

Board/EAC Approved Changes to the Guidelines

Below are just the individual areas that were changed, not the entire Guidelines. Changes are in yellow.

SIGNS

An application **is required** for all signs, on both commercial and residential property, except for the following:

- The sign is a security system sign (less than 1 square foot) located near the front or back entrance of the house **with a maximum height of 24"**
- The sign is a temporary real estate sign advertising the sale or rental of the property.
- The sign is a political sign for a candidate, which can only be displayed sixty days prior to the election and up to seven days after the election.
- **The sign is a temporary sign commemorating/advertising an event or a cause that is displayed for thirty days or less within a six-month period and is no larger than 2' x 3' with a maximum height of 48"**

Only one permanent and up to three temporary signs are allowed at any given time. No business or commercial signs are permitted on residential lots.

All signs must meet the following standards:

- **Must be of professional quality and durability.**
- **Must be appropriately sized for the lot.**
- **Must comply with Howard County ordinance.**
- **Must not present a cluttered appearance.**
- **Must not display hateful, profane, or bigoted language and/or symbols.**
- **Must be well maintained.**

All signs should comply with Howard County sign ordinances. Please call 410-313-1830 for County sign information.

DECKS

An application **is required** for all decks, whether new or a replacement. A site plan with complete description and sketch of the deck including location, dimensions, shape, and materials as well as preservative/color to be applied to those materials must be included with the application. Stairs, guardrails, balusters and landings must be included on the application.

Decks must meet the following conditions:

- Pressure treated wood shall be left natural, **stained or painted an approved color in wood tones (red is not considered a wood tone), grey or white that match the existing house.**
- Built in a professional, workman-like manner.
- Recycled composite and vinyl deck materials will be considered in wood tones, grey, or white colors that match the existing house.
- Balusters and guardrails of different materials and/or color may be considered if consistent with existing house and deck in style and color.
- Decks should be related in style to adjacent structures and compatible in size with the house. **Separate decks on a single structure must match in style, color, and material.**
- Sunshades and trellises must be part of the application information.
- On “zero” lot line properties, structures may be prohibited within the easement areas.

Enclosed decks must relate in scale and design and match the exterior house materials in style and color. Roof slopes should approximate or complement the house roof. Doors and windows should match the house in color and style. All decks over 30 inches above ground level must have railings consistent with Howard County code.

DRIVEWAYS AND PARKING PAD

An application **is required** for any driveway or parking pad changes on the property. **A site plan must be included showing the proposed changes of the driveway or parking pad (a property plat is preferred).**

Conversion from concrete to other materials will be considered. Driveway aprons must be concrete. Driveway extensions should be constructed of the same material as the existing driveway and be **similar** in color. **Driveways may not be painted.**

Vehicles parked on residential property may only be parked on driveways, in carports or garages, or on approved parking pads, not on lawn areas or walkways

Maintenance, repair, or replacement of driveways is the responsibility of the owner or owners. Maintenance or replacement does not require an application if the size and materials are to remain the same as the current approved driveway. **In the case of flag or shared driveways,**

all owners are responsible for maintenance of the shared areas. Permeable driveways will be considered on a case-by-case basis.

FENCES – this is not the entire guideline, just the portion suggested for change

ALL RESIDENTIAL FENCES MUST CONFORM TO THESE REQUIREMENTS:

- **Fences must be built on the property line**, except for a privacy fence (see below).
- Fence style must match one of the approved pictured fence styles in this guideline booklet.
- Wood must be left natural or stained with a transparent or semi-transparent color of either clear or wood tones (brown and tan).
- **Recycled composite and vinyl materials or other man-made materials will be considered.**
- Fence posts must be well secured or placed in concrete.
- Fence gates must be compatible with fence style, height, color and materials.
- Gates must open inward unless property outside the fence is also owned by resident applying.
- Residents are required to match existing neighboring, approved fencing style and height, unless the neighboring fence is a two-rail or located on an out parcel or backs to certain streets (see below) or is an Omni Home (see below).
- Wire mesh must be coated with either green or black plastic, if used, and must be attached to inside of fence, and not extend above top rail.
- Fence height must be 48” at top rail.
- Posts must be perpendicular to the ground.
- Should connect to neighbor’s post/fence.
- Built in a professional, workman-like, manner of resilient material.

