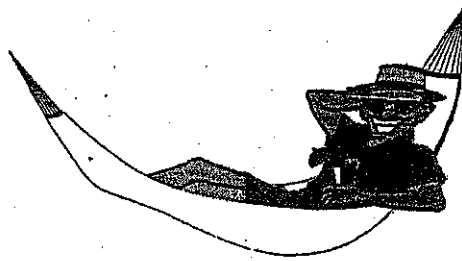


SUMMIT CREEK



***SUMMIT CREEK COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL GUIDELINES
AND
RULES & REGULATIONS***

RECEIVED OCT 15 2004

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CHAPTER I

INTRODUCTION

To insure that Summit Creek will always be an attractive and desirable community in which to live, architectural and environmental standards must be maintained. These standards are meant to benefit all residents of Summit Creek. Thus, all residents share the responsibility to comply with, support and contribute to them. All of us, homeowners, tenants, and members of the Modifications Committee and the Board of Directors, must work together for the benefit of our community.

High standards require that Rules and Regulations on external alterations/additions be adopted and observed. The Board of Directors (BOD) has established these rules and Regulations based on the Summit Creek Community Association, Inc. Declaration of Covenants, Conditions and Restrictions and on the published regulations of similar Homeowners' Associations.

These Rules and Regulations are not intended to constrain the pride individual homeowners have in their property nor are they meant to unnecessarily restrict creative efforts to enhance the appearance of that property. Uniformity, and therefore monotony, is not an objective of these Guidelines. The sole purpose is to protect that homeowners' investment while insuring that all homeowners can take pride in their community and be comfortable living in it.

Compliance with these standards should require from each homeowner only that degree of regard from his/her neighbors which he/she in turn expects from them. The potential benefits include escalating property values, and an attractively designed, appealing community that is a pleasant and enjoyable place in which to live.

The Board of Directors has endeavored to make the Guidelines and Rules and Regulations easy to understand. We have made every effort to streamline the approval process and make it simple and prompt. It is our hope that the goals of this effort have been reached to the satisfaction of every homeowner.

Board of Directors
SUMMIT CREEK COMMUNITY ASSOCIATION, INC.

CHAPTER II

MODIFICATIONS COMMITTEE

The existence, composition and basic duties and powers of the Modifications Committee are established in Article VII of the Declaration of Covenants of the Summit Creek Community Association, Inc. The By-Laws of the Association also refer to the power of the Board of Directors to appoint the Modifications Committee in Article X.

To specify and clarify the powers, functions and operation of the Modifications Committee and to clarify the existing Rules and regulations, the following resolution is proposed and adopted by a majority vote of the Board of Directors of the Summit Creek Community Association, Inc.

WHEREAS, Article VII of the By-Laws and Article III of the Declaration establish the power of the Board of Directors to adopt and publish Rules and Regulations governing the use of the Common Area and Lots, and the personal conduct of the Association members and their guests thereon, the Board of Directors adopts the Guidelines and Rules and Regulations included herein.

CHAPTER III

MODIFICATION COMMITTEE REVIEW PROCEDURE

Prior to beginning ANY exterior change or construction which is not specifically defined as not requiring submission of an application, each homeowner shall submit an application for the addition, alteration or improvement to his/her lot in writing, using the form established and provided by the Committee. The application must contain complete plans and specifications of the project, including the height, width, length, size, shape, color, materials, type of construction, and location of the proposed improvement, and a copy of the plat showing the relationship of the change to the house and lot lines. Photographs or sketches of similar completed projects will aid the prompt consideration of the application. If the alteration affects the existing drainage pattern, the proposed drainage pattern must be included in the application. Descriptive text including purpose of the addition and alteration should also be included in the application.

The Association reserves the right to charge a nominal fee for review of Architectural Alterations, as deemed necessary by the Board Of Directors.

The Association reserves the right to employ outside assistance for the Modifications Committee in the processing and approval of applications.

Prior to submission, the applicant shall give notice to all Owners whose lots share common property lines of additions or changes for which approval is requested. Space will be provided on the applications form for the neighbors to sign that they have been notified. These signatures are not required for approval, but will facilitate processing.

Other owners may comment on the applicant's request in writing to the Modification Committee, within ten (10) days after receiving notification. The nature of any objection must be specifically described.

The Committee will take any objections submitted under consideration when reviewing applications. The Committee may, but is not required to, hold a public hearing to discuss the applicant's request in the case of registered objections.

If a hearing is held, the Committee will hear all information presented and determine by majority vote of the Committee to approve, disapprove or table action of the Committee on the application pending further investigation of the request.

Oral requests for approval will not be considered.

Modification Committee Review Procedure, Continued

In most cases, applicants will receive a reply from the Committee within thirty (30) days of receipt. However, the Committee has up to sixty (60) days from the date of receipt to respond.

If the application is returned for any reason, the approval time is extended by the amount of time that has elapsed until the revised application is received.

The written reply will consist of a copy of the application bearing approval or disapproval along with an explanation of any restrictions upon the approved project, or why it was disapproved.

The applicant may request reconsideration if he/she can supply new or additional information which might clarify the request or demonstrate its acceptability.

The applicant may appeal any decision of the Committee (except denial of items which are in specific violation) to the Board of Directors following the procedure described in this section.

If the Committee fails to reply to the applicant within sixty (60) days of receipt of the application, approval will not be required and the applicant shall be deemed in compliance with this Resolution and the Declaration.

Work on the approved project must be commenced within six (6) months following the date upon which the approval was received by the applicant, and must be completed within six (6) months after commencement or within whatever other period specified with written Committee approval.

If the project does not begin as specified, the approval shall be considered to have lapsed and a new application must be submitted.

The applicant may not deviate from the plans and specifications submitted to and approved by the Committee without prior approval of the Committee. Deviation from the approved plan shall constitute a violation and removal of the alteration may be required.

Approval of any plan shall not be construed as approval of the structural integrity of the alteration or addition nor does it relieve the applicant from acquiring the requisite permits and approvals from state or county agencies.

Modification Committee Review Procedure, Continued

The decisions of the Committee are considered final. However, any decision rendered by the Committee may be appealed to the Board of Directors, provided such appeal is registered in writing to the Board of Directors within ten (10) days of notification of the Committee's decision. The Board of Directors may reverse or modify the decision of the Committee.

In case of an appeal to the Board of Directors, all persons with a properly registered objection to the original application will be notified of the appeal by the Board.

CHAPTER IV

PROCEDURE FOR MONITORING ARCHITECTURAL COMPLIANCE

1. The penalty for commencement of work without approval is an automatic fine of \$100.00, except for those specific alterations or additions that do not require approval.
2. Certificate of Compliance - Upon the completion of any alterations or other improvements in accordance with plans and specifications approved by the modifications Committee, and after receipt of the final inspection from a state or county agency (if required), the Committee shall, on the written request of the applicant, issue of Certificate of Compliance on the approved alteration.
3. The Committee reserves the right to inspect properties of applicants for compliance with architectural and environmental standards. There shall be no deviations from the plans and specifications approved by the Committee with the prior consent in writing of the Committee. Deviation from approved plans without prior written consent shall constitute a Violation of the Documents and be subject to fines and sanctions.
4. Right to Remove or Correct Violations - In the event of any violation of the Declaration of Covenants of the Summit Creek Community Association, Inc., or the Guidelines and Rules and regulations set forth herein, the Committee will notify the violators to remove or correct the violation within fifteen (15) days and restore the property to its original condition.

If the violation is not removed or corrected within the allotted time, the Association shall have the right upon resolution of the Board of Directors to enter upon the owner's property and take steps to remove the violation. Any costs incurred may be assessed against the owner of the property and a statement of the amount shall be rendered to the owner. At that time, the assessment is due and payable. This assessment becomes a lien on the lot until removed by payment. Alternately, the Association may opt to turn the matter over to legal counsel for resolution.

CHAPTER V

COVENANT ENFORCEMENT PROCEDURE

In accordance with the Declaration, the Board of Directors has the authority to impose penalties for violations of the community covenants.

