receipt of the request by the A.
7. If the request is disapproved, the reason(s) for such disapproval shall be stated as a part of the written decision.
8. The request may be approved, but with certain conditions attached. The conditions will be stated as a part of the written decision.
9. The applicant may ask for reconsideration of a request that has been disapproved if new and/or additional information clarifies the request.

10. It is the responsibility of the ACC and the Board of Directors to ensure that copies of all requests for review are filed along with a copy of the decision.

V. BUILDING ADDITIONS OR ALTERATIONS

Addition and alteration construction is a miscellaneous grouping of home improvement and renovation projects which are generally geared towards the betterment of an existing principal structure.

1. All additions must be attached to the building and must be compatible with the design character of the original building.
2. Roofing material used for repairs and additions must be the same color as the existing roof. Roof replacement may be a different color, but this must be approved by the ACC.
3. No building, or alteration to same, shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat of Foxmoor, or and amendment to or re-subdivision thereof.
4. Changes in topography and drainage patterns will require the applicant to obtain approval of the Anne Arundel Soil Conservation District.

VI. EXTERIOR COLOR SCHEME:

Changes in exterior colors shall require approval.

VII. DECKS, PATIOS, PORCHES, AND CARPORTS

Decks, patios, and porches enclosed by screen or other materials should be treated as a building addition and comply with the "Building Additions or Alterations" section of these regulations.

1. Patios may be constructed of brick, concrete, concrete product, or stone construction. Patios constructed of wood are considered to be decks. New technologies will also be considered.
2. Decks, patios, and enclosed porches must be at the rear of the house.
3. Only wood or synthetic material that is water repellant and insect resistant may be used for decks.
4. Enclosed front porches will not be permitted.
5. Carports will not be permitted.

VIII. SWIMMING POOLS

The Anne Arundel County Code has specific fence requirements when installing a swimming pool. It is the responsibility of the owner of the property to ensure that this code is followed.

1. Pools shall be located within the setback lines recorded on the plat of Foxmoor or any amendment to or subdivision thereof.
2. In ground and above ground pools must be placed in the rear of the lot.

IX. FENCES

Fences may not be placed so as to encroach upon property lines (including your own), easements of any kind or State or County right of ways.

1. No fence or hedge shall be erected, maintained, placed or altered on any lot nearer to any street than the minimum building setback line as shown on the recorded plat, or any amendment to or re-subdivision thereof. Placement of the fence will be based on "property line stakes." If these stakes are no longer in place, a "boundary survey" must be done prior to the installation of a fence or hedge.
2. Fences shall not be more than 72 inches in height. Height shall be measured from the ground to the top of the fence.
3. Natural or pre-treated wood fences shall be permitted as well as vinyl and other synthetic materials. Acceptable colors for vinyl or other synthetic materials must be neutral in nature and approved by the committee. These could include white, beige, gray or brown wood tone. While black is considered a neutral color it is not acceptable.
4. No cyclone fencing, wire mesh screening, or natural galvanized chain-link fencing shall be permitted.
5. Fencing placed in front yards must be open fencing and no more than 42 inches high. Open fencing is defined as: western rail, split rail, ranch rail, post and rail, and picket fence styles where at least 50 percent of the surface area is open. Continuous fencing is not permitted on the property line adjacent to the street.
6. A mesh material attached to an open fence for retaining pets or children must be of protected material (plastic coating) and attached to the inner side of the fence.
7. All fencing other than open fencing must not extend beyond the front corners of the house.
8. Limited open fencing used for landscape purposes shall be no more than 12 feet in length regardless of whether it is continuous or broken sections.
9. Fences must be placed inside the property line.

X. PRIVACY WALLS:

This restriction does not apply to retaining walls required by topography. No privacy wall will be constructed on any lot. A privacy wall is primarily used to act as a human barrier and is usually constructed of brick, block, stone or concrete.

XI. PLAY APPARATUS AND SPORTS EQUIPMENT

1. Children play apparatus such as swings, slides, playhouses, etc. must be placed on the rear portion of the lot.
2. Skateboard ramps, trampolines, and other such sports equipment may not be permanently located in front yards or driveways.
3. Permanent backboards must be approved by the ACC. Portable backboards are permitted.

XII. SHEDS AND GAZEBOS

Sheds and gazebos are similar accessory structures that differ from one another by use type. Both structures are usually constructed from lumber and covered by a shingled roof. Sheds are primarily used for secondary storage and as small workshops.

1. Sheds:
 - a. Maximum size shall not exceed 150 square feet (size of the shed must be included in the application.)
 - b. Maximum amount one per lot.
 - c. Metal storage sheds are not allowed.
 - d. Sheds shall be located behind the rear corners of the dwelling unit within setback lines recorded on the plat of Foxmoor and any amendment of or re-subdivision thereof. Setback shall be a minimum of 10 feet.
 - e. Maximum height shall be ten (10) feet.
 - f. Roof and side colors must conform to parent structure.
2. Gazebos
Gazebos must be constructed of water repellant and insect resistant materials.

XIII. FIREPLACES AND CHIMNEYS:

1. Exterior may be brick or siding matching the siding of the house.
2. Metal pipe style chimneys must be placed at the rear of the house.

XIV. EXTERIOR WINDOW/DOOR STYLE

1. Changes in exterior window or door styles must be approved and must conform in color and style to the existing character design of the home.

XV EXTERIOR LIGHTING:

1. A single fixture head decorative pole mounted light, placed in the front yard, will be located near the driveway/front walkway only.
2. Spot or flood lights shall be aimed in a manner that does not intrude on neighboring house(s).

XVI. SATELLITE DISHES AND ANTENNAS

1. Satellite DBS dishes must be no larger than one meter, or 39 inches in diameter measurement. TV antennas are permitted. Any masts used to mount either antenna may not exceed ten (10) feet above the roof line, or as specified by Federal regulations.

XVII. SOLAR PANELS

1. Solar Panels: (a) A restrictive covenant regarding land use, which becomes effective after July, 1, 1980 may not impose or act to impose unreasonable limitations on the installation of solar collection panels on the roof or exterior walls of improvements. The law protects only equipment installed on the roof or the roof or exterior walls of improvements. Ground panels are not permitted in the community. Requests should still be made to the architectural committee as it is a change to the property; but requests will be approved.

XVIII. TREE REMOVAL

1. No live tree measuring six (6) inches or more in diameter at ground level may be removed without written approval of the committee unless said tree is within twenty (20) feet of the main dwelling or accessory building. This does not apply to trees removed during the construction process.

XIX. COMPLETION TIME

1. Since guidelines may be revised from time to time, approval for any project not begin within one (1) year from the date of the approval letter will be considered void and a new request for approval must be submitted.
2. Projects started but not completed within one year from the date of approval: If delays extend a project beyond the one (1) year time frame, the homeowner must apply for an extension and a completion date must be determined.

XXI. NEW TECHNOLOGY

Consideration shall be given to new wood materials and other technological advancements.

ATTEST: FOXMOORASSOCIATION, INC.

By: _____ (President)

_____ (Vice President)