

# THE GABLES AT LAWYERS HILL ASSOCIATION , INCORPORATED

## ARCHITECTURAL GUIDLINES

Rev 1

**ANTENNAS.** Exterior antennas and satellite dishes one (1) meter and larger are **prohibited**. An architectural change form must be submitted in advance before installing a satellite dish. Satellite dishes smaller than one (1) meter are to be placed on the rear roof of the home or behind chimneys when possible. Should reception of signal be compromised by this placement, a letter from the Installation Company must accompany the architectural change form. The homeowner must provide \* appropriate screening so that the dish is not visible from the street.

(\* Appropriate: screens should be of natural means when possible, and not out of character of the current homes landscaping. For example: a large fiberglass rock cover in the middle of the front yard would **not** be acceptable.)

**ATTIC VENTILATORS.** Attic ventilators and turbines are permitted if painted to match the color of the roof (if roof mounted) or the color of the house siding or trim ( if mounted on the gable end ). Ventilators and turbines should be mounted on the least visible side of the ridge line so as to minimize their visibility and should not extend above the roof line.

**AWNINGS.** In general, exterior awnings are discouraged unless demonstrated to be clearly compatible with architectural design and qualities of the house, and screened from the view of the adjoining neighbors due to the proposed location of the installation. Awnings will be approved only if the proposed location is on the rear side of a house and not visible from a street.

**CHIMNEYS AND METAL FLUES.** Chimneys must either be masonry or enclosed in the same finish material as the exterior of the house to which attached. Masonry elevations require masonry chimneys. Metal flues and chimney caps must be painted and any vent protruding through the roof must be painted the same color as the roof.

**CLOTHES LINES.** Clotheslines or similar apparatus for the exterior drying of clothes will **not** be permitted.

**DECKS / GAZEBOS.** The Architectural Committee must approve decks and gazebos. Homeowners are advised to consider the following:

- **Location.** Decks and gazebos should generally be located in rear yards. Front and side yard locations will be evaluated on their individual merit.

- Scale and Style. The scale of all decks and gazebos shall be compatible with the scale of the house as sited on the lot. Decks, particularly elevated decks, should be of scale and style which are compatible with the house to which attached, adjacent houses and the environmental surroundings.
- Materials. Decks and gazebos must be constructed of smooth cedar or high quality pressure treated pine lumber. Treks or plastic lumber can also used as planking. All nails and fasteners must be galvanized.
- Color. Color shall be clear stain, natural, or opaque white finish. Other colors must be approved in advance.
- Deck Railings. Deck Railings may not exceed forty-eight (48) inches in height, measured from the deck floor to he top of the uppermost horizontal member.

**DOG HOUSES AND DOG RUNS.** Doghouses will be approved if compatible with the applicant's house in terms of color and material. Doghouses may not exceed sixteen (16) square feet of floor space and may not exceed four (4) feet in height at the highest point. They should be located where they are visually unobtrusive to neighbors and the use of appropriate screening is encouraged, and may be required in some cases, in order to minimize any negative impact. **Dog runs are prohibited.**

**DRIVEWAYS.** Extensions, modifications and additions to driveways will be considered only if there is no adverse aesthetic or drainage impact on the adjoining lots or common area. Additions or modifications must be of the same materials as the existing driveway.

**EXTERIOR AIR CONDITIONERS.** Individual air conditioning units extending from windows are **prohibited**. Exterior air conditioning units or heat pumps may be relocated or added if there is no adverse visual impact to adjoining properties. The Architectural Committee must approve such relocation or addition.

**EXTERIOR DECORATIVE OBJECTS.** Approval will be required for all exterior objects, whether natural or man made, which were not part of the original construction design, either as a standard or optional feature. These will be evaluated in terms of their general appropriateness, size, location, compatibility with architectural and environmental design qualities, and visual impact on the neighborhood and surrounding area.

**EXTERIOR LIGHTING.** Lighting which is part of the original structure may not be altered without prior approval. Proposed replacement or additional fixtures must be compatible in style and scale with the applicant's house

No exterior lighting shall be directed outside of the applicant's property. Proposed additional lighting shall not be approved if it will result in an adverse visual impact to the adjoining neighbors due to location, wattage or other features.

**EXTERIOR PAINTING.** An application is not required in order to repaint or restrain an object to match the original color. However, all exterior color changes must be approved. This requirement applies to siding, doors, shutters, trim, roofing, and other appurtenant structures.

