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Pine Valley Condominium Association, Inc.
GROUND RULES

Established: March 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 X of the Pine Valley Bylaws.

1. **GARDENING AND LANDSCAPING.** The following restrictions apply to gardening and landscaping in the limited common elements:
 - (a) Vegetable gardens are limited to fenced rear yards and may not extend beyond the end of the fence bordering the rear yard and may not extend over the top of the fence.
 - (b) PVCA has four approved templates available to homeowners for their front yards to use as a guideline or to get ideas on how to landscape the front yard. Please contact ProCom, Inc. (or the Board’s current management company) (“Management Company”) for copies of the templates.
 - (c) Trellises used on the front or side yard are prohibited. When used in the rear of a townhome unit the trellises may not extend higher than six (6) feet. Trellises are permitted on decks in accordance with the measurements on the attached drawing.
 - (d) Lawn ornaments, figurines, fountains, or birdbaths, may be placed only inside totally fenced back yards. These ornamentations are prohibited in front yards.
 - (e) Ivy and any other invasive grounds covers are not to be used in any landscaping modification.
 - (f) Lawn furniture is allowed only in rear of townhome unit.
 - (g) Trees in the front yard of each townhome may be trimmed, but may not be cut down or trimmed to the point that the tree is effectively removed. Aside from the landscaping permitted in the approved templates referenced in ¶1(b), all other landscape changes must have Board approval, via the Management Company before planting and/or modification is made. Any tree replacement must receive approval from the Board, via the Management Company as must the addition of hedges/shrubs that will grow in excess of three (3) feet in height.



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- FIREWOOD/FUEL STORAGE.** Only natural/wood burning firewood will be allowed and must be stored outside at the farthest point back from the rear of the unit lot. A maximum of one cord of wood can be stored. The wood storage will not exceed 4 feet high x four feet wide x eight feet long (4' H x 4' W x 8' L). The wood must be stacked on cinder blocks turned on a 12" horizontal to be topped with a platform of pressure treated wood. The firewood must be stored in a cross-cross pattern to enable air circulation.

To reduce potentially dangerous creosote build-up in the chimney flue, residents should only burn hard woods.

All residents with wood burning fireplaces must have their chimney cleaned a minimum of once a year. Certificate of cleaning must be submitted to the Board, via the Management Company, by June 1st of each year.

- GAS GRILLS, ETC.** No hibachi, gas fired grill, charcoal grill or similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any deck or under an overhanging portion or within 15' of any structure. No hibachi, gas fired grill, charcoal grill or similar devices used for cooking, heating, or any other purpose shall be stored on a deck. No Listed electric ranges, grills or similar electrical apparatus shall be permitted. Portable propane grills will be allowed in the rear of townhome units on decks or ground level. Grills may not be placed within ten feet (10') of a townhome frame.

When utilizing propane grills in Pine Valley, an approved portable fire extinguisher must be readily accessible to the grill operator.

- FIRE PITS.** Fire pits are prohibited.
- STORAGE OF ITEMS ON COMMON ELEMENTS PROHIBITED.** In accordance with Article X(3)(c) of the Pine Valley Bylaws, and except as provided by ¶16 of these Rules, items other than vehicles (as defined by the Pine Valley Motor Vehicular Use Rules) may not be stored in driveways or elsewhere in the common elements. Vehicles stored on the common elements must meet the criteria set forth in the Pine Valley Vehicular Use Rules. Vehicles stored on the common elements may be covered with a form fitting automobile cover. Blankets, tarps or similar coverings are not permitted on vehicles parked on the common elements.
- ITEMS LEFT OUT FOR TRASH PICK-UP.** Trash cans, recycle bins and other items left for curbside trash pickup may only be kept on the common elements between 5:00 p.m. the evening before and midnight after a scheduled Anne Arundel County trash/recycle pickup.
- PETS.** Removal of pet waste is required by Anne Arundel County Law, Article 12, Section 4-909, with fines up to \$500.00. PVCA has installed, and maintains, several pet waste stations throughout the community for pet owners' convenience. Pets must also be kept on a leash at all times.
- LIMITED COMMON ELEMENTS TO BE KEPT NEAT.** Front and side yards of townhomes must be kept neat and orderly pursuant to Article X(3)(1) of the Pine Valley Bylaws. Except as provided in

these Rules, items may not be stored in the front or side yards of townhome units. Storage of items in the back yards of townhome units must be kept neat, orderly and done in a way that does not create a safety or health hazard. The Board reserves the right, under Article X(3)(c) of the Pine Valley Bylaws, to determine when such storage is not neat, orderly, or creates a safety/health hazard.

9. **DISPLAY OF AMERICAN FLAG.** In acknowledgment of the Maryland legislature's enactment of Section 14-128 of the Maryland Code's Real Property Article, residents may display one official flag of the United States from a removable pole. The pole must be mounted in a bracket that is affixed to the side of and within two feet of the resident's front doorway, or anywhere on a rear deck, provided that the flag does not extend over the unit's limited common elements. Flags may not exceed 3' x 5' and flag poles may not be longer than five feet (5').
10. **ENFORCEMENT OF RULES AND REGULATIONS.** Homeowners who 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 (10) days to fully correct the violation.

After at least ten (10) 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 a homeowner has been afforded 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.

11. **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 in part) or rejecting the request. A rejection will be accompanied by a brief explanation stating the Board's 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



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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 implement the requested items(s).



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TRELLIS SPECIFICATIONS