In order to promote the general welfare and protect the rights of all owners, the Board of Directors shall not impose a fine, suspend voting, or otherwise infringe upon any members' rights (excluding Item One of Procedures for monitoring Architectural Compliance) for violations of rules until the following procedures are followed:

Category One - Violation of General Community Guidelines

- A. Written demand to cease and desist the alleged violation(s) is served on the alleged violator specifying:
 - 1. The alleged violation;
 - 2. The action required to abate the violation;
 - 3. A time period, not less than ten (10) days, during which the violation may be abated without further sanction if the violation is a continuing one;
 - 4. A statement that any further violation of the same rule may result in the imposition of sanction after notice and hearing if the violation is not continuing.
- B. Within twelve (12) months of the demand, if the violation continues past the period allowed in the demand for abatement without penalty, or if the same rule is violated subsequently, the BOD serves the alleged violator with written notice of a hearing to be held by the Board in Executive Session. This notice shall contain:
 - 1. The nature of the alleged violation;
 - 2. The time and place of the hearing, which time may be less than ten (10) days from the giving of the notice;

Covenant Enforcement Procedure, Continued

3. An invitation to attend the hearing and produce any statement, evidence, and witnesses on his or her behalf; and
 4. The proposed sanction to be imposed.
- C. A hearing occurs at which the alleged violator has the right to present evidence and present and cross-examine witnesses. The hearing shall be held in executive session pursuant to this notice and shall afford the alleged violator opportunity to be heard. Prior to the effectiveness of any sanction, proof of notice and the invitation to be heard shall be placed in the minutes of the meeting. This proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer or director who delivered the notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed.
- D. A decision pursuant to these procedures shall be appealable to the Courts of Maryland.

Category Two - Violations of Architectural Guidelines

- A. Failure to submit an application and obtain written approval for any alteration which requires approval, prior to beginning construction of the alteration shall constitute grounds for a \$100.00 fine.
- B. Homeowners who have made alterations to the exterior of any home without prior approval and outside the guidelines will receive a certified letter specifying.
1. The alteration which is not in compliance.
 2. The Guideline which is in violation.
 3. Corrective action to be taken to abate the violation.
 4. A period of time not less than ten (10) nor more than thirty (30) days to correct the violation.

Covenant Enforcement Procedure, Continued

General Rule of Action

- A. Homeowners who have corrected violations and brought their homes into compliance must provide written notification of the compliance to the Modifications Committee.
- B. Homeowners who are in violation of either Category One or Category Two as referenced in this document are subject to all costs involved to obtain compliance, including administrative, postage and legal fees. Failure to correct the violation within the requisite notice and time frame shall result in immediate legal action against the homeowner, cost of the same to be borne by the homeowners in violation.

GUIDELINES, RULES, REGULATIONS AND RESTRICTIONS

GUIDELINE #1

AIR CONDITIONERS

Window air-conditioning units are strictly prohibited.

GUIDELINE #2

ANIMALS-REVISED 10/28/97

Breeding of animals on homeowners property is strictly prohibited.. See Article VIII, Section 8.02 (b) of the Declaration for details. **An reasonable number of domestic pets** (dogs, cats, caged birds or other household pets) may be kept, subject to regulations of Prince George's County. 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 unless accompanied by a responsible person and unless they are carried or leashed. Owners are responsible for immediately cleaning up and disposing of any excrement deposited by their pets on the Common Areas.

GUIDELINE #3

ANTENNAE-REVISED 10/29/97

Radio communications, Satellite Dish, Television Antenna

A completed and approved application is required prior to installation. Per the 1996 Telecommunications Act , an antenna of a reasonable size, as established by applicable BOCA Codes, and a DBS or MMDS satellite dish of not greater than one (1) meter in diameter are permitted on Lots; provided, however, that owner installing such antennae and/or satellite dish must implement measures required by the Association to minimize the visual intrusiveness of the antenna and/or satellite dish and promote safety.

GUIDELINE #3 – Antenna (Continued)

Approved measures are as follows:

- Painting the antenna and /or satellite dishes in a color to match its immediate surroundings (i.e. if installed on a roof, it should be painted in a color matching the Color of the roofing material, and if installed on a lawn, it should be painted to blend naturally with the color of the surrounding bushes);
- Screening the non-receiving sides of the satellite dish with bushes not to exceed three (3) feet in height from the base of the satellite dish;
- Screening the non-receiving sides of the satellite dish with fencing in a style Compatible with fencing structures permitted with the community pursuant to Guideline 17 of the Guidelines;
- To the extent feasible, the satellite dish or antennae should be placed in a location that is not visible from the roadway in front of a dwelling;

GUIDELINE #4

ATTIC VENTILATORS

Unless installed by Builder at the time of house construction, all attic ventilators require a completed application containing the following:

1. Location: They should be located on the roof and not extend above the ridge line.
2. Color: They should be painted to blend with roof color.
3. Design and Structure: Attic ventilators or other mechanical apparatus requiring penetration of the roof shall be as small in size as is functionally possible. Wind powered units are strictly prohibited.

GUIDELINE #5

AWNINGS AND SUN TRELLISES

Awnings and other fabric or wooden superstructures require a completed application. A complete description and picture of the item must be submitted along with a plan showing location. Only rear yard installations will be approved.

GUIDELINE #6

BOATS/TRAILERS/TRUCKS/RV's-REVISED 04/24/97

Major vehicle renovation or repair may NOT be undertaken within the community. Per Article VIII, Section (e) of the Declaration, boats, trailers, inoperable vehicles, any vehicle without current registration, or any similar items may NOT be stored on the community streets, common areas, parking lots, driveways, or any portion of any lot. Campers, buses, recreational vehicles, commercial trucks or vans or vehicles of a capacity of one ton or over may NOT be permanently or temporarily stored or parked on Summit Creek property.

GUIDELINE #7

BUG LIGHTS

Bug lights may be installed in rear yards only, or behind privacy fencing in back-to-backs and must follow Prince George's County noise regulations.

GUIDELINE #8

CHIMNEYS

All chimney installations require a completed application showing location, height, materials, etc. No vent pipes or stacks will be approved forward of the roof ridge line.

GUIDELINE #9

CLOTHES LINE

A completed application is required for the installation of a clothes line. No clothing or any other household fabric shall be hung in the open on any lot.

GUIDELINE #10

COMMON AREAS

No dumping of trash, grass clippings, weeds or gardening debris is allowed on any of the common areas. No storage of any type is permitted on the common areas. No noxious or offensive activity is permitted on the common areas.

GUIDELINE #11

COUNTY BUILDING PERMITS

It is the responsibility of the homeowner to apply for a building permit with the County. This is in conjunction with the application for architectural alterations required by the Association. Copies of the final inspection for the building permit must be submitted to the Modifications Committee within ten (10) days of receipt of same by the homeowner.

GUIDELINE #12

DEADBOLT LOCKS/PEEPHOLES/DOOR KNOBS

Deadbolt locks, peepholes, and door knobs do not require approval.

GUIDELINE #13

DECKS

Unless installed by Builder at the time of house construction, all decks require a completed application. Decks must conform to Building Codes for Prince George's County.

Any pressure-treated wood including redwood or cedar is allowed. Finish must be natural. No stain is permitted.

Decks may not be built forward of the rear foundation wall unless the rear and side yards are completely fenced in by an approved privacy fence.

Decks 30" or more off the ground must have railings and balusters around the perimeter. Balusters may not be lower than 3' nor higher than 3'6".

GUIDELINE #14

DOG HOUSES/DOG RUNS

A completed application is required for all dog houses and dog runs. Dog houses and runs will be placed as close to the home as possible and must not be placed where they could create a nuisance condition. The color of walls, roof and trim of the dog house shall match and conform to the home. Approved fencing for the dog run is required.

GUIDELINE #15

DRAINAGE

No alterations or additions shall be made to any house or lot which will change the drainage patterns and cause runoff onto common areas, adjacent lots or streets.

GUIDELINE #16

DRIVEWAYS

A completed application is required for any driveway extension, widening or rerouting.

GUIDELINE #17

FENCES-REVISED 10/28/97

A completed application is required for all fences. Fences may not impede the flow of drainage in swales or within surface drainage easements.

Stockade, chain link or any type of wire fencing is strictly prohibited. However, green-coated wire mesh may be attached behind split-rail fencing.

Decorative Fencing: Decorative fencing on the front, side or rear yards of lots is strictly prohibited except for any fencing which has or may be installed by the developer. The color, style and placement of the fencing by the developer is the only exception to the fence regulations contained in this guideline.

