

Dear Hickory Ridge Resident:

The Architectural Committee (AC) and the Resident Architectural Committee (RAC) of Hickory Ridge are pleased to present up-dated Guidelines to assist you in applying for exterior alterations or for in-home businesses. The Guidelines are the result of input from residents, much deliberation, generous amounts of legal counsel, and exploration of the ideals and intent of the developers of Columbia. We trust that this effort will result in the equitable and consistent handling of applications for exterior alterations and in-home businesses, as well as answering some of your questions about how the RAC and AC operate and on what basis their decisions are made.

The overall goal of these Guidelines and recommendations is to keep our community an attractive and desirable place to live, and it is hoped their use will provide each resident with a practical means of doing so.

For your convenience, the Hickory Ridge Village Covenants are included at the back of this book. Any questions may be directed to the Village Covenant Advisor at 410-730-7327 or via email at : hickoryridge@columbiavillages.org.

Sincerely,

The Hickory Ridge Resident Architectural Committee
The Hickory Ridge Architectural Committee
The Hickory Ridge Village Board

WHAT ARE THE COVENANTS?

First of all, they are one of the many documents you (or your landlord) received at the time of settlement on your property. We hope that you had time to read and familiarize yourself with them; if not, portions of the Covenants are summarized later in this book or you may find the full document at the Village website.

Secondly, the Covenants are a binding legal obligation between the developer of Hickory Ridge and all of the residents. There are similar covenants, or contracts, for each of the other villages of Columbia. Our Covenants establish certain minimum standards for land use, architectural design and property maintenance throughout the village.

The Covenants "run with the land" as part of your deed of ownership and cannot, as a practical matter, be changed. When the development period of our Village was completed, the Covenants became a contract between the Village Association as represented by its elected Board of Directors (the "Village Board") and the residents, and between each resident and every other resident of the Village. Thus, when dealing with the Covenants and the architectural control process, you will be dealing not with the developer but with your friends and neighbors in the village of Hickory Ridge. It is our intent and duty to help you in every way possible to obtain the fullest enjoyment of your private property and Columbia Association property consistent with your obligations to the other residents.

WHAT ARE THE ARCHITECTURAL GUIDELINES?

The Hickory Ridge Architectural Guidelines are based on the Covenants. They describe exterior alterations and in-home businesses that are most likely to be approved in typical circumstances. They also describe conditions that are likely to be violations of the Covenants.

HOW DOES THE ARCHITECTURAL GUIDELINE PROCESS WORK IN OUR VILLAGE?

Your Covenants provide for the appointment of an **Architectural Committee**. Since the duties and concerns of the Architectural Committee (AC) members are many and varied, they are assisted in routine architectural control matters by a volunteer Resident Architectural Committee (RAC) which is appointed by the village board. All final decisions are made by the AC members, who are appointed by the Village Board and/or Columbia Association (CA), with CA entitled to appoint a majority.

In addition, the Village employs a Covenant Advisor who is available at the Village office to assist you in the preparation of exterior alteration applications, to receive complaints and inquiries on architectural and maintenance matters, and to carry out certain duties associated with covenant enforcement.

WHY DO WE HAVE ARCHITECTURAL GUIDELINES?

Many people who have lived in developments without architectural controls may have seen or experienced a well-cared-for, well decorated home next to one which has been allowed to deteriorate. The architectural controls in the Village Covenants are designed to prevent excesses and abuses, while affording flexibility in property utilization.

All lots are not suited to hold a swimming pool, large addition, shed or even a basketball hoop and pole. Ultimately, it is the Architectural Committee that makes that decision.

WHAT ARE THE STEPS FOR APPROVAL OF MY PLANS?

When you contemplate exterior alterations, the initiation of an in-home business or certain landscaping changes on your property, you should first consult the Guidelines contained in this booklet. They will help you in finalizing your plans and will tell you if a formal application is required. If in doubt, consult the Covenant Advisor at the Village Office.

After you have studied the Guidelines, complete and submit your application, using the special form available at the Village Office or downloadable from the Village website. Be sure that your application is complete and clear, and that it has the appropriate signatures, including your own. Submit your application early, allowing at least four weeks for its processing. During this time, you can be obtaining any necessary building permits or variances required by the county government. **NOTE:** *Approval of a project by the AC does not relieve you of your obligation to obtain county permits, or vice versa.*

When your application is submitted at the Village Office, it will be assigned a log number, and a brief description of your proposal will be advertised in the Village newsletter. Your application will be assigned to one or more of the volunteer members of the RAC for follow-up and will be scheduled for review at a RAC meeting.

Prior to the review meeting, you may be contacted by the RAC member to discuss your application and, if necessary, to make suggestions for modifying your plans. It is to your advantage to give your full cooperation to the RAC volunteer, for it is he or she who will present your application to the committee and make recommendation for approval, approval with stipulations, or disapproval. During this contact, the RAC member will advise you of the time and place of the review meeting and invite you to attend.

