

BOWLING BROOK FARMS ASSOCIATION, INC. ARCHITECTURAL GUIDELINES AND RULES & REGULATIONS

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ARCHITECTURAL CONTROL GUIDELINES

- I. Procedures for Application for Architectural Committee (AC) Review of Proposed Exterior Changes
- A. Only homeowners may submit applications.
 - B. The AC will review only written requests.
 - 1. All requests must be submitted on an Architectural Review Form (ARF). Supplemental forms along with a copy of your plat or sketch are also required for all sheds and decks.
 - 2. All ARF's must be complete. Incomplete forms or those containing insufficient information will not be approved by the AC (see example of completed form, Appendix I).
 - 3. All completed forms must be mailed or delivered in person during normal office hours to Bowling Brook Farms Association, Inc., c/o CVI, 6300 Woodside Court, Suite 10, Columbia, MD 21046-3212 or emailed as a PDF to info@bowlingbrookfarms.org.
 - 4. ARF's may be obtained by downloading through the Association's website at www.bowlingbrookfarms.org or by requesting a copy from the management agent.
 - C. After Committee Review:
 - 1. Written notification of approval will be valid for 180 days. If the exterior change is not completed within the 180 day period, a new application must be submitted for approval before starting the exterior change. Once work has commenced, it must be completed within 60 days, unless written extensions are granted by the AC or Board of Directors.
 - 2. Written notification will be sent to the homeowner within 15 working days of the AC meeting.
 - 3. If the AC denies the application:
 - a. The applicant may resubmit the application for AC reconsideration by presenting new and/or additional information which should clarify the request or demonstrate its acceptability.
 - b. The homeowner may appeal to the Board of Directors. The appeal must be in writing and received by the management agent at least 15 business days prior to the scheduled board meeting.
- II. Rules Governing the Architectural Committee
- A. The AC should meet at least once a month. The Committee will review applications at their regularly scheduled meetings which are normally held on the first Wednesday of each month. If the application is not received 10 business days before the meeting, it will not be reviewed until the following month.
 - B. In accordance with the Covenants, the AC or its designated representatives will inspect the community once per year. These representatives will physically walk the property to obtain accurate information regarding violations and architectural changes.
 - C. Notice of violations will be in writing and mailed to the homeowner and will contain a date for violation correction and re-inspection.
 - D. If the specified violation is not corrected, the AC will refer the matter to the Board of Directors.
 - E. Section 9.6 Right of Entry of the Declaration of Covenants, Easements, Charges and Liens states

the following: "The Association and the Developer shall each have the right to enter on any Lot and (a) trim or prune any tree, hedge or other planting whose height or location on such Lot is, in the Association's judgment, unreasonably detrimental to any adjoining property, is unattractive or obscures the view of street traffic from any Lot, or (b) cure any violation of the provisions of this Section, all provided that such Homeowner is given fifteen (15) days prior written notice of such action, except in the case of an emergency, in which event only such notice need be given as is reasonable under the circumstances. In such event, such Homeowner shall pay to the Association the amount of any and all reasonable expenses incurred by the Association in taking such action, within ten (10) days after such Homeowner's receipt of written demand therefore from the Association."

- F. If any homeowner changes, alters, or modifies his or her property within the meaning of these guidelines without the approval of the AC or the Board of Directors, he or she is deemed to be in violation of the Architectural Guidelines and is subject to legal action by the Association.
- G. The rules and regulations as set forth in the Declaration of Covenants, Easements, Charges and Liens and the By-Laws of the Bowling Brook Farms Association, Inc. regarding exterior maintenance, architectural control, and use restrictions and nuisances will at all times take precedence in determining the approval or disapproval of any and all requests for architectural review.

III. Architectural Standards

A. General Requirements

- 1. Any change or addition to an existing building, any exterior alteration, or any new detached structure not specifically mentioned in these guidelines must:
 - a. Have written approval of the AC **BEFORE** any work is undertaken. Any work completed before AC approval may result in an administrative fine to the homeowner for non-compliance with the Architectural Guidelines and/or the homeowner may be required to restore the property to its prior condition.
 - b. Be compatible with the parent structure.
 - c. Have all required County Building Permits. Building permits are the sole responsibility of the homeowner.
 - d. The homeowner must comply with all Federal, State, County, City, and Fire codes.
- 2. Any damage to common property must be repaired. During construction, the common grounds must be maintained in conformance with standards set by the Board.

