



Architectural Standards and Guidelines

Chandler Point Homeowners Association, Inc.
P.O. Box 1376
Pasadena, Maryland 21123

November 16, 2020

Revision History

Date	Revision	Section Change
Aug 2007	0	First official set of Guidelines by homeowner controlled Board of Directors
Nov 2020	1	First Amendment by homeowner controlled Board of Directors

Contact Information

Architectural Request submittals should be directed (in order of preference) to:

1. Any member of the Architectural Review Committee (ARC)
2. In the event that a member of the ARC is not available, any member of the Board of Directors can accept an application.

Note: It is strongly recommended that you personally deliver applications. The 30 day approval window will begin when the ARC or Board member actually receives the application, not when it is postmarked.

Direct all requests for changes or variances to these guidelines, correspondence or inquires to the Board of Directors:

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1.0 Introduction

Chandler Point Homeowners Association, Inc. (the “Association” or “HOA”) is a not for-profit Maryland Corporation formed and managed solely for the benefit of its member homeowners in Chandler Point Subdivision in Pasadena, Maryland. Chandler Point is a neighborhood of 58 homes originally developed by Koch homes that includes over 30 acres of common areas as well as a community beach property located on Watervale Court.

The Associations Covenants Conditions and Restrictions (CC&R’s) recorded with Anne Arundel County by the developer, along with the Association’s Bylaws and Articles of Incorporation, impose certain conditions and restrictions on the use of property in Chandler Point and describe a governing process for the Association. Article V of the Covenants as excerpted below specifically provides for the HOA to issue Architectural Guidelines. Additionally, the Covenants provide for the formation of an Architectural Review Committee (“ARC”) that reports to the Board of Directors on matters of architectural control.

The Board of Directors has determined that the appearance of the community has been degraded by non-compliance with the CCR’s. It is the view of the Board that continued degradation will have a significant negative impact on property values within the community. In view of this, the board of directors has determined that the promulgation of these standards and guidelines is in the best interest of the community. The purpose of these standards and guidelines is to protect the value and desirability of the properties within the community.

“No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to, or change or alteration or improvement, including change of colors, wherein or thereon, be made until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structure and topography by an Architectural Review Committee (the “ARC”) composed of three (3) individuals who shall be appointed by the declarant until such time as construction of homes in the subdivision terminates, and thereafter by the Board of Directors of the Association. In the event that the ARC fails to approve or disapprove such design and location within thirty (30) days after said plans and specification have been properly submitted to it, approval will not be required and this article will be deemed to have been fully complied with.

Article VI from the CCR’s is included for reference below.

ARTICLE VI Use Restrictions

Section 1. No lot shall be used except for residential purposes, for single family residences.

Section 2. No building, accessory building or structure, shed, porch or porch covering, garage, trailer, tent, driveway, back fence, hedge, screen, swimming pool, barn or other structure, either temporary or permanent, shall be allowed, constructed or altered upon any Lot to dwelling thereon without the plans and specification of such having been approved by the ARC Committee as to the quality of workmanship, design, colors and materials and harmony of same to the projects as a whole. No structure built upon any Lot shall have any part of the exterior (including front door trim) painted unless the proposed color thereof has been approved by the ARC. Any dwelling constructed by anyone other than the Declarant upon one of the Lots shall contain a minimum of one thousand eight hundred square feet of living space after exclusion of all exterior walls, closets, furnace spaces, washer, and dryer rooms, unfinished basement space, crawl space, attic space and garage or carport space.

Section 3. No fence, wall or walls or other similar type structures shall be allowed except those approved by the ARC.

Section 4. No exterior clotheslines or other hanging devices shall be allowed upon any Lot at any time. Television antennas and radio aerials shall be limited to a height of four feet (4') above the highest roof line of the dwelling upon which such antenna or aerial is installed. At no time shall any "Satellite dish" style antennas be permitted in the Subdivision or on any of the Lots.

Section 5. Storm doors shall be fabricated of composite or aluminum and shall be painted the same color as either the door or trim of the house.

Section 6. No campers, recreational vehicles, boats, jet skis, trailers, utility carts or other types of non-passenger vehicles or accessories may be kept on any lot unless the same are fully screened from view from all adjoining lots and not visible from the front of the road and approved by the ARC.

Section 7. No vehicles (including trailers and campers), except as many be classified as passenger cars, SUVs and pick-up trucks, shall be regularly parked in residential areas and Lots. No commercial vehicles or vehicles bearing company identification shall be parked on community property or Lot. These vehicles MUST be stored in a garage. See Paragraph 10.0 Parking and Storage of Vehicles, Boats, Trailers, etc. (page 19)

Section 8. No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood.

Section 9. During the sales period no signs may be displayed except those erected by owner or realtor. Signs shall not exceed two (2) square feet in size.