During the RAC meeting, your application will be presented by the members who have reviewed it, and you will be invited to join the discussion. During that meeting, any other village resident will have the opportunity to offer comments in support of or in opposition to your application. When the discussion has ended, the RAC will vote to approve or disapprove your application, or to approve it with modifications (called stipulations or provisions). From here, your application goes to the Architectural Committee, with the RAC's action as a *recommendation* to the AC for final action. If your application has been approved, the approval is final, and you should receive your approved application in the mail within ten (10) days, authorizing you to start work.

If you, the applicant, desire to appeal an unfavorable action by the RAC/AC, an appeal must be initiated within ten (10) days by giving written notice to the Hickory Ridge Architectural Committee, 6175 Sunny Spring, Columbia, MD 21044. The Architectural Committee as a whole will arrange to hear the appeal; this decision is then legal and binding. Applications which are disapproved cannot be resubmitted before six months elapse.

The process works because of the interest and cooperation of our residents and those who work on the RAC and AC. Each year, hundreds of applications are handled, and only a few are appealed. **NOTE:** *Approvals of the Hickory Ridge Architectural Committee might also be subject to local Association Covenants or restrictions and additional requirements of Howard County. In all cases, the more restrictive criteria shall apply; therefore, it is the homeowner's*

responsibility to ensure compliance with all applicable covenant restrictions. (for example, townhomes and condominiums)

HOW DO I PROTEST MY NEIGHBOR'S APPLICATION?

Signing an application for your neighbor does NOT indicate your approval of the request, only your awareness of the intent. If you are opposed to the project being proposed, consider discussing your concerns with your neighbor. If that is impossible, contact the Covenant Advisor at the Village Office, either by phone, via email, or in writing and indicate the reasons for your opposition. You also have the right to voice your concerns and provide exhibits in person at the RAC meeting as noted above.

WHAT IF I DON'T WAIT FOR APPROVAL?

If you start alterations or an in-home business without first obtaining written approval of your plans, you do so at your own risk. If you fail to submit an application, or if your application is turned down or modified, you might face the cost of removing the alteration plus the costs of litigation. The Covenants (Section 7.06) provide means for placing these costs as a lien against your property. These circumstances might also arise if your property has been altered without approval before you purchased it. Inquiries regarding the status of an alteration should be directed to the Covenant Advisor.

WHAT IS THE PROCESS FOR COVENANT ENFORCEMENT?

Enforcement of the Village Covenants is the job of every resident, but the routines are carried out by the Covenant Advisor, the AC, and the RAC. When residential architectural complaints are brought to the attention of the Covenant Advisor, they are investigated as promptly as possible. If a complaint is found to be a violation, the property owner is contacted informally and asked to correct the problem, either by removal of the problem or submission of an application, or by repair in case of a maintenance problem. Our experience is that most problems are corrected at this stage.

If informal contact does not result in action, the property owner will receive formal notification requesting action and if the problem is not corrected within the stipulated time, legal action may be initiated. See Hickory Ridge Covenants Section 7.06.

HOW CLOSELY MUST I ADHERE TO THE GUIDELINES IN THIS BOOK?

The Covenants (Section 7.05) give the AC the responsibility to set rules and procedures for architectural control. As a part of that responsibility, The Guidelines presented here have been written by the RAC and the AC with input from resident stakeholders.

Based upon the policies and previous decisions of the committees, the Guidelines will tell you what is most likely to be approved in typical circumstances, and also provide important information on how to prepare your application. Special circumstances regarding your property may allow the approval of an application which might be denied at another location, or the denial of one which might be approved elsewhere. The fact that a plan has been approved for use at another location does not mean that it will be automatically approved for you.

WHAT IS A LETTER OF COMPLIANCE?

A Letter of Compliance is a statement which is issued upon request, usually at resale, certifying that a lot and all alterations comply with the Covenants. All buyers should request that such a letter be provided, because any prior violations become the responsibility of the new owner.

HAS THE HICKORY RIDGE COMMUNITY ASSOCIATION EVER INITIATED LEGAL ACTION BECAUSE OF A COVENANT VIOLATION?

Yes....The Hickory Ridge Community Association and other village associations in Columbia, in joint actions with the Columbia Association, have taken covenant violation cases to court and have been successful in enforcing the covenants for the benefit of the full community.