B. Maintenance Requirements

- 1. The exterior of all premises shall be maintained by the homeowner in a manner which will preserve the overall aesthetic quality of the community. Included in the maintenance requirements are building exteriors, front, back, and side yards, fences, sheds, and any other exterior portion of the premises. Included in maintenance items, but not limited to, are: routine aging, weathering and eyesore or nuisance conditions. A condition is considered to be an eyesore or nuisance if it is unsightly or hazardous to the public safety or general welfare of the community.
- 2. All landscaping and lawns must be maintained including, but not limited to, grass cut not to exceed four inches (4") and weeded, bushes trimmed, bed lines edged, dead trees removed and replaced with a tree of similar variety or with a tree that is consistent with those in the

surrounding area or as specified in the Landscape Planting Guidelines attached. As authorized in Section 9.6 of the Declaration and Section II.E of these Guidelines, the Association may exercise its right to correct any lawn maintenance violation (i.e. failure to mow) after giving one notice to the homeowner per calendar year. Such notice will outline that if the lawn is not mowed immediately and maintained at an acceptable height throughout the entire mowing season, the Association will hire a contractor to mow it as many times as needed throughout the year and the expense of each mowing will be billed to the homeowner.

3. Exterior Wires - shall be mounted in an unobtrusive manner and must be securely attached to the house and must not run across the house.
4. Firewood Storage – does not require approval, however, must be stored in the rear of the unit INSIDE the homeowner's property line or immediately adjacent to a fence and should be stacked in such a manner as not to create an unsightly condition, and must comply with applicable codes.
5. Play equipment is not allowed to be stored on common property. Equipment that remains on common property unmoved for a period over 24 hours will be removed and disposed by the Association. The homeowner of the equipment will be charged the cost of removal.
6. Sports equipment, basketball hoops, slides, playhouses, nets, etc. must not be left overnight in front or side yards or common areas.
7. Trash - must be stored in trash cans and sealed with a lid, out of view from any street. Trash must be housed in the rear of the unit INSIDE the homeowner's property lines. Trash must be stored on homeowner's property in such a manner as not to create an unsightly or unhealthy condition.

C. Specific Requirements – ALL OF THE FOLLOWING ITEMS require AC Approval prior to commencement of work unless otherwise noted.

1. Animal Houses do not require AC approval as long as they are kept within or against privacy fence and are lower than fence. Animal houses must be constructed to be compatible in color, structure and trim with the parent structure.
2. Antennas/Satellite Dishes greater than 39" in diameter are prohibited. Location of satellite antennas 39" or less, designed to receive satellite (television) signals, do not require approval by the AC. Homeowners desiring to install dishes/antennas, however, are encouraged to consider the following recommendations for installation:
 - a. It is recommended that antenna be installed in the rear of the home, if possible.
 - b. It is recommended that the antenna not be installed on the roof, or on any object above roof level. If the only reasonable location for the antenna is on a roof, then it is recommended that the mounting pole and antenna elevation be installed where they cannot be seen from the parking lot or street.
 - c. It is recommended that antenna be screened, where possible, with vegetation or other material that shields or softens its impact or view from the neighbors' property or public areas.
 - d. It is recommended that the antenna not be installed on a pole.
3. Attic Fans/Ridge Vents do not require AC approval as long as they adhere to the following guidelines:
 - a. Are not visible from street, sidewalk, or side of house with the exception of solar