Section 10. No animals, livestock or poultry of any kind shall be kept, raised, bred, or kept on any lot, except that of dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for a commercial purpose. Dogs and cats shall be restrained by a leash when off the Lot owned by animal's owner.

Section 11. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

Section 12. Except for removal of diseased or dead trees or debris in existing wooded areas, or the removal of obnoxious weeds, no clearing of the property or lots shall be done by any owner thereof except in conformance with the site grading and erosion control plan provided for below. Woodland style landscaping is encouraged in the undeveloped areas of the lots in Chandler Point, and replacement of land stabilizing undergrowth should be done only pursuant to a landscaping plan which places emphasis on stabilization of the soil in utilizing woodland style landscaping with plantings suitable for wildlife habitat incorporated into any landscaping. There shall be no disturbance within the Conservation Easement Areas.

Section 13. No construction on any lot shall commence until there exists a site grading and erosion control plan approved by Anne Arundel County and associated agencies of jurisdiction concerning such plans and their approval, and each such plan shall limit clearing to the area of each lot required to be cleared to allow for access, septic system, house, site, well, permitted accessory building(s) and construction access. The land shall be used for conversation or maintained thereon except private dwelling house, each dwelling being designed for occupation by a single family, and private garages, appurtenances and other necessary building as hereinafter defined for the use of the respective owners or occupants of the property or lots upon which such garages and other accessory buildings are created.

Section 14. The open-space areas and recreation areas are hereby dedicated to and for the use-in-common of the owners of the lots of this development and shall be owned and maintained by them in accordance with these covenants. There shall be no disturbance of non-tidal wetlands or tidal wetlands. There shall be no dredging of shallow water habitat. Open-space is to be for passive use. The steep slopes and wetlands in the recreation area are to be left undisturbed, except for a pedestrian path. There shall be no marina which provides access across wetlands.

Section 15. No building or structure as provided herein, shall be erected or permitted nearer the boundary lines of each Lot than as follows:

Front Yard – 40 feet

Side Yard- 10 feet (Corner Lots – 20 feet)

Rear Yard – 10 feet

From the top of any steep slope of 25% or greater grade, 25-foot shall remain undisturbed. Conservation Easements shall be maintained as shown on the final plot and final grading plan. There shall be no disturbance within such Conservation Easement Areas.

2.0 Submittal and Approval Process

1. Submit a completed Architectural Request Submittal and all required attachments to an active member of the ARC. Incomplete or illegible submittals will be rejected and returned to the homeowner. The current version of Chandler Point's Architectural Standards and Guidelines are available upon request from any member of the Architectural Review Committee.
2. The ARC will review the submittal for compliance with our CC&R's and these Architectural Guidelines and make a recommendation to the board to approve, approve with exceptions or deny the application. Homeowners who wish to meet with the representatives of the ARC regarding their submittal should contact the ARC to be placed on the agenda for their next scheduled meeting. The ARC is not empowered to make exceptions to either the Covenants or Guidelines.
3. The ARC will complete a response letter indicating the final decision as well as any reason for rejection. The ARC will respond to all submittals within 30 days of receipt. In the event that the ARC fails to approve or disapprove such design and location within (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

Notes:

- a. Approval of any submittal or portion thereof does not ensure the approval of similar submittals, as each submittal will be considered on its own merits. Any alteration or deviations may require re-submittal.
- b. No construction or work shall begin without written approval. Any work that is started prior to written approval is done so at the homeowners own risk.
- c. County building permits may need to be obtained and will be the responsibility of each homeowner. Obtaining required permits shall be a condition of any approval.
- d. **Allow enough time for processing and approval in planning for construction.** The ARC suggests at least 15 days or more in advance to obtain pre-approval.

3.0 Appeals to the Board of Directors

A homeowner may appeal a decision of the ARC to the Board of Directors by submitting a written request for appeal. The appeal should include specific and detailed information that clarifies why the submittal should be reconsidered. In all cases, the Board of Directors holds final authority for architectural control.

There are two categories of appeal:

1. Appeals resulting from an administrative denial (e.g. incomplete submittal). The homeowner may request a meeting with the Board of Directors to further discuss the submittal. Please contact the ARC to be placed on the agenda for the next Board of Directors meeting.
2. Appeals resulting from a request that is inconsistent with the Architectural Guidelines. The homeowner may request a change to the Guidelines as outlined in the following section.

4.0 Changes to Guidelines

The Associations Covenants Conditions and Restrictions assign the responsibility and authority for issuing Architectural Guidelines to the Board of Directors. Only the Board may issue or make changes to the guidelines. This section describes the process by which a homeowner may formally request a change.

