

Architectural Guidelines
Grace Harbour HOA Inc.

The following Architectural Rules and Regulations have been developed by the Board of Directors/Architectural Design Review Committee (hereinafter referred to as ADRC) as general guidelines, not automatic approvals. Any and all exterior modifications not listed in these regulations must be submitted in writing for approval to the ADRC, before any work may begin.

Proper procedure for approval:

All requests must be sent in writing to:

Architectural Design Review Committee
Grace Harbour Home Owners Association, Inc.
c/o Conway Management Co., Inc.
~~1119 Emerald Drive~~ 1660 ROBIN CIRCLE
~~Bel Air, MD 21014~~ FOREST HILL, MD 21050

The Homeowner is fully responsible for the delivery, and receipt by Conway Management Co., Inc., of any submission for approval. The most reliable means of ensuring compliance is to send your request by Certified, return-receipt-requested mail or personal delivery. Those requests not addressed by the guidelines or not meeting the criteria established, will be reviewed by the ADRC at their regularly scheduled meetings on the 2nd Wednesday of the month at a time and place established by the committee. Additional meetings will be held when appropriate.

Oral requests or oral approval of requests are not valid. It is important that records be kept of all approved exterior modifications for future reference as in the case of a "re-sale".

All submittals must be made on the form provided and include a list of building material, measurements and dimensions of the improvement, and a drawing of the location of the improvements on a copy of the plat of your property. It shall be the owner's responsibility, once the ADRC's approval is received, to conform to any further regulations in the Grace Harbour HOA'S Declarations, By-Laws, and Articles of Incorporation (i.e., ingress/egress, etc.) and any further regulations by the City of Havre de Grace.

Approval by the Association is not a substitute for the city of Havre de Grace building permits. (note: the city of Havre de Grace will not issue a building permit without prior approval from the Grace Harbour Homeowners Association.) It is the Homeowner's responsibility to obtain all such applicable permits and to comply with all applicable codes. The Association's approval is for architectural review only; they will not inspect projects for compliance during construction and will not assume any liability for structural integrity.

Any addition or improvement which has received the proper approval must be completed within 180 days from the date of the approval letter. If an extension on that time frame is required, written permission must be obtained from the ADRC. Any changes from your request (i.e., as may be required by City Code etc.) requires an additional request for approval from the ADRC.

The ADRC, reserves the right to disapprove, or approve-with-restrictions (length, width, shape, color, etc.) any structural, or non-structural, modification, improvement or addition if it is determined that it will not enhance the esthetics of the community, or that townhouse group, or for other reasons it deems appropriate.

APPROVAL OF REQUESTS FOR EXTERIOR IMPROVEMENTS OR MODIFICATIONS
WILL BE WITHHELD IF HOMEOWNERS ASSOCIATION FEES AND ASSESSMENTS
ARE NOT PAID AND CURRENT.

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ARCHITECTURAL RULES & REGULATIONS

Approved by Board of Directors on 10/13/97

Fence Enclosure for Garbage Cans

A fence enclosure may be constructed in the rear of the dwelling for the sole purpose of obstructing garbage cans from public view. The fence should be constructed using board-on-board or shadow-box fencing materials as approved by the ADRC. The fence enclosure may not be any larger than 3' x 5' and no higher than 4'. The enclosure must be abutted to the dwelling. This enclosure may have a hinged access or be open on one side which is out of public view. A enclosure of this size will allow for two 50 gallon trash cans with room to spare.

GRACE HARBOUR HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL RULES AND REGULATIONS

PREFACE

The following architectural guidelines supersede all previously written and issued guidelines as of this date, November 6, 1996. They are to be used by the homeowners of Grace Harbour Homeowners Association Inc., for reference. Amendments may be added in the future as the need arises.

It is the intent of this document, and its contents, to define the standards to be followed in an effort to enhance and maintain the overall property value of Grace Harbour. It is understood that all homeowners in our community are responsible adults who are interested in maintaining and enhancing those property values. Although no one wants to prevent the homeowners from making improvements to their homes, it is important that everyone comply with the provisions outlined in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws. Therefore, these Rules and Regulations attempt to allow expression of individuality and, at the same time, conform to the original design concept for this beautiful waterside community.