Frequently Requested Phone Numbers

Hickory Ridge Community Association.....410-730-7327
FAX.....410-992-5843
E-Mailhickoryridge@columbiavillages.org
Web Sitewww.hickoryridgecommunityassociation.org

Howard County:

Department of Inspections, Licensing & Permits* 410-313-2455
(Including building, electrical, plumbing, contractor licenses, rental housing)

Signs410-313-1830/2436
Planning & Zoning.....410-313-2350
Highways.....410-313-7450
Landfill (Alpha Ridge).....410-313-6444
Trash.....410-313-6444
Tree Issues410-313-7450

Miss Utility.....1-800-257-7777

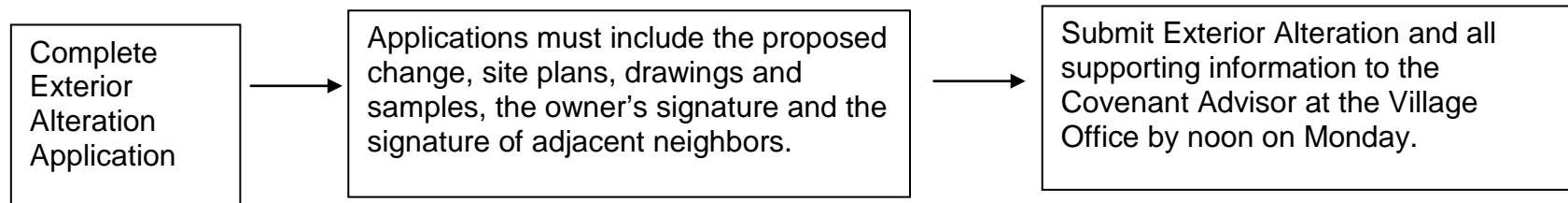
Columbia Association

General Information-----410-715-3000
Open Space-----410-312-6330
Membership Services-----410-730-1802
Assessments-----410-715-3058

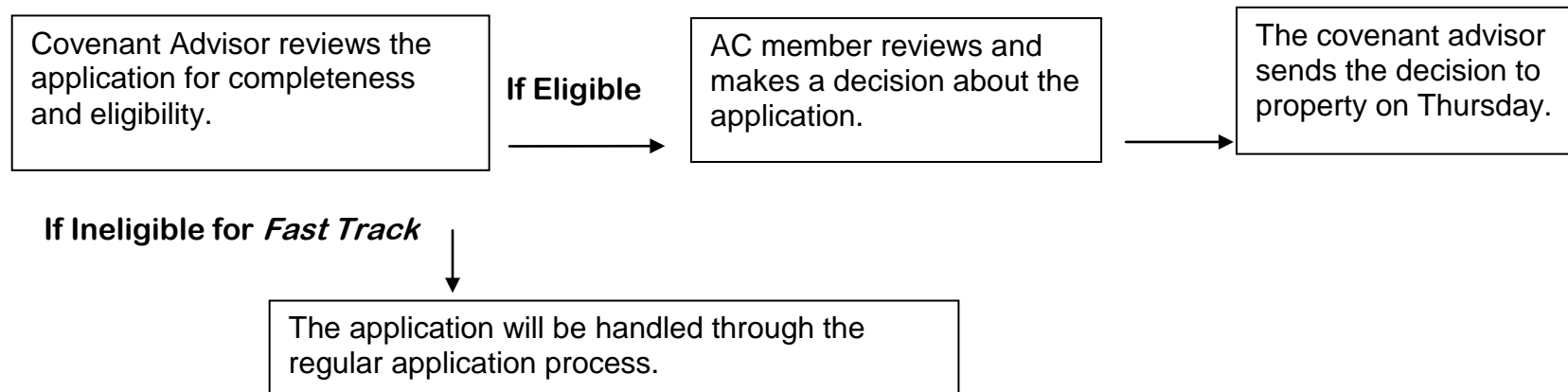
* It is the responsibility of the homeowner to obtain necessary permits. Village and county processes are separate. Approval from one does not guarantee approval from the other.

FAST TRACK General Approval Process

Step 1: Application



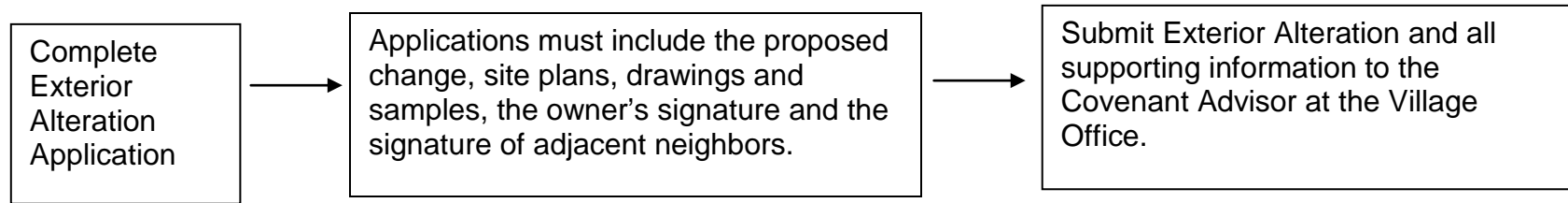
Step 2: Review by the Architectural Committee Member