Fencing shall be constructed on the property lines and shall not be erected forward of the front building line of the house. The exception to this fence regulation shall be fences required around private rear yard swimming pools, which must conform to all requirements of local ordinances, but cannot under any circumstances be of the chain-link variety.

Side fencing for corner lots will be considered on a case-by-case basis.

Fencing shall be of a solid board (i.e. fence surrounding the community center), split-rail, alternating vertical batten or rustic wood picket, with a maximum height of 72" from grade to top of upper rail or fence post, color to be natural.

Vertical posts and/or boards must be straight and aligned with a level. Lots must be staked by a professional engineering firm prior to fence installation to insure that the fence does not encroach upon adjoining properties.

GUIDELINE #18

FIREWOOD

Firewood may be stored outside if stacked neatly in rear of the house on homeowner property. Firewood may not be stacked on the Common Areas.

GUIDELINE #19

FRENCH DOORS/DOOR AND WINDOW REPLACEMENTS

A completed application is required. Door and/or windows must match the other windows or doors in the house in style, material and color, or must be white.

GUIDELINE #20

GARDENS/SHRUBS/TREES

Written approval is not necessary provided the following conditions are fulfilled:

1. Plants, shrubs and flowers within the homeowner's property only. Hedges or other planted fencing on lot lines must be approved by the Modifications Committee.
2. Vegetable gardens are allowed in rear yards only and only on homeowner's property. In back-to-back homes, vegetable gardens may be planted inside privacy fencing, inconspicuous to public view, and plant growth must not exceed height of fencing.
3. Plant refuse and stakes must be removed at the end of the growing season.
4. Trees except for the following: Weeping Willows, female Ginkgo Balboa, Silver Maple, Tulip Poplar, American Beech, Elm and Bamboo.
5. Decorative borders around flower beds up to 12" high of the following types:
 - a. Natural, red or white brick.
 - b. Railroad ties or landscaping timbers of chemically or pressure-treated wood, natural color only.

GUIDELINE #21

GRILLS/FIREPLACES

A completed application is required for all permanent grills or fireplaces. Grills must be located behind the house and within fifteen (15) feet of the dwelling, and must meet all County Codes or Ordinances.

GUIDELINE #22

GUTTERS/DOWNSPOUTS

Written approval is not necessary provided the following conditions are adhered to:

1. The drainage patterns on adjacent property shall not be adversely affected and no direct drainage onto common area or neighboring sidewalks or property is allowed.
2. The gutters and downspouts should match as closely as possible the trim color of the house or existing gutters and downspouts.

GUIDELINE #23

HEAT PUMP OR CENTRAL AIR-CONDITIONING UNITS

Written approval is not necessary if the following is adhered to:

Exterior heat pump or central air-conditioning units may be added or relocated only when they do not interfere visually or acoustically with neighbors.

GUIDELINE #24

HOT TUB/JACUZZI/WHIRLPOOL

A completed application is required for a hot tub, Jacuzzi or whirlpool. They shall be located to the rear and between side walls of the residence and generally not more than twenty (20) feet from it. They should not protrude more than three feet above the adjacent ground or deck level and shall be of a material that will blend with surrounding structures. The application shall include the following information:

1. A site plan showing the location of the tub, Jacuzzi and whirlpool and its relationship to existing structures, drainage and property lines.
2. Dimensions, type and color of proposed materials.
3. Proposed screen and landscaping plan.

Adequate drainage for the facility will be carefully evaluated for site selection approval.

A child-proof cover is recommended.

GUIDELINE #25

HOUSE NUMBERS

The Fire Department encourages the use of large house numbers. It is suggested that large wood or simulated wood numbers be painted the trim or house color to provide a clear contrast and visibility to the street. House numbers should be located in an area that is highly visible and in close proximity to the front entrance.

GUIDELINE #26

LANDSCAPING

A completed application is required for, but not limited to the following instances:

1. Any planting used as hedge, windbreak or for screen purposes. Hedges will be considered on an individual basis.
2. Landscaping which involves a change of grading or slope, or installation of a retaining wall or other structure or on Common Area.

GUIDELINE #26 – Landscaping (Continued)

3. "Exeriscaping" (which means water conserving) requires a completed application.

An application is not required for the planing of:

1. Individual shrubs (unless used as a hedge), foundation plants, small annual or perennial beds, ground covers, or single specimen trees.
2. Stepping stones flush with the ground.

GUIDELINE #27

LAWNS

All lawns front and back must be mowed at least once every two weeks during the growing season and/or must not be allowed to grow more than 6" high. If an owner does not comply with this requirement, then the Association may take action to have the lawn mowed at the owner's expense.

GUIDELINE #28

LAWN FURNITURE

Redwood or other raw wood picnic tables, glass and/or metal patio tables with umbrellas are permitted in rear yards only.

GUIDELINE #29

LAWN ORNAMENTS

A completed application is required for any lawn ornament or statuary which includes a complete description of size, location on lot, materials, color and design. A drawing or picture should be included.

GUIDELINE #30

LIGHTING

Permanent Exterior Lighting

1. An application is not required if replacing an existing light fixture with one similar in size, shape and color to the old fixture.

GUIDELINE #30 – Lighting (Continued)

2. A completed application is required if a change in style, size, shape, positioning is desired or if additional light fixtures are to be installed on or new structures.
3. A completed application is required for permanent exterior lighting and All exterior lighting will be installed so as not to shine on adjacent public space. Only low level lighting (i.e., walking lights) will be considered higher than height of fence; for upper level decks, no higher than railing.
4. Permanent party lights are prohibited.
5. Fluorescent lights used outdoors will not be approved.

Temporary Exterior Lighting

Decorative holiday and festive lighting does not require approval; however, holiday lighting shall not be installed earlier than forty-five (45) days prior to use and must be removed within thirty (30) days after the holiday or function.

GUIDELINE #31

OFFENSIVE ACTIVITY

No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereupon which may become a nuisance to the neighbors.

GUIDELINE #32

PAINTING/STAINING

A completed application is required when any structure or trim is to be painted or stained a color different from its existing color. An application is not required when the new paint or stain is the same as the original. Residents are discouraged from adding colors when two or more color combinations (such as doors, trim or main house color already exist in the vicinity).

GUIDELINE #33

PATIOS

A completed application is required for construction of a patio.

Patios shall be no higher than 6" above the ground. Materials allowed are reinforced concrete, flagstone, or brick. If brick or flagstone are used, then a sturdy wooden barrier must surround the perimeter of the patio unless brick is at ground level.

The patio must not be located forward of the rear foundation wall and must not affect drainage onto adjoining property.

NOTE: Wood patio structures are considered decks and must follow guidelines for deck construction.

GUIDELINE #34

PROFESSIONAL OFFICE/IN-HOME BUSINESS

No profession or home industry, including in-home day care facilities, shall be conducted in or on any part of a lot or any improvement thereon without the specific written approval of the Board of Directors.

GUIDELINE #35

RADON CONTROL DEVICES

Unless installed by Builder at time of house construction, a completed application is required for radon control devices if the device is visible on exterior. A plan must be submitted showing a picture of the device, the proposed location and how it operates.

GUIDELINE #36

RECREATIONAL EQUIPMENT-REVISED 04/24/97

1. Only temporary children's wading pools of no greater than 12" depth are permitted and only in rear yards or behind privacy fencing. The pool cannot be emptied onto adjacent property.
2. A completed application must be submitted for permanent basketball nets or other nets.

GUIDELINE #36 Recreational Equipment (Continued)

3. Wooden swing sets and lawn gym equipment must be located in rear yards only. Metal swing sets are prohibited.
4. A completed application must be submitted for permanent children's playhouses.
5. All Recreational equipment such as portable basketball nets, must be removed daily by dusk. Homeowners must get signed approval from their neighbors on both sides prior to the erection of a portable Basketball net. This approval must be forwarded to the Neighborhood Advisory Council/Modification Committee.

GUIDELINE #37

SECURITY DOORS

The installation of security doors containing grille work or wrought iron bars is strictly prohibited.

GUIDELINE #38

SHEDS

Unless installed by the Builder at the time of house construction, all sheds require a completed application and must adhere to the guidelines set forth in APPENDIX C.

GUIDELINE #39

SIGNS

A completed application is required for external signs on homeowner's lots.

Written approval is not necessary for a temporary FOR Sale or A FOR Rent sign not exceeding 4 square feet. Real estate signs must be removed promptly after the sale or rental of the dwelling is completed.

