

## A. SITE PLANNING AND GENERAL REQUIREMENTS

1. **Grading and Topography:** The basic land form of each lot should be preserved throughout construction. No lot will be permitted to be altered to accommodate an incompatible house type or building form. Grading should follow the natural topography. New grades should meet existing grades in a smooth transition. Steep banks from new grades to existing grades will not be permitted. Fill from excavation must not be placed in existing tree areas.
2. **Building Locations, Setbacks:** Buildings must be constructed within the building envelopes established by the Architectural Review Committee. These may, in some cases, be more restrictive than the County's setbacks. The Architectural Review Committee reserves the right to require owners to stagger setbacks in relation to adjacent houses to achieve some diversity in the streetscape.
3. **Heights:** The Baltimore County Building Code does not permit wood frame structures to exceed 35' in height, measured from the average foundation grade to the mean level of the gable.
4. **Garages:** Each home shall have at least a two-car garage. Side entry garage door openings are preferred. Waiver of the Covenant provision requiring that a garage be attached to the house will be considered. Carports will not be permitted.
5. **Driveways:** Shall be bituminous concrete (asphalt) or other approved hard surface material, except that concrete shall not be allowed without prior written approval.
6. **Walkways:** Sidewalks along the street must be constructed to County standards and placed in accordance -with the approved Final Development Plan for the Seminary Overlook subdivision. Other walkways may be constructed of brick or other decorative paving material.
7. **Swimming Pools:** Pools will only be permitted if constructed in the ground. On steeply sloping lots, partial protrusion of a pool above ground will be permitted provided it is surrounded by an approved deck designed to screen the exposed wall satisfactorily.
8. **House Numbers:** Shall be 3" in height, mounted horizontally on the front of the house.
9. **Mailboxes:** Shall conform to standard U.S. Postal Service Standards and be mounted on a 4 by 4 pressure treated post.

## **B. TRADITIONAL HOMES, DESIGN FEATURES AND MATERIALS**

### **1. Roofs**

- a) Pitch shall not be less than 6:12
- b) Any Dutch colonial roof shall be properly framed. Firing out of an exterior wall surface to stimulate a Dutch roof will not be approved.
- c) False parapets or mansards will not be approved.
- d) Roof material must be high quality, composite material shingles, cedar shakes, or slate.

### **2. Walls**

- a) Brick color must be approved.
- b) Stone should be indigenous to the area such as Butler stone or equal. Reconstructed stone or flagstone will not be approved.
- c) Horizontal natural wood siding such as cedar or redwood, or traditional board and batten siding is acceptable. High quality vinyl or aluminum siding subject to approval is acceptable. Stains, siding or paint colors must be approved. Note that plywood siding or other sheet goods and asbestos shingle will not be approved. Fascia boards must be wood, or Styrofoam composite with paint finish.
- d) Stucco or dryvit material is acceptable on some house styles. Color and finish must be approved.
- e) Brick shall be used on all front elevations where ever possible.

### **3. Foundation Walls**

- a) Front elevations shall be treated in accordance with the Declaration of Covenants, Conditions and Restrictions.
- b) The finish is to be brick, brick stamped concrete, stucco, parging or stone to grade.

**4. Flashings:** Copper or 0.032” aluminum painted to match the roof is all acceptable.

### **5. Windows**

- a) Aluminum or all-metal windows will not be permitted.

- b) All windows on traditional homes should be double hung sashes with muntin bars, or traditional style casements with muntins.
- c) Patio doors must be wood.

## **6. Shutters**

- a) Shutters are to be fabricated of wood or vinyl.
- b) Shutters shall be raised panel, or louvered.

**7. Fireplaces:** Exterior stacks are to be brick, stone, wood, vinyl or aluminum siding; metal stacks are not appropriate.

## **8. Vents**

- a) All heating and mechanical ventilating elements should be located on the rear surface of the roof pitch. Any mechanical vent is to be painted to match the roof and is to be located so there is minimum visibility of it from any street.
- b) Flues for oil furnaces shall be accommodated in brick, stone, wood or vinyl stacks.

**9. Garage Doors:** Garage doors are to be constructed of wood, framed and paneled.

**10. Storage:** Any ancillary storage or maintenance facilities must be integral with the house or garage.

## **11. Solar Heating**

- a) Solar collectors will not be approved on the front of traditional houses.
- b) Any roof mounted collectors must be located on a roof slope so as not to be visible from any street.
- c) Collectors must be accommodated at grade and integrated with the landscaping and fencing in the rear yard to screen the view of adjoining homes.