- powered attic fans which may be oriented to achieve maximum solar gain.
 - b. The exterior portion of the fan may not exceed eighteen (18) inches in height.
 - c. The exterior portion of the fan/ridge vent must be painted black or a color in harmony with roof or shingles of adjacent structures.
- 4. Awnings
 - a. Retractable awnings will be reviewed on a case-by-case basis. Colors must be compatible with the home.
 - b. All homeowners approved for retractable awnings shall adhere to the hours of sun-up to sundown. Awnings may be extended at sun-up and must be retracted at sundown.
- 5. Bird feeders do not require AC approval as long as they are limited to one free standing structure or hanging from a deck/tree/etc. in the rear yard. Bird feeders must be of a small size. Any large bird feeder (greater than 6 cubic feet) must be submitted to the AC for approval.
- 6. Clotheslines do not require AC approval as long as they are in compliance with the following:
 - a. Clotheslines cannot be permanently installed (eg. retractable) or mounted and may only be used during daylight hours in the rear yard.
 - b. No items may be hung from balconies, decks, windows, or railings.
- 7. Decks
 - a. All deck construction must have AC approval before being undertaken. An ARF must be submitted with a copy of your plat map or scale drawing.
 - b. Decks constructed must not extend more than twenty (20) feet from rear of home.
 - c. Decks, including stairs, must have at least a six (6) inches offset from the adjoined townhome property line.
 - d. Decks may **NOT** be constructed in the **FRONT** or on the **SIDE** of any unit.
 - e. Decks must be made of pressure-treated wood and/or Trex/Fiberon (or similar product) of a natural color. Approvable colors include, but are not limited to Saddle, Madeira, Cedar, or similar wood-tone colors. White decks are not allowed.
 - f. The maximum railing height is not to exceed four (4) feet from the deck floor.
 - g. Clear natural wood weatherproofing sealant and/or semi-transparent waterproofing sealant or stain may be used. Wood grain must be visible from a distance of 10 feet after sealant application.
 - h. Privacy screening/lattice on decks must adhere to the following:
 - i. Only lattice style. Board on board or other privacy screening is not allowed.
 - ii. May not exceed a height of eight feet from the deck floor.
 - iii. Are **NOT** allowed on the back of the deck.
 - iv. May extend no more than two-thirds (2/3) of the deck depth not to exceed ten feet on either side.
 - v. Is allowed on the bottom sides of the deck.
 - i. Acceptable ground covering underneath decks includes: mulch, white landscape gravel, river gravel, grass & plantings. Borders must be neatly edged and general appearance of ground coverings must be maintained (in an acceptable fashion). Any selection of ground covering not mentioned must be approved by the AC.
- 8. Exterior Burglar Alarm Equipment does not require AC approval, but should be kept to a minimum and mounted in an unobtrusive manner.

9. Exterior Doors - (front door, rear door, sliding door)
 - a. Doors must be of similar style to others on the street on which the home is located.
 - b. Except for sliding doors, no more than twenty-five (25) percent of the door may be glass located on the top of the door. No stained glass will be permitted. Etched glass designs will be considered.
 - c. Caming must match door hardware.
10. Exterior Hardware (i.e. house numbers, door knockers, kickplates, door knobs) changes do not require AC approval as long as it is compatible with the styles, colors, and sizes presently used on the street on which the home is located.
11. Exterior Lighting – does not require AC approval as long as it is in compliance with the following guidelines:
 - a. Exterior lighting, including security lighting, shall not be of such intensity or directed in such a manner as to create an annoyance to neighbors.
 - b. Exterior lighting and security lighting shall be either "white" or standard "insect yellow" colors.
 - c. Replacement light fixtures are to be of a size, style, finish, and material compatible with those presently adjacent.
 - d. Landscape lighting must be within three (3) feet of the foundation and shall not be of such intensity to create an annoyance to neighbors. Landscape lighting shall be white or standard "insect yellow."
 - e. Freestanding light poles are not permitted.
12. Fences do not require AC approval as long as the construction complies with the following guidelines.
 - a. Fences must be of wood or wood-toned composite material in the approved style.
 - i. Only alternating board-on-board as installed by builder.
 - ii. Fences must be six or four (6 or 4) feet in height. No other heights will be permitted.
 - iii. Fence boards are to be of a pressure-treated and/or weather-proof wood material.
 - b. Fences must be within the homeowner's property lines. The placement of the fence is the responsibility of the homeowner, and homeowners should obtain the services of a surveyor in order to properly locate the corners of the lot and the position of the fence.
 - c. Fences must not extend towards the front of the house.
 - d. Clear natural wood weatherproofing sealant and/or semi-transparent waterproofing sealant or stain may be used. Wood grain must be visible from a distance of ten (10) feet after sealant application.
 - e. White fences are not allowed.
13. Flagpoles – freestanding flagpoles are not permitted. Small wall-mounted flagpoles (six [6] feet or less) are permitted without AC approval.
14. Gas Meters/Gas Vents/Gas Exhaust - Gas meters, gas exhaust and gas vent pipes that are installed by the Baltimore Gas and Electric (BGE) Company that are required for gas installation into the town homes do not require AC approval.
15. Grounds Alterations
 - a. All grade alterations must have AC approval before being undertaken.