(further down the guideline)

DUPLEX HOMES:

- A three-rail split rail fence is allowed on property line, must be a height of 48 inches. (Previously approved two-rail fences can be switched to a three-rail without an application, if in the same location.)

GARAGES AND CARPORTS

An application **is required** for all carport and garage additions, as well as for the conversion of a carport to a garage. A site plan showing the proposed carport or garage location, as well as the description of all proposed materials, must accompany the application.

Carports and garages must match the house in style, materials and color and window style and color. If a house is to be repainted or re-sided, the carport or garage must be repainted or re-sided to match at the same time. Shared garage doors must match. Any exposed foundation must match house foundation color.

Shared garages and carports must meet the following requirements:

- Must match in color and material either the associated house or the other half of garage/carport.
- Only one roof color is permitted, and it must match the color of one of the associated houses.
- If a house is repainted or re-sided, the associated half of the shared garage or carport must be repainted or re-sided at the same time, unless it matches the other half.
- There must be only one trim color on a shared garage or carport, and it must match the trim on either of the houses sharing the garage or carport.
- Townhouse and condominium owners must check with your local homeowners' association for appropriate carport guidelines.
- Built in a professional, workman-like manner.

GAZEBOS

An application **is required** for a gazebo, which is considered a permanent structure. A site plan showing the proposed location of the gazebo, as well as a brochure or photo of the structure and description of any proposed material, and screening must be included with the application.

The following conditions must be met:

- Must follow the same color tones as decks, i.e., pressure treated wood shall be left natural, stained or painted an approved color in wood tones, grey or white that match the existing house.
- Located in least visible part of lot or incorporated into the deck.
- The size must be in proportion to lot.
- Landscape screening may be required.
- Built in a professional, workman-like manner.

LANDSCAPING

An application **is required** for landscaping for the following plans. A site plan showing the location of landscaping changes must accompany the application.

- Any plantings used as hedge or windbreak, or for screening purposes, (see Screening rules)
- Any change of grade or slope and/or installation of a retaining wall, pond or other structure.

- Well-manicured grass lawns are an important feature of Owen Brown. Replacing a substantial portion (20% or greater of the surface area of the lot) of a grass lawn with an alternative (i.e., mulch, ground cover, stone, xeriscaping, etc.) is discouraged, and will be approved on an individual basis. Grass lawn alternatives must not provide an incongruous look with abutting properties.
- Rain barrels will be considered and may require screening.
- Any permanent structure requires a material list and dimensions and must match the aesthetic of the house and its surroundings.
- Unused mulch or stone or other materials must not be stored for more than 30 days.

No application is required for:

- The planting of individual shrubs (unless used as a hedge), foundation plants, small annuals and perennial beds, ground cover, or stepping-stones flush with the ground.

Mulch and other bulk materials must not be placed on the sidewalks, open space or right-of-way.

PORCHES AND PORTICOS

An application **is required** for all porches and porticos. A site plan with the location and dimensions of the structure must be submitted, along with a drawing or description of the rails and posts.

The railings, posts, and all exposed surfaces, of any front porches or porticos must be painted or stained to match the house siding or trim color. Railings must be consistent in style, and match existing railings, if present. The floor surfaces and steps connected to the porch may be left natural, if desired, or painted a gray tone, if concrete (*see Colors section for number of colors permitted*). Any roof structure should be the same color as the house roof, and it should approximate the existing roof as to pitch. All porch or portico floor surface coverings are subject to approval.

Carpeting on porch surfaces and stairs will not be approved.

SHEDS/INDEPENDENT STRUCTURES

An application is required for all sheds and independent structures. Only one shed will be allowed per property. A site plan showing the proposed location of the shed/structure must be included. A description of the materials and dimensions of the shed/structure must also accompany the application.