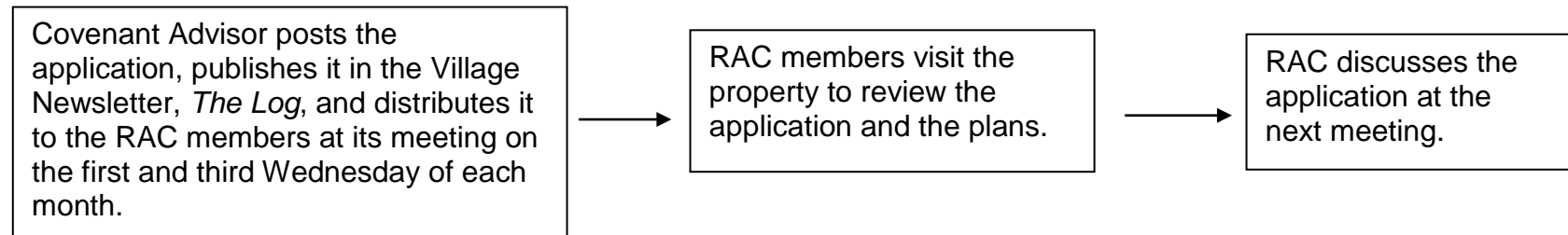
- Due to scheduling conflicts and unforeseen circumstances, the **Fast Track** process may not be available during all weeks of the year.
- Neighbors' signatures only indicated their awareness of the intent not the approval or disapproval of the proposed change.
- It is the Homeowner's responsibility to make sure that the alteration is constructed within property lines of the lot and within the applicable setback requirements.
- Townhouse owners should be aware that the townhouse association may have additional requirements or restrictions with which they must comply. Townhouse associations may require separate approval in addition to what is required by the Hickory Ridge Village Covenants. Town home owners must contact their association/officers for further instructions.
- Avoid delays in processing your application by making sure that it is signed and has adequate supporting documentation including site plans, drawings and samples. Example site plans and drawings are shown at the back of this booklet. Plan Ahead!

General Approval Process

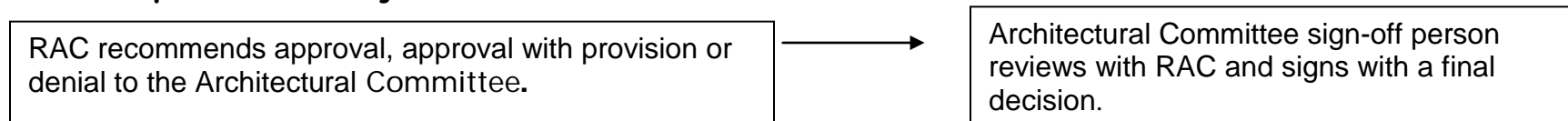
Step 1: Application



Step 2: Review by Residential Architectural Committee



Step 3: Review by Architectural Committee



- Exterior Alteration Application forms are available at the Village Office. Call 410-730-7327 to request an application to be mailed or faxed to you. The application can be downloaded and printed from the internet by visiting hickoryridge@columbiavillages.org
- The review process usually takes 2-4 weeks.
- Neighbors' signature only indicate their awareness of the intent not the approval or disapproval of the proposed change.
- It is the Homeowner's responsibility to make sure that the alteration is constructed within property lines of the lot and with the applicable setback requirements.
- Townhouse owners should be aware that townhouse association may have additional requirements or restrictions with which they must comply. Townhouse associations may require separate approval in addition to that is required by the Hickory Ridge Village Covenants. Townhouse owners must contact their contact person or officers for further instructions.
- Avoid delays in processing your application by making sure that it is signed and has adequate supporting documentation include site plans, drawings and samples. Example site plans and drawings are shown at the back of these guidelines. Plan ahead!