No signs shall be permitted on the Common Area or any easement areas except those installed by the developer or those approved in writing by the Modifications Committee or the Board of Directors.

GUIDELINE #40

SKYLIGHTS

Unless installed by Builder at time of house construction, a completed application is required. A picture of the proposed skylight, dimensions, color and a plan showing where it is to be installed must be submitted with the application.

GUIDELINE #41

SOLAR HEATING PANELS

A completed application is required for solar heating panels other than those installed by the builder at the time the home was constructed.

GUIDELINE #42

SOLICITING

No soliciting of any kind by any person shall be permitted on the Summit Creek Community Association property.

GUIDELINE #43

STORAGE-Revised 10/28/97

Visible outside storage or lumber (other than firewood as specified in Guideline #18), building materials, lawn equipment, automobile or other vehicle parts or discarded items is strictly prohibited.

The burning of trash is not permitted. Trash or garbage containers shall not be permitted to remain in public view except on trash pick-up days. On trash pick-up days, covered containers should be placed on the paved surface nearest to the home.

Bulk trash removal is the responsibility of the owner. Placing bulk trash on the common area is a violation of the Rules and regulations of Summit Creek.

GUIDELINE #44

STORM DOORS-REVISED 10/28/97

A completed application is required.

1. Unless installed by Builder at the time of house construction, storm doors must be approved prior to installation. Full view styles may include those with plain glass panes or may have panels, beveled glass, or etching.
2. Storm doors must either match the color of the interior entrance door or be painted the color of the existing door, trim, or window color or white.
3. Storm doors must be rustproof metal or wood. Raw aluminum storm doors will not be considered.
4. Storm doors must be attached flush to the original door jamb.
5. Storm door screening must be fiberglass.

GUIDELINE #45

STORM WINDOWS

Storm window frames must be compatible with the color of the house trim. Raw or galvanized metal or clear anodized aluminum will not be approved. If temporary lightweight plastic firm storm windows are used, they must be applied only to the interior of the window.

GUIDELINE #46

SWIMMING POOLS

A completed application is required. Only in-ground swimming pools in the rear yards will be approved. A detailed plan showing the location of the pool on the property, the materials to be used, the location of pool equipment and surrounding decks, must be submitted with the application. This plan should also show the proposed drainage pattern for any overflow of water from the pool. In no case will drainage be allowed to flow onto the common areas or adjacent lots.

The property must be staked by a professional engineer to insure that the pool and the surrounding decks do not encroach onto adjoining properties.

GUIDELINE #47

TENANTS

The owner of any house that is leased to a tenant must provide a copy of the Lease Agreement to the Board of Directors or the Management Agent within thirty (30) days from the date of occupancy. See Article VIII, Section 8.03 of the Declaration for details.

The Lease Agreement must state that the tenant shall abide by the conditions set forth in the Declaration of Covenants, Conditions and Restrictions of any Rules and Regulations adopted by the Association and failure to do so shall constitute a breach of the lease.

GUIDELINE #48

THERMOMETERS

Outdoor thermometers are permitted in rear of houses or inside privacy fencing and are not to be publicly visible.

GUIDELINE #49

TREE REMOVAL

No trees having a diameter of 6" or more (measured from a point 2' above ground level) except during initial construction shall be removed from any lot without the expressed written authorization of the Board of Directors. See Article VIII, Section 8.02 (x) of the Declaration for details.

GUIDELINE #50

VEHICLES

Abandoned, stored, junked vehicles, or those without current license plates are prohibited. Any extraordinary vehicle maintenance which requires dismantling the vehicle OR WILL TAKE LONGER THAN 48 HOURS OR COMPLETE maintenance is prohibited. During the 48-hour period of such maintenance, tools, parts, supplies, etc. must be kept within a restricted area on the homeowner's property. Tools, supplies, parts, etc. must not be left on private or public area lawns. Oil and other vehicle lubricants must not be dumped or discarded on the property.

GUIDELINE #51

WINDOW BOXES

A completed application is required. Approved installation will be made of weather resistant raw wood or will blend with the color scheme of the house.

GUIDELINE #52

WINDOW GRATES/GRILLES

A completed application is required. Window grates or grilles will be approved for basement windows for security purposes only. Installation must be on the inside of the basement windows and screen from public view by curtains or blinds.

GUIDELINE #53

OTHER ALTERATIONS

It is impossible to write the guidelines necessary to cover all exterior changes. When a guideline is not available for the project you are proposing, a completed application is needed. Emphasis will be placed on proper scale, materials and impact on neighboring properties.

Applications which do not include sufficiently detailed information to permit understanding and evaluation of your proposal will be returned without approval.

This document is intended to be a part of your permanent records. In the future, revisions will be made on a page-by-page basis for easy insertion into this booklet.

APPENDIX A

PAGE 1 OF 2

SUMMIT CREEK HOMEOWNERS ASSOCIATION

MODIFICATIONS COMMITTEE APPLICATION

- Applications, drawings, plats, pictures, etc., must be submitted in duplicate. Upon the Modifications Committee action, one copy of all materials submitted will be returned to the applicant.
- Drawings must be to scale.
- Provide all dimensions, including heights, roof slope, etc., on new construction.
- Certified plats will be required for new construction, including additions to a present structure, new structures on the lot, fences, decks, etc. Area of proposed construction must be indicated on the plat. Plats are not required for paint changes, storm windows, or other such modifications.
- Provide a list of all materials to be used in the proposed construction.
- Present colors or any proposed colors must be indicated. Applications for colors which are not the original colors must be accompanied by actual color samples, not photographs of colors.
- Changes in grade or other conditions that will affect drainage must be indicated. Applications may be disapproved if adjoining properties are adversely affected by drainage changes.
- Concurrence of adjoining lot owners may be sought by the Environmental Protection Committee under certain circumstances.

**ARCHITECTURAL REQUEST APPLICATION
SUMMIT CREEK COMMUNITY ASSOCIATION, INC.**

Date Work to Begin: _____
Date Work to be Completed: _____

Prince George's County requires you to obtain a Building Permit on all structural changes to your home or lot. This includes fences, decks, patios, sheds, etc.

PLEASE attach a detailed, scale drawing, plat map, or blueprint of the job, with proposed alterations indicated **IN RED**. Include all lot and alteration dimensions, color changes, materials, and design information.

A. Proposed Alteration: _____

B. Proposed change of color(s) from original. Check area and indicate the specific color change from the original color.

[] No Change: _____ [] Siding: _____ [] Trim: _____

[] Front Door: _____ [] Rear Door: _____ [] Other: _____

C. Complete description of proposed alteration or change from original design.

Address	Comment	Signature
---------	---------	-----------

Address	Comment	Signature
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DATE RECEIVED: _____ DATE ACTION TAKEN: _____

APPROVED: [] NOT APPROVED: [] PENDING APPLICATION

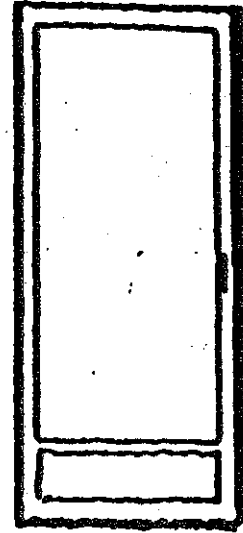
With these EXCEPTIONS: For these reasons: ☐ Incomplete