- b. All retaining walls must have AC approval before being undertaken.
 - c. Vegetable gardens are permitted only in the rear yard and do not require AC approval if they do not exceed the maximum height of a fence or six feet, whichever is lower and dimensions of four (4) feet by eight (8) feet. The garden must be maintained by the homeowner and must be properly cleared at the end of the growing season.
 - d. Homeowners must submit for approval, all landscaping located more than:
 - i. Six feet from the foundation of the home (not to exceed fifty (50) percent of the front or side yard).
 - ii. Three feet in diameter around a tree.
 - iii. Three feet from a ground level patio.
 - iv. Three feet from fence or rear property line. Landscaping of entire rear yard will be reviewed on a case-by-case basis. Homeowner must submit detailed plan to the AC.
 - e. All common ground planting or clearing by homeowners is prohibited.
16. Gutters and Downspouts - Any changes to gutters and downspouts will be reviewed on a case-by-case basis.
17. Hot Tubs
- a. The make and model must be of sufficiently high quality to not detract from the appearance of the lot.
 - b. The hot tub must be located in the rear of the home and comply with any one of the following:
 - i. Owners of off grade level hot tubs without grade level access (i.e. no stairs off of the deck) shall have a minimum deck rail height of six (6) feet above grade.
 - ii. Owners of grade level hot tubs (deck rail height of less than six (6) feet above grade) and off grade level hot tubs with grade level access (i.e. stairs off of the deck) shall restrict unauthorized access by the following means:
 - a). A six (6) foot privacy fence with locked gate.
 - b). Use of a code rated locking hot tub cover.
 - c. The hot tub must be placed on one of the following:
 - i. A platform/deck of pressure treated natural wood decking. The platform may be sealed or treated with a water repellent.
 - ii. On an "at grade" reinforced concrete pad not to exceed twelve (12) inches above grade.
 - d. Drainage for the hot tub into domestic sewage system must be provided. This drainage shall not be onto private or common ground.
 - e. If placement on grade level is within five (5) feet of adjoining property, or on an above grade deck, consideration must be given to the neighboring homes for noise and water splash. Screening between decks and splash guards on the tub may be a requirement before the AC can approve a variance. Each review will be done on a case-by-case basis.
 - f. The noise generated by the pump, filtration plumbing, and other mechanical systems (e.g., an ozonator) must be less than the noise generated by the Lot's existing domestic heat pump.
18. House Numbers - do not require AC approval, but MUST BE maintained on the front of

- each house and shall be visible from the street. The style, color, and size of the numbers should be compatible with those styles in the area of your home. One set of house numbers per home.
19. Lawn Ornaments (e.g., birdbaths, small welcome signs, garden statues, etc.) - may not be placed in general public view except that five (5) or fewer items less than twenty-four (24) inches in height may be kept within three (3) feet of the foundation of the home.
 20. Painting
 - a. Only those areas that were originally painted should be repainted. Repainting using the existing color(s) does not require AC approval.
 - b. All color changes require AC approval. Proposed colors should be in sequence with the adjacent homes and similar to the colors employed on the street on which the property is located.
 - c. Unpainted surfaces and unstained areas (such as brick, concrete, decks and fences) shall remain unpainted and unstained.
 21. Patios
 - a. May not extend more than twenty (20) feet from the rear of the home into the rear yard, and must have a minimum of a one (1) foot setback from the property lines.
 - b. Only porous or pervious materials such as pavers and gravel beds are allowed in order to prevent storm water runoff onto neighboring property or common area. Permanent, poured in place concrete surfaces will only be considered when designed with pervious concrete. Asphalt will not be approved.
 - c. Wooden patio structures must comply with Section C.7 regarding decks.
 22. Patio Enclosures (Solariums/Screened-In Porches/Sunrooms)
 - a. Patio enclosures/sunrooms/screened-in porches are only permitted at ground level and the maximum height of any portion of the enclosure may not exceed one story.
 - b. Solariums may only be constructed as a glass-enclosed structure supported by wood or metal framing. Materials must match as closely as possible to the existing color of house.
 - c. Construction of Screened-in Porches/Sunrooms must adhere to the following:
 - i. Wood or aluminum construction with weather-proof screens or glass.
 - ii. Screening, glass or polycarbonate must surround the three exposed sides. No solid wall construction above thirty (30) inches will be approved.
 - iii. Must have a sloped roof of ten to fifteen (10-15) degrees with shingles matching the existing roof in color and composition.
 - iv. Materials must match the existing color of the home as close as possible.
 23. Play Equipment - does not require AC approval as long as it is in compliance with the following guidelines:
 - a. All above ground play equipment, including swing sets and jungle gyms, must be made of galvanized steel, pressure treated lumber or weather-resistant plastic.
 - b. Play equipment should conform to the Consumer Product Safety Code and all applicable codes.
 - c. Play equipment is to be free of rust and broken, loose or damaged parts at all times.
 - d. Play equipment should be shorter than six (6) feet. All play equipment exceeding six (6) feet in height requires specific AC approval.
 - e. Color to be as follows:

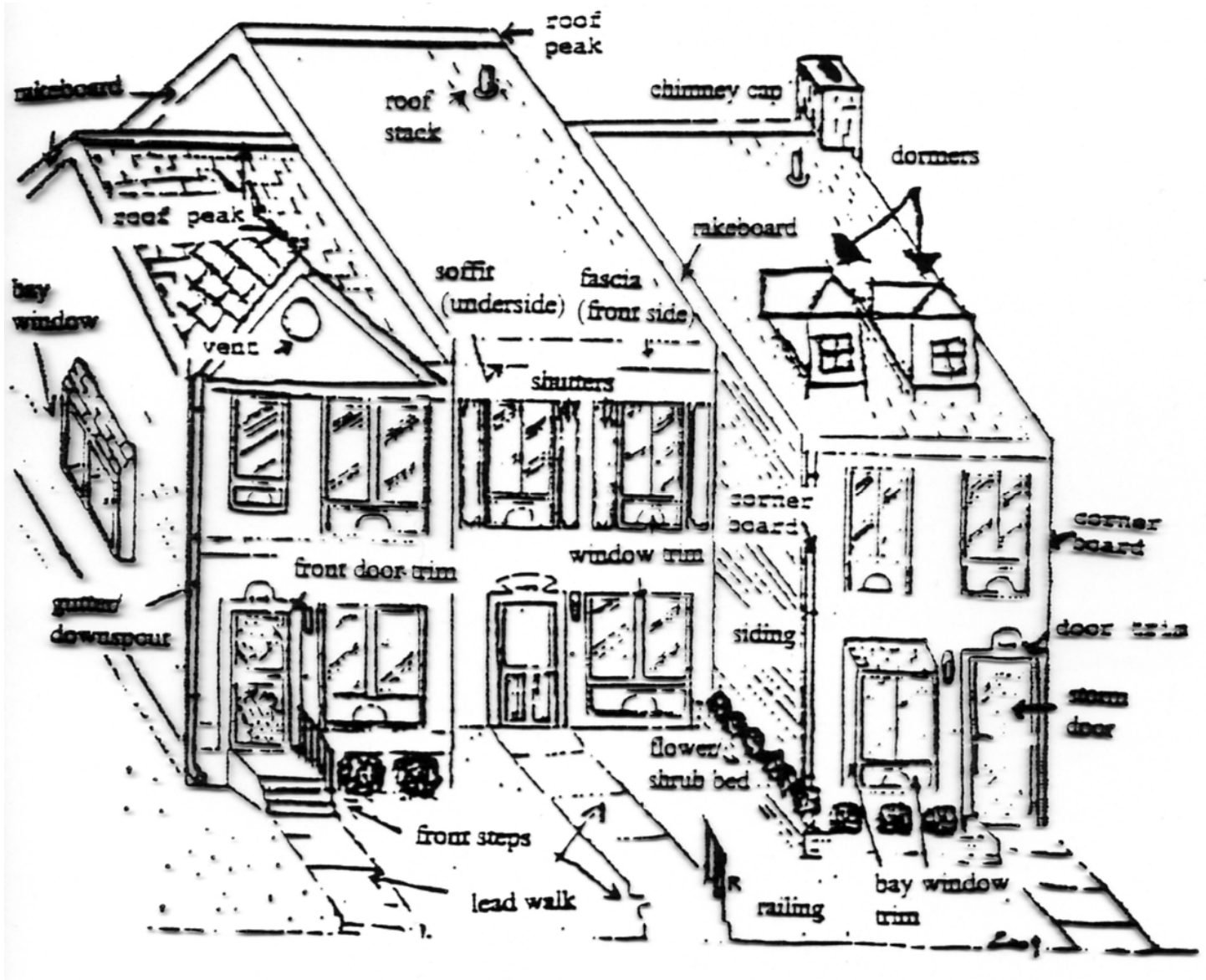
- i. Wood - natural in color; no painting or staining.
 - ii. Metal - when repainting it must be painted the original color or the color change must be submitted to the AC for their approval before painting.
 - iii. Weather-resistant plastic may be of any color combination.
- 24. Roof Replacement
 - a. Roof replacement with the same shingle style and color does not require AC approval.
 - b. Any change in color or style of shingles requires AC approval prior to commencing any work.
- 25. Security doors (rear only) –must be painted to match the color of the house trim and can only be installed in the rear of the house.
- 26. Sheds
 - a. All shed construction or modifications must have approval before being undertaken. An ARF and a copy of your plat must be submitted.
 - b. Only one shed or similar structure per lot is permitted.
 - c. The entire shed must be in the rear yard within the homeowner's property lines.
 - d. Sheds must be entirely backed by a fence or the house or underneath the deck.
 - e. Sheds may not have dimensions that exceed a maximum length of twelve (12) feet or length of fence, a maximum width of six (6) feet or length of fence, whichever is shorter. If the entire shed is underneath a deck, no height restrictions apply. If the shed is along a fence, it cannot exceed seven (7) feet.
 - f. Shed roofs must be sloped.
 - g. The exterior walls of sheds must be constructed of one of the following:
 - i. Pressure treated wood, in the board-on-board design similar to the fence.
 - ii. Wood, T1-11 grooved exterior siding, either unpainted/unstained, to match the adjacent fence or painted to match as closely as possible the exterior color of the house.
 - iii. Metal or vinyl sheds are permitted, but must be maintained in such a way to be rust free.
 - h. If the shed is located along the fence line or is not located underneath a deck, the roof must be constructed of either of the following:
 - i. Asphalt or fiberglass shingles, matching the color and composition of the shingles on the house.
 - ii. Unpainted natural cedar wood shingles.
 - iii. Metal or vinyl sheds are permitted, but must be maintained in such a way to be rust free.
 - i. If the shed is located under a deck, the roof covering will be at the discretion of the AC.
 - j. Neutral color resin sheds (e.g. Rubbermaid) do not require AC approval so long as they comply with the other restrictions noted herein.
- 27. Shutters
 - a. Any change or additional shutters must be approved prior to installation.
 - b. Shutters cannot be removed from the structure.
- 28. Siding
 - a. Vertical strip siding is not allowed.
 - b. Roll siding, so long as the color matches the same as the wood being capped, and

