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Pine Valley Condominium Association, Inc.
ARCHITECTURAL RULES

Adopted: March 1, 1994

Revised: January 20, 2014

Enacted: February 19, 2014

The following Rules apply to all Pine Valley Condominium Association (“PVCA”) homeowners, tenants and visitors. The Board of Directors (“Board”) has adopted these Rules pursuant to Article XI of the Pine Valley Bylaws.

1. **DECKS.** Construction materials must be of natural hued, pressure treated wood or, at the sole, non-arbitrary discretion of the PVCA Board, a material similar in appearance and of equal or greater strength and durability. Maximum width of deck will be 20 feet wide with a minimum of 1-foot width on either side in from the sides of townhome unit. Decks shall not extend further than twelve feet (12’) from the rear foundation of the house. Maximum width shall allow for a one foot (1’) easement on each side of the deck. End unit owners may bring their decks to the end of the house, at the open end only. Steps must be contained within the 12’ x 20’ footprint.

No building request will be considered unless accompanied by an Anne Arundel County building permits. The County permit must be turned in to the PVCA Board’s Architectural Control Committee via ProCom (or the Board’s current management company) (“Management Company”), before a Certificate of Compliance is issued by the Board. All pertinent Anne Arundel County guidelines must be adhered to.

Any stains or wood treatments to newly constructed or completed decks must be a natural, cedar, or redwood stain. In addition to a building permit, complete building specifications, including materials to be used, must be submitted to the PVCA Architectural Committee and approved by the Board before any construction begins.

2. **FENCES.** In addition to Pine Valley Condominium Association Architectural Rules and Bylaws, all pertinent guidelines for Bay Hills Community Association fence regulations must be followed:
 - Finished side of fence must face the perimeter of property
 - Fences will not project beyond the sideline of any adjacent resident
 - Height shall be either four feet (4’) or six feet (6’)
 - Chain link fences are prohibited in Pine Valley and may not be approved
 - No pointed fence posts and/or fence tops shall be permitted

Construction materials must be of natural hued, pressure treated woods or, at the sole, non-arbitrary discretion of the PVCA Board, a material similar in appearance and of equal or greater

strength and durability. Fences shall be constructed on the property line to the full length and width of the property line. End units shall have the option of constructing to property line or to the end of the townhome unit. The Management Company will provide the property line for each unit.

Complete building specifications, including materials to be used, must be submitted to the PVCA Architectural Committee and approved by the Board before any construction is to begin.

Anne Arundel County Code does not require building permits for fences.

Front yard fences are not permitted.

3. **REAR PATIO.** Maximum size of patio shall be 20' wide with a minimum of 1' width on either side in from the side of the townhome unit.

Complete building specifications, including materials to be used, must be submitted to the PVCA Architectural Control Committee, via the Management Company) and approved by the Board before any construction is to begin. Anne Arundel County Code does not require a building permit for patios as long as the patio is on grade (8" or less above grade).

Concrete patios are prohibited (per County critical area laws).

4. **STORM DOORS.** Storm doors will be allowed on the front of the townhome unit providing they meet the following guidelines: Trim color must match the color of the existing doorframe (white or almond) or the existing Sherwin Williams approved US Home door construction color. Front of door must be full view glass; no cross buck pattern, scalloped or grill style doors acceptable.
5. **EXTERIOR DOORS.** Changes in existing style or color must be approved by the Board. Doors must meet Anne Arundel County fire code regulations for townhomes. All exterior doors shall be repainted in the identical Sherwin Williams paint color used on the unit's shutters. Proposed changes in door style or color must be submitted to the PVCA Architectural Control Committee, via the Management Company and approved by the Board before any construction begins.
6. **PAINT/SIDING.** Changes in color of trim or siding of individual townhome unit is prohibited. Any repainting must be in approved US Home Construction Sherwin Williams building colors. Siding must be replaced with same color and style as original material. The painting of any brick surfaces is prohibited. Homeowners may obtain approved color information for their unit from the Management Company or Pine Valley's website.
7. **SHUTTERS.** The Board must approve changes in the color of shutters. Prior to repainting shutters, residents should verify with the Management Company whether their current or proposed color is an approved US Home Construction Sherwin Williams color.

8. **BUMPOUTS.** The Board must approve any changes in the color of the bumpouts. Prior to repainting bumpouts, residents should verify with the Management Company whether their current or proposed color is an approved US Home Construction Sherwin Williams color. The bumpouts shall be two-toned in conjunction with the shutters and trim color.
9. **SOLAR PANELS.** Due to the changing laws and incentives regarding solar panels, the Board will strictly enforce any Federal or state laws in effect at the time of request.
10. **COPPER ROOF MAINTENANCE.** Painting of any copper roof is prohibited. Cleaning with approved commercial cleaner is permitted as is coating the cleaned copper with clear polyurethane.
11. **WINDOW DRESSING REGULATIONS.** According to the Bylaws of this community, "Any window drapes or curtains hung over windows within Condo Units shall be lined with white or off white lining or shall be white or off white in color so that if any window drapes or curtains are visible from the outside of a Unit, the viewer shall see the color white or off white." One decal per window, if the decal does not exceed 5" in height or width, is permitted for the purpose of warning about security alarm protection or disclosing the location of a child's bedroom.

