

ARC GUIDELINES

SECTION III

**These guidelines have been pre-approved by the BOT.
An ARC application is not required for these exterior guidelines.
However, if they are not followed, violations will be enforced.**

BIRDBATHS

1. Maximum overall height – 38 inches.
2. Maximum diameter of bowl – 24 inches.
3. Simple design is required limited to a base and bowl, which may include a recirculating water pump.
4. Placement must be in an approved planting area or in a mulching area around an existing tree.
5. Only one (1) birdbath per unit.

BIRDFEEDERS

1. Two (2) birdfeeders permitted per residential unit.
2. A birdfeeder must be of simple design and brown, black, green or natural in color with all component parts color matched.
3. Material must be of wood, metal, plastic, ceramic or a combination of these.
4. Birdfeeders may be placed on the limb of an existing tree, but otherwise must be placed on a pole in foundation planting or in a mulched area around a tree.
5. Rectangular feeders on a pole must not exceed 15 inches in all dimensions.
Tubular feeders must not exceed 18 inches height and 10 inches circumference.
6. Feeders placed on tree limbs must not exceed 8" x 10" x 12".

BIRD HOUSES

1. The maximum size for a bird house is 8" x 10" x 12".
2. Bird houses may be placed on or suspended from the limb of an existing tree or may be placed on a pole in a mulched area for foundation plantings or for an existing tree.
3. Only two (2) bird houses are allowed per unit.

**EXTERIOR ORNAMENTATION:
NUMBERS, SIGNS, FLAGS AND FLAG POLES**

NUMBERS

Italicized part below is from a Frederick ordinance.

Street addresses must be in front of the residence, visible from the street, in Arabic numerals and not spelled out. For single family and duplexes, number must be no less than 4 inches tall—for multi-family, no less than 6 inches tall and for individual unit, no less than 2 ½ inches high on, above or to the side of the unit doorway. If existing numbers on one or two family residences were at least 3 inches high on 2/1/05, those numbers comply until replaced. Black/white reflective adhesive-backed numerals may also be applied to a mail or newspaper box or on garage windows. Solar house numbers may be placed in the planting area. (Ordinance effective 2/1/05)

SIGNS

Temporary political signs relating to primary elections, general elections and voting on a proposition shall be placed only within the foundation planting area and for not more than 30 days before an election or proposition vote and shall be removed within 7 days after the election/vote. Signs are to be no larger than 18 inches by 24 inches.

FLAGS

Only the official flag of the United States of America may be flown. A flag bracket must be attached to the building in accordance with the instructions of the manufacturer. Frayed/faded flags are not to be flown.

FLAG POLES

FREE STANDING FLAG POLES ARE NOT PERMITTED

EXTERIOR ORNAMENTATION:
ORNAMENTS, GARDEN ORNAMENTS

ORNAMENTS

Two (2) unlighted exterior ornaments, no larger than 2' x 2' are allowed on each residential unit. Some examples include wreaths, flower arrangements, geometric shapes, and seasonal signage.

GARDEN ORNAMENTS

1. Five (5) garden ornaments, not taller than 24 inches, can be placed in the foundation planting area on a street side of the home. They may be of cloth, concrete, wood, metal, ceramic or fiberglass.
2. No spinning or windblown ornaments are permitted. Garden ornaments must be kept in good condition.
3. Garden flags are considered to be garden ornaments. A garden flag cannot exceed 24 inches in width x 24 inches in height or length and the flag stand onto which it is hung cannot exceed 36 inches in height.

FANS, INTERIOR EXHAUST

All such fans must be exhausted through the ventilated soffit where possible.
In-wall exhaust registers or louvers are not permitted except where already existing.

HANDRAILS

Handrails can be installed on the exterior of the home. Colors are limited to white, black or a matching trim color. Handrail may not extend beyond the stairway structure.

HOLIDAY EXTERIOR DECORATIONS

1. Exterior holiday decorations may be displayed without prior approval.
2. The type of decorations displayed must be consistent with the holiday observed.
3. For December holidays, decorations may be displayed from the day after Thanksgiving until January 15th.
4. All other holidays, decorations may be displayed for no more than two (2) weeks prior to and two (2) weeks following the holiday.
5. Decorations are permitted (a) in foundation planting areas and must not impede lawn maintenance or snow removal, and (b) may be placed at or below the roof line of any residence. Lights are permitted on trees and shrubs. No decorations are allowed on the roof.
6. With the exception of mini lights, no flashing lights, floodlights, musical or audio decorations are permitted. One white spotlight may be used to illuminate December holiday decorations only.
7. Exterior holiday lights must be turned off by 11:00 pm.