Now, in accordance with Article IX, Section 4, of the Declaration of Covenants, Conditions and Restrictions, Architectural Control:

"An exterior addition or change or alteration made without application having first been made and approval obtained as provided... shall be deemed to be in violation of this covenant and the addition, change or alteration made without application may be required to be restored to the original condition at the owner's costs and expense. In any event, no such exterior addition to or change or alteration shall be made without approvals and permits therefore having first been obtained by the owners from the applicable public authorities."

GRACE HARBOUR HOMEOWNERS ASSOCIATION, INC.
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:
(As quoted from the Third Supplement To The Grace Harbour Homeowners' Association
Declaration Of Covenants, Conditions And Restrictions
Liber 1843, Folio 0599)

ARTICLE IX. USE RESTRICTIONS. SECTION 1. PROTECTIVE COVENANTS. In addition to all of the covenants contained herein, the use of the Property and each Lot therein is subject to the following:

(a) Nuisances. No nuisance shall be permitted to exist or operate upon any Lot so as to be detrimental to any other property in the vicinity thereof or to its occupants.

(b) Restrictions on Further Subdivision. No Lot upon which a living unit has been constructed shall be further subdivided or separated in smaller lots by any Owner, and no portion less than the whole of any such Lot shall be conveyed or transferred by an Owner, provided that this shall not be construed to prohibit deeds of correction, deeds to resolve boundary line disputes and similar corrective instruments.

(c) Noxious Activities. No noxious or offensive trade or activity shall be carried on upon any Lot or within any dwelling situate on a Lot, nor shall anything be done therein or thereon which may be or become an annoyance or nuisance to the neighborhood or to other Owners of Lots.

(d) Animals. The maintenance, keeping, boarding and/or raising of animals, livestock or poultry of any kind, regardless of the number, shall be and is hereby prohibited on any Lot or within any dwelling situate on any Lot, except for domestic pets such as dogs, cats and caged birds, provided that they are not kept, bred or maintained for commercial purposes. Notwithstanding the above, no dwelling and Lot may have kept in, on, or around it no more than two (2) domestic pets. No animal shall be permitted to run free or be kept tied or chained outside of the dwelling for an extended period of time, nor shall it create any annoyance or nuisance to the neighborhood or any other Owner. The Board of Directors shall have the right to adopt such additional rules and regulations regarding animals as it may, from time to time, consider necessary and appropriate.

(e) Trash. No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. The burning of Trash shall not be permitted on any Lot. Trash and garbage containers shall not be permitted to remain in public view except on day of trash collection and they shall be kept in a clean and sanitary condition. This provision shall not apply to the Declarant, its assigns or the builders constructing improvements on the Lots during the construction and development of this project. (City Ordinance No. 762 (as amended) Refuse Collection) Section 7. Placing Containers for Pickup: No earlier than six (6:00) p.m. on the day preceding the day designated for collection, all containers, other than dumpsters, shall be placed for collection at ground level at or near the curb line or at other locations approved by the contractor with concurrence of the City. Refuse containers shall be removed from the curb by eight (8:00) p.m. of the collection day. It shall be unlawful to locate or place containers in such a way as to obstruct either pedestrian or vehicular traffic or create a safety hazard thereto.

(f) Vehicles. No vehicle without current license tags, junk vehicle, commercial vehicle, travel trailer, trailer, house trailer, mobile home, recreational vehicle camper, camp truck, boat or the like shall be kept upon any Lot unless it is placed in a garage and thereby not visible. Only one truck may be kept upon any Lot and it may not exceed three quarter (3/4) ton rated capacity.

(g) Structures. No structure of a temporary character, or a trailer, tent, shack, mobile home, barn, or other outbuilding shall be constructed or maintained on any Lot at any time, except as provided for hereinafter. Outside storage sheds may be permitted as provided for in paragraph (q), herein.

(h) Fences. Any fence constructed on the property shall be horizontal rustic, unfinished three rail split rail or similar type fencing, or as approved by the Declarant Architectural Control Committee, but in no event may it be chain link. No fence shall extend in front of the rear building line of any dwelling. No fence may exceed four (4) feet in height. No privacy or Apache type fencing shall be permitted; however, a tree or shrubbery buffer may be planted along the rear lot line which shall not be subject to the rear lot line height limitations set forth above.