1. Requests for changes to the guidelines shall be submitted to the Board of Directors in writing. The request should cite the requested change and the rationale behind the request. The homeowner should carefully describe any special circumstances or provisions to support the change.
2. The homeowner will submit the request, along with any supporting documentation, to the Board, who will review it for completeness and forward it to the ARC.
3. The ARC will review the submittal, meet with the Board and provide comments either for or against the change. The ARC will respond to the homeowner in writing within thirty (30) days of receipt.
 - a) If the Board supports the proposed change, the Board will include the proposal on the agenda of the next scheduled meeting of homeowners.
 - b) If the Board does not support the proposed change, the homeowner may complete a petition by obtaining names, addresses and signatures from ten (10) Chandler Point homeowners (no more than one person per household) who support the proposed change.
 - c) Signatures must actually be on the written proposed change. The homeowner will then return the petition to the Board who will include the proposed change as an agenda item on the next annual meeting of homeowners.
4. Notice of the net annual meeting will include a description of the proposed change. The ARC is responsible for preparing a brief description of the proposal, including the requesting homeowner's supporting comments.
5. At the annual meeting, the President of the Board of Directors will facilitate a brief discussion of the proposal. The discussion shall include the homeowner's supporting argument, comments from the ARC and input from other homeowners who are present.
6. Within thirty (30) days of the annual meeting the Board will vote on the proposed change. Their vote shall be recorded in the Board's official meeting minutes and conducted in accordance with Association's Bylaws. The Board's decision is final.

Note regarding proposed changes:

- Covenants can be modified only by an instrument signed by not less than 75% of the eligible lot owners.
- If a member of the Board of Directors is proposing a guideline change, then that member shall abstain from voting on the proposed change.
- The Board, at its discretion, may choose to schedule a special meeting of the homeowners to review change requests if the volume or timing of requests would materially interfere with the annual meeting's agenda.

5.0 Violations and Penalties

The Board of Directors has the responsibility and authority to enforce the Covenants, Conditions and Restrictions (CC&R's). To emphasize the importance of the CC&R's and assist in their enforcement, penalties have been established for violations. This section defines the steps that will be taken by the Board in the event of a violation of the Architectural Standards and Guidelines or restrictive covenants relating to architectural control. Failure to submit an application prior to beginning a project shall be considered a violation and is subject to penalties.

“Penalty” is defined as up to \$25.00 per day based on the violation.

Step One

A letter will be issued to the homeowner noting: (1) the nature of violation, (2) action required to abate it and (3) a time period of at least 10 days during which the violation may be abated without further sanction. **A written response to the Board of Directors from a homeowner expressing a good faith effort to resolve the violation will result in a reasonable extension.**

Step Two

- a) If the homeowner would like to schedule a hearing with the board, they must do so within 10 days of receipt of the violation notice. If the homeowner requests a hearing they will receive a letter stating the date, time and location of the hearing. The hearing will be with the Board of Directors for the homeowner to be heard and to present evidence. Failure to appear will result in the fine beginning to accrue on the day immediately following the date of the hearing. If the violation is brought into compliance with the rules and regulations of the Architectural Standards and Guidelines and/or CC&R’s prior to the scheduled hearing, no hearing will be necessary.
- b) If the homeowner fails to correct the violation and does not contact the board to request a hearing, a second letter will be sent to the homeowner stating what action will be taken next. This may include fines, legal action, and suspension of voting rights.

Step Three

- a) After the hearing the Board will respond in writing within five (5) days. The amount of penalty and the date it will start or started will be stated in the letter. The penalty will continue until the violation is corrected. Statement is made that the Association will continue action via application of penalty and, where appropriate, through court action to correct violation.
- b) In the event that a homeowner fails to comply with the CC&R’s, bylaws, or rules and regulations of the association, the homeowner may be sued for damages caused by failure and/or for injunctive relief by the association or by and other homeowner. The prevailing party in either of these actions is entitled to an award for attorney’s fees as determined by the court.

The failure of the association to enforce a provision of the CC&R’s, these Standards and Guidelines, or any of the governing documents is not a waiver of the right to enforce that provision on another occasion.

***It should be noted that anywhere during the process that homeowners are strongly encouraged to contact the HOA to discuss and/or arrange for compliance.**

6.0 General Maintenance and Appearance

It is the primary responsibility of each homeowner to maintain their property in a manner that does not detract from the overall beauty of the community. The Association hopes that every homeowner will take this responsibility seriously as this can severely affect the value of all properties, both positively and negatively.

Following is a list of areas that should be reviewed on a regular basis to ensure that the house and property are in good repair and appearance:

1. Driveways and Sidewalks
2. Decks/Porches/Patios
3. Fences
4. Play Equipment
5. Roofing
6. Siding
7. Gutters and Trim
8. Paint and Stain
9. Garage Can Storage Areas
10. Awnings
11. Lawn
12. Natural Areas

Deterioration:

If at any time, the Board is made aware of a property that has deteriorated to the point that it is affecting the aesthetics of the community or value of any property, the ARC will make a site inspection and the Board may take action to remedy.