HOSES AND STORAGE DEVICES

If a hose holder is installed, it is to be located as closely as possible to the hose bib. Hoses and storage devices must not be left in grass areas; they may be stored in the foundation planting area, patios or garages.

LIGHTS - DECORATIVE GROUND LIGHTS

1. Decorative ground lights may be used to illuminate areas for the safe walking of residents and visitors and may be installed by the resident.
2. Ground lights are permitted only in mulched beds around patios, open porches, or next to the walkways.
3. Ground lights may be activated manually or may be attached to a photoelectric cell for use from dusk to a predetermined cut-off time. Solar lights are permitted. Manually operated decorative ground lights shall not be on after 11 PM except momentarily when visitors are leaving.
4. Ground lights cannot extend higher than 10 inches from the ground cover to the top of the light on the street side of a home. Lights which are not visible from the street may be up to 18 inches. Wires must be buried.
5. Only low voltage lighting may be used. The distance between ground lights is not to be closer than 18 inches. No flashing lights are permitted. All bulbs must be clear in color.
6. Lights must be kept upright and maintained in working order.

LIGHTS – SECURITY

Units must be installed in such a way that the light does not shine on a neighbor's house. Fixtures fastened to metal or vinyl siding require either a matching color plastic collar or wood base painted to match the color of the siding.

PLANTING

GENERAL GUIDELINES

Foundation plantings do not require the approval of the Board of Trustees, but shall conform to the planting guidelines.

Tree plantings outside of the foundation planting area do require written approval from the Board of Trustees before planting. *See Section IV, Tree Planting and Maintenance guideline.*

Maintenance of all foundation planting is the sole responsibility of the resident. Plantings are to be maintained by weeding, trimming, and pruning in accordance with accepted landscape practices to include disease and pest control. Plantings not maintained are deemed in violation of the rules of the Homeowner's Association (HOA) and the HOA has the right to provide such maintenance and assess the homeowner the reasonable cost. The HOA is responsible for the trimming and mulching of shrubs and bushes, but not flowers, planted in the immediate vicinity of electric, cable TV, and telephone boxes.

All planting areas are to be designed in such a manner as to avoid impeding the lawn mowing and trimming process, and damaging underground cables. The HOA will not be responsible for mower/trimmer damage to plantings not maintained in accordance with these guidelines, or for the repair of underground cables damaged by digging or by plantings. If service work or exterior repairs are required, the HOA will not be responsible for any damage to plantings.

No fabricated fence, hedge, or other growing fence is permitted. No stakes or raised boundary markings are permitted.

Only grass is permitted around fire hydrants, lamp posts (unless adjacent to a utility box), street signs, sewer vents (other than in foundation beds), and benches.

Permitted planting guidelines are described on the following pages.

PLANTING

CONTAINER GARDENS

1. Live plants may be placed in a container rather than being planted directly in the ground.
2. Up to 5 potted containers, visible from the front of the residence, are permitted. No container shall be placed in a grassy area or around free-standing trees or shrubs.
3. The size of the container may vary. Height must comply with the *Garden Ornament* guideline; i.e., no higher than 24 inches.
4. Under no circumstances are artificial flowers/plants, etc. permitted.
5. Containers with no visible plant growth must be removed during the winter months.

HANGING PLANTS

No more than two (2) hanging plants may be suspended from the front exterior of any home. They may be suspended either from the porch structure or from a shepherd's staff placed in the foundation planting area.

PLANTING

FOUNDATION AREA PLANTINGS

1. Foundation beds shall be parallel to, or adjacent to, and may not extend more than 4 feet from the foundation. Such beds may contain bushes, shrubs, flowers, bulbs, and/or dwarf trees, which must be maintained, as necessary, to prevent them from growing over the edges of the beds and interfering with the mowing of lawns. Such beds may also contain specimens of natural stones, rocks, and/or driftwood, as long as they preserve the aesthetic values of the Community.
2. Flowers and bulbs may be planted in any foundation area. To avoid barren beds in the winter that are visible from the street, bushes, shrubs and/or dwarf trees are recommended.
3. Vegetable plantings are limited to the rear foundation beds and/or the back half of a side foundation planting bed.
4. No plantings (vines, etc.) are permitted to attach themselves to the dwelling. For security purposes, no plantings are allowed to obstruct windows or doors.
5. If the foundation planting area is raised above the level of the ground, it must be held in place by approved landscape material. The raised area should be no higher than 14 inches above ground level.

PLANTING

LAWN EDGING MATERIALS

1. Edging material must be set or installed no higher than 4 inches above grade level.
2. Material is limited to cedar edging strips, pre-cast concrete, bricks, landscaping ties, heavy plastic or natural stones and must be maintained in good condition.
3. Color of material (except natural stones) is to be white, dark green, black or brick. Landscaping ties are to be of treated wood and left natural in color.