(i) Residential Use. All dwellings shall be used for private residential purposes exclusively and professional offices are prohibited from being maintained in or about a dwelling. The term "professional office" shall mean rooms or portions of the dwelling being used for office purposes for one or more members or employees of any recognized profession including, but not limited to, doctors dentists, lawyers, architects, accountants, beauticians and insurance agents. Dwellings may be used for a Day Care Facility provided such facility is duly licensed and prior approval obtained from the Board of Directors of the Association. This provision shall not apply to the Declarant, its assigns or builders constructing improvements on the Lots during the construction and development of this project.

(j) Signs. No signs of any character shall be erected, posted or displayed upon, in or about any Lot or dwelling situate upon any Lot, provided, however, that one temporary real estate sign not exceeding six (6) square feet in area may be erected upon any Lot or attached to any dwelling placed on the market for sale or rent. Upon settlement or rental of the property so advertised, the real estate sign must be immediately removed. This provision shall not apply to the Declarant, its assigns or builders constructing improvements on the Lots during the construction and development of this project.

(k) Antenna. No outside television or radio aerial or antenna or other semblance aerial, antenna for reception or transmission shall be maintained upon any Lot or dwelling. The use or erection of a microwave or satellite T.V. receiver dish or any similar dish is prohibited.

(l) Solar Panels, Skylights. Solar panels and skylights may be located on a dwelling so long as they are not visible from the front of the lot.

(m) Landscaping. No structure, planting or material other than driveways or sidewalks shall be placed or permitted to remain upon any Lot which may damage or interfere with any easement for the installation or maintenance of utilities, or which may change, obstruct or retard direction or flow of any drainage channels. No planting shall be allowed in any public or private right-of-way.

(n) Lease of Lot. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of this Declaration, any appropriate Supplemental Declaration, the Articles of Incorporation and By-Laws of the Association, and that any failure of the lessee to comply with the terms of such documents shall be a default under the lease. All leases shall be in writing.

(o) Window Covering. Bedsheets, plastic sheets, newspaper and other similar window treatments shall not be hung or placed in any window or any dwelling on any Lot.

(p) Clothes/Drying and lines. No drying or airing of any clothing, bedding or similar materials shall be permitted outdoors and within any Lot other than within rear yards and between the hour at 8 a.m. and 5 p.m. on Monday through Friday and 8 a.m. and 1 p.m. on Saturday (except when such days shall fall upon a holiday) and clothes-hanging devices such as lines, reels, poles, frames, etc., shall be stored out of sight other than during the times aforementioned.

(q) Outside Storage Sheds. An outside storage shed may be constructed, upon the prior written approval of the Declarant Architectural Control Committee as set forth herein, and only if the shed is attached to the dwelling, constructed of the same material and of the same color as the dwelling. The Declarant or the Architectural Control Committee (if established) shall determine the size of the shed. Prefabricated metal utility sheds and buildings are prohibited.

(r) Swimming Pools. Upon review of the plan by the Declarant or Architectural Control Committee (if established) and approval thereof a swimming pool is permitted on each Lot provided that the top of the pool does not project above the finished grade of the lawn area surrounding it.

(s) Outdoor Storage. No outdoor storage of any materials or the repair or dismantling of automotive vehicles or other types of equipment shall be permitted.

(t) Prefabricated Metal Chimneys. Prefabricated metal chimneys may be allowed only if they have a width of not less than thirty-six inches and with prior approval of the [Board of Directors] or...Architectural Control Committee.

(u) Decks. Any decks constructed will be closed in from ground level to the bottom of the deck with lattice or other material approved by the Declarant or Architectural Control Committee, provided, however, if the dwelling is a walk out, lattice shall not be required.