6.1 Garbage Can and Recycling Bin Storage

1. Garbage cans and recycling bins may not remain on the curb or in front of any house for more than 24 hours.
2. These cans and bins shall be stored in the garage or shielded from view with barriers designed specifically for this purpose and not visible from the front of the house.
3. Storage areas designed to house these items require ARC approval.

6.2 Landscaping

The Board and the ARC encourages and supports landscaping that increases privacy, adds shade, introduces seasonal color or otherwise improves the appearance or adds interest and detail to the neighborhood. ***In general, landscaping, such as planting flowers, installing shrubs, adding or planting a tree does not require ARC approval;*** however large scale changes that alter the current nature or use of the property require approval. The ARC recommends strongly that homeowners request approval or guidance for landscaping if there is any question regarding its compliance with these Guidelines and Standards.

The Board reserves the right to require a homeowner to remove and or modify unapproved landscaping if neighboring homeowners complain, and if upon inspection, the ARC considers the item unsightly or a nuisance.

Guidelines

1. When planning hedge and screen plantings which form a barrier between properties the following should be considered:
 - a. Setbacks to allow for maintenance access
 - b. Setbacks to all for plant growth.

2. No changes or modification may be made to common property without prior written approval of the Board.
3. Planting shrubs, bushes, trees, or flowers in the common areas is prohibited without prior written approval of Board.
4. Lawns shall be maintained and well kept. Grass shall not exceed 6” in length and shall be kept trimmed from sidewalks, driveways and planting beds. Planting beds, driveways and sidewalks shall also be kept clear of weeds.
5. Planting beds are encouraged; however, naturalizing of entire lawns or large expanses of lawns is prohibited.
6. Dead trees and shrubs shall be removed or replaced in a timely manner.

6.3 Lawn Equipment

Lawn mowers, weed eaters, wheelbarrows, gardening carts, trailers, etc. may not be kept in the front or side yards. These items shall be stored in either the garage or rear of the house and not visible from any street.

6.4 Pets, Pet Houses, and Pens

No exotic animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that:

1. Dogs, cats, or other household pets may be kept, provided that they are not bred or maintained for commercial purposes.
2. All pets shall be on a leash when not in a fenced area in accordance with Anne Arundel County ordinances.
3. Pet pens shall not be permitted. Fencing will be allowed provided that the guidelines for fences are followed. ARC approval shall be obtained before placement of any fencing.
4. Chain link or steel fences are not allowed. Refer to section 9.6 “Fences” for additional information on accepted types of fences.
5. A pet house may be allowed provided that; it is no larger than 15 sq. ft in size, it is located behind the house, and is within the envelope of the house. “Envelope of the house” is defined as within the area between the outside corners of the structure.

Pet houses require Architectural Review Committee approval set forth in section 8.1 “Detached Utility Structures”.

6.5 Outside Storage of Items or Equipment

No lot shall be used for the storage of materials, or equipment not reasonably related to the maintenance or enjoyment of the lot unless such materials are enclosed within an approved enclosed shed or other approved structure.

7.0 Items Not Requiring Approval

7.1 Storm Doors

Storm doors do not require Architectural Review Committee approval.

Guidelines:

1. Should be white or the same color as existing trim on house.
2. Should be made of anodized aluminum (including baked on enamel) or vinyl clad wood.
3. May not have any additional adornments, decorations or security bars.

7.2 Garage Doors

Garage doors do not require Architectural Review Committee approval.

Guidelines:

1. Doors should match/complement the exterior trim of the house.

7.3 Mailboxes

Mailbox replacements do not require Architectural Review Committee approval so long as the replacements match the same placement and style of the original mailbox.

Guidelines:

1. Replacements or repairs of deteriorating boxes shall match the original design color, as much as possible.
2. Mailboxes and posts shall be well maintained and repaired or replaced as necessary, or within 15 days after notification by the ARC.

7.4 Painting Exterior of House

Any change in exterior color or materials is required to obtain Architectural Review Committee (ARC) approval. Color samples shall be included in submittal.

Guidelines:

1. Paint and stain shall be maintained in good and uniform repair (no peeling, chipping, cracking, or discoloration) on both the siding and the trim.
2. Periodic re-painting and re-staining with the existing color for maintenances does not require ARC approval.
3. Brick shall remain unpainted.

7.5 Portable Basketball Goals

Portable (on wheels) basketball goals do not require ARC approval.

Guidelines:

1. Portable basketball goals are not allowed along the street right of way, common area, or on private streets.
2. When determining locations for portable goals, consideration should be taken to avoid balls in roads or neighboring properties.