PLANTING

LAWN PLANTINGS

Small shrubs and flowers planted in mulched areas around mail/newspaper box posts, cluster mailbox pads, boulders, utility boxes and trees must conform to the following guidelines:

1. Mail/newspaper box posts – The planting area for flowers, shrubs, and/or vines is not to exceed one and one half (1 ½) feet in radius or obstruct the use of the boxes.
2. Cluster mailbox pads – Planting is not permitted.
3. Boulders – The planting area for bushes, shrubs, and/or ornamental trees is not to exceed one and one half (1 ½) feet from the boulder perimeter. Shrubs or bushes may be planted to avoid a barren look in winter. Flowers may be planted during growing season.
4. Utility boxes – Plants are not to exceed the height of the boxes or four (4) feet, and the planting area is not to be more than two and one half (2 ½) feet in width. Access to the boxes must not be obstructed. Shrubs or bushes may be planted to avoid a barren look in winter. Flowers may be planted during growing seasons.
5. Trees – Plants are not to exceed two (2) feet in height and are not to be more than two and one half (2 ½) feet from the tree bark.

PLANTING

PATIO PLANTINGS

1. Patio plantings shall not exceed a height of four (4) feet. Raised beds are not permitted around patios (*see Section III, Foundation Area Plantings*).
2. For security reasons, patio plantings shall not obscure visibility of the patio and patio door.
3. Vines may be planted on patio cover trellis supports without regard to the height limitation (4 feet), provided the vines do not obscure visibility of the patio and patio door or attach themselves to the dwelling.

PLANTING

WALKWAY PLANTINGS

1. Planting areas on the house side of walkways shall be considered as an extension of the foundation planting area, and the guidelines for Foundation Area Plantings as applicable to the front of dwellings shall apply. However, foundation planting area may exceed four (4) feet when the distance from the foundation parallel to the walkway exceeds four (4) feet.
2. Planting beds on the outside of the walkways shall be continuous and shall not extend more than 2 ½ feet from the walkway. They may be planted with low bushes or shrubs which need to be pruned as necessary to prevent them from exceeding three (3) feet in height and must not interfere with moving of lawns.

PLANT PROTECTORS

1. May only be erected temporarily between October 14 and April 15.
2. Protectors are to be erected for protection of shrubbery and plants only.
3. The posts are to be either wood, plastic or metal covered by natural-colored burlap or snow fencing.
4. Protectors must be kept in good repair.

RAIN BARRELS

GENERAL GUIDELINES

1. One rain barrel is permitted per unit on the rear elevation only, located at a break in the downspout.
2. Rain barrels are to be leveled on a concrete or brick base.
3. Rain barrels are to be disguised by plants, trees, or shrubs.
4. Rain barrels may be constructed of plastic, waterproof-coated metal or durable wood.
5. All rain barrels are to be fitted with top screens above water level to prevent mosquito breeding.
6. No water should be allowed to stand in rain barrels long enough to become stagnant.
7. Leakage of water must be prevented to avoid fungus, bugs or odors.

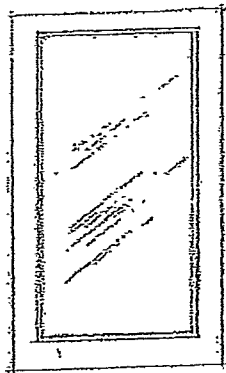
SOLAR PANELS

1. Solar panels may be placed only on the roof and exterior walls owned and controlled by the homeowner.
2. On multi-unit buildings, only that portion of the building and roof belonging to the owner may be used for the installation of solar panels.
3. No free standing or ground mounted panels are allowed.
4. Any necessary electrical connections and boxes must be on the side or back of the owner's residence. They may be placed inside the garage.
5. Requested exceptions to the above guidelines must be submitted to the ARC through an "Application for Property Modification."

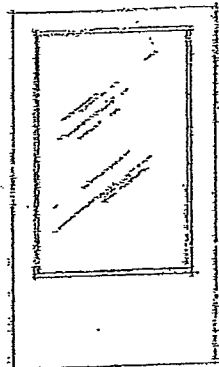
STORM/SCREEN/SECURITY DOORS
(ANY SUPPLEMENTAL OUTSIDE DOOR)

1. In all cases, storm door must be white or match trim or house color.
2. Storm doors must be full view, 3/4 glass or self storing, as shown below.
3. Security doors may be white or black.