ADDENDA

1. **WINDOW UNIT AIR CONDITIONERS:** All room air conditioners which will be visible in a window ARE PROHIBITED as all homes are equipped with central air conditioning. Window fans cannot protrude outside the existing window frame.
2. **EXTERIOR LIGHTS:** No lights of any type which illuminate an area in excess of the lot on which they are installed will be permitted.
3. **HOUSE COLOR:** Any change in siding, trim, or house color requires ADRC approval. Any exterior painting required for general upkeep, including trim, doors and shutters, not involving a color change, does not require approval.
4. **PATIOS:** If the patio is placed at rear of home and does not exceed the width of the rear of the home or depth of 20', homeowner does not need to submit for ADRC approval or for a building permit. If the patio exceeds these dimensions or is placed on any other location on the lot, ADRC approval is required. Note: The City of Havre de Grace may require a building permit when a patio includes a retaining wall.
5. **ROOFING:** All roofing repair, or replacement which involves a color change requires ADRC approval subject to proper submittal. Roofing repair, or replacement of the same materials, not requiring color change, do not require ADRC approval.
6. **STORM WINDOWS/DOORS:** Permitted if commercially manufactured. No wooden doors permitted. A "full view" or "3/4 view" style is permitted and the color must be consistent with the existing house color scheme or white.
7. **AWNINGS/FIBERGLASS PANELS:** Exterior fiberglass panels or aluminum awnings are not permitted. Awnings shall be restricted to rear of property.
8. **LATTICE AROUND HEAT PUMP/AC UNIT:** CCA/Pressure-treated lattice may be placed around these units provided it is not extended higher than six (6") inches above nor wider than six (6") around the unit.
9. **VACANT LOTS/OPEN SPACES:** Vacant lots and open areas are not to be used as "dumping grounds" for yard waste, household refuse, etc. Pick-up arrangements are to be made with the City for such articles.

10. **BASKETBALL NETS/BACKBOARDS:** Basketball nets/backboards, whether permanent or portable, must be well maintained.
11. **WOODPILES:** Wood should be split and neatly stacked, no higher than 4 feet (4') in rear of house.
12. **SEASONAL LIGHTING/DECORATIONS:** All seasonal lighting and/or decorations must be removed from display within thirty (30) days following the holiday for which the items were used to celebrate.
13. **PLAY STRUCTURES:** Play structures (commonly called swing sets) are permitted but must be well maintained.
14. **FLAGPOLES:** Metal flag poles are permitted on the property provided that the top of the flag pole does not exceed fifteen (15') feet above ground. A recommended flag size to be used is 4' x 6'.
15. **SHEDS:** Single family homes will be permitted a MAXIMUM storage shed size not to exceed ten (10) feet deep (from dwelling wall out), twelve (12) feet long and eight (8) feet high at its highest point which on a "shed" roof is where the roof meets the dwelling. Townhomes will be permitted a MAXIMUM storage shed size not to exceed six (6) feet deep (from dwelling wall out), six (6) feet long and eight (8) feet high at its highest point which on a "shed" roof is where the roof meets the dwelling.
16. **GARDENS, TREES:** No vegetable garden shall be permitted in front or side yards. Planting and landscaping (other than grass) shall not exceed 30% of the front yard. All flower beds and gardens must be neatly maintained (i.e., free of weeds and overgrowth). Before planting trees, please be aware of all city easements and set-back requirements from your property line.
17. **DECKS:** The deck shall not move forward of the rear line of the house by more than 1/3 the depth of the house. This distance includes the deck and all the stairs. The deck shall not extend more than ten (10') feet from the side of the house. Be aware of easement restrictions. **Note:** All plans must be approved by the City of Havre de Grace with respect to the property lines and easements. Decks may be stained - painting is not permitted. Once constructed, all decks must be maintained to prevent discoloration and deterioration of wood.

SUMMARY

I. PROCEDURE FOR FILING APPLICATION FOR EXTERIOR MODIFICATION:

- A. Homeowner shall submit written request for required approval of exterior modification on form provided to include: name, address, phone number and description (including, but not limited to, materials, dimension, etc.) of proposed exterior modification. In addition to the Architectural Request form, a Copy of the Homeowner's Plat with the placement of the proposed modification drawn in must accompany the written request.
- B. No work shall commence until written approval has been received from the Architectural Design Review Committee.
- C. The Architectural Design Review Committee will have no duty to act on any application which does not comply with the requirements of the applications as stated in these Rules and Regulations and the Declaration of Covenants of Grace Harbour HOA, Inc..
- D. Completion of an approved exterior modification must be completed within 180 days from the date of written notification of approval by the Architectural Design Review Committee. Any extension of this time frame requires additional written request for approval from the ADRC.
- E. No oral requests will be accepted.