All Shed/Structure Requirements:

1. Location must be in the rear of the house preferably attached, although an alternative location may be approved. In such cases, screening may be required.
2. Siding must match the house siding unless it is located away from the house where it may be left natural. Roof color must match house roof color or be of a dark color.
3. If the house is restyled, re-sided, or painted a different color, the shed/structure must match unless approved to remain natural.
4. Decorative embellishments will not be approved.
5. Secure anchoring is required.
6. The shed/structure should neither dominate nor stand as a primary feature on the property. It should be proportional to lot size, not larger than 100 square feet and not exceed the height of 8 feet at the roof peak, except as noted in 7 below.
7. Sheds/structures with base area larger than 64 square feet may have a 9' roof.
8. Water run-off from the shed/structure must not be directed into common areas or a neighbor's yard or patio.

For Duplexes, Townhouses and Condominiums:

Sheds may not exceed 20% of rear yard. The placement must be so that it has the least impact to the neighbors. Water run-off from sheds and/or storage containers must not be directed onto common areas or a neighbor's yard or patio.

STORAGE CONTAINERS

An application is required for all storage containers.

Storage Containers—also called Deck or Patio Boxes and Storage Bins—that are less than or equal to 3 x 5 feet in area and 5 feet in height may be fast-tracked.

For Single Family Homes:

Storage containers should be placed abutting the rear wall of the house and must not be larger than 15 square feet nor exceed 6 feet in height

TRASH AND BULK ITEMS:

Bulk Deliveries:

Residents must place any bulk deliveries of wood, garden material or other items on their property, not on sidewalks, streets, CA open space or a neighbors' property. All bulk items should be removed from view within two weeks of delivery.

Trash:

Section 8.06 of the village covenants states: "No lumber, metals, bulk materials, refuse or trash shall be kept, stored, or allowed to accumulate on any Lot If trash or other refuse is to be

disposed of by being picked up and carried away on a regular and recurring basis, containers may be placed in the open, on any day that a pickup is to be made, at such a place on the Lot so as to provide access to persons making such a pick-up. At all other times such containers shall be stored in such a manner so that they cannot be seen from adjacent and surrounding property.”

Screening:

An application is required for the screening of trash/recycling cans being stored on side or front of a home. The location, size and materials used need to be indicated in the application. The screening should blend with the adjoining structure. If shrubs are to be used, also see the “Screening” section of these Guidelines.

According to Howard County regulations, trash and recyclables should not be put out for pickup before 6 p.m. the night prior to the pickup and containers must be collected by the resident on the day of the pickup and stored out of sight (never in front of the house). The clean-up of trash spilled and/or spread by animals or wind is the responsibility of the resident. Trash may not be placed adjacent to the cluster mailboxes or fire hydrants.

For information on trash & recycle pickup, and the Howard County Landfill, call 410-313-767

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CHICKEN COOPS

Chicken coops will be considered on an individual basis. Because of the potential impact on neighbors, applications for chicken coops must be submitted and approved annually. At a minimum, all the following must be true:

- Coops must comply with all county, state, and federal law
- The lot must be at least ¼ acre.
- The coop contains no more than five hens.
- Chickens must be confined to the coop/run at all times (no free ranging).
- Coop/run must be roofed structure.
- Coops must be at least 50 feet away from neighboring dwellings and open space.
- Coops must be sanitary and cleaned regularly

Roosters are not permitted. In order to limit the potential impact on neighbors and open space, additional requirements may be levied including but not limited to the following:

- Installation of screening
- Limits on the amount of visible chicken wire
- Complimenting the color or style of the home
- Requiring additional distance between the coop and neighboring dwellings beyond the minimum 50 feet

COMPLETION OF PROJECT

An exterior alteration must be **completed within 120 days of the start of construction.**

Requests for time extensions due to extenuating circumstances must be brought to the attention of the Covenant Advisor in writing. Any modification of the original terms of approval requires an amendment of the application, which must be submitted and reviewed by the RAC. A major modification requires a new application and approval.