☐ Returned to _____

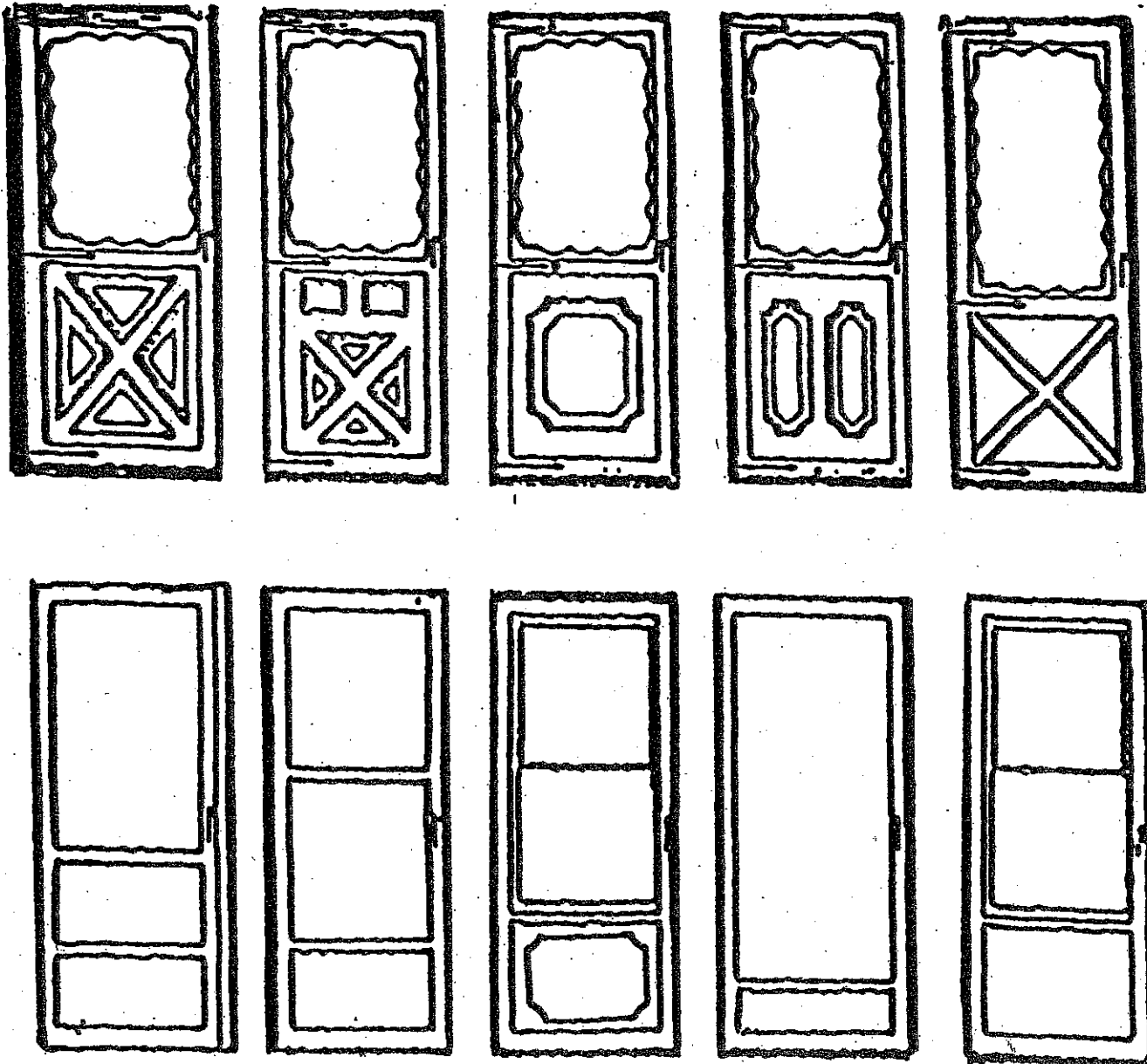
APPENDIX B

APPROVED STORM DOORS

STORM DOOR APPROVED FOR FRONT ENTRANCE DOOR:



STORM DOORS APPROVED FOR SIDE OR REAR ENTRANCE DOORS:



APPENDIX C

SUMMIT CREEK COMMUNITY ASSOCIATION, INC.

GUIDELINES FOR THE INSTALLATION/CONSTRUCTION OF SHEDS

SINGLE FAMILY:

Unless installed by the Builder at the time of house construction, all sheds require a completed application and must adhere to the following guidelines.

A. Materials

1. Wood framing construction or pre-fabricated wood construction.
2. No steel, metal or plastic sheds are permitted.
3. All sheds must have roofing and siding materials that exactly match in type and color the materials used by the Builder on the house.
4. Sheds must be constructed on a slab or set on a secure foundation.

B. Placement

1. Sheds may be placed in rear yards only.
2. Sheds may not interfere with the natural or man-made grade or interfere with the natural flow of water or drainage to either adjoining lots or common areas, or be located in any easement areas.

APPENDIX C

SUMMIT CREEK COMMUNITY ASSOCIATION, INC.

GUIDELINES FOR THE INSTALLATION/CONSTRUCTION OF SHEDS

TOWNHOUSE/DUPLEX:

All sheds require a completed application and must adhere to the following guidelines.

A. Materials

1. Wood framing construction or pre-fabricated wood construction.
2. No steel, metal or plastic sheds are permitted.
3. All sheds must have roofing and siding materials that exactly match in type and color the materials used by the Builder on the house.
4. Sheds must be constructed on a slab or set on a secure foundation.

B. Placement (See Shed Location Sketch)

1. The shed must be located parallel to the INTERIOR section of privacy fencing installed by the Builder in the rear yard. Sheds may not be attached to any portion of a fence.
2. If the rear yard is not entirely fenced in by privacy fencing, the homeowner must add an additional ten feet (10') of privacy fencing on both sides of the yard, for a total of twenty feet (20') of privacy fencing on each side of the yard.
3. Sheds may not interfere with the natural or man-made grade or interfere with the natural flow of water or drainage to either adjoining lots or common areas, or be located in any easement areas.

C. Size

1. Sheds must be 4 ft. by 6 ft. The longest wall measurement must be placed parallel to the length of the INTERIOR privacy fencing from the rear foundation of the house outward to the rear property line.
2. The height of the shed may not exceed the fence height except that the roof may extend above the fence line no higher than seven feet (7') from ground level.

APPENDIX C

SUMMIT CREEK COMMUNITY ASSOCIATION, INC.

SHED LOCATION SKETCH

TOWNHOUSE/DUPLEX:

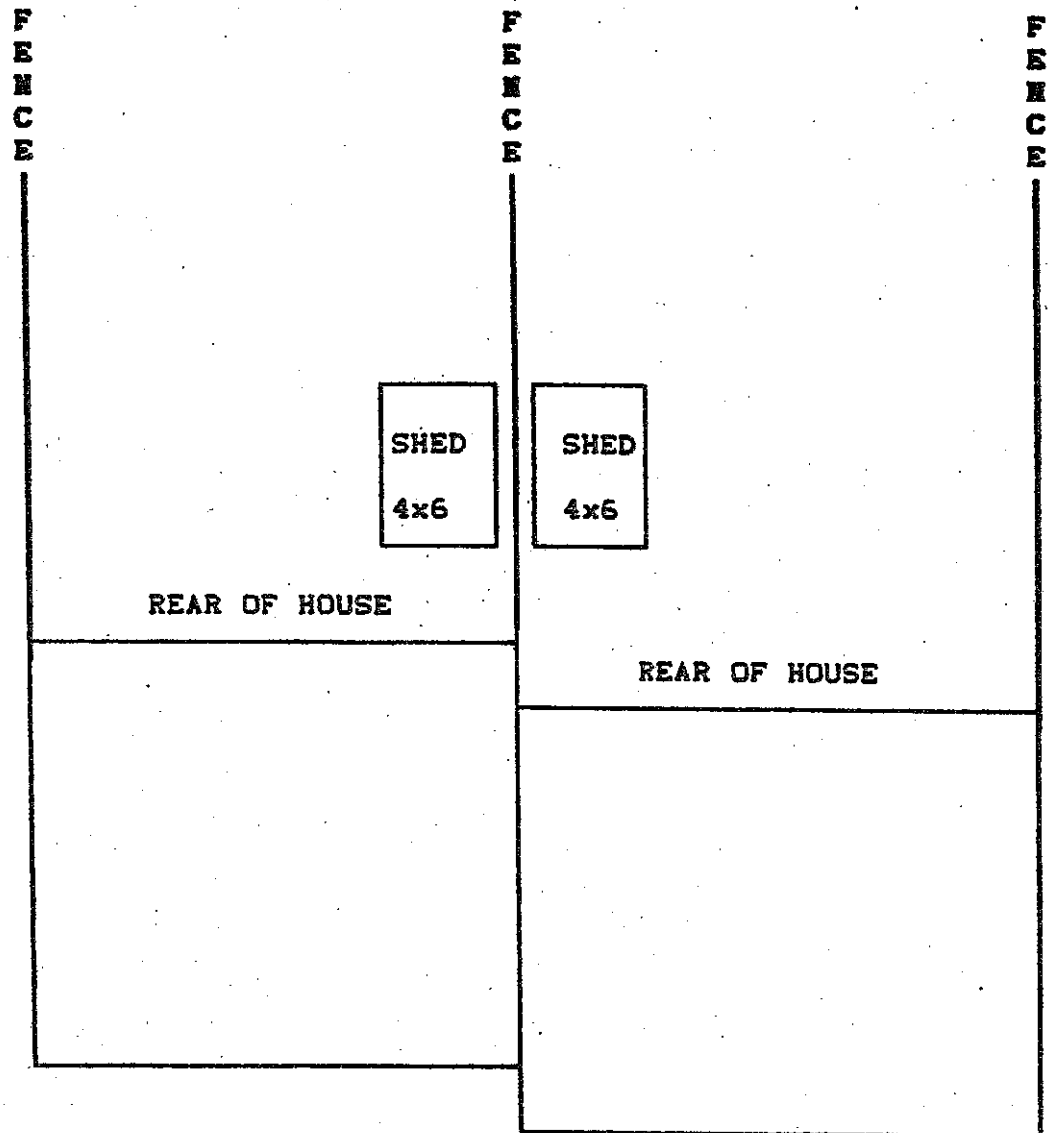


EXHIBIT "K"