II. PROCEDURE FOR PROCESSING APPLICATIONS:

- A. All requests for approval of an exterior modification shall be mailed to:

Architectural Design Review Committee
Grace Harbour HOA, Inc.
c/o Conway Management Co., Inc.
1119 Emerald Drive
Bel Air, MD 21014

- B. All requests shall be marked with the date of receipt by Conway Management Co. Inc. If no response has been received within three (3) weeks after a request has been submitted, homeowners should call the Conway Management Co., Inc. office to ensure that the application was received.
- C. All homeowners having submitted a request shall be promptly notified, in writing, after a decision has been reached. Said notification shall include, when possible, a copy of the original request and whether said request has been approved or denied.
- D. No oral approvals will be made.

III. APPEAL PROCEDURE:

- A. *The homeowner must submit in writing, by certified mail (return receipt requested), any appeal of Disapprovals or Notices of Violation from the ADRC within 10 working days from the receipt of the disapproval.*

Correspondence with the Board of Directors shall be mailed to:

*Board of Directors/Architectural Design Review Committee
Grace Harbour Homeowners Association, Inc.
c/o Conway Management Co., Inc.
1119 Emerald Drive
Bel Air, MD 21014*

- B. *Upon receipt of a notice to appeal, the Board of Directors will contact the homeowner, in writing, within ten (10) working days to schedule a hearing before the Board of Directors.*

The homeowner is allowed a maximum of ten (10) minutes to present his/her case at the hearing. At the conclusion of the hearing, the Board of Directors shall render its decision and within ten (10) working days, notify the homeowner, via certified mail, of its decision.

If a delay in the decision is expected (i.e., additional information or research is required), the Board of Directors shall notify the homeowner, via certified mail, of its position and an approximate time frame for a decision, not to exceed thirty (30) days, shall be established. Upon examination of additional information or research, the Board of Directors shall then render its decision to the homeowner via certified mail.

- C. *Only one appeal per disapproval shall be heard.*

To: Homeowners Grace Harbour
From: Board of Directors
Re: PETS

Due to the increasing problems and complaints due to homeowners not taking responsibility for their pets, the Board of Directors has resolved the following policies and procedures concerning pets.

If you own a pet:

1. The animal must be kept on a leash ~~whenever~~ the animal is off your property.
2. If you walk an animal on common grounds, you ~~must~~ remove pet waste ~~immediately~~.

The first violation of these rules will result in a Twenty Dollar (\$20.00) fine. The second and each subsequent violation will result in a Forty Dollar (\$40.00) fine. If you receive a fine notice, this means that someone witnessed the violation and is willing to testify in court against you. If the case goes to court, you will be responsible for court costs and attorney's fees.

If the above policies and procedures are not followed, the Board of Directors will restrict pet walking on **all common areas**.

Also, the complaint will be filed with Harford County Animal Control and they may institute their own fines for violation of Harford County Animal Control Laws.

If you are having problems with a pet owner:

1. Note the time, date, and description of the animal.
2. If you plan on filing a complaint, you must be willing to testify in court as to the violation.
3. You must know at which residence the pet resides. We do not need a name, but we will need an address. Please be 100% certain of the address.
4. Call Conway Management Company with your information. The Company will ask that you sign a complaint form verifying your information. Your name will be withheld, but obviously if this case goes to court, you will have to face the alleged violator.
5. If the pet does not reside within Grace Harbour or if you are not sure where, call Harford County Animal Control. They will handle the complaint.

We realize that these are drastic measures, but we feel that these rules are necessary to help control what has been an ongoing and increasing problem. To correct the problem will require your being involved in the solution.

Again, if you have any questions or concerns, please do not hesitate to call Conway Management Company (410) 879-9655.

