

Approved Changes to the Guidelines – 2024

Additions are in **yellow**. Deletions are ~~strikethrough~~.

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** (see image below for examples) **grey or white** that is part of an existing color on the house. **Deck colors on townhomes and duplexes must also be consistent with the overall community.**
- Lattice may be used for deck skirts. Color must be compatible with deck and home.
- 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.

ELECTRIC VEHICLE CHARGING STATIONS

Exterior EV Charging stations can be approved in locations that are adjacent to parking spaces or driveways. Electrical conduit must be hidden in walls or buried underground. Charging cables must not impede walkways or sidewalks, when stored or while in use.

If proposing a location on common area property owned by an HOA, the HOA must submit an application. All installations must comply with state law regarding EV chargers.

FENCES

An application is required for all new fences and changes in configurations of existing approved fences. Columbia and Owen Brown were conceptualized with openness in mind. Maintaining the feeling of openness is an important priority for the village. Community open space gives small residential lots a sense of spaciousness. The street sides and many back yards of homes are visually part of the open spaces of our neighborhoods. These considerations influence the rules

regarding fences described below, specifically the prohibition on privacy fences for single family homes.

Fast Track is available when replacing an existing fence **or gate** in the same location with the same exact style. A **site plan/property plat** showing the location of the fence and property lines, as well as a description of all materials used, **a brochure and/or photograph must be included as well as fence styles and height.**

Prior approval of a fence on a property does not mean that the style is still approvable.

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).~~ **If abutting neighbors have different fence styles, the property owner may choose which style to match.**
- ~~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 e 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.

THE FOLLOWING ARE NOT PERMITTED:

- Chain link fencing
- Wire fencing
- Wire with hedge fencing
- Basket weave fencing
- Stockade fencing
- Parallel fencing on the property line **(Exception: If neighboring property has a two rail, and is unwilling to change to a three rail, constructing a parallel, three rail fence is allowed.)**
- Front yard fencing, except where builder installed as part of original design.

- Rear yard fencing that would create front yard fencing for a neighbor.
- Property line privacy fences are not permitted except with townhomes and homes that back to the following streets, Broken Land Parkway, Oakland Mills Road and Snowden River Parkway, may request permission to install privacy fences to buffer them from the busy streets.

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.
- **Carport dividers may be considered.**
- Townhouse and condominium owners must check with your local homeowners association for appropriate carport guidelines.
- Built in a professional, workman-like manner.

IN-HOME BUSINESS

An In-Home Business Application, which is different from an Exterior Alteration Application, **is required** for all in-home businesses **except daycare, as provided by law.**

Approval is valid for one year only. A new application is required to be filed annually.

The business should be incidental or secondary to the residential use of the dwelling. The following criteria will be enforced:

- Parking availability and traffic impact will be the prime consideration in approving the application, as well as any other factor that may significantly impact the neighbors.
- No direct retail sales from the residences are permitted. Distributorships will be considered on a case-by-case basis.
- **No landscaping, construction or car repair businesses will be approved.**
- No sign or other advertising related to the in-home business will be permitted.
- Only one employee, other than the permanent residents of the house, will be allowed unless specifically approved by the Architectural Committee.

Any variance from the approved application will be considered an Owen Brown covenant violation.

LANDSCAPING

An application **is required** for the **following changes:** ~~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 maintained yards are an important feature of Owen Brown. Replacing a~~ **Any hardscaping or landscaping changes for a substantial portion of a yard requires an application. (A substantial portion of a yard is defined as, on any side, 20% or more of a single-family detached or 50% or more of a townhome or duplex.) with an alternative (i.e., mulch, ground cover, stone, etc.) requires an application. A single family, detached home's landscaping must not create an incongruous look with abutting properties (does not apply to townhomes or duplexes) and a setback may be required to avoid this.**
- **Artificial turf is prohibited.**

Application requirements:

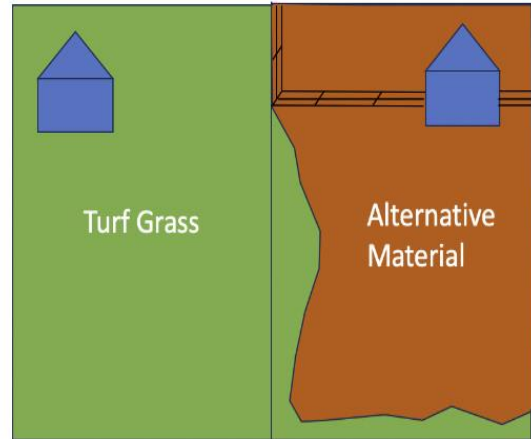
- Any permanent structure requires a material list and dimensions and must match the aesthetic of the house and its surroundings.
- **A site plan showing the location and the nature of the changes must accompany the application.**
- Unused mulch or stone or other materials must not be stored for more than 30 days. **Mulch and other bulk materials must not be placed on the sidewalks, open space or right-of-way.**

- A single-family, detached home's landscaping must not create an incongruous look with abutting properties (*does not apply to townhomes or duplexes*) and a setback may be required to avoid this. See graphics below for clarification:

Incongruous Look - Prohibited



Set back – Allowable



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.~~

LIGHTING

RESIDENTS ARE RESPONSIBLE FOR THEIR OWN YARD LAMPPOST LIGHTS. THESE LIGHTS MUST BE OPERATIONAL AND, **FOR SAFETY PURPOSES, WE ASK THAT THEY BE TURNED ON NIGHTLY.** **THEY** MAY NOT BE REMOVED AS THEY SERVE AS STREET LIGHTS.