## **12. Exterior Lighting**

- a) One post light is required where entry sidewalk meets the driveway.
- b) Fixtures are to be crafted in copper, brass or tin and should be of high quality.

## C. Landscaping

The manner in which the Seminary Overlook site is landscaped will have a profound impact on the ultimate character of the community. A Street Tree Program will be implemented by the Developer to unify the neighborhood and provide an appropriate human scale to the streets. The Developer will also install landscaped entry features at the two main entrances to the site, as well as providing landscaping for screening purposes at the storm water management facilities. Rural fencing will be utilized throughout the open space to unify and organize the open space.

In addition to the plant material installed by the Developer, supplemental landscaping will be required to be installed by the individual Builder or Home Owner on a lot by lot basis. These additional plantings fall into one of three categories:

1. **Side Yard Screening Requirements**

The local code states that “screening of a dwelling unit shall be required where its side or rear lot line abuts a public right of way”. This condition occurs in several locations as outlined on Exhibit C. The quantity and variety of plant material required for these locations is provided on Exhibit D.

2. **“Hedgerow” Planting**

Because of the rolling, open nature of much of the site and in keeping with the dense and geometric layout of the plan, a series of hedgerows is proposed to follow specific rear and side yard lot lines. The purpose of these hedgerows is to capture some of the historic character of the area while creating a vegetative buffer between houses. This is particularly important on the sloped, open areas of the site where many roofs will be visible from much of the site. The locations of the hedgerows are indicated on Exhibit C. Recommended quantities, varieties and planting configurations are outlined on Exhibit E.

3. **Foundation and Yard Planting**

A minimum of 30 shrubs should be planted at the foundation of the front and side facades of the house. The shrubs should be grouped to provide year-round interest. Minimum shrub sizes are 18”-24” in height unless a specific compact shrub is utilized thereby allowing a smaller size shrub. Variety should be achieved in color, texture and height with at least one-half of the total number of shrubs being evergreen. The planting design should respect the architectural features of the house; for example, plant material installed beneath windows should not be of a variety that would grow to a height above the bottom of the window. Taller plant material may be more appropriate at the house corners or flanking the front door for the purpose of framing and emphasizing or softening the architectural edges. A total of three additional trees should be planted in the front and/or side yard of each house. The trees may be of shade, flowering or evergreen varieties. A list of recommended plant material is provided on Table 1. Trees should be a minimum of 8 feet in height. Street trees do not count toward these minimum requirements.

It is desirable to install backyard plant material along the back and side yard property lines to provide screening from adjacent homes while creating a “space” between the house and the planting. Ornamental or shade trees may be appropriate to plant in the created backyard space to provide an overhead plane and seasonal interest without filling up the space. Three additional trees chosen from Table 1 will be required to be planted in the backyard area. Fences are not required, but if an owner plans the installation of a fence, it must be detailed on the submitted plans and conform to covenant provisions.

## **D. Fencing**

Proper fencing and decking can have a unifying effect on a neighborhood, but an uncoordinated selection of designs and materials can detract and clutter the appearance. Cooperation among neighbors in this matter can affect the visual harmony of the area.

### **1. General:**

- a. Fencing shall not be permitted in front yards.
- b. Fencing should not be used where it would interfere with a prominent view.
- c. Fencing on lots which abut public streets must have plantings on the outside of the fence adjacent to the street. A minimum of one- half of the total length of fence shall be planted, as shown on Exhibit “F”.

### **2. Privacy fencing:**

- a. Should be limited to areas immediately adjacent to the house or a deck built off the house.
- b. This fencing should be made of pressure treated wood and left to weather to natural color. Board on board or solid board fence finish side out are acceptable.

### **3. Height:** In no case shall the perimeter property line fencing be higher than 48”, and shall conform to the type of fencing shown on Exhibit “G”. These types of fences should be kept low with a maximum height of 4’0”. If containment of children or pets is desired, black, vinyl coated, rectangular wire mesh may be attached to the owner’s side of the fence. (Shown in Exhibit F”)

### **4. Type:**

- a. The split rail fence should be made from cedar or pressure treated pine and left to weather or stained a natural grey tone.
- b. The picket, narrow picket or running board fence must be painted approved color and maintained to a neat appearance.
- c. Chain link or stockade fencing shall not be permitted.

