

ADVANCE COPY

Section IV. Waterfront Landscaping - HAS BEEN COMPLETELY REVISED IN ACCORDANCE WITH CURRENT COUNTY LAW AND WILL BE RECORDED WITH ANNE ARUNDEL COUNTY LAND RECORDS.

Section IV. Critical Area Landscaping

1. Critical area defined. If your home is located in the critical area, all landscaping must have prior approval from Anne Arundel County and the ELCA Board of Directors. A map of the area defined as critical can be found on www.elizabethslanding.org.

2. Steps for obtaining approval for critical area landscaping.

- All requests for critical area landscaping must first be approved by Anne Arundel County. The instructions for obtaining this approval can be found at www.aacounty.org/PlanZone/Development/CriticalAreas.cfm.
- If your request to Anne Arundel County is approved, then you must submit a request to the ELCA Board of Directors for their approval. A copy of the Anne Arundel County approval must be included with this request. The Board of Directors will notify you when your request is approved/ disapproved.
- If your request to Anne Arundel County is disapproved, DO NOT submit a request to the ELCA Board of Directors. Anne Arundel County's denial is final.

3. Violations of critical area landscaping requirements. Any violations of the critical area requirements will make you personally liable, make the Association liable, and may result in penalties and criminal prosecution.

Note: Any exterior changes to the appearance of a unit or lot must be approved by ELCA Office/Board in advance and may need a county permit. ELCA Office 410-437-7309; www.elizabethslanding.com. AA County Inspection and Permit office (Permit Application Center) 410-222-7730; www.aacounty.org/IP/PAC. Work Smart - Prevent a redo or removal!

**Revised ELCA Policies on Sheds, Shingles, Trash and Waterline Breaks
Underlined and in Italics**

August 10, 2009: Approved by the Board of Directors

September 2009: Recorded in the Anne Arundel County Land Records.

10. Trash.

A. Trash is to be placed at curbside after 4:00 p.m. on the days designated by Anne Arundel County. Trash must be out before 6:00 a.m. on the pickup day. Trash and recyclable containers must be removed from the curbside and returned to the rear of the property within 24 hours of the trash pickup. If trash or recyclable containers are left out more than 24 hours after trash pickup, they are subject to being removed and disposed of by the Association. Violation of this policy could result in a \$25.00 fee being assessed to the owner. For bulk trash - - contact A.A. County by calling (410)-222-6100 x (3010) to arrange for free pick up and let the Association Office know of this arrangement.

B. Trash must be disposed of in closed trash bags or containers with lids kept tight on them. Trash that is on the unit property must be set out for pick up on the next trash pickup day. It must not be on the private property for more than two (2) scheduled trash pickup days.

C. Loose trash is never allowed in the unit back yard, side or front yard at any time whether the yard is fenced or not. Loose trash means trash that is unbagged, not in a trash or recyclable container, or is open. If this policy is violated, the health department may be called to inspect. There are a number of wild animals in the area including but not limited to, raccoons, possums, rats, mice and fox that like to get into trash; we must try to prevent that.

D. No loose trash is allowed on common property. Trash containers are located at the Brady Recreational area for trash disposal *when using that area.*

11. Waterline breaks. ELCA and the County will determine who is responsible for paying for all waterline breaks that do not fit into the following policies:

A. The expense of any repairs for any waterline break between the external water cut-off and the water main of any unit in Elizabeth's Landing will be paid by Elizabeth's Landing Community Association.

B. The expense of any repairs for any waterline break on common ground will be paid by Elizabeth's Landing Community Association. The expense of any repairs for any waterline break on county property will be paid by the County.

C. The expense of any repairs for any waterline break between the external water cut-off and the foundation of the unit will be paid by the owner of the unit. This policy applies no matter whether the unit owner or the Association contracts for the repair.

If a unit does not have an external cut-off, or if no external cut-off is found, then the following policy applies.

D. The expense of any repair of a waterline break or other problem that is located at a point where the line feeds water to only one unit will be paid for by that unit owner.

E. The expense of any repair of a waterline break or other problem that is located on the property of the unit owner and is at a point where the line feeds water to more than one unit will be paid for by Elizabeth's Landing because it is considered to be a common line.

23. Shed.

A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

B. Colors. A shed may be green, tan, beige, grey or an ELCA approved color. If made of treated wood, a stain is permitted as long as it is consistent with the color of the unit and is colorless, transparent natural cedar, redwood, or a driftwood grey.

C. Dimensions.

i. A unit may have up to 336 total cubic feet of shed in the rear of the property.

i. A unit should be no higher than 7 ½ feet.

