



ASHER'S FARM HOMEOWNERS
ASSOCIATION, INC.
626C Admiral Drive #607
Annapolis, MD 21401

November 25, 2019

Members of Asher's Farm Homeowners Association, Inc.

Re: Architectural Review Submission and Inspection

Dear Homeowners:

A brief reminder to all that the criteria for architectural review and submission has not changed since each of us had signed off on the association bylaws. You can find these are outlined in Article II under Covenants, Conditions and Restrictions. Section 1.16 provides a declaration of what is considered 'structure' in the Asher's Farm Community that would fall under the governance of Architectural Review. The statement is fairly broad leaving much up to interpretation. Fortunately, that is why the bylaws provision an Architectural Review Committee to help homeowners. Basically, if in doubt, go ahead and submit the question. Any member of the board and architectural committee will be happy to help with the submission process.

As a general rule, submissions need to include a description of the project with details regarding the proposed materials and style, a scale diagram of the property showing where the proposed structure and/or change will be located (the plat you received with your settlement papers is a good example), measured drawing, permits, and any sample pictures will help speed the process along. Submissions can be done by mail to the Homeowners Association mailing address or can be done as digital submission at <https://ashersfarm.com/architecture-request>. None of your information is housed on the website, the portal creates a message directly to the HOA email box and Architectural Review to speed the process along.

As you take a few minutes to review the covenants and what is covered under Architectural Review process, the question may come to mind regarding any changes or addition of structures that may fall under the scope of the bylaws that have already been made on your property. It is the responsibility of the HOA Board and Architectural Review Committee to properly document and record submissions. This is an important task that exists for the protection of homeowners and community held property as well as preserving the investment we have all made in each of our homes. Given the transition this calendar year, the HOA is allowing an amnesty period where all members may submit architectural requests for projects they have already completed without previous approval. The grace period will extend to the end of the calendar year, December 31, 2019.

The bylaws also have a requirement for reviewing the completed changes and enhancements. This requirement has not been dutifully executed either by the previous developer managed HOA or in the past several months since the transition to homeowner governance. Why does this matter? The review and validation of the changes and enhancements is the closing step designed to maintain the balance of interests between the individual homeowner and the community as a whole and providing the benefit of preserving property value. The requirement is vital here in Asher's Farm considering we are part of the initial wave of communities that have the bioswale and stormwater mitigation regulations applied to both homeowner and community properties. The plan is to begin the inspection process in the first quarter of 2020 and work to close the loop on the architectural requests that have been previously filed.

Bear in mind that neither the committee nor Board of Directors has the authority to change or nullify the bylaws. However, as a community we do have the ability to develop the architectural guidelines and, where needed, amend the bylaws.

Sincerely,

ASHER'S FARM HOMEOWNERS ASSOC., INC.



Thomas Jenkins
President, Asher's Farm HOA



David Wicker
Director, HOA Architectural Committee

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