### **5. Swimming Pool Fencing:**

A 48” high fence is required around in-ground swimming pools. The purpose of the fence requirements is to restrict children from gaining unauthorized access to the pool. The fence may be split rail with attached wire mesh as described above. For a swimming pool or hot tub, a

privacy fence may also be constructed for special cases. The maximum allowable height is 6'0". The fence should be vertical board construction and either left to weather or stained to a natural grey tone. If a solid board fence is used, planting is required along the outside of the fence. Planting should be grouped to break long runs of fence. A total of 1/2 of the total linear footage of the fence shall be planted (see Exhibit "F").

## **E. Accessory Buildings**

It is preferred that buildings for storage of lawn equipment, fertilizer, etc., shall be an integral part of the house or site design. Free-standing accessory buildings shall be of materials and colors consistent with that on the house. They shall be reviewed and approved by the Architectural Review Committee.

## **F. Decks and Porches**

Wood decks shall be permitted if constructed off the back of any house. While the shape of a deck is flexible, no part of it should extend beyond the side of the house. Where a deck occurs at the second level of a house and has a blank wall below (no windows or doors), it is desirable to enclose the space below the deck. Enclosures may be of a solid board or semi-open (lattice) construction. Enclosures should be stained or painted to match the deck as outlined later in this section.

A staircase extending from a second level deck to the ground should run parallel to the deck, not perpendicular to it. At the ground level, the stairs should end at a landing, not in the grass.

Railings should meet all local codes for height and permitted size of openings. Generally a 3'6" railing height is considered a minimum and 6" the maximum opening size between rails/pickets.

Individual rails within the railing should run vertically or horizontally. Diagonal or radial rails are less desirable, unless part of a specific design.

A fascia panel should be applied to all sides extending down from the level of the deck in order to screen the structure supports.

All decks should be stained with either a clear finish to preserve the natural color of the wood or a natural grey to reflect a weather look. It may also be appropriate to paint the deck to match the color of the house.

The use of flower boxes and hanging baskets is encouraged.

Any enclosed porch should be designed as an integral part of the house. Materials and colors should be the same as those used on the house. If appropriate, roofing material similar to that on the house should be used.

**Building Permits necessary from Baltimore County for any improvement are the responsibility of the homeowner, and separate from the Architectural Review Committee.**

## Table 1

The following is a list of recommended plant material which includes species that are native to the site or are adapted to the growing conditions of the area. In selecting plants, consideration must be given to specific site conditions (drainage, orientation, exposure, etc.) as well as to the purpose and intended effect of the planting. While other plant selections may be appropriate, this list has been created to assist the homeowner in maintaining a level of continuity throughout the site.

### Suggested Planting Material

#### Trees - 8 feet height minimum

##### Evergreen

Ilex species - various Evergreen Hollies  
Ilex opaca American Holly  
Picea abies - Norway Spruce  
Pinus nigra - Austrian Pine  
Pinus strobus - White Pine  
Tsuga canadensis - Canadian Hemlock

##### Deciduous

Acer rubrum - Red Maple  
Acer saccharum - Sugar Maple  
Amelanchier canadensis - Shadblow Serviceberry  
Fagus grandiflora - American Beech  
Fraxinus pennsylvanica - Green Ash  
Liquidambar styraciflua - Sweet Gum  
Platanus acerifolia - London Plane Tree  
Quercus rubra - Red Oak  
Quercus palustris - Pin Oak  
Quercus phellos - Willow Oak  
Quercus alba - White Oak

#### Flowering - 6 feet height minimum

Cercis canadensis - Eastern Redbud  
Cladrastis lutea - American Yellow-wood  
Cornus florida - Flowering Dogwood  
Magnolia grandiflora - Southern Magnolia  
Magnolia stellata - Star Magnolia  
Magnolia virginiana - Sweet Bay Magnolia  
Malus floribunda - Japanese Flowering Crabapple  
Prunus subhirtella - Higan Cherry  
Prunus yedoensis - Yoshino Cherry