The total footage is based on measurements like the following:

ii. Height: may be up to seven foot and one-half (7 1/2') from the ground including the foundation (if it is on one).

iii. Length and Depth may be up to six foot to eight foot (6'x 8').

Example: If length is six foot (6'), then depth may be up to eight foot (8').

Example: If length is eight foot (8'), then depth may be up to six foot (6').

iv. A shed may not be nine foot (9') in length and five foot (5') in depth, or five foot (5') in length and nine foot (9') in depth.

D. Location and orientation requirements.

i. The high side of a shed must always be placed toward the adjoining structure (i.e., fence or unit); exceptions would be on a case by ELCA Board review and approval. Be considerate of your neighbors so that you do not block their view.

ii. A shed may not be placed in the middle of the back yard.

iii. A shed may be constructed under a set of stairs provided the plans are submitted and approved by the Board of Directors prior to construction. This would be on a case by case review.

iv. Walkout unit without fenced yard. Place it against rear foundation of the unit or against the ten foot (10') privacy fence. A shed may not extend beyond the privacy fence. Waterfront units may not place a shed where it interferes with neighbor's view.

v. Walkout unit with fenced yard. Place it against rear foundation or against fence. Waterfront units may not place a shed where it interferes with neighbor's view.

vi. Non-walkout unit without fenced yard. You may place it against rear foundation, the ten foot (10') privacy fence, or even with outer edge of deck if unit has a deck. For placement against the privacy fence, a shed may not extend beyond the privacy fence.

vii. Non-walkout unit with fenced yard. Place it against rear foundation, the fence, the ten foot (10') privacy fence, or even with outer edge of deck if unit has a deck. For placement against the privacy fence, a shed may not extend beyond the privacy fence.

viii. A shed may be built under the stairs of a main level deck, if it does not interfere with the neighbor's view. This shed must be of the same material as the deck.

E. Materials. The shed material must be approved by the ELCA Board. No metal sheds are allowed.

F. Custom made shed materials.

i. All nails, bolts, fasteners and joint supports must be of a material that will not rust.

ii. If lumber is used, it must be 0.40 ground contact pressure treated lumber.

iii. If painted, must be an ELCA approved color. If stained, it must be natural, transparent finish.

iv. The roof may be shingled with shingles that are of the same color as the unit roof shingles.

G. Suggestions on custom shed construction.

i. Use 2" x 4" frame construction.

ii. Place studs 16" on center, including roof, to provide structural strength and to prevent bowing.

iii. Seal edges of plywood, if used, with clear, exterior caulk.

iv. Seal entire structure with clear waterproofing sealer.

v. Anchor shed to ground, deck, etc.

vi. Provide adequate ventilation.

24. Shingles for the roof.

A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

B. Color. There are two colors of shingles in Elizabeth's Landing which the developer installed: a three color brown shingle and a three-color gray shingle. The only permitted color shingles are as follows:

i. Brown - Certainteed 20, or Certainteed XT 25, or Certainteed XT 30 Cedar Brown.

ii. Gray - Certainteed 20, or Certainteed XT25 Slate Gray, or *Certainteed XT 30.*

iii. No change of existing color is allowed.

Example: If your unit has brown shingles, it must be replaced with Certainteed Cedar Brown.

Example: If your unit has gray shingles, it must be replaced with Certainteed Slate Gray.

Elizabeth's Landing Community Association Revised Policies
Approved by the Board of Directors
Recorded 12/2010

NOTE: All off-site unit owners are required by law to notify their rental unit managers and/or renters. This notice is being sent to unit owners only, and not to renters.

The following two policies were adopted and recorded in the Anne Arundel County land Records Office in 12/2010.

The first policy is new because it was passed by the Maryland General Assembly in its 2010 session. It became state law and was entered in to the Maryland Homeowner Association Law, effective October 1, 2010. In brief it was passed to allow town home owners to use 'green methods' for drying their clothes if they wish, namely clothes lines. By law, a town home Association in Maryland must allow clothes lines to be used, but may establish policies regarding the appropriate placement of lines, and other factors so as to not detract from the community aesthetics. The ELCA Board of Directors adopted the following policy in accordance with the new law.

1. Newly adopted policy:

"Clothes Lines: A removable clothes line may be used in the back yard only. It must be removed when not in use. Also a bungee-cord clothes line may be used on the lower level if the unit has a mid-level deck. No clothes lines are to be visible from the harbour or street front."

Changes to the ELCA Policies on unit windows. This change was passed by a majority vote of the Elizabeth's Landing unit owners at the Annual Community Meeting, June 2010.

2. Changed policy: This replaces Policy #35 in the Policy booklet:

"Windows: Windows may be replaced with or without grids on the front of a unit, or the side of an end unit. On the front or the side, all windows should either have grids or be without grids, including the bay or box window."