NOTICE REQUIRED TO BE PLACED
IN CONTRACTS FOR SALE OF LOTS IN
DEVELOPMENTS OF MORE THAN TWELVE LOTS
TO A PURCHASER WHO INTENDS TO OCCUPY OR
RENT THE PROPERTY FOR RESIDENTIAL PURPOSES

NOTICE

THIS SALE IS SUBJECT TO THE REQUIREMENTS OF THE MARYLAND HOMEOWNERS ASSOCIATION ACT (THE "ACT"). THE ACT REQUIRES THAT THE SELLER DISCLOSE TO YOU AT OR BEFORE THE TIME THE CONTRACT IS ENTERED INTO, OR WITHIN 7 CALENDAR DAYS OF ENTERING INTO THE CONTRACT, CERTAIN INFORMATION CONCERNING THE DEVELOPMENT IN WHICH THE LOT YOU ARE PURCHASING IS LOCATED. THE CONTENT OF THE INFORMATION TO BE DISCLOSED IS SET FORTH IN SEC.11B-105 (B) OF THE ACT (THE "MHAA INFORMATION") AS FOLLOWS:

(1) (i) THE NAME, PRINCIPAL ADDRESS, AND TELEPHONE NUMBER OF THE VENDOR AND OF THE DECLARANT, IF THE DECLARANT IS NOT THE VENDOR; OR

(ii) IF THE VENDOR IS A CORPORATION OR PARTNERSHIP, THE NAMES AND ADDRESSES OF THE PRINCIPAL OFFICERS OF THE CORPORATION, OR GENERAL PARTNERS OF THE PARTNERSHIPS;

(2) (i) THE NAME, IF ANY, OF THE HOMEOWNERS ASSOCIATION;
AND

(ii) IF INCORPORATED, THE STATE IN WHICH THE HOMEOWNERS ASSOCIATION IS INCORPORATED AND THE NAME OF THE MARYLAND RESIDENT AGENT;

(3) A DESCRIPTION OF:

(i) THE LOCATION AND SIZE OF THE DEVELOPMENT, INCLUDING THE MINIMUM AND MAXIMUM NUMBER OF LOTS CURRENTLY PLANNED OR PERMITTED, IF APPLICABLE, WHICH MAY BE CONTAINED WITHIN THE DEVELOPMENT; AND

(ii) ANY PROPERTY OWNED BY THE DECLARANT OR THE VENDOR CONTIGUOUS TO THE DEVELOPMENT WHICH IS TO BE DEDICATED TO PUBLIC USE;

(4) IF THE DEVELOPMENT IS OR WILL BE WITHIN A PART OF ANOTHER DEVELOPMENT, A GENERAL DESCRIPTION OF THE OTHER DEVELOPMENT;

(5) IF THE DECLARANT HAS RESERVED IN THE DECLARATION THE RIGHT TO ANNEX ADDITIONAL PROPERTY TO THE DEVELOPMENT, A DESCRIPTION OF THE SIZE AND LOCATION OF THE ADDITIONAL PROPERTY AND THE APPROXIMATE NUMBER OF LOTS CURRENTLY PLANNED TO BE

CONTAINED IN THE DEVELOPMENT. AS WELL AS ANY TIME LIMITS WITHIN WHICH THE DECLARANT MAY ANNEX SUCH PROPERTY;

(6) a COPY OF:

(i) THE ARTICLES OF INCORPORATION, THE DECLARATION, AND ALL RECORDED COVENANTS AND RESTRICTIONS OF THE PRIMARY DEVELOPMENT AND OF OTHER RELATED DEVELOPMENTS TO THE EXTENT REASONABLY AVAILABLE, TO WHICH THE PURCHASER SHALL BECOME OBLIGATED ON BECOMING AN OWNER OF THE LOT, INCLUDING A STATEMENT THAT THESE OBLIGATIONS ARE ENFORCEABLE AGAINST AN OWNER AND THE OWNER'S TENANTS, IF APPLICABLE; AND

(ii) THE BYLAWS AND RULES OF THE PRIMARY DEVELOPMENT AND OF OTHER RELATED DEVELOPMENTS TO THE EXTENT REASONABLY AVAILABLE, TO WHICH THE PURCHASER SHALL BECOME OBLIGATED ON BECOMING AN OWNER OF THE LOT, INCLUDING A STATEMENT THAT THESE OBLIGATIONS ARE ENFORCEABLE AGAINST AN OWNER AND THE OWNER'S TENANTS, IF APPLICABLE;

(8) A COPY OF THE ESTIMATED, PROPOSED OR ACTUAL ANNUAL BUDGET FOR THE HOMEOWNERS ASSOCIATION FOR THE CURRENT FISCAL YEAR, INCLUDING A DESCRIPTION OF THE REPLACEMENT RESERVES FOR COMMON AREA IMPROVEMENTS, IF ANY, AND A COPY OF THE CURRENT PROJECTED BUDGET FOR THE HOMEOWNERS ASSOCIATION BASED UPON THE DEVELOPMENT FULLY EXPANDED IN ACCORDANCE WITH EXPANSION RIGHTS CONTAINED IN THE DECLARATION;

(9) A STATEMENT OF CURRENT OR ANTICIPATED MANDATORY FEES OR ASSESSMENTS TO BE PAID BY OWNERS OF LOTS WITHIN THE DEVELOPMENT FOR THE USE, MAINTENANCE AND OPERATION OF COMMON AREAS AND FOR OTHER PURPOSES RELATED TO THE HOMEOWNERS ASSOCIATION AND WHETHER THE DECLARANT OR VENDOR WILL BE OBLIGATED TO PAY THE FEES IN WHOLE OR IN PART;

(10) (i) A BRIEF DESCRIPTION OF ZONING OR OTHER LAND USE REQUIREMENTS AFFECTING THE DEVELOPMENT; OR

(ii) A WRITTEN DISCLOSURE OF WHERE THE INFORMATION IS AVAILABLE FOR INSPECTION;

(11) A STATEMENT REGARDING:

(i) WHEN MANDATORY HOMEOWNERS ASSOCIATION FEES OR ASSESSMENTS WILL FIRST BE LEVIED AGAINST THE OWNERS OF LOTS;

(ii) THE PROCEDURES FOR INCREASING OR DECREASING SUCH FEES OR ASSESSMENTS;

(iii) HOW FEES OR ASSESSMENTS AND DELINQUENT CHARGES WILL BE COLLECTED;

(iv) WHETHER UNPAID FEES OR ASSESSMENTS ARE A PERSONAL OBLIGATION OF OWNERS OF LOTS; OR

(v) WHETHER UNPAID FEES OR ASSESSMENTS BEAR INTEREST AND IF SO, THE RATE OF INTEREST;

(vi) WHETHER UNPAID FEES OR ASSESSMENTS MAY BE ENFORCED BY IMPOSING A LIEN ON THE LOT UNDER THE TERMS OF THE MARYLAND CONTRACT LIEN ACT; AND

(vii) WHETHER LOT OWNERS WILL BE ASSESSED LATE CHARGES OR ATTORNEYS' FEES FOR COLLECTING UNPAID FEES OR ASSESSMENTS AND ANY OTHER CONSEQUENCES FOR THE NONPAYMENT OF THE FEES OR ASSESSMENTS;

(12) IF ANY SUMS OF MONEY ARE TO BE COLLECTED AT SETTLEMENT FOR CONTRIBUTION TO THE HOMEOWNERS ASSOCIATION OTHER THAN PRORATED FEES OR ASSESSMENTS, A STATEMENT OF THE AMOUNT TO BE COLLECTED AND THE INTENDED USE OF SUCH FUNDS; AND

(13) A DESCRIPTION OF SPECIAL RIGHTS OR EXEMPTIONS RESERVED BY OR FOR THE BENEFIT OF THE DECLARANT OR THE VENDOR, INCLUDING:

(i) THE RIGHT TO CONDUCT CONSTRUCTION ACTIVITIES WITHIN THE DEVELOPMENT;

(ii) THE RIGHT TO PAY A REDUCED HOMEOWNERS ASSOCIATION FEE OR ASSESSMENT; AND

(iii) EXEMPTIONS FROM USE RESTRICTIONS OR ARCHITECTURAL CONTROL PROVISIONS CONTAINED IN THE DECLARATION OR PROVISIONS BY WHICH THE DECLARANT OR THE VENDOR INTENDS TO MAINTAIN CONTROL OVER THE HOMEOWNERS ASSOCIATION.