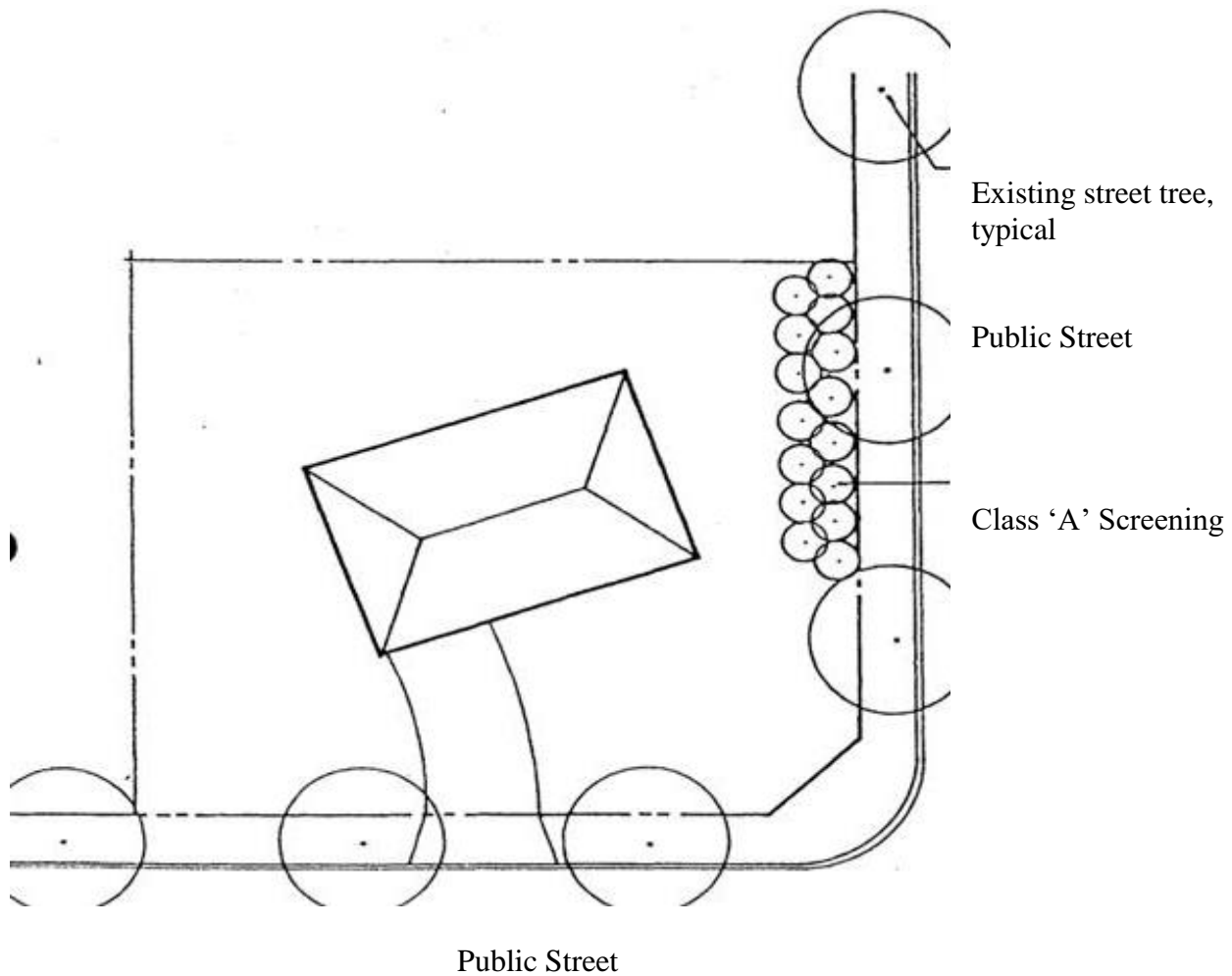
#### Shrubs & Groundcover - 18"-24" height minimum for shrubs, not including ground cover

Abelia x grandiflora - Glossy Abelia



Azalea species Azaleas  
Cornus sericea - Redosier Dogwood  
Cotoneaster species - Cotoneaster  
Euonymus species  
hex species - Hollies and Japanese Hollies  
Prunus laurocerasus - Cherry Laurel  
Rhododendron species - Rhododendron  
Taxus species - Yew  
Viburnum species - Viburnum  
Hedera helix "Baltica" - Baltic Ivy  
Hemerocallis species - Day Lily  
Liriope muscari - Lilyturf  
Pachysandra terminalis - Japanese Pachysandra  
Vinca minor - Periwinkle  
Juniper species