Aside from the decals described above, no other sign is permitted to be displayed in any unit window.

12. **AWNINGS.**

GENERAL: All orders of awnings must be approved by the Architectural Control Committee before installation.

MATERIAL: The fabric must be vinyl. Other fabrics, such as canvas or cloth, may not be used.

DIMENSIONS: Awnings must be a minimum of 10' wide and a maximum of 18' wide and increments in between of one foot. For example, a 12' awning would be permissible as well as a 17' wide awning and any dimension in between as long as it can be measured evenly in one-foot increments. The awning must not extend to a greater length or width than those established in the guidelines for an approved deck, or be greater in length and width of the deck as built. Awnings will be mounted 9.5 feet from the deck floor. This is to ensure the awning will be visually consistent.

MECHANICS: All awnings must be motorized, but have a manual cranking device in case of a power failure.

ACCESSORIES: No accessories will be permitted with the exception of a cover used when the awning is fully retracted.

USAGE: Awnings will be retracted during heavy winds and/or snowfalls. Mechanical cranking device should be in good order at all times. Awnings will be retracted when occupants are

absent from their dwelling. Awning owners will retract their awnings on non-rainy days once the sun has stopped shining on the full deck. This is to ensure that adjoining owners may enjoy full 180° view from their deck during the evening hours. Awnings may be fully extended on rainy days past the hours of sunset, but will be retracted prior to retiring for the evening.

CARE AND MAINTENANCE: It is the owner's responsibility to keep awnings in a state of good appearance. Awnings will be kept free of debris, dirt, mildew, and bird droppings at all times. Awnings will be added to the inspection checklist for annual/biannual walk around inspections conducted by the Architectural Control Committee in conjunction with the Management Company.

COLORS: The first townhome owner desiring to install a retractable awning, who submits a request form and receives approval, would set the awning color precedence for the entire townhome building. If there is currently a retractable awning in your townhome building, that color shall be the approved color for your townhome unit.

13. **IN ADDITION TO THE ABOVE, RESIDENTS MUST ADHERE TO ALL APPLICABLE BAY HILLS COMMUNITY ASSOCIATION BYLAWS.**

14. **ENFORCEMENT OF RULES AND REGULATIONS.** Homeowners whose units are in violation of these Rules or other applicable Pine Valley or Bay Hills Bylaws shall receive a mailed (first class), written notice describing the violation, citing the Rule or Bylaw being violated and providing the homeowner with at least ten days to fully correct the violation.

After at least ten days has elapsed from the postmarked date of the first violation notice to the homeowner, the Board may issue a fine of up to \$50.00 for the violation. Such fine shall be accompanied by a second notice mailed to the homeowner, providing the homeowner, in accordance with the Maryland Condominium Act, with a time and location to appeal the fine. If the Board votes to uphold the fine (in whole or in part) at the appeal, then the Board shall provide the homeowner at least thirty (30) days to provide payment of the fine to the PVCA, via the Management Company).

After the Board has afforded the offending homeowner an opportunity to appeal a fine, any continuance of that same violation by the homeowner shall result, in the Board's discretion, in the immediate assessment of a fine of up to \$25.00 per day of violation.

15. **APPROVAL, WHEN REQUIRED UNDER THESE RULES, AND REQUESTS FOR EXCEPTIONS TO THESE RULES, MUST BE MADE IN WRITING.**

The Board may, at its reasonable, non-arbitrary discretion, grant exceptions to these Rules for individual Pine Valley homeowners. Such requests, as well as requests for approval when required under these Rules, must be made in writing and received by the Management Company) at least thirty-five (35) business days prior to the proposed effective date of the exception or approval. The Board will respond to such requests by either granting (in whole or



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in part) or rejecting the request. A rejection will be accompanied by a brief explanation stating the Board's reason(s) for denial. If a homeowner notifies the Management Company in accordance with these Rules and neither the Management Company nor the Board notifies the homeowner of the Board's decision within thirty-five (35) business days of receiving the notice, approval will be deemed granted until the Board or the Management Company notifies the homeowner otherwise.

If, after thirty-five (35) days from the date on which the Management Company receives a homeowner's request for approval, the Board rejects, in whole or in part, the homeowner's properly submitted request, the Board must pay the homeowner, from the common funds, any reasonable expense undertaken by the homeowner to implement the requested item(s). The homeowner shall have the burden of proving to the Board that it complied with the notice provisions required to request approval and actually incurred all expenses claimed as a result of implementing the requested item(s).