**FENCES.**

**CHAIN-LINK AND BARBED WIRE FENCES.** Chain link and barbed wire fences will **not** be approved under any circumstances. Chain link or barbed wire fencing material will **not** be permitted for any use.

**LOT LINE FENCES.** Owners are permitted to install one of two approved fence types as a means of delineating their rear lot lines and establishing a "private space". The two **approved fence types** are **picket and three-rail split rail**. Fence shall not exceed 60 inches in height.

Picket fences must be constructed of smooth cedar or high quality pressure treated pine and must be clear stained or opaque white.

Split-rail fences must constructed of rough-cut cedar rails and pressure treated pine post. Split-rail fences may be left to age naturally or, alternatively, clear stained. Owners who install a split rail fence may install a thin gauge wire mesh on the interior of the fence in order to enclose lots for small children and pets.

To prevent the appearance of an "alley", lot owners who do not construct a fence on the property line will be required to build a false front of the same style which extends to the property line in the event that the owner of an adjacent lot constructs a lot-line fence.

Lot line fences may **not** be used to enclose front yards. They may be approved to the partial enclosure of side yards in situations where topography, house location, or the location of exit doors require fencing to be installed forward of the rear plane of the house, and only if such improvement will not have an adverse visual or functional impact on adjoining lot owners, and if such as adjoining lot owners are informed of and do not object to the improvements. In such cases, a side yard fence must be set back from the front plane of the house a distance equal to one-third the overall depth of the house.

**FIREWOOD.** Firewood stored on a lot shall be kept neatly stacked and shall be located to the rear of the house, and in such a manner as to avoid adverse visual impacts for adjoining properties.

Firewood should be stacked in piles which do not exceed eight (8) feet in length, and four (4) feet in height for both aesthetic and safety considerations.

**FLAGPOLES.** Permanent, freestanding flagpoles are **prohibited**.

Temporary flagpole staffs, which do not exceed six (6) feet in length and are attached at an incline to the wall or pillar of the house, do not require approval by the covenants committee.

**GARAGES.** Detached garages will be considered on a case-by-case basis. The scale and location must be compatible with the lot and adjoining lots. The architectural style, construction materials and colors must match the house.

**HOT TUBS / SPAS.** Exterior hot tubs or spas must be located in the rear yard adjacent to the house. The incorporation of hot tubs as an architectural feature of decks and/or patios is encouraged. The exterior finish of an elevated hot tub should blend with the exterior finish of the house; deck or patio to which attached or most closely related.

**GREENHOUSES.** A greenhouse will be treated as a major alteration to a house, and subject to the same level of review. Freestanding greenhouses will be considered, although greenhouses, which are attached to the house, are encouraged. Greenhouses must meet the following additional criteria to be approved:

1. The scale and design must be architecturally compatible with the house and surrounding houses.
2. There shall be no adverse visual impacts for adjoining properties. The installation of landscape materials to provide a visual screen is encouraged and may be required as a consideration of approval.

**GRILLS (permanent).** Permanent grills must be placed in the rear yard of the house as far as practical from the adjacent property lines.

**LANDSCAPING.** All major landscape installations must be approved in advance. In general, a design review application is not required for minor landscape improvements, with the following exceptions:

1. Approval is required for plantings intended to form a hedge or natural screen, and which will attain more than two (2) feet in height.
2. An application is required for the installation of all landscape timbers or similar structures to be located in front yards. The use of railroad ties is **prohibited**.
3. A proposed improvement which is of such a scale or type as to be inconsistent with the existing design features of the house, adjacent houses and the surrounding area will require approval. Examples include the substantial or total removal of turf and replacement with another material, Such as mulch or gravel.
4. Vegetable gardens shall be located behind the rear plane of the house. Vegetable gardens in excess of sixty-four (64) square feet require an application.

**PATIOS.** All patios require approval. Patios should generally be located in rear yards. Side yard applications will be evaluated on their individual merit subject to the following criteria:

1. Patios may not "wrap around" either end of the house; however, if appropriate, patios may extend

a maximum of eight (8) feet into a side yard.

Any adverse drainage requirements, which might result from the construction of a patio, should be considered and remedied. The use of a partially porous patio surface or the installation of mulch beds adjacent to the patio, are ways to eliminate draining concerns.