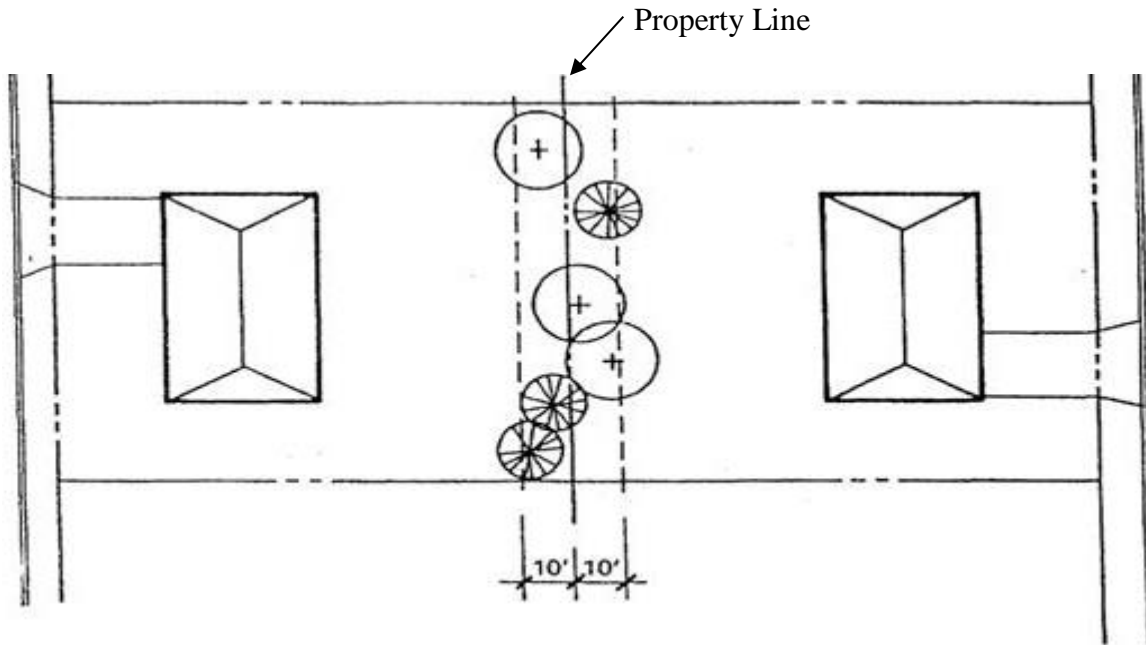
***Exhibit A - Side Yard Screening***



Side yard screening (Class “A”) requires the planting of five shrubs per 15 linear feet extending from the front of the dwelling to the rear lot line. Screening should be placed on the side of the home parallel to the public street right-of-way. Plants shall provide a minimum five-foot high year round visual screen at maturity. Minimum height of material at installation shall be 30 inches.

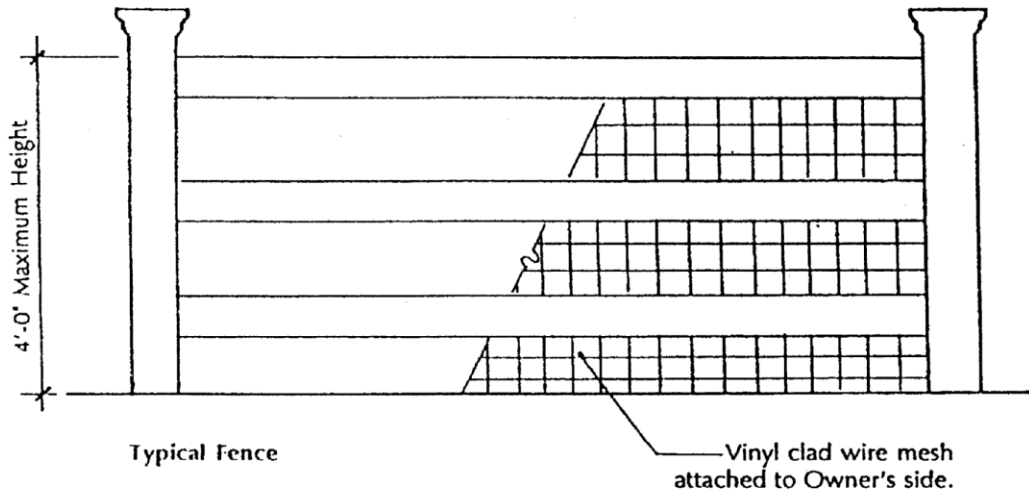
Suggested Material: *Ilex glabra*, *Euonymus sp.*, *Taxus sp.*