<p>ANTENNAS</p> <p>ABOVE GROUND FUEL TANKS – see Heating and Air Conditioning Sources, Above Ground Fuel Tanks</p> <p>ATTIC VENTILATORS</p> <p>AWNINGS AND TRELLISES</p> <p>BASKETBALL BACKBOARDS</p> <p>BOATS, TRAILERS, TRUCKS AND RECREATIONAL VEHICLES</p> <p>CHIMNEYS AND SMOKESTACKS</p> <p>CLOTHES LINES</p> <p>COLOR CHANGES - see Painting and Staining</p> <p>COMPOST PILES</p> <p>DECKS</p> <p>DECORATIVE OBJECTS</p> <p>DOG HOUSES AND DOG RUNS</p> <p>DOORS AND WINDOWS</p> <p>DRIVEWAYS</p> <p>FENCES</p> <p>GARAGE DOORS.</p> <p>GARDENS—see Landscaping, Rain Barrels and Vegetable Gardens</p> <p>GAZEBOS</p> <p>GRILLS, PERMANENT</p> <p>GUTTERS AND DOWNSPOUTS</p> <p>HEATING AND AIR CONDITIONING SOURCES, ABOVE GROUND FUEL TANKS</p> <p>HOT TUBS AND WHIRLPOOLS</p> <p>IN-HOME BUSINESS</p>	<p>LANDSCAPING, RAIN BARRELS AND VEGETABLE GARDENS</p> <p>LIGHTING</p> <p>MAINTENANCE</p> <p>MAJOR BUILDING ADDITIONS</p> <p>OPEN SPACE</p> <p>OTHER ALTERATIONS</p> <p>PAINTING/STAINING</p> <p>PATIOS AND WALKWAYS</p> <p>PLAY EQUIPMENT</p> <p>POOLS, PRIVATE SWIMMING</p> <p>PROPANE TANKS – See Heating and Air Conditioning Sources, Above Ground Fuel Tanks</p> <p>RAIN BARRELS – See Landscaping, Rain Barrels and Vegetable Gardens.</p> <p>RADON MITIGATION UNITS</p> <p>RECREATIONAL VEHICLES – see Boats, Trailers, Truck and Recreational Vehicles</p> <p>ROOFS</p> <p>SHEDS, TOOL/STORAGE</p> <p>SIDING AND SHUTTER REPLACEMENT</p> <p>SIGNS</p> <p>SOLAR COLLECTORS</p> <p>TRASH AND RECYCLABLES</p> <p>TREE REMOVAL</p> <p>TRELLISES – see Awning and Trellises</p> <p>WALKWAYS – see Patios and Walkways</p> <p>WINDOWS – see Doors and Windows</p> <p>WOODPILES</p>
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ANTENNAS

Radio Communication, Satellite Dish, Television

No Application is required for Satellite Dish Antennas that are 39 inches/one meter or less in diameter and Television Broadcast Service Antennas which are twelve (12) feet or less as long as the following criteria is met:

1. Install the antenna in the least visible location on the lot without substantially degrading reception, and in such a manner as to blend in with the surroundings. Possible locations include: the rear yard, the deck surface, rear roof, or adjacent to a chimney.
2. Run and secure any associated cables and wires in the least visible locations.
3. Screen antenna from view if it is to be installed in a visible location e.g., visible from nearby streets and/or adjoining properties.
4. If using screening, refer to landscaping guideline and/or fencing guideline.
5. A satellite dish or an antenna may not be installed on a pole exceeding 12 feet in height nor may television broadcast service antennas greater than 12 feet in height be installed, without prior written approval by the Architectural Committee.

Application is required for satellite dish antennas that are more than 39 inches/one meter in diameter and other types of antennas.

1. All satellite dish antennas that are more than 39 inches/one meter in diameter, all satellite dish antennas (regardless of size) that are mounted on a pole exceeding 12 feet in height, and all television broadcast service antennas exceeding 12 feet in height require submission of an exterior alteration application and prior written approval by the Architectural Committee.

ATTIC VENTILATORS

Fast Track Is Not Available

This includes any exterior attic ventilator.

No Application is required if the following conditions are met:

1. No part of the ventilator protrudes more than 12" above the roof surface.
2. All exposed parts are painted to match the exterior color of the material they penetrate so as to help conceal them.
3. The ventilator is roof mounted, located on the least visible side of the roof, and does not extend above the ridgeline.
4. If it becomes necessary to block airflow through the ventilator, this should be done from the inside of the structure.

Application Requirements:

1. Any other ventilator requires an application.

AWNINGS, SUN TRELLISES, *and*

GARDEN TRELLISES

Fast Track Is Not Available

- Sun control devices should be compatible with the architectural character of the house in terms of style, color and materials. Cloth and/or wood are preferred materials.
- Awnings should be of straightforward design without decorative embellishment such as scallops, fringes and contrasting colored stitches.
- Awnings, sun trellises and garden trellises should be consistent with the visual scale of the houses to which they are attached.
- The location of any awning, sun trellis or garden trellis should not adversely affect views, sunlight, or natural ventilation of adjacent properties.
- Pipe frames for canvas awnings should be painted to match trim or dominant color of the house. If awnings are removed for winter storage, pipe frames should be removed.
- **Application Requirements:**
 - Photograph or picture from a brochure
 - Sketch or drawing, including site plan of the residence.
 - Materials and colors, i.e. cloth, wood, etc.

BASKETBALL BACKBOARDS

Fast Track Is Not Available

Temporary and portable hoop and poles require an application.

No Application is required if the following conditions are met:

1. The backboard is attached to a house, carport or garage (with the exception of shared parking pads or driveways with share garages and/or carports; see below)
2. The backboard is transparent or painted to match the background to which it is attached. (Any color marker square on the backboard is allowed.)