August 11, 1997

Amendment to
GRACE HARBOUR HOMEOWNERS' ASSOCIATION
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

Satellite Dish Antenna Policy

I. Preamble

The Federal Communications Commission (FCC) adopted a rule effective October 14, 1996 that preempted certain restrictions in the governing documents of the Association. Therefore, the Board of Directors adopted the following rules which shall be applicable to all properties governed by the Association. These rules, consistent with the FCC ruling, replace Article IX, Section 1, paragraph (k), Antenna. This amendment is effective on the date at which the signatures of all Directors have been affixed.

II. Definitions

For the purposes of this amendment, the following definitions shall apply:

- a. Antenna - any device used for the receipt of video programming services, including direct broadcast satellite (DBS), television broadcast, and multi-point distribution service (MDS). A reception antenna that has transmission capability only for the purpose of allowing the viewer to select a signal for reception or to use video programming features is considered a reception antenna, provided that it meets FCC standards for radio frequency emission and does not cause interference on any other property. A mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of the reception antenna shall be governed as part of the antenna.
- b. Mast - Structure which raises the antenna above the minimal height required for attachment.
- c. Transmission antenna - any antenna used to send radio, television, cellular, or other signals.
- d. Owner - any homeowner in the Association.
- e. Telecommunications signal - signals received by DBS, television broadcast, and MDS antennas.
- f. Notification - documentation prepared in the same fashion as an application for an exterior modification that is provided to the Architectural Design Review Committee (ADRC) prior to the installation of a permitted antenna.
- g. Application - established procedure for gaining the approval of the ADRC prior to making any exterior modification to a dwelling or property.

III. Guiding Principles

Antennas that meet *all* the requirements of Section IV of this policy may be installed after the ADRC has received written notification of the details of the installation. Any antenna installation which does not satisfy all of the Section IV requirements must also be approved by the ADRC prior to installation. For all installations, the preservation of a clean and uncluttered appearance throughout the community is a priority and as such, every reasonable attempt to place an antenna out of sight shall be made. Owners may be required to incur additional reasonable installation costs to comply with this policy. Owners with Association fees in arrears may not install any antenna.

IV. Installation Rules and Restrictions

- a. No owner or agent of the owner may install a permitted antenna on the exterior of the grounds of any property within the Association without prior notification to the ADRC. All installations that do not comply with all of the requirements stated below require the approval of the ADRC. All other provisions of the governing documents regarding exterior modifications remain applicable.
- b. Antenna Size and Type
 1. Antennas (DBS/MDS) shall be no larger than necessary to obtain acceptable signal strength. None shall exceed one meter (39 inches) in diameter.
 2. Aerial antennas (UHF/VHF) designed to receive television broadcast signals are not required to meet the one meter parameter, however they are required to meet all remaining parameters. A written letter of intent is required.
 3. Antennas may, at the ADRC's discretion, be required to be painted to match the color of the mounting location.
 4. Only one antenna may be installed per service provider per dwelling.
 5. Transmission antennas are prohibited.
 6. All antennas not covered by the referenced FCC ruling are prohibited.
- c. Location
 1. Antennas shall be installed solely on individually-owned property. Antennas shall not encroach upon common areas or any other owner's property.
 2. If acceptable signals may be received by installing an antenna inside a dwelling, outdoor installation is prohibited. Notification/application for exterior installation shall be supported by sufficient data to demonstrate that an interior installation would result in unreasonable delay or unreasonable increase in cost.
 3. Antennas approved for installation outside the dwelling shall be shielded from view from the front and from adjacent properties to maximum extent possible. Natural landscaping is recommended to shield ground-mounted antennas from view and should be documented on the notification/application to the ADRC.

Installation preference shall be in the following order:

- < ground level as close as possible to dwelling on rear facade
- < ground level attached to deck
- < mast mount in rear yard, not to exceed four feet high
- < ground level as close as possible to dwelling on front facade
- < centered on roof on rear facade just above rain gutter, not visible from front of dwelling or the street
- < corner of roof on rear facade just above rain gutter
- < center of roof on rear facade just below peak of roof, not visible from front of dwelling or the street
- < mast mount on roof over rear facade, not to exceed twelve feet above peak of roof

d. Installation

1. It is the homeowner's responsibility to supply the antenna installer with a copy of these guidelines prior to any installation. No installation shall proceed if the installer has unresolved questions about the conformance of the installation with these guidelines.
2. All installations shall be completed in accordance with the terms of the written notification or ADRC approval where applicable. All installations shall also comply with applicable governmental codes and ordinances. It is the owner's responsibility to secure any and all permits that are required prior to installation.
3. All installations shall be completed such that there is no damage to or impairment of the common areas of the Association or any other owner's property.
4. All antennas shall be installed and secured so that they pose no hazard to the safety of any other owner or property.
5. All installations shall be maintained by the owner.
6. An exterior antenna that is not in use or under contract with a service provider shall be removed by the owner within thirty days of the termination of the service.