IF YOU HAVE NOT RECEIVED ALL THE MHAA INFORMATION 5 CALENDAR DAYS OR MORE BEFORE ENTERING INTO THE CONTRACT, YOU HAVE 5 CALENDAR DAYS TO CANCEL THIS CONTRACT AFTER RECEIVING ALL OF THE MHAA INFORMATION. YOU MUST CANCEL THE CONTRACT IN WRITING, BUT YOU DO NOT HAVE TO STATE A REASON. THE SELLER MUST ALSO PROVIDE YOU WITH NOTICE OF ANY CHANGES IN MANDATORY FEES EXCEEDING 10% OF THE AMOUNT PREVIOUSLY STATED TO EXIST AND COPIES OF ANY OTHER SUBSTANTIAL AND MATERIAL AMENDMENT TO THE INFORMATION PROVIDED TO YOU. YOU HAVE 3 CALENDAR DAYS TO CANCEL THIS CONTRACT AFTER RECEIVING NOTICE OF ANY CHANGES IN MANDATORY FEES, OR COPIES OF ANY OTHER SUBSTANTIAL MATERIAL AMENDMENT TO THE MHAA INFORMATION WHICH ADVERSELY AFFECTS YOU. IF YOU DO CANCEL THE CONTRACT YOU WILL BE ENTITLED TO A REFUND OF ANY DEPOSIT YOU MADE ON ACCOUNT

OF THE CONTRACT. HOWEVER, UNLESS YOU RETURN THE MHAA INFORMATION TO THE SELLER WHEN YOU CANCEL THE CONTRACT, THE SELLER MAY KEEP OUT OF YOUR DEPOSIT THE COST OF REPRODUCING THE MHAA INFORMATION, OR \$100, WHICHEVER AMOUNT IS LESS.

BY PURCHASING A LOT WITHIN THIS DEVELOPMENT, YOU WILL AUTOMATICALLY BE SUBJECT TO VARIOUS RIGHTS, RESPONSIBILITIES, AND OBLIGATIONS, INCLUDING THE OBLIGATION TO PAY CERTAIN ASSESSMENTS TO THE HOMEOWNERS ASSOCIATION WITHIN THE DEVELOPMENT. THE LOT YOU ARE PURCHASING MAY HAVE RESTRICTIONS ON:

- (1) ARCHITECTURAL CHANGES, DESIGN COLOR, LANDSCAPING OR APPEARANCE;
- (2) OCCUPANCY DENSITY;
- (3) KIND, NUMBER, OR USE OF VEHICLES;
- (4) RENTING LEASING, MORTGAGING, OR CONVEYING PROPERTY;
- (5) COMMERCIAL ACTIVITY; OR
- (6) OTHER MATTERS.

YOU SHOULD REVIEW THE MHAA INFORMATION CAREFULLY TO ASCERTAIN YOUR RIGHTS, RESPONSIBILITIES, AND OBLIGATION WITHIN THE DEVELOPMENT.

ACKNOWLEDGEMENT OF RECEIPT

PURCHASERS ACKNOWLEDGE RECEIPT OF THE HOMEOWNERS ASSOCIATION DOCUMENTS AND DISCLOSURE STATEMENT CONTAINING THE FOREGOING INFORMATION.

PURCHASER

DATE

CO-PURCHASER

DATE

WITNESS

DATE

SUMMIT CREEK COMMUNITY ASSOCIATION, INC.

The following information is provided in accordance with the Maryland Homeowners Association Act, Section 11B-105, Subsections (b) and (c).

1. Name and address of Homeowners Association: Summit Creek Community Association, Inc., a Maryland corporation, 6305 Ivy Lane, Suite 700, Greenbelt, Maryland 20770.
2. Name, address and telephone number of the Declarant: Realty Investment Associates III, a Maryland general partnership, 6305 Ivy Lane, Suite 700, Greenbelt, Maryland 20770, (301) 474-4411.
3. Name, address and telephone number of builder: The first builder in the project will be Winchester Homes, Inc., 6305 Ivy Lane, Suite 700, Greenbelt, Maryland 20770, (301) 474-4411. Other builders will be brought on as development progresses.
4. Name and address of the Association's resident agent: The current resident agent is Rosalie A. Brett, 6305 Ivy Lane, Suite 700, Greenbelt, Maryland 20770.
5. City and County where the development is located: Clinton, Prince George's County, Maryland.
6. Size of Development: The project consists of 283 acres.
7. Maximum number of lots possible: 2.7 dwelling units/acre.
8. Description of Existing Association Common Areas:
 - (a) Total number of common area parcels: 21 parcels.
 - (b) Size (acreage) of each parcel: See Exhibit "A".
 - (c) Parcels currently owned by the Association: See Exhibit "B".
 - (d) Improvements or recreational facilities on each common area parcel: Recreational Facilities will be constructed in accordance with a Recreational Facilities Agreement dated May 10, 1991. A copy of the recorded Agreement can be found at the Declarant's office.
 - (e) The approximate date remaining common area parcels will be deeded to the Association: The remaining common area parcels will be conveyed to the Association prior to building permit issuance for lots contained on the record plats.
9. Builder-owned and/or developer owned property within development which is to be dedicated to County or M-NCPFC:

Parcel "FF", Block "T", the stormwater management pond, was conveyed to Prince George's County, Maryland on December 2, 1991.
10. There are no other associations affecting lots and/or this Association.

11. The following is a list and description of recreation areas or other facilities, existing or proposed, which are to be owned and maintained by the Association. The areas listed below will be built to the same local governmental specifications which apply to dedicated streets: As previously stated, all recreational facilities to be constructed on the common area parcels, other than green space, as listed on the recorded Recreational Facilities Agreement. Private streets in the townhouse and duplex sections will be maintained by the Association.
12. The following is a list of all facilities to be built by the developer for which bonds have been given to public authorities: Bonds will be posted with the appropriate agency for all streets, curb and gutter, sidewalks, lighting fixtures, storm drains, recreational facility, etc.
13. The following is a list of contracts to which the Association is a party and where copies of the contracts can be found: As of this date, no contracts have been executed by the Association.
14. A list of any zoning restrictions is available for inspection at: The Maryland-National Capital Park and Planning Commission, County Administration Building, Upper Marlboro, Maryland 20772
15. There are no construction loans on the common area parcels.
16. When the common area parcels are deeded to the Association, no title insurance is provided.
17. All items covered in Items 12 and 13 will be covered by a one-year warranty that commences upon completion of the improvements or when available for use by homeowners, whichever occurs later.
18. The initial maximum annual assessment is established as follows:

	<u>Monthly Assessment</u>	<u>Annual Assessment</u>
Class A Members:		
Townhouse:	50.00 \$38.00	\$456.00
Duplex:	\$32.00	\$384.00
Single Family:	\$29.00	\$348.00
Class B Members:		
Declarant:		
Townhouses:	\$ 9.50	\$114.00
Duplex:	\$ 8.00	\$ 96.00
Single Family:	\$ 7.50	\$ 87.00
Participating Builder:		
Townhouse:	\$19.00	\$228.00
Duplex:	\$16.00	\$192.00
Single Family:	\$14.50	\$174.00