- the roll siding trim and style replicates the existing features of the exterior wood being capped, does not need approval from the Architectural Committee.
- c. Horizontal strip siding – the AC may approve capping of bay windows and capping of exterior wood with horizontal strip siding, if it does not adversely change the appearance of the house and it does not affect the architectural character of the street on which the home is located. This will be done on a case-by-case basis. NOTE: Capping is covering the exterior wood with vinyl siding.
29. Storm doors - do not require approval, but must be in white, black or the color of the door or door trim. No scrollwork is allowed. Must be full view or may have a kickplate less than 12" with the remainder being clear glass or screen. Small support bars in the middle of the door not to exceed 2" is allowed. Tempered safety glass is recommended.
 30. Tree Removal - No tree having a diameter of three inches or more, as measured at a point two feet above the ground level, shall be removed from any lot. If a tree is dead, dying, damaged, etc., the homeowner must submit an ARF to the AC prior to removing the tree. Trees must be replaced within 90 days of approval with a tree of similar variety or with a variety provide in the Landscape Planting Guidelines attached.
 31. Windows – Replacement windows require AC approval ONLY if the style, color, and/or appearance of the windows are being changed. Approvals will be based on the replacement windows being uniform in style with the other windows and much contain grids.
 32. Window air conditioners are prohibited.
 33. Window Fans - do not require AC approval, however must be removed from view when not in use.
 34. Woodburning Stoves and Fireplaces
 - a. All exterior of chimneys not exiting through the roof must be the same material and color as the existing home exterior.
 - b. Chimneys exiting through the roof must be painted as originally painted (black or a color in harmony with adjacent chimney or roof colors).
 - c. Chimneys must be stable and secure without the application of props or guide wires.

These architectural guidelines and rules and regulations have been approved by the Board of Directors of Bowling Brook Farms Association, Inc. and are all effective March 1, 2011.