Application Requirements:

1. Freestanding poles are to be located close to the residence, shall not be located within 20 feet of the curb, and shall be located within the building restriction line (BRL).
2. If located on a parking pad, the backboard is to be parallel with the front of the house.
3. Freestanding poles must be constructed in such a manner so as to be easily removed at the ground level.
4. Backboards shall be white or transparent. A marker square on the backboard in any color is allowed. The pole shall be solid white, black, brown or dark green.
5. To lessen the impact on the neighbors, adequate planting may be required.
6. The unit must be kept in good repair.
7. Freestanding basketball poles and backboards will not be allowed on shared parking pads, or driveways, which share garages and/or carports.
8. Special consideration will be given to flag lots.

In accordance with Howard County guidelines, basketball units (temporary or permanent) shall not be placed in the road.

All portable basketball hoop and poles require an application.



BOATS, TRAILERS, TRUCKS and RECREATIONAL VEHICLES

The Hickory Ridge Village Board and the Hickory Ridge Architectural Committee define “truck” as used in the Hickory Ridge Village Covenants, Article VIII, Section 8.01 (c) as a commercial vehicle with exterior signing or lettering, or exceeding $\frac{3}{4}$ ton, or with an open (cab only), loaded or flatbed, rear section.

Mini pick-up trucks, $\frac{1}{2}$ ton pick-up trucks, sport-utility vehicles, mini vans and custom vans are acceptable vehicles when used for domestic purposes (non-commercial).

Vehicles with current registration tags are permitted parking only on designated paved areas. For alternate storage locations, please contact the Columbia Association Open Space Office at 410-312-6330.

1. Major vehicle renovation or repair may NOT be undertaken except in enclosed garages.
2. Boats, trailers, inoperable vehicles, any vehicle without current registration, or any similar items **may NOT be stored in the open on any lot.**
3. Campers, recreational vehicles, buses, trucks, commercial vans, jet skis and any other equipment/vehicles transported by trailer **may NOT be stored in the open on any lot** without prior written approval by the Architectural Committee.
4. Enclosure in a carport does not constitute complete screening, unless the carport itself is screened.

CHIMNEYS AND SMOKESTACKS

Fast Track Is Not Available

The purpose of this guideline is to ensure that exterior chimney installations will be in harmony with the applicant's house and surrounding houses. Generally, these guidelines encourage the use of masonry or siding-enclosed construction as the most architecturally appropriate style for chimneys. It is recognized, however, that under certain circumstances it may be necessary to utilize an exposed chimney pipe. Each case will be considered on its merits. One of the deciding factors in allowing a metal pipe chimney is the location and visibility of the pipe from the fronting street. All installations must be in compliance with Howard County code.

Application Requirements: When there is an existing chimney on the house (other than a builder-provided through-the-roof installation), the applicant must provide specific details on both the existing and the proposed chimney.

1. Chimneys which exit through a wall or the foundation or which run vertically along a wall are subject to the following guidelines:
 - The chimney should be of brick or stone masonry construction or must be boxed-in with materials which match the exterior wall finish in style and color.
 - An exposed metal pipe may be acceptable on a contemporary style home.
2. When an exposed metal pipe is proposed, it must meet the following criteria:
 - All sections of the pipe are plumb, with no tilted or diagonal sections.
 - The pipe is painted to blend with the structure. Paint must be properly applied to avoid peeling. All flashing must be painted to match the adjacent surface
3. The following guidelines apply to chimneys which exit through the roof:
 - The chimney should be boxed-in if it is to be located on the front slope of the roof or the roof ridge, or any other location where it will be visible from the fronting street. Chimneys located on the rear slope of the roof and not visible from the fronting street need not be boxed-in. Exposed metal sections must be painted black or the roof color. Conspicuous locations on the front slope of the roof should be avoided.
 - In all cases, the height of the exposed metal section or the boxed-in chimney shall be limited to the minimum permitted by the County building and fire codes.
4. Other guidelines that apply in addition to those above when there is an existing chimney on the house (other than a builder-provided, through-the-roof installation for the central heating system). Special care is needed to arrive at an architecturally suitable design when a second chimney is to be added.

(Chimneys and Smokestacks, cont'd)

While each case will be considered separately, the following guides should be considered:

- Dissimilar chimneys should not be used unless it is impossible to see both at the same time.
- When a second chimney is to be added on the same end of the house as an existing boxed-in chimney, both flues should be run through the same enclosure. When the second chimney is to be run along a different wall, it should normally be of the same design as the first chimney.

CLOTHES LINES

As stated in Article XI, Section 11.04 of the Hickory Ridge Village Covenants: “No clothing or any other household fabrics shall be hung in the open on any lot unless the same are hung from an umbrella or retractable clothes hanging device...” Such devices must be located to the rear of the house and removed from view when the clothes are taken down.