7.6 Lawn Ornaments, Toys, Bicycles, Decorations, Outside Lighting, Signs, Flags, Miscellaneous Items

The following do not require Architectural Review Committee approval:

Holiday decorations, landscape or accent lighting, wall-mounted flag and lanterns, “for sale”, “garage sale” signs.

Guidelines:

1. No signs or holiday decorations may be placed on common property. Signs for “garage sales” and “open houses” may be placed at street corners and neighborhood entrances the day before the event and shall be removed within forty-eight (48) hours after the event.
2. **COMMERCIAL ADVERTISING SIGNS ARE PROHIBITED.** These include signs that advertise a home business, a company’s services, etc.
3. Flood lights and security lights shall be positioned to only illuminate the property of the owner. Excess overflow illumination shall be held to a minimum. Every effort should be made not to disturb or adversely affect neighbors with the installation of such lights.
4. Lawn statues, birdbaths, garden statues, etc. under 3 feet tall or placed in the back yard do not require Architectural Review Committee approval.
5. Excessive toys, bicycles or other miscellaneous items shall not be stored on the lot unless such items are not visible from the street, common areas or adjoining lots.

Note regarding items that do not require Architectural Review Committee approval: The Board reserves the right to require a homeowner remove an item if surrounding homeowners complain, and if upon inspection, the Architectural Review Committee considers the item unsightly or a nuisance.

8.0 Specifically Prohibited

The following items are prohibited. Any applications for them will be rejected.

1. Metal sheds or buildings of any kind.
2. Metal play sets or swing sets.
3. Clotheslines of any kind.
4. Carports – portable or otherwise.
5. Pre-built garages, or buildings over 150 square feet.
6. Awnings or screened porches on fronts of houses. These items are allowed on the rear with proper approvals.
7. Security type storm doors (doors with visible bars) on the front of home.
8. Security bars on above grade windows.
9. Portable window air conditions on front of house.
10. Above ground pools.
11. Commercial business’ that involve meeting and dispatching of employees, storage of deliveries or material or supplies or any other activities that make it obvious that a business is being run out of the home.
12. Pods or similar portable storage enclosures. These enclosures may be temporarily placed on properties for up to 14 days without application.
13. Propane tanks forward of the chimney. Tanks are allowed provided they are behind the chimney or in the back yard. Efforts should be made to conceal the tank as much as possible with evergreen shrubbery, bushes or trees.

14. Political Campaign signs of any kind greater than 30 days prior to or 7 days after the election or vote on the proposition.
15. Any regular activity which would damage the landscaping or lawn or be detrimental to the peaceful enjoyment of other's homeowners' lots. Examples include;
 - a) Operation or racing of any motorized off-road vehicle such as dirt bikes or ATV's.
 - b) Loud or otherwise obnoxious activities.

9.0 External Changes and Additions to Structure or Yard

Any visible exterior changes to the property not listed above require ARC approval. Examples include but are not limited to room additions, sheds, decks and patios, fences, garages, color changes, etc. Normal maintenance to preserve the structure in its *original* state does not require approval as long as the replacement is identical in appearance as the item being replaced.

9.1 Detached Utility Structures

All detached structures require ARC approval prior to construction. This includes, but is not limited to, storage sheds, potting sheds, play-houses, tree forts, green houses, etc. Typically only one of each type of detached structure per lot will be approved (e.g. one shed, one playhouse, one pool house, etc).

Note: Anne Arundel County Code defines any structure larger than 150 sq ft to be a permanent structure. Any structure larger than 150 sq ft requires a building permit and must comply with all applicable codes and foundation requirements, including Critical Area regulations pertaining to impervious surfaces.

Information required in submittal:

1. Plot plan showing location of structure and distance from all property lines.
2. Two elevation drawings of the proposed structure showing the relative size to the existing house.
3. Description of material(s) to be used in construction.

Guidelines:

1. Detached structures shall be installed to be as inconspicuous as possible. Structures will only be approved in the rear yard of the house. It cannot be placed closer than 10 feet to any property line.
2. The structure shall match the house in color, style and roof line.
3. The structure may not be metal or plastic.
4. The structure location may not encroach on the setbacks, buffers, or easements of the lot.
5. The structure shall be properly maintained.

9.2 Detached Garages

Detached garages require Architectural Review Committee approval prior to construction.

The style of the existing house, i.e. trim work as soffits, corners, eaves, windows and doors, and of accent panels, shutters or other stylistic features should be incorporated into the design. This will be considered an important requirement as these elements contribute to the visual continuity of the property by evoking similarities in style from the main house to the detached garage. Where new construction meets old, materials being used should blend together.

Information required in submittal:

1. Plot plan showing location of structure, dimensions and distance from all property lines.
2. A minimum of two (2) elevation drawings of the proposed structure showing the relative size and relationship to the existing house.
3. Description of the material(s) to be used in construction.