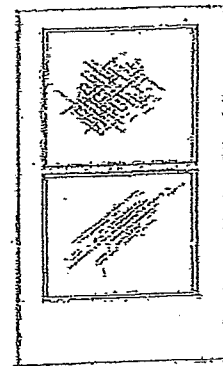
Storm Door Styles



FULL VIEW

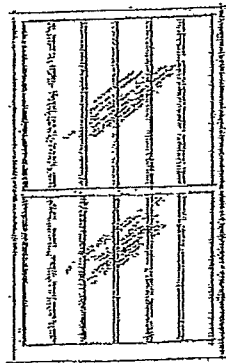


3/4 GLASS

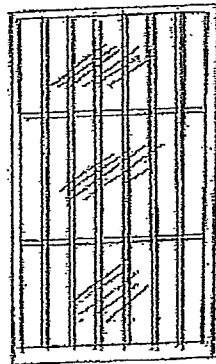


SELF STORING

Security Door Styles



SECURITY DOOR



TELEVISION ANTENNAS, SATELLITE DISHES & MASTS

TELECOMMUNICATIONS ACT OF 1996

The provision in the Declaration of Covenants, Conditions and Restrictions of Crestwood Village at Frederick Homeowners Association, Inc., prohibiting television antennas (111,4)g, has been made null and void by Section 207 of the Telecommunications Act of 1996, as implemented by the Federal Communication Commission at Section 1.4000 of Title 47, Code of Federal Regulations Under these Regulations, no Homeowners Association may forbid an antenna designed to receive (1) direct broadcast satellite service, including direct-to-home satellite services, that is one meter or less in diameter (2) video programming services via multipoint distribution services including multi-channel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, that is one meter or less in diameter, or (3) television broadcast signals; or (4) a mast supporting an antenna described above.

The installation and use of any of the above television antennas has no effect on the amount of homeowner's annual assessments of Crestwood Village.

The Board of Trustees has given blanket consent for the installation of such antennas as described above, with the provision that the following Guidelines are observed.

GUIDELINES

1. One satellite TV dish as identified above, not more than one meter in diameter, or one TV antenna of any size may be installed on the user's private property, but not on common property. A tenant must have written permission from the owner if installation requires drilling of holes in any exterior wall or roof.
2. The dish/antenna shall be placed inside the unit unless the quality of signals is unacceptable or if it results in unreasonable delays or a cost increase.
3. If an outside installation is necessary, it can be placed on a patio or balcony, in a planting area, or on a roof, provided the planting area/roof is for the exclusive use of the unit resident.

4. If a ground level exterior installation is necessary, it can be installed, if possible, in such a location so as not to be visible from the street side of the unit and should be shielded, if possible, from view by shrubs or other plantings.
5. If roof installation is necessary, the mast must be installed by a licensed and insured contractor and must be able to withstand wind (see #10 below), ice and snow. Any required Federal or County permits must be obtained prior to installation. Roof masts must be placed at the lowest level necessary for acceptable quality reception and, to the extent possible for acceptable quality reception shall be placed in such a location as to minimize its view from the street side of the unit.
6. Exterior wiring, cabling, etc. must be installed so as to minimize visibility.
7. Satellite dish antennas are to be a neutral color to minimize its visibility.
8. All installations must comply with applicable codes and manufacturer instructions, and be permanently and effectively grounded.
9. Dishes/antennas must be secured so that they do not jeopardize the soundness or safety of any other structures. All satellite dishes/masts must withstand wind speeds of least eighty miles per hour (80 MPH) and be strong enough to support thirty (30) pounds of snow. Appropriate insurance on an installed dish/antenna is required to protect against theft as well as liability to other residents and their property.
10. Dishes/antennas and all the accouterments must be properly maintained. All costs associated with enforcement of this provision is the responsibility of the owner.
11. Nothing in these Guidelines is to be interpreted as requiring installation of a satellite dish or antenna in a location from which an acceptable signal cannot be received.

TREE REMOVAL

Approval is not required for the removal of trees on your property. However, when a tree is removed, the following guidelines must be followed and ARC notified:

1. Trees are to be cut down level to the ground with no stump remaining above ground.
2. Stump must be removed when the tree is cut down or within two weeks following removal.
3. Small stumps (less than four inches in diameter) can be removed by digging or decomposing with chemicals (available at garden centers and home improvement stores). These chemicals require drilling holes in the stump and will probably require repeat applications.
4. Stumps larger than four inches in diameter must be ground up using a stump grinder. For safety reasons, it is recommended that a tree service company be hired to do the grinding and removal.
5. The tree must either be replaced with a new tree that follows current guidelines or the area be covered with soil and seeded with grass seed or covered with sod.
6. If reseeded or sodded, any previous planting beds are to be removed.