HOUSE COMPONENT DIAGRAM

The following diagram shows examples of where to look for house “parts”. This diagram is for reference only, and may not exactly reflect the style of each home in the community:



ARCHITECTURAL CONTROL COMMITTEE CHARTER

I. MEMBERSHIP

- A. A Chairperson and Vice Chairperson shall be elected annually by the Committee.
- B. Members of the Committee shall be those who volunteer their services to the Chairperson and are subsequently confirmed by the Board of Directors of the Homeowners Association at the next regular Board Meeting. Membership is open to any homeowner. The Committee shall be limited to a maximum of nine (9) members.
- C. If more than two committee members, besides the Chairperson or Vice Chairperson are present at a meeting for which notice has been duly given, a quorum exists. A vote of the majority of those present at a meeting is required for a Committee decision.
- D. More than one member of a household may serve on the Committee, but there will be only one vote allowed for each lot owned. The same formula applies to qualification of a quorum.
- E. The Committee will schedule monthly meetings, and publish the dates.

II. RESPONSIBILITIES AND FUNCTIONS

- A. The primary responsibility of the Architectural Committee is to advise and assist the Board in the discharge of the Association's responsibilities with respect to the general residential protective covenants.
- B. In fulfilling this responsibility, the Committee shall perform the following tasks:
 - 1. Draw up guidelines and procedures for the Committee's operations to be approved by the Board. A guide for submission for alterations to property should be sent to every member following Board approval.
 - 2. Within 35 days of receipt of an application, the Committee will review all plans for improvements on all lands affected by the residential protective covenants and render a decision on same in accord with the Declaration, Section 8.4.2. (c).
 - 3. Disapprove plans for improvements which do not comply with the residential protective covenants.
 - 4. Inspect the exterior of all premises at least once yearly to determine that the exterior of the premises and the improvements situated thereon are maintained in a manner satisfactory to the Board of Directors.

5. Investigate on behalf of the Association alleged violations of the Covenants.
6. Make recommendations to the Board of Directors with regard to violations of the residential protective covenants.
7. Arrange for periodic dissemination to the Community of information on the residential protective covenants and their value to all residents.

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Bowling Brook Farms Homeowners Association

Landscape Planting Guidelines

I. PURPOSE:

These guidelines were developed by the Bowling Brook Farms Landscape Committee at the request of the Board of Directors as a means to direct future landscape improvements to the community. Specifically, these guidelines should be used by members of the Architectural Committee to inform their decisions regarding homeowner requests for landscape improvements. Additionally, the Landscape Committee should use these guidelines to make landscape planting decisions for the aesthetic improvement of the community open spaces and entrance plantings.

II. STREET TREE PLANTING CRITERIA:

- Proposed street trees on the same street should have similar growth habits and growth rates where possible.
- To discourage the spread of disease and insect infestation, no more than 70% of the street trees shall be of the same genus [ie. *Acer* (Maples), *Quercus* (Oaks), etc]. In addition, no more than 50% of the street trees within the same genus may be the same species [ie *Acer saccherrum* (Sugar Maple), *Acer platanoides* (Norway Maple), etc.].
- Insure a minimum of 6 feet of branching clearance needed for pedestrians and vehicles.
- A minimum of 2.5-3" caliper size for street trees is recommended.
- Consider the location of underground utilities and easements where applicable and the proposed tree location in relation to existing street lighting, regulatory signs, fire hydrants, driveway entrances and intersection site visibility distances. Before approving the proposed placement of trees.
- Replace dead or dying trees with trees of the same species.
- Planting methods should be in accordance with good horticultural practices. A suggested planting specification is published by the Landscape Contractors Association of MID/VA/DC.
- Street tree spacing standards:
 1. Minimum distance of 10' from a home
 2. Minimum distance of 25' between street trees
 3. Minimum distance of 5' from water or gas meters
 4. Minimum distance of 5' from storm drain inlets or manholes
 5. Minimum distance of 10' from fire hydrants
 6. Minimum distance of 15' from light poles
 7. Minimum distance of 5' from any driveway

III. SHADE, ORNAMENTAL & EVERGREEN TREE PLANTING CRITERIA:

- Plantings should not block access to rear yards or be planted directly on property lines so not to

- create potential maintenance or ownership disputes.
- Plants should have the appropriate cultural requirements to match the conditions of the site, (ie. climate, soil, solar exposure, etc.).
- Consider the location of underground utilities and easements (water, sewer, telephone, cable television) before approving the proposed placement of trees.
- The use of evergreen trees should be limited to the rear yards for screening purposes only.
- Tree spacing standards:
 1. Minimum distance of 10' between ornamental trees and evergreen trees
 2. Minimum distance of 15' between shade trees
 3. Minimum distance of 15' between ornamental trees and shade trees
 4. Minimum distance of 3' from property lines, sidewalk, planting bed, or fences.

