

Architectural Requirements (AR) – Important Changes Synopsis

January 2019

Minor Changes:

- Corrections to format and punctuation for easier reading
- Word changes:
 - o Title: Changed to Architectural Regulations (**AR**), formerly Architectural Guidelines
 - o Word Changes:
 - Improvements changed to Modifications
 - Exterior Modification Application changed to Exterior Modification Form
 - Management changed to HOA Management Office
 - Home changed to House
 - o Eliminated repetitive words

Important Changes:

- **Architectural Review – Pages 5 & 6** (Submittals for Changes and Additions)
 - Drainage – new requirement -- if an “Owner’s plan proposes to alter the grade of the Lot, the location of all drainage structures and direction and slope of flow must be indicated on a plan prepared by a licensed engineer” -- to help avoid future landscape/drainage concerns.
 - This new requirement is also included under ‘Residential,’ Section 2a.
 - #3; (d): Added ‘Other’ as a Covenant Committee decision as reasons/conditions may exist and require remedy prior to an exterior modification decision by the Covenants Committee.
- **Enforcement of Instruments – Pages 7 and Appendix C: Covenants Appeal Process – Page 26**
 - o Page 7, ‘Appeal of Decision,’ states the right of each Resident to appeal.
 - o Page 26, Appendix C, is an expanded version of the Appeal Process developed by the community’s previous attorney (Kathleen Elmore). There are no changes by the Covenants Committee to Appendix C.
- **Changes to Architectural Requirements – Page 7**
 - o Changed location of posting new amendments for residents from the Clubhouse bulletin board to the SV Website (an eBlast alert will also be sent in addition to a Libretto article to communicate changes).
 - o Paper copies of new amendments will no longer be provided by HOA Management.
 - o Covenants Committee added a five-year periodic review of the **AR** document to determine if information contained is valid and relevant.

- **Landscape Requirements and Guidelines – Page 9**
 - Eliminated phrase that indicate the HOA does not maintain rear yards.
 - Adjusted sentence to read Owners shall keep their lots clear of furniture ... to facilitate mowing (the words ‘reasonably clear’ were eliminated.)

- **Plantings – Pages 10 & 11**
 - Eliminated previous Appendix listing of ‘Prohibited and Approved Trees’; instead, the **AR** now refers Owners to the SV Website link of the approved list prepared by the Landscape/Tree Subcommittee.
 - New: Perennials (defined as plants with little or no woody growth) may be planted in existing garden beds without Covenants Committee approval.
 - Added section to **AR** describing process for approval to plant around utility boxes. Added reminder in **AR** mulching of areas around utility boxes is the responsibility of the Owner.
 - Added a new form for Owners to complete: Ground Installation Form. This form must be completed and submitted with the Exterior Modification Form when a proposed project requires ground breaking with a shovel. This form ensures Miss Utility and the HOA irrigation contractor review the site prior to initiation of a project to avoid complications with the infrastructure. See Appendix H.

- **Garden Ornaments – Page 11**
 - Increased the number of days seasonal décor will be allowed outside after the holiday season -- from ten to twelve days.
 - Bird Houses and Feeders – Eliminated the restriction of only one unit. Defined placement to the Private Area of the rear yard only and placement must be in Owners garden bed. No bird feeders are allowed on common area.

- **Home Maintenance – Page 13**
 - Added items that must be maintained and included in home inspections, these include: cleaning, painting of doors, shutters, door frames, trim, foundations, dormer windows including glass, and maintenance of exterior surfaces, patios, lights and house number plaques.

- **Changing Front Entry Door – Page 13**
 - Included window panels (clear, frosted or textured glass) may be used. As in the past, an Exterior Modification Form must be submitted for a front door change.

- **Structural Changes; Ramps and Handrails for the Disabled – Page 14**

- Regarding adaptation for handicap usage, added: “if Owner physically requires such.”
 - NOTE: The Covenants Committee voted against the HOA Board request to include language that requires railings installed for disabled Owners to be removed upon sale of the house. It was discussed and agreed by the Covenants Committee this decision is preferred to be between the seller and buyer, and not the decision of the Covenants Committee. (The Covenants Committee does not want to be in a position to question potential new buyers as to whether they require handicap equipment now or in the future.)
- **Invisible Fences - Page 14**
 - Added invisible pet fences are restricted to the Private Area rear yard and may not cross a common area or property lines.
 - **Yard Waste – Page 15**
 - Added yard waste shall not be placed curbside more than 72 hours prior to scheduled pickup.
 - **Signage – Page 16**
 - Added corner houses may have two house number plaques; however, both must be designed the same as the original.
 - **Barbecues; Added Grills and Fire Pits – Page 16**
 - Added grills and fire pits will be under the same restrictions as barbecues.
 - Changed outdoor fires to propane only. Eliminated natural gas.
 - **Decks and Patios – Page 16 & 17**
 - Section split into two separate units.
 - **Arbors and Trellises – Page 17**
 - Changed arbors to be placed in the Private Area rear yard.
 - **Pergolas – Page 17**
 - Changed that pergolas will be placed in the backyard Private Area.
 - **Decorative Edging – Page 17**
 - All decorative edging in front or side gardens and patio shall be no higher than twelve inches and not impede landscape/mowing.

- **Solar Drying (also known as clotheslines) – Page 18**
 - Per attorney advice added solar clothes drying specifications – allowed on Private Area rear patio only using a temporary, freestanding drying rack not to exceed four feet in height. Unit to be removed when not in use and daily.

- **Exterior Modification Form – Pages 22-25**
 - New form developed, reasons: (1) more comprehensive, (2) easier to complete by Owners (it is now three pages instead of four) and (3) more efficient review by the Covenants Committee.
 - New form more inclusive –
 - Highlights reason for the Exterior Modification Form.
 - Highlights key responsibilities for Owner:
 - Project initiation upon receipt of a fully approved Exterior Modification Form only;
 - Reminder/Compliance with Town codes and permits; and
 - Reminder of a new Ground Installation Form for any ground-breaking project (to ensure underground and irrigation infrastructure are protected; promotes contact with Miss Utility and the HOA irrigation contractor.)

- **Solar Appendix – Page 32**
 - Updated per January 2018 Maryland.gov resource brochure. “Solar Panels” are now called “Solar Array.” Extraneous and outdated material removed from **AR**. One-page version is now up-to-date, comprehensive and easier to understand than the former three-page version.

- **Ground Installation Form – Page 36**
 - New form developed by the Covenants Committee to be completed for any project that includes breaking ground to ensure HOA irrigation contractor and Miss Utility infrastructure/underground complications do not arise.
 - Noted on the Ground Installation Form and within the Plantings topic: Completion of a Ground Installation Form is not required for an existing or HOA previously approved garden bed.

- **Index – Page 37**
 - New section - allows residents to alphabetically find their topic of interest.