An application **is required** for the replacement of any exterior light fixture and for the addition of lighting, such as security lights. A site plan showing the location of any new lighting, as well as pictures of the new fixtures, must be submitted with the application.

- Front door light fixtures and lamp post fixtures must be a similar color and style.
- Black lamp posts do not require an application if they match the style of the other lighting fixtures on the front of the home. Any other color *may* be considered depending on the light fixture and house colors.
- Security lights **or flood lights may not be located above the front door or on**

- **lampposts**, and must not shine into neighbors' yards or windows, **or open space**.
- Landscape lighting on walkways and driveways must be uniformly installed, level and as low to the ground as possible.
- For holiday lights please refer to the Holiday Decorations section of these guidelines.

PATIOS AND WALKWAYS

An application **is required** for all patios and for walkways other than stepping-stones flush with the ground. A site plan showing the location of the patio or walkway and a description of all materials used must accompany the application. Patios may not extend more than 20 feet or 1/3 the distance from the original foundation to the property line, whichever is less except when completely enclosed by fencing in a townhouse community. **Townhomes may apply for additional coverage**. Please consult townhouse regulations regarding patios before submitting plans to Owen Brown.

RAMPS, RAILINGS, ACCESSORY MOBILITY STRUCTURES

An Exterior Alteration Application is required for a new accessory mobility structure or any changes to an existing approved structure. Examples of this type of structure include wheelchair ramps or lifts, stair lifts and railings, as well as changes to walkways or decks to assist the mobility of the resident. When designing an accessibility structure, the design must be harmonious with the style and color scheme of the residence. Railings and sides of ramps on the front of the house must be painted to match the siding or trim color of the house and otherwise follow the color and style guideline for porches. Ramps in the rear of the house must match the deck in color and style. Ramp structures may include stairs as part of the overall structure.

Applications for metal wheelchair ramps, such as those that may be rented from medical equipment suppliers, are intended for short-term solutions and may be approved for up to one year. Such ramps should be removed when no longer needed.

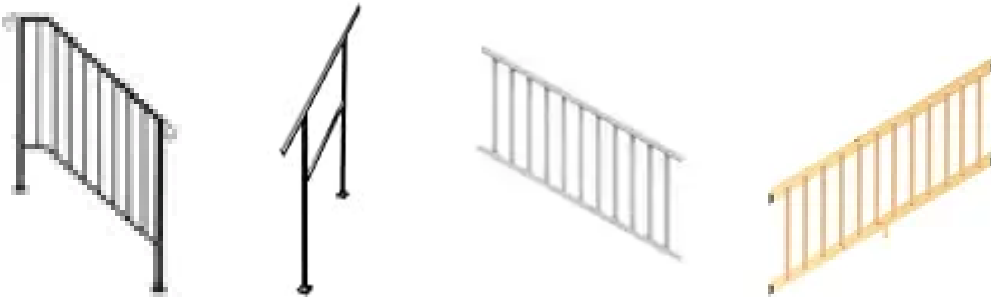
Application Requirements

The following materials must be submitted with the application:

1. A site plan showing the location of the proposed structure drawn to the proper scale. Dimensions must be included.

2. Elevation drawings of the proposed structure that include dimensions. Include views of all visually affected sides of the property.
3. A description of the materials to be used for the structure, including color and style.
4. Color photos, samples and/or brochures of proposed equipment such as a chairlift or a prefabricated metal ramp.
5. Details about any additional alterations that will be installed to accommodate the mobility structure, such as lighting, landscaping or pathways.

6. Railings, by themselves, can be Fast Tracked if one of the following styles:



ROOFING

An application **is required** for all roof replacements. If the roof will be the same color and shingle style it can be done as a ***FAST TRACK***. **A shingle sample or color brochure must accompany the application.**

All types of new roofing material will be considered. For shared garages and carports please follow the section labeled Garages and Carports. Duplexes must have the same color and shade shingle style as adjoining home. **For example, tan and chocolate are both brown, but they are not the same color.** (We recommend replacing both roofs at the same time, when possible.)

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. For example, behind a garage not visible to the street or neighbor. In such cases, screening may be required. Sheds attached to or placed up against the rear of a carport may be considered.
2. In such cases, screening may be required.
3. 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. Composite and plastic material will be considered.
4. If the house is restyled, re-sided, or painted a different color, the shed must match unless approved to remain natural.
5. Decorative embellishments will not be approved.
6. Secure anchoring is required.
7. 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.
8. Sheds/structures with base area larger than 64 square feet may have a 9' roof.
9. Water run-off from the shed/structure must not be directed unto 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.

VEGETABLE GARDENS

An application is required.

- In most cases, a garden plot should be no larger than 100 square feet. Larger plans will be considered for plots in the least visible location on the property.
- Bulk garden materials must be on homeowner's lot and stored out of sight in the rear yard. Such material must not be left on public sidewalks, open space or right-of-way.
- Since garden size and maintenance are crop dependent, the garden should be maintained appropriate to crop. Failure to adequately maintain plots is a violation of the maintenance provisions of the Owen Brown Covenants.
- Front yard vegetable gardens are not permitted.
- Mesh-type fencing of a dark, dull color no more than 6 feet high, may be allowed.
- Aluminum or vinyl fences under 4 feet tall matching the house color may be considered if entirely located within 15 feet of the rear or side of the home.

Large garden plots for the avid gardener or for tall, conspicuous crops, are available through Columbia Gardeners. More information at www.columbiagardeners.com