Guidelines:

1. Must be stick-built and be built on a permanent foundation. Pre-built garage type buildings will not and have never been approved.
2. The structure shall match the house in color and style. It shall be designed to match the existing structure closely enough that it looks like it was built with the house rather than added later.
3. Garage doors, trim and windows shall match the original house.
4. Siding, roof pitch and shingles shall match the original house.
5. Soffits, fascias and overhangs shall match the original house.
6. Detached garages will only be approved in the rear or side yard of the house.
7. It must meet county set-back requirements for distance from property lines.
8. The structure shall be properly maintained.

9.3 Swimming Pools and Hot Tubs

All swimming pools, permanent wading pools, hot tubs, Jacuzzis, and similar type structures require Architectural Committee approval. ***Children's wading pools do not require an application. Children's wading pools are defined as those that can be emptied at night that do not exceed 18 inches in depth and whose surface area does not exceed 36 square feet.***

Information required in submittal:

1. Plot plan showing proposed location of pool/hot tub, any equipment such as filters, pumps and heaters and their distance from any lot lines.
2. Plans and specifications showing the nature, kind, shape, height, decking, paving materials, etc.
3. Plans and specifications showing the nature, kind, shape, height of any structural screening planned for pool or hot tub.

Guidelines:

1. Above ground pools are not permitted.
2. Pools and hot tubs shall be placed in back yards only.
3. Pool or tub may not be located in a buffer or easement.
4. Anne Arundel County permits shall be obtained as required.
5. All Health Department regulations shall be met.
6. Anne Arundel County codes shall be met.
7. The discharge of water shall not invade other private or common property.

9.4 Decks, Patios, Arbors, and Screens

All decks, patios, arbors, privacy screens, screen enclosures, and under the deck enclosures require Architectural Review Committee approval. There are no predetermined styles for decks or patios. Any appearance change, or addition to existing decks, patios, arbors, screens, and under the deck enclosures also require Architectural Review Committee approval.

Information required in submittal:

1. Plot plan showing the location of the deck and/or patio in relation to existing structures and property lines.
2. Elevations drawing(s) showing style of deck and/or patio including railing, steps, design, etc.
3. Description of materials to be used in construction.

Guidelines:

Deck Materials

1. Deck materials shall be pressure treated pine lumber, composite material such as TREX or other suitable material and shall be weather resistant.
2. Posts shall be made of brick, pressure treated wood, or other suitable material.

Colors for Decks, Arbors & Screens

1. Decks, arbors and screens may be sealed to maintain the natural wood color or be stained in a natural wood color to complement the color of the house and trim.
2. Wood shall be well maintained, cleaned of mildew and re-sealed or re-stained on a periodic basis to maintain an attractive appearance. This provision is especially important for light-colored stains, which tend to discolor more rapidly.

Patio Materials

Acceptable materials include:

1. Concrete slabs, smooth, exposed aggregate or stamped finish.
2. Brick with sand fill or grout.
3. Interlocking concrete pavers with sand fill.
4. Natural stone with sand fill or grout.

Height of deck, arbors, and screens

1. Decks should be of reasonable height for their intended purpose
2. Deck privacy screens shall not exceed six feet in height from the deck surface and should be constructed of durable material much like a fence rather than lattice.

Location and Restrictions

1. Decks and Patios should be located behind the house.
2. Consideration should be taken of views from adjoining properties.
3. Decks and patios may not be built in a buffer area or within the set-back area of the property lines.
4. Only exterior materials comparable to those on existing structures and compatible with architectural character of the community shall be approved.
5. Anne Arundel County permits and inspections shall be obtained. All work must be compliant with applicable Federal, State and local codes.

9.5 Awnings

All awnings require Architectural Review Committee approval.

Information Required in Submittal:

1. Plot plan showing location of awning.

2. Elevation showing location of awning.
3. Description and sample of material(s) to be used.

Guidelines:

1. Only patio type awnings will be considered. Awnings will not be approved on the front or sides of houses.
2. The awning material shall be fabric.
3. Fabric should blend or accent colors of house.
4. Any wood structure shall be the same color as the house or deck.
5. Upon deterioration, the awning shall be repaired or replaced within a reasonable time, but within 15 days after notification by the ARC.

9.6 Fences

All fences require Architectural Review Committee approval prior to beginning construction.

Information required in submittal:

1. Plot plan showing location of fence and gates and distance from all property lines.
2. Drawing or picture of the fence showing style and design of the fence.
3. Height of the fence and spacing between slats.

Guidelines:

Fence installations do not require an Anne Arundel County building permit...unless, it contains brick pillars or fences exceeding six foot (6'). The ARC does not require a property line survey however it is strongly encouraged. Improperly placed fences that encroach on neighboring properties will be replaced at the owner's expense.