**REAL ESTATE SIGNS.** Only one sign advertising a property for sale or rent may be displayed on a lot. Such signs must meet applicable County regulations with respect to size, content and removal. Signs may only be placed in the front yard of available properties.

**RECREATION AND PLAY EQUIPMENT.** Semi-permanent play equipment, which either constitutes a structure or is appurtenant to an existing structure, requires approval. Examples include sandboxes, playhouses, swing-sets, etc. The following factors will govern approval of such equipment.

1. **Location.** Generally, such equipment should be placed in rear yards.
2. **Scale and Design.** The equipment should be generally compatible with the lot size. The design and any visual screening are additional considerations in evaluating whether or not there will be an adverse visual impact.
3. **Color and Materials.** Equipment constructed of wood and left in a natural condition to weather is encouraged. Metal play equipment should be painted solid earth tones (i.e., brown, tan, and dark green) to blend with the natural environment.
4. **Basketball Backboards.** Backboards may be attached to the rear or side of houses or garages. Clear Plexiglas backboards are encouraged. The backboards may be left white or painted to match the trim color of the structure to which secured. The mounting surface should be painted the same color as the surface to which they are attached. At all times, the backboard, hoop and net must be maintained appropriately. Basketball backboards must also comply with any applicable Howard County ordinances.

In some cases backboards may be affixed to permanent, semi-permanent, freestanding poles, and portable bases with the following stipulations:

- a. poles placed in the ground as permanent or semi-permanent may not be located forward of the front house line. Portable bases may be located in the driveway as close to front wall of garage as possible.
- b. poles are located at least twelve (12) feet from a side lot, and are at least fifteen (15) feet from the front lot line,
- c. poles are painted a solid earth tone,
- d. no court markings are painted, drawn or otherwise affixed to the playing surface,

- e. applicant obtains a signed acknowledgement from the adjoining property owners stating there are no objections to the installation of the equipment.
- f. portable backboards will be allowed out starting May 1 and ending September 31 of each year.

**SECURITY BARS.** In general, the use of security bars or grates on windows and doors will be **prohibited**. Exceptions may be made where the security apparatus will not be visible from the street and from the adjoining properties. Homeowners concerned about the security of their houses are advised to consider alternatives, including alarms and sophisticated lock systems.

**SECURITY SIGNS.** Two security signs, each not exceeding a total of sixty-four (64) square inches may be posted on the property. Only one such sign may be posted forward of the front plane of the house. The approved location shall be at the front door or in shrubbery within twelve (12) feet of the door. A second sign may be posted in the rear yard.

**SIDEWALKS AND PATHWAYS.** Sidewalks and pathways should be set back at least four (4) feet from the property line and installed flush to the ground. Only stone, brick, concrete or similar durable construction material should be used. The scale, location and design should be compatible with the lot, house and surroundings.

**SKYLIGHTS.** Skylights should be located such that they are not visible from the front of the house or street. Consideration will be given to skylights on the front side of the roof ridge line only if constructed flush with the roof.

**SOLAR PANELS.** Solar panels and solar collectors are permitted only when located so that they are not visible from the front of the house or from a street.

**STORAGE SHEDS.**

1. **General.** Storage sheds shall be restricted to rear yard locations and should not be visible from the front of the house or from a street. **Storage sheds with metal siding or roofs are prohibited.**
2. **Storage Sheds for Single-Family Detached Units.** Storage sheds may be attached to the house or constructed as freestanding buildings. In the latter case, a shed should be located to the rear of the property line, with recommended minimum setbacks of fifteen (15) feet from the rear property line and eight (8) feet from side property lines. The following additional guidelines are applicable:
  - a. **Design.** The architectural design of the shed should be compatible with the design of the house.
  - b. **Size.** Sheds should not exceed one hundred forty (140) square feet of floor space, or twelve (12) feet in height at the highest point.

- c. Materials. The finish materials must be the same as used for the exterior of the house.
- d. Colors. The color scheme must be the same as the house.
- e. Roof. The roof slope and the type and color of roofing material should match the house.

**SWIMMING POOLS.** Only in-ground swimming pools will be acceptable. Pools must be located in the rear of the property.

1. Pool filtration equipment should be shielded from adjacent properties through the use of mature shrubbery or lattice screening of appropriate size and scale.
2. To be approved, the applicant must obtain signed acknowledgements from adjacent lot owners.

**TRASH CONTAINERS.** All trashcans and containers must be stored out of view at all times.