## *Exhibit B - Hedgerow Planting*

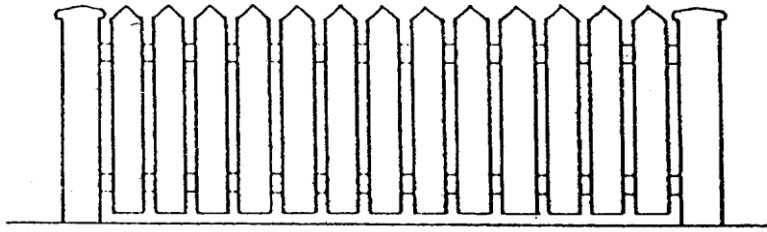


Along property lines designated as Hedgerow Planting Areas, each Homeowner is required to plant three deciduous or evergreen trees or a combination of the two. (See Suggested Plant Material Table.) These trees should be planted within 10' of the property line to create the desired effect. These trees may be part of additional planting installed by the Builder or Homeowner but should always be located within the setback. Flowering and Evergreen trees shall have a minimum height of 8'. Canopy deciduous trees shall have a minimum caliper of 2".

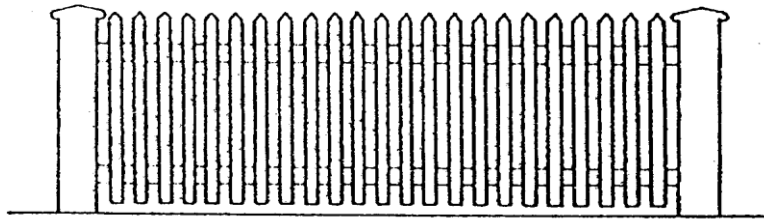
*Exhibit C - Fence Details*



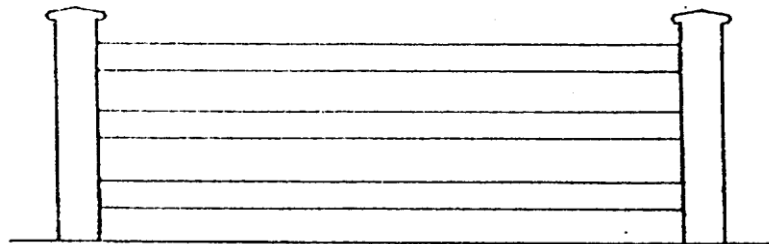
*Exhibit D- Recommended Fence Types*



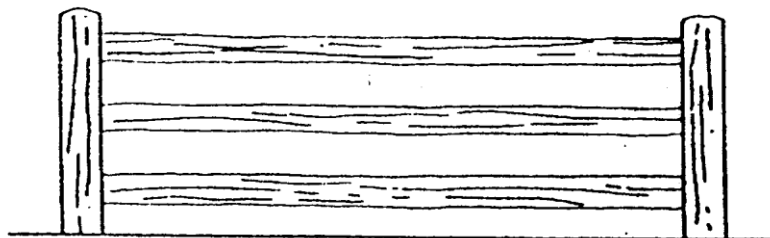
Picket



Narrow Picket



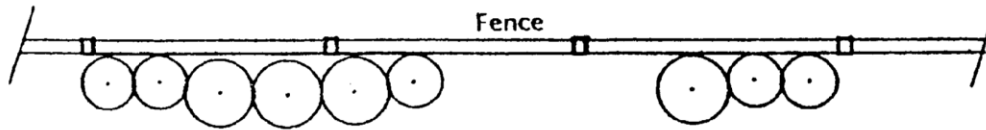
Running Board



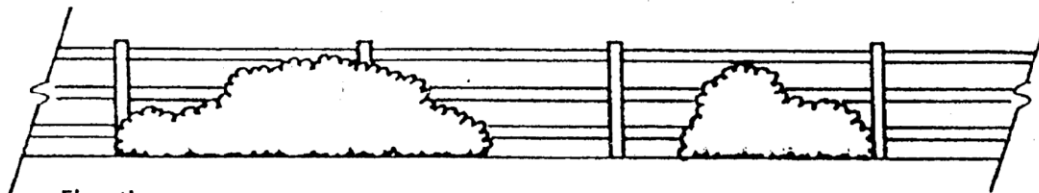
Split Rail

Note: Fence shall be left to weather or stained by natural color. Painted fences shall be allowed in certain instances as approved by the Architectural Review Committee.

***Exhibit E- Swimming Pool Fence Screening***



Plan



Elevation

Fence Planting Requirements: Where fences surround a swimming pool, a minimum of  $\frac{1}{2}$  of the total length of fence shall be screened with planting.