IV. SHRUB, PERENNIAL & GROUNDCOVER BEDS:

- Plantings should not block access to rear yards or be planted directly on property lines creating potential maintenance or ownership disputes
- Plants should have the appropriate cultural requirements to match the conditions of the site, (ie. climate, soil, solar exposure, etc.).
- Consider the location of underground utilities and easements (water, sewer, telephone, cable television) before approving the proposed placement of new plantings.
- Avoid over planted foundation plantings. These result in too much maintenance for the owner and future owners.

V. SUGGESTED PLANT MATERIALS:

Street Trees-Medium to Large Size

Norway Maple (*Acer platanoides*)

Red Sunset Maple (*Acer rubrum* 'Red Sunset')

Green Mountain Sugar Maple (*Acer saccharum* 'Green Mountain')

Bonfire Sugar Maple (*Acer saccharum* 'Bonfire')

Autumn Purple Ash (*Fraxinus americana* 'Autumn Purple')

Marshall's Seedless Ash (*Fraxinus pennsylvanica lanceolata* 'Marshall's Seedless')

Shademaster Honeylocust (*Gleditsia triacanthos inermis* 'Shademaster')

Imperial Honeylocust (*Gleditsia triacanthos inermis* 'Imperial')

Bloodgood London Planetree (*Platanus x acerifolia* 'Bloodgood')

Red Oak (*Quercus rubra*)

Willow Oak (*Quercus phellos*)

Little Leaf Linden (*Tilia cordata*)

Village Green Japanese Zelkova (*Zelkova serrata* 'Village Green')

Green Vase Japanese Zelkova (*Zelkova serrata* 'Green Vase')

Street Trees-Small to Medium Size

Armstrong Red Maple (*Acer rubrum* 'Armstrong')

Skyline Honeylocust (*Gleditsia triacanthos inermis* 'Skyline')

Aristocrat Pear (*Pyrus calleryana* 'Aristocrat')
Chanticleer Pear (*Pyrus calleryana* 'Chanticleer')
English Oak (*Quercus robur*)
Regent Japanese Pagoda Tree (*Sophora japonica* 'Regent')

Shade Trees in Lawn Areas

All varieties indicated as Street Trees-Medium to Large Size
European Beech (*Fagus sylvatica*)
American Sweetgum (*Liquidambar styraciflua*)
Pin Oak (*Quercus palustris*)

Ornamental Trees

All varieties indicated as Street Trees-Small to Medium Size
Japanese Maple (*Acer palmatum* var. *atropurpureum*)
American Hornbeam (*Carpinus caroliniana*)
Eastern Redbud (*Cercis canadensis*)
Flowering Dogwood (*Cornus florida*)
Kousa Dogwood (*Cornus kousa*)
Japanese Flowering Crabapple (*Malus floribunda*)
Kwanzan Cherry (*Prunus serrulata* 'Kwanzan')
Yoshino Cherry (*Prunus x yedoensis*)

Evergreen Trees

Leyland Cypress (*Cupressocyparis leylandii*)
White Pine (*Pinus strobus*)
Austrian Pine (*Pinus nigra*)
American Holly (*Ilex opaca*)
Foster Holly (*Ilex x attenuata* 'Fosteri')

Trees not Recommended

Silver Maple (*Acer saccharinum*)
October Glory Maple (*Acer rubrum* 'October Glory')
Tree of Heaven (*Ailanthus altissima*)
All Birches (*Betula* sp.)
All Hawthorns (*Crateagus* sp.)
Female Ginkgo (*Ginkgo biloba*)
Black Walnut (*Juglans nigra*)
Varieties of Crabapples not listed above (*Malus* sp.)
Mulberry (*Morus alba*)
All Poplars (*Populus* sp.)
Varieties of Callery Pear not listed above (*Pyrus calleryana* 'Bradford')
Black Locust (*Robinia pseudo-acacia*)
All Willows (*Salix* sp.)
Siberian Elm (*Ulmus pumila*)