V. Approval of the Board of Directors

This amendment is enacted by the undersigned to conditionally permit access to telecommunications signals as required by the FCC while also protecting the rights of the Association.

Michael Allen
Michael Allen

8-16-97
Date

Charles Green
Charles Green

8-19-97
Date

Scott Heim
Scott Heim

8/25/97
Date

Francis Lauer
Francis Lauer

8-21-97
Date

Daniel Sulzbach
Daniel Sulzbach

9/7/97
Date

TO: Architectural Design Review Committee
Grace Harbour Homeowners' Association
c/o Conway Management Co., Inc.
1660 Robin Circle
Forest Hill, MD 21050

ADRC # _____

FROM: Name:
Address:

SUBJECT: Request for Written Approval

In accordance with Article IX, Sections 1, 3 and 4, of the Declaration of Covenants, Conditions and Restrictions for Grace Harbour, I am hereby requesting written approval for the following:

*☐ Deck

*☐ Fence

*☐ Shed

☐ Change of Color Scheme

☐ Other _____

Detailed description and dimensions of proposed changes or improvements:

Picture/Brochure/Diagram Enclosed:

*** Diagrams/Dimensions/Plot Plans REQUIRED**

Homeowner(s): _____

ADRC: _____

TO: Architectural Design Review Committee
Grace Harbour Homeowner's Association
c/o Conway Management Co., Inc.
1660 Robin Circle
Forest Hill, MD 21050

ADRC #: _____

FROM: Name:
Address:

Home Phone:
Work Phone:

(If rented, attach a copy of the owner's written permission.)

SUBJECT: Notice of Intent to Install an Antenna

Notice: Submitting a letter of intent to the ADRC does not guarantee approval. Only those installations that meet all of the requirements in Section IV of the Antenna Guideline may proceed with the installation. All others must be approved by the ADRC prior to installation.

Type of Antenna: _____
Direct Broadcast Satellite _____ 18 inch _____ Other _____ Size _____
Television Broadcast _____
Multi-point Distribution Service _____ Size _____
(NO TRANSMISSION ANTENNAS OF ANY TYPE)

Company Performing Installation: _____
Date of Installation: _____

Location of Installation: _____

NOTICE: If the antenna is to be installed on the exterior of the dwelling, the following data is required:

1. Provide manufacturer/installer's data explaining the reason for the exterior installation. Show the location of the Antenna on a Plot Plan and supporting data for the requested location. If the Antenna is to be attached to the dwelling, show the location and show color scheme of the house (the ADRC may require the Antenna to be painted).
2. Provide manufacturer/installer's data if the antenna installation requires a mast.
Is a mast to be attached to the dwelling?: Yes _____ No _____
Is a mast to be erected in the rear yard?: Yes _____ No _____
If you checked Yes to either of these questions, the mast and antenna assembly may not extend more than twelve feet above the roof's peak or four feet above the ground.
3. If a ground level installation is requested, show diagrams of the type of shielding to be used to hide the antenna from public view.

I will comply with all of the Association's rules for installing, maintaining, and using antennas. I will assume liability for any damage to Association and other owner's property that occurs due to antenna installation, maintenance and use.

