

Bowie Forest Homeowner's Association, Inc.

Community Rules and Regulations

The following summarizes the community rules and regulations that are established to ensure that the community as a whole maintains a high standard of community safety, cleanliness, appearance as well as a pleasant atmosphere in which to reside. In a townhome community, the proximity of the homes requires special attention to the harmony of the external design established by the original builder in order to ensure property values are maximized for all homeowners. This summary is intended to clarify and give specific examples of acceptable standards in accordance with the Declaration of the Bowie Homeowner's Association, Inc. dated June 22, 1988. For any conflicts, the Declaration shall prevail as the authoritative document. You will also find references to the City of Bowie Code.

Safety/Cleanliness

All drivers shall observe the posted speed limits and stop signs.

Trash and garbage containers shall not be permitted to remain in public view except for the day of trash collection. Trash containers shall be stored inside the garage or inside rear fences in covered containers. Collections are as follows:

Monday 7:00am	Trash pickup
Wednesday 7:00am	Recyclable pickup (cans, glass and newspapers)
Thursday 7:00am	Trash pickup

Trash shall be placed at the curb no earlier than 5:00pm the day prior. The City of Bowie will issue a \$50 fine for violations of the city code. Trash is not picked up on holidays and residents are not to place trash out on these days:

- New Years Day
- Martin Luther King Day
- President's Day
- Memorial Day
- July 4th
- Labor Day
- Thanksgiving
- Christmas

Pets shall be attended at all times and shall be registered and inoculated as required by law. Pets shall not be permitted upon the common area unless they are carried or leashed. Residents are required to promptly clean up after their pets. Residents not conforming to this regulation are subject to fines and penalties established by Prince George's County and the City of Bowie. Typically this includes a written warning, followed by a \$25 fine with increasing fines for subsequent occurrences.

Appearance/Architecture

The grass shall be kept mowed to less than 8 inches in height. Levels that exceed this height are in violation of the City of Bowie code and are subject to fines of \$75-\$125.

All items (e.g. bulk items, bicycles, grills, toys) and material (e.g. lumber) shall be stored inside the fence.

Barbecues and grills shall not be used or stored in the front or side yards of units.

The Board of Directors shall appoint an Architectural and Environmental Control Committee. All plans for making changes to the exterior of the unit, including color, shall be submitted for approval prior to initiation of the work. Residents may contact Comanco at (301) 261-6400 for an Architectural Change Application Form. The following summarizes architectural rules:

Fences shall be maintained in good repair in a natural wood appearance. They shall be maintained in accordance with the standard established by the original builder.

Decks must be pressure treated wood and meet the codes of Prince George's County and the City of Bowie. The size is limited to 16 feet by 16 feet. Painting or stains that change the natural wood color are not permitted.

Storm doors are permitted as long as they are plain, single window doors. The colors must coordinate with the home and are subject to approval.

No structure of a temporary character and no trailer, tent, shack, barn, pen, kennel, run, stable, outdoor clothes dryer, playhouse, shed or other building shall be erected, used or maintained at any time.

Firewood shall be stored neatly inside the rear fence of the unit.

House numbers shall be clearly indicated numerically on each home in black or brass.

Window air conditioners are not permitted.

Attic fans shall be located on the rear roof of the house.

Light fixtures on the front of the home shall be of similar size and shape to existing fixtures.

Color changes to the home are subject to approval. The original color established by the original builder shall be maintained. The following standard commercial colors available from Duron or McCormick are provided for ease in ordering:

- Farm House Red
- Forest Green
- Fairfax Brown
- One Coat White for the trim

If the shutters require replacement, they shall be the same style, size and color as the original color established by the builder.

No sound hardwood tree measuring in excess of 6 inches in diameters shall be removed without prior approval.

Satellite dishes 1 meter (39 inches) or smaller are permitted to be installed. It is strongly recommended that they be placed in the rear of the house if possible.

Pleasant Atmosphere

All residents are required by law to observe the quiet hours established by the City of Bowie as follows:

Sunday evening through Friday morning (weekdays)	10pm to 7 am
Friday evening through Sunday morning (weekends)	10pm to 9 am

Vehicles may not be stored on Silver Maple Court or Scarlett Oak Terrace for more than 72 hours continuously per City of Bowie code. Towing is contracted to Costigans Towing 11732 Annapolis Road, Glenn Dale, MD (301) 352-5320.

The original builder intended two parking places for each resident. For residents with garages, parking is intended to be in the garage and in the driveway. For residents without garages, two reserved parking spaces are assigned. Parking in another resident's reserved place is not permitted and is subject to warning and towing. Parking shall not block the sidewalk or another resident's driveway. One parking space has been designated on the traffic circle at the end of Silver Maple Court. Other parking on the circle is not permitted. Double parking (parking a car behind another car in a designated parking space) causes congestion for all traffic, especially emergency vehicles, and is not permitted. Street parking is permitted except where the curb is painted yellow.

Guest parking spaces are for temporary visitors to the community. They are not for regular use by permanent residents.

All residents are responsible for adhering to the rules and guidelines established by the community. Each homeowner is responsible for the actions of the residents of their unit, including renters, and will be held accountable to ensure corrective actions are taken. If a

homeowner plans to rent their property, they are required by the City of Bowie to obtain a permit. In addition, the homeowner is required to notify Comanco. They must also notify Comanco each time there is a change in the renter.

The following shall apply to homeowners whose residents do not adhere to the rules and guidelines (this excludes those actions covered under the laws of Prince George's County and the City of Bowie):

First Occurrence – Written Warning with requirement to rectify within 30 days

Second Occurrence or failure to rectify within 30 days - \$50 fine

Third Occurrence or failure to rectify within 60 days - \$100 fine

Fourth Occurrence or failure to rectify within 90 days – Legal Action will be taken

Compliance with these rules and regulations is regularly assessed by the Board of Directors, the Architectural and Environmental Control Committee and Comanco. Written notice of concerns will be sent to the homeowner.

Comments, questions and clarifications on the rules and regulations can be submitted to:

The Board of Directors and/or The Architectural and Environmental Control Committee through Comanco, Inc. (301) 261-6400