HOMEOWNERS ASSOCIATION DEPOSITORY
PAGE THREE

19. The following is a list of all contributions to the Association which are paid by the buyer at closing: A pro-rata portion of the monthly assessment (and possibility one additional month) and a one-time initial working capital contribution in the amount of \$150.00.
20. All improvements to or on common area parcels will be covered by a one-year warranty that commences upon completion of the improvements or when available for use by homeowners, whichever occurs later, unless a specific warranty is given by the manufacturer or installer.
21. There are no private or off-site amenities not owned by the Association, but for which the Association or unit owner will be responsible.
22. The name, address and phone number of the management agent, if any, for the Association: A management agent has not been selected as of this date. A contract for professional management of the community association will be executed prior to the first homeowner settlement.
23. The following is a list of documents submitted for placement in the Homeowners Association Depository:
 - A. Articles of Incorporation
 - B. By-Laws
 - C. Declaration of Covenants, Conditions and Restrictions
 - D. First Supplementary Declaration of Covenants, Conditions and Restrictions
 - E. Second Supplementary Declaration of Covenants, Conditions and Restrictions
 - F. First Amendment to the Declaration of Covenants, Conditions and Restrictions
 - G. Architectural Guidelines and Rules and Regulations
 - H. Administrative Resolution for Collection of Delinquent Assessments
 - I. Proposed Budget for Year-Ending 1992
 - I. Projected Budget at Full Size

CERTIFICATION

I HEREBY certify that I am duly authorized by the Board of Directors of the Summit Creek Community Association, Inc. to deposit material on behalf of such Association with the Land Records of Prince George's County, Maryland, in accordance with the requirements of Section 11B, Real Property Article, Annotated Code of Maryland.

August 25, 1992
Date

By: Rosalie A. Brett
Rosalie A. Brett, President

EXHIBIT "A"

All that land or parcel of ground situate, lying and being in Prince George's County, State of Maryland, and being more particularly described as follows:

A parcel of land containing 434,979 square feet or 9.9857 acres, designated as Parcel "AA", Block "U", on a plat of subdivision entitled "PLAT ONE, SUMMIT CREEK", as recorded among the plat records of Prince George's County, Maryland, in Plat Book VJ159 at Plat No. 32; and

A parcel of land containing 208,399 square feet or 4.7842 acres, designated as Part of Parcel "BB", Block "T", on a plat of subdivision entitled "PLAT TWO, SUMMIT CREEK", as recorded among the plat records of Prince George's County, Maryland, in Plat Book VJ159 at Plat No. 33; and

A parcel of land containing 199,103 square feet or 3.1933 acres, designated as Part of Parcel "M", Block "M", on a plat of subdivision entitled "PLAT THREE, SUMMIT CREEK", as recorded among the plat records of Prince George's County, Maryland, in Plat Book VJ159 at Plat No. 34; and

A parcel of land containing 231,317 square feet or 5.3103 acres, designated as Part of Parcel "M", Block "M", on a plat of subdivision entitled "PLAT FOUR, SUMMIT CREEK", as recorded among the plat records of Prince George's County, Maryland, in Plat Book VJ159 at Plat No. 35; and

A parcel of land containing 171,846 square feet or 3.9450 acres, designated as Parcel "M", Block "M", on a plat of subdivision entitled "PLAT FIVE, SUMMIT CREEK", as recorded among the plat records of Prince George's County, Maryland, in Plat Book VJ159 at Plat No. 36; and

A parcel of land containing 14,637 square feet or 0.3360 acres, designated as Parcel "K", Block "N"; a parcel of land containing 142,755 square feet or 3.2772 acres, designated as Parcel "L", Block "N"; and a parcel of land containing 7,238 square feet or 0.1662 acres, designated as Parcel "EE", Block "S", all on a plat of subdivision entitled "PLAT SIX, SUMMIT CREEK", as recorded among the plat records of Prince George's County, Maryland, in Plat Book VJ159 at Plat No. 37; and

A parcel of land containing 161,166 square feet or 3.6999 acres, designated as Part of Parcel "BB", Block "T", and a parcel of land containing 74,543 square feet or 1.7113 acres, designated as Part of Parcel "K", Block "N", both on a plat of subdivision entitled "PLAT SEVEN, SUMMIT CREEK", as recorded among the plat records of Prince George's County, Maryland, in Plat Book VJ159 at Plat No. 38; and

EXHIBIT "A", CONTINUED

A parcel of land containing 238,020 square feet or 5.4642 acres, designated as Parcel "CC", Block "P", on a plat of subdivision entitled "PLAT EIGHT, SUMMIT CREEK", as recorded among the plat records of Prince George's County, Maryland, in Plat Book VJ159 at Plat No. 39; and

A parcel of land containing 530,491 square feet or 12.1784 acres, designated as Parcel "Z", Block "AA", and a parcel of land containing 36,285 square feet or 7.1232 acres, designated as Part of Parcel "AA", Block "U", both on a plat of subdivision entitled "PLAT NINE, SUMMIT CREEK", as recorded among the plat records of Prince George's County, Maryland, in Plat Book VJ159 at Plat No. 40; and

A parcel of land containing 31,493 square feet or 0.7230 acres, designated as Part of Parcel "AA", Block "U"; a parcel of land containing 4,3311 square feet or 0.0994 acres, designated as Parcel "HH", Block "X"; a parcel of land containing 11,788 square feet or 0.2706 acres, designated as Parcel "W", Block "W"; a parcel of land containing 11,861 square feet or 0.2723 acres, designated as Parcel "X", Block "X"; and a parcel of land containing 12,108 square feet or 0.2780 acres, designated as Parcel "Y", Block "Y", all on a plat of subdivision entitled "PLAT TEN, SUMMIT CREEK", as recorded among the plat records of Prince George's County, Maryland, in Plat Book VJ159 at Plat No. 41; and

A parcel of land containing 53,411 square feet or 1.2262 acres, designated as Parcel "KK", Block "AA", on a plat of subdivision entitled "PLAT OF CORRECTION, PLAT ELEVEN, SUMMIT CREEK", as recorded among the plat records of Prince George's County, Maryland, in Plat Book VJ160 at Plat No. 77; and

A parcel of land containing 54,516 square feet or 1.2515 acres, designated as Parcel "DD", Block "LL", and a parcel of land containing 157,663 square feet or 3.6194 acres, designated as Part of Parcel "AA", Block "U", on a plat of subdivision entitled "PLAT TWELVE, SUMMIT CREEK", as recorded among the plat records of Prince George's County, Maryland, in Plat Book VJ159 at Plat No. 43.

EXHIBIT "B"

All that land or parcel of ground situate, lying and being in Prince George's County, State of Maryland, and being more particularly described as follows:

A parcel of land containing 434,979 square feet or 9.9857 acres, designated as Parcel "AA", Block "U", on a plat of subdivision entitled "PLAT ONE, SUMMIT CREEK", as recorded among the plat records of Prince George's County, Maryland, in Plat Book VJ159 at Plat No. 32; and

A parcel of land containing 208,399 square feet or 4.7842 acres, designated as Part of Parcel "BB", Block "T", on a plat of subdivision entitled "PLAT TWO, SUMMIT CREEK", as recorded among the plat records of Prince George's County, Maryland, in Plat Book VJ159 at Plat No. 33; and

A parcel of land containing 199,103 square feet or 3.1933 acres, designated as Part of Parcel "M", Block "M", on a plat of subdivision entitled "PLAT THREE, SUMMIT CREEK", as recorded among the plat records of Prince George's County, Maryland, in Plat Book VJ159 at Plat No. 34; and

A parcel of land containing 231,317 square feet or 5.3103 acres, designated as Part of Parcel "M", Block "M", on a plat of subdivision entitled "PLAT FOUR, SUMMIT CREEK", as recorded among the plat records of Prince George's County, Maryland, in Plat Book VJ159 at Plat No. 35; and

A parcel of land containing 14,637 square feet or 0.3360 acres, designated as Parcel "K", Block "N"; a parcel of land containing 142,755 square feet or 3.2772 acres, designated as Parcel "L", Block "N"; and a parcel of land containing 7,238 square feet or 0.1662 acres, designated as Parcel "EE", Block "S", all on a plat of subdivision entitled "PLAT SIX, SUMMIT CREEK", as recorded among the plat records of Prince George's County, Maryland, in Plat Book VJ159 at Plat No. 37.