COMPOST PILES/BINS

Fast Track Is Not Available

A compost pile is a contained, properly maintained area for decomposition of plant materials such as grass clippings, leaves, and wood. Compost piles are not dumping areas, and should not be used for household waste. Compost piles should be turned regularly to speed decomposition and to avoid attracting pests and vermin.

Application Requirements:

1. Compost piles in the backyard should be located within the side lines of the house, and at least 20 feet from the rear property line.
2. Compost piles should be no more than a 4' X 4' square and no more than 3 feet tall and shall comply with the Maryland Extension Service guidelines.

DECKS

Fast Track Is Available

Decks should be constructed with a standard style and size picket railing.

- Decks should be constructed of durable materials. All visible portions should be wood, preferably pressure-treated or acceptable composite material. It is recommended that wood be left natural. However, owners of the contemporary homes may propose to match the existing trim or house color.
- Care should be taken that entrance decks, located on the street side of the house, be compatible in color and style with the house.
- A railing or appropriate landscaping is recommended for all decks. Use of multiple railing styles is discouraged. Only straight pickets are allowed. (spindle style railings are not permitted)

Application Requirements:

1. An official site plan showing the relationship of the deck to the house.
2. Descriptive drawing including dimensions, height above grade and details of railings and stairs. (See sample sketch)
3. Description of any plantings to be removed for the construction of the deck, and any equipment such as meters or heating and air conditioning sources which will be relocated.
4. Any changes in window or door locations.
5. Description of proposed installation of and/or changes in exterior lighting.
6. Generally, town home deck dimensions should contain a setback of 1 foot (12 inches) from the edge of the unit
7. Town home owners should be aware that there may be additional requirements or restrictions. If you have any questions, please contact your association officers.

Fast Track Process Requirements (single family houses only):

1. Decks should be located behind the rear line of the house and not extend beyond the side lines of the house.
2. Decks should not extend more than 16 feet from the rear of the house.

(Decks cont'd)

3. Decks should not be within 10 feet of the rear property line.
4. Decks must have square or rectangular floors and 2"X 2" picket railings.

DECORATIVE OBJECTS

Fast Track is Not Available

A complete application is required for all lawn/garden ornaments, garden trellises, structures or freestanding flag poles. Generally, ornamentation should not be readily visible from the street, open space or neighbors' view. Unnatural material such as plastic fencing, artificial flowers, painted rocks as well as white rocks and white scalloped edging are NOT allowed.

No Application is required for flag holder brackets attached to a home if flag poles are removed when not in use.

Application Requirements:

1. A site plan must be provided to show the location of the statues, fountains or ornaments.
2. A complete description of the statues, fountains or ornaments along with a photograph or sketch must be provided.

DOG HOUSES AND DOG RUNS

Fast Track Is Not Available

Application Requirements:

1. Dog houses, pens, and runs should be placed as close to the home as possible and must not be placed where they could create a nuisance condition.
2. To ensure privacy of adjacent neighbors, dog runs and dog houses must be located at least 10 feet from the property line.
3. Landscaping may be required.
4. The color of the dog house and the dog house roof must match the home or blend in with its natural surrounding. Fencing must be provided and should be consistent with the Fencing Guideline. (See FENCES.)

DOORS AND WINDOWS

Fast Track Is Not Available

In general, all windows on traditional style homes will have grids; contemporary homes will not have grids.

No Application is required if the following conditions are met:

(Town home and condominium owners should be aware that there might be additional requirements or restrictions. If you have any questions, please contact your association officers.)

1. The storm door style matches any of the approved styles shown below. The storm door matches the color of the house siding, exterior door, or trim.
2. The sliders and windows being replaced are the exact same color, size and style as the existing windows. All windows and sliders and associated trim and window trim on the house should be the same color.
3. Sliders that are converted to French doors (and vice versa) that are the exact same color, style and size as the existing slider.

Application Requirements:

1. Storm doors are to be of straightforward design without any decorative embellishment.
2. Security doors must also meet the above guidelines. Grids and security bars are generally not acceptable.

A picture of the door or window must be supplied.



DRIVEWAYS

Fast Track Is Not Available

Driveways should be replaced with the same type material used in the existing driveway. Scalloped edging is not permitted along driveways.

No Application is required if the following provisions are met:

1. There is no change in material, color, size, shape or grade of the existing driveway.

Application Requirements:

1. Applications are required for new driveways or changes to existing driveways.
2. Residents are required to check with the County regarding concrete aprons.
3. A copy of the survey or plot must be provided.
4. Residents must specify type of paving materials to be used.

FENCES

Fast Track Is Available

Fast Track is only available for three rail split rail style fencing in single-family residences if there are no neighboring fences or if the fence is to be attached to any existing identical style split rail fence.