Location

1. Shall enclose all or part of backyard. Fences in front or side yards will generally be denied.
2. Shall not extend farther than 10 feet up the side of the house as measured from the back corner of the house. The ARC may allow extensions beyond ten feet from the rear corner on a case-by-case basis when in the judgement of the ARC such alternate placement benefits the architecture of the lot.
3. Shall not be built in buffer or easement areas.

Materials

1. Fences shall be constructed entirely of pressure treated wood, PVC (white/tan/wood look in color) or black powdered coated aluminum of hollow round or square bar tubing.
2. Wood fences shall not be painted. Wood fences may be sealed to maintain the natural wood color or be stained a natural wood color to complement the color of the house and or trim.

Height

1. Fence may range in height from 4 to 6 feet and must be approved by the ARC.

Construction Details

1. All hardware shall be galvanized, stainless steel or other appropriate corrosion resistant material.
2. All posts shall be set in concrete.
3. The finished side of the fence shall face adjoining lots or street.

Maintenance

Maintenance of the fence and property surrounding the fence is the responsibility of the property owner.

9.7 Swing Sets, Play Houses, Jungle Gyms

All swing sets, play houses, jungle gyms, bounce toys, etc. or other similar installed play equipment/items require Architectural Review Committee approval prior to placement.

Play articles and structures for children have generally been approved provided they are located in the rear yard. The equipment should be located within the extended lines of the house and no closer than 20 feet from neighboring property lines.

The overall size of the play equipment should be proportionate to the site (ie. Not seem in any way to dominate the site or stand as a primary feature of the lot).

Portable or temporary play equipment, such as trampolines, kiddie pools, toys, etc. shall be kept in the rear of the house. They may not be left in front or side yards. These items do not require Architectural Review Committee approval.

The exception to the “back yard” rule is basketball hoops and backboards. These items have generally been approved on permanent or portable poles along driveways in front of the garage. Basketball hoops and backboards attached to the garage or house will not be approved.

Information required in submittal:

1. Plot Plan showing the location of play equipment and distance from the property lines.
2. Drawings or pictures of the proposed play equipment.

Guidelines:

1. Metal play equipment will not be allowed.
2. Wooden play equipment shall be left natural or stained/sealed in natural color.
3. Play equipment shall be installed to be as inconspicuous as possible. It cannot be placed any closer to the adjoining property lines than 10 feet. The preferred location is in the rear directly behind the house, but each request will be reviewed individually.
4. Play equipment shall be kept in safe and presentable condition by the homeowner.
5. Other play equipment shall also be placed inconspicuously so that it does not detract from the neighborhood surroundings.
6. Upon deterioration, the play equipment shall be repaired or replaced within a reasonable time, but within 15 days after notification by the ARC.

9.8 Basketball Goals

All permanently mounted basketball goals, require Architectural Review Committee approval.

Information required in submittal:

1. Plot plan showing location of basketball goal.
2. Picture and description of goal.

Guidelines:

1. Basketball goals shall not be mounted directly to the house.
2. Consideration should be made to avoid balls in roads or neighbors properties.

9.9 Solar Collectors

All solar collectors require Architectural Review Committee approval.

Information required in submittal:

1. Drawing showing the location of the unit(s) on the roof.
2. Plot plan showing visibility from streets and neighboring lots.

Guidelines:

1. Solar collectors shall be installed to be inconspicuous as possible.
2. Whenever possible, collectors should be placed on the rear of the roof of the house or on the side roof that has the least public exposure.
3. Collectors shall be attached on the roof only; no free-standing or ground mounted collectors are allowed.
4. Every effort shall be taken to camouflage the plumbing and supports for the collectors. All metal parts should be painted to match roof coloring. There shall be a minimum exposure of piping with no visible piping running down the side of the dwelling.
5. The ideal installation is one that lies flat on the roof.

9.10 Outdoor Antennas and Satellite Dishes

All outdoor satellite dish and antenna installations require ARC approval.

Dish antennas are permitted in accordance with the Federal Communications Commission (FCC) regulations detailed within the Telecommunications Act of 1996. This act prevents homeowners associations' from prohibiting the mounting of antennas and satellite dishes one (1) meter (39") or less in diameter on homeowners' property.

Information required in submittal:

1. Plot plan showing the proposed location of the equipment.
2. Drawings or pictures of the proposed equipment.

Satellite dishes and the placement of same are subject to reasonable regulations by the Association with respect to location and appearance. Exterior television, satellite, microwave or other antennas are permitted only as follows:

1. Satellite dishes larger than one (1) meter (39") in diameter are prohibited.
2. Reasonable efforts should be taken to disguise the equipment. If the equipment will perform as expected from a less visible location, it should not be placed on the front of the house. Hardware, supporting brackets, and cables should be as close to the same color as the area to be mounted as possible (i.e. use light colors on light and dark cable on dark colored siding or trim).
3. Cables from the satellite dish should be unobtrusive and concealed as best as possible.
4. If providers are changed and a new dish is required to receive the new provider's signals, any old antennas that are no longer required shall be removed.