Signed: _____

Date: _____

GRACE HARBOUR HOMEOWNERS' ASSOCIATION

TEMPORARY POLICY ON THE PROHIBITION OF CERTAIN POOLS

WHEREAS, The Declaration of Covenants, Conditions and Restrictions ("Declaration") of the Grace Harbour Homeowners' Association, Inc. (the "Association"), recorded among the Land Records of Harford County, Maryland in Liber 1762, Folio 665, prohibits the installation of a swimming pool on any Lot within the Association if the sides of the swimming pool project above the finished grade of the lawn area surrounding it; and

WHEREAS, public swimming pools in Harford County have been closed to the public pursuant to government-imposed social distancing restrictions enacted in response to the COVID-19 pandemic; and

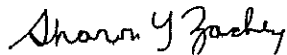
WHEREAS, the Association desires to temporarily relax the prohibition on above-ground swimming pools to accommodate its members' recreational needs while public pools are closed during the ongoing public health crisis; it is hereby

RESOLVED, that following due consideration, the Association's Board of Directors does hereby adopt the following Pool Policy:

1. Pools of a temporary nature, which project above the finished grade of the surrounding lawn area ("Above-Ground Pools") may be erected on Lots within the Association, provided that no such Above-Ground Pool shall project more than three (3) feet in height above the finished grade of the lawn area surrounding the pool, or exceed twelve (12) feet in diameter for a single family home and eight (8) feet in diameter for a townhome.
2. Above-Ground Pools installed in accordance with this policy and exceeding three (3) feet in diameter shall be equipped with a suitable filter system. Above-Ground Pools of less than three (3) feet in diameter and otherwise in compliance with this policy shall be exempt from the filter requirement
3. Any Above-Ground Pool installed pursuant to this policy shall be removed on or before September 30, 2020.
4. An Architectural Request form must be completed for approval with the size of the pool and filter information. If the homeowner is currently in violation of any rules or architectural guidelines, approval may not be granted until the outstanding violations have been corrected.

5. Above-Ground Pools installed in accordance with this Policy shall not be deemed a violation of Article XI, Section 1(r) of the Declaration governing swimming pools, or any related rules promulgated by the Board regarding swimming pool permanence or height above grade. Any swimming pool installed in violation of this policy, the relevant provisions of the Declaration, Association By-Laws, or Rules and Regulations shall be subject to all applicable enforcement procedures, including, but not limited to entry upon the Lot by the Association's agents or representatives to remove the violating structure at the owner's expense, and/or injunction proceedings in a court of competent jurisdiction.
6. This policy may be withdrawn by the Board at any time upon 30 days' written notice to the Association members, which notice shall be given by first class mail.

ADOPTED, this 30th day of July, 2020 by the Board of Directors of the Grace Harbour Homeowners' Association, Inc.



Secretary

TEMPORARY 2020 POOL ARCHITECTURAL REQUEST FORM

TO: Architectural Design Review Committee
Grace Harbour Homeowners' Association
c/o Conway Management Co., Inc.
1660 Robin Circle
Forest Hill, MD 21050
Email: mstreett@conway-mgt.com

FROM: Name: _____
Address: _____
Home #: _____ Cell # _____
Date: _____ Work # _____

SUBJECT: Request for Written Approval

In accordance with the Temporary Policy on the Prohibition of Certain Pools for the 2020 season only:

1. Pools of a temporary nature, which project above the finished grade of the surrounding lawn area ("Above-Ground Pools") may be erected on Lots within the Association, provided that no such Above-Ground Pool shall project more than three (3) feet in height above the finished grade of the lawn area surrounding the pool, or exceed twelve (12) feet in diameter for a single family home and eight (8) feet in diameter for a townhome.
2. Above-Ground Pools installed in accordance with this policy and exceeding three (3) feet in diameter shall be equipped with a suitable filter system. Above-Ground Pools of less than three (3) feet in diameter and otherwise in compliance with this policy shall be exempt from the filter requirement
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Association By-Laws, or Rules and Regulations shall be subject to all applicable enforcement procedures, including, but not limited to entry upon the Lot by the Association's agents or representatives to remove the violating structure at the owner's expense, and/or injunction proceedings in a court of competent jurisdiction.

- 6. This policy may be withdrawn by the Board at any time upon 30 days' written notice to the Association members, which notice shall be given by first class mail.

Detailed description and dimensions of pool:

Picture/Brochure/Diagram Enclosed:

- * **Diagrams/Dimensions/Plot Plans REQUIRED**
- * **City permits for alterations and construction approved by ADRC must be submitted to Conway Management Co., Inc. within 30 days of receipt from the City.**

Date Received: _____

Homeowner's Signature

ADRC