5. Television antennas and dishes are restricted to a maximum height of 12 feet above the roof line or peak of the roof.

If the reception to the satellite dish is impeded by any or all of the above guidelines and those guidelines cannot be met, an alternative proposal must be submitted to the ARC with a written statement that reception is not possible by adhering to these guidelines.

The ARC will respond to the homeowner within ten (10) days of receipt of the statement, regarding acknowledgement and approval for exception of the standard guidelines for satellite dish installation.

10.0 Parking and Storage of Vehicles, Boats, Trailers, etc.

Applications are required for outside storage or parking of any vehicles other than cars, SUV's or non-commercial light trucks.

1. No campers, trucks (except pick-ups or vans of 1 ton or less for personal use), recreational vehicles, boats, trailers, or other types of non-passenger vehicles or accessories may be kept on any lot unless the same are fully enclosed within a garage or screened from public view (including the view of adjacent Lot Owners) by a fence approved by the ARC, as set forth herein. These types of items, inoperable vehicles or vehicles without current registration shall not be regularly parked or stored in open view anywhere on any lot. Exceptions would be for temporary loading and unloading, spring commissioning or winterization. Commissioning and winterization shall be limited to no more than 14 days.
2. Applications seeking other exceptions must be accompanied by a plan for screening which might include fencing and/or plantings. Fencing must comply with guidelines set forth in the section for fencing. Applications for large fence screens that would be out of scale to the home or lot will be denied.
3. Major vehicle renovation or repair shall not be undertaken except in enclosed garages. Outside storage on residential property of vehicles not intended for continuous use is prohibited. This also applies to partially disassembled vehicles, parts and other similar items.
4. Commercial trucks and vehicles over 1 ton shall not be regularly parked or stored in open view on any lot. Commercial trucks and vehicles less than 1 ton may be kept on property if enclosed in a garage.
5. Vehicle quantity may not exceed the number that can be reasonably parked within the garage and driveway. Parking on lawns is prohibited except in isolated temporary instances such as special occasions/parties.

Note: The Federal Uniform Code requires a 20-foot clearance for emergency vehicles at all times.

Parking on the street is prohibited unless:

1. The vehicles can be parked entirely off the travel portion of the road thus maintaining a 20 foot wide clearance for emergency vehicles AND entirely off the lawn.
2. Except in isolated temporary instances such as special occasions/parties.

11.0 Driveways and Parking Pads

Any parking pads or changes to driveways require Architectural Review Committee approval.

Information required in submittal:

1. Plot plan showing location of the driveway or parking pad.
2. Elevation drawing showing the measurements of the parking pad such as length, height, and width as well as any landscaping that will be added along the perimeter.
3. Samples of the proposed materials.

Guidelines:

Widening of driveways will generally be approved provided they meet the following criteria:

1. Driveways must be paved. Pavement may consist of: concrete, stamped or otherwise; pavers or asphalt.
2. Must be of the same material as the main driveway (i.e. asphalt addition will not be approved for an existing concrete drive.
3. Widening on the side may not exceed 1 car width beyond the garage.
4. Close attention shall be paid to structure placement. Construction on setbacks, and encroachment onto buffer areas, common property, and neighboring lots is strictly prohibited.
5. Widened surfaces may not extend closer than 10' to neighboring properties.
6. Driveway may not extend more than 1 car length beyond the front corner of the garage. Extensions to the side or rear yard will generally be denied unless they lead to an approved detached garage.

12.0 Summary

These guidelines have been prepared to assist you the homeowner understand the intent of the CC&Rs that are applicable to your home-improvement projects.

Please note that these guidelines and/or information discussions you may have with the ARC are meant only to assist you and inform you of the rules and potential problems. They do not serve as, or in lieu of, approval by the ARC or the Board.

These guidelines are approved for use by the ARC as the basis for performing its duties. Final decisions for approval defer to the Board of Directors of the Chandler Point Homeowners' Association.

Neither the Board or any appointed Architectural Committee nor any homeowner thereof shall be liable to the Association or to any homeowner for any damages, loss or prejudice suffered or claimed on the account of (a) the approval or disapproval of any plans and specifications wherever or not defective, (b) The construction or performance of any work, whether or not pursuant to approval plans and specifications or, (c) the project, provided however that the homeowners have acted in good faith on the basis of information as may have been possessed at the time.

If any of these standards or guidelines are held to be unlawful or otherwise unenforceable by a court of competent jurisdiction, the remaining shall continue in full force and effect.