All Residential Fences:

- Fences must be constructed of wood, low maintenance vinyl or acceptable composite material. Use of construction materials other than wood will be considered on a case-by-case basis.
- Front yard fencing, stockade (solid) and chain link fencing **will not** be approved
- Fencing must match any existing adjacent fencing.
- Gates must match the fence in material, style, color and height. All gates must swing inward onto a resident's property when the fence is on the property line.
- All maintenance of a fence and the maintenance of the land surrounding the fence is the responsibility of the fence owner. All fences are to have the "finished" side on the outside.

Fences for Single Family Residences:

- As a general rule, opaque (e.g. board-on-board) fencing will be approved only if located near the dwelling. Special attention is given to construction techniques of these fences to avoid wind damage. Also, as a general rule, measured vertically, no portion of any fence shall be more than 6 feet above the final grade.
- Semi-transparent fences (e.g. contemporary picket, picket fences) shall have a maximum height of 42" and may not extend more than 2/3 of the distance from the house to the side and rear property lines.
- Fences which extend to the sides and/or rear property lines shall be fairly transparent (e.g. split-rail) Careful consideration must be taken when rear yard fencing creates front yard fencing for a neighbor.
- Size requirements;
 - Two-rail – 36 inch
 - Three-rail – 48 inch
- If wire is to be attached to the inside of the fence, it must be of a durable material and not readily visible. Poultry or chicken wire is **not** acceptable. The wire must be firmly attached and not extend beyond the top rail.
- Fencing for in-ground pools may have different requirements. (See POOLS, PRIVATE.)

Fences for Town homes and Condominiums:

- It is the responsibility of the property owner to contact his/her townhouse association for guidelines and approval of fences.
- Stockade fences **are not** permitted.
- Fences in townhouse or condominium developments must match existing, builder-installed fences and/or privacy screening (usually, single, 8 foot long sections, 5-6 feet in height, of **alternating board-on-board design**).
- All fences are to have the “finished” side on the outside.

Application Requirements:

1. A site plan must show the location of the fence and gates. (All gates must swing inward onto the resident’s property when the fence is on the property line.
2. Included on the application must be the following:
 - a. Material, i.e. pressure treated wood, composite, etc.
 - b. Height.
 - c. Style, i.e. split rail, board on board.
 - d. Color, i.e. natural
 - e. Wire or no wire

Approved Fence Styles

Board-on-Board: A board-on-board fence has alternating boards. This type of fence is sometimes referred to as a “shadow box.”



Split Rail: Two (36 inch) or three rail split rail (48 inch) fences are appropriate for single-family houses. Wire mesh, such as galvanized or vinyl coated (no poultry wire) will be permitted only on the inside of the fence.

Standard Picket

Standard picket shall have a maximum height of 42 inches.



Unacceptable Fence Styles



Stockade style fences generally are not approved.

GARAGE DOORS

Fast Track is Not Available

No Application is required if the following conditions are met:

- The style is traditional raised panel or flush.
- The door is windowless or contains only standard, unembellished windows.
- The door matches the color of the house siding, shutters or trim.
- All garage doors must match in style, material and color.

Application Requirements:

- Photo or brochure of the proposed garage door.
- Color chip and material sample.

GAZEBOS

Fast Track Is Not Available

An application is required for all permanent gazebos. An application is not required for seasonal/temporary fabric gazebos. Generally, only well-screened gazebos are allowed using natural construction materials that blend well with the surrounding environment. Gazebos should be small enough to fit comfortably on the property, and they should be built in a minimally distracting location.

No Application is required for seasonal, temporary or fabric gazebos if the following conditions are met:

1. The unit is located in the rear yard, behind the house and as inconspicuously as possible.
2. The unit is anchored into the ground.
3. The fabric is blue, green or tan solid color or blue, green or tan with white stripes **only**.
4. At the end of the summer the unit is removed.

Application Requirements (Permanent Gazebos):

1. Gazebos should be constructed of natural materials or acceptable composite material. All visible portions should be wood, preferably pressure treated. It is recommended that wood be left natural. However, owners of the contemporary homes may propose to match the existing trim or house color.
2. A railing or appropriate landscaping is recommended for all gazebos. Use of multiple railing styles is discouraged.

Application Requirements:

1. Applications should include the following information:
 - An official site plan showing the relationship of the gazebo to the house.
 - Descriptive drawing including dimensions, height above grade and details of railings and stairs, and proposed color or stain.
 - Description of proposed installation of and/or changes in exterior lighting.

GRILLS, PERMANENT *Fast Track is Not Available*

Application Requirements:

1. In general, grills should be located behind the house and at least fifteen (15) feet from the dwelling.
2. A complete description of the materials, dimensions, and location must be provided.

GUTTERS AND DOWNSPOUTS *Fast Track is Available*

Long extensions from the base of the downspout to the property line over the lawn are not permitted.

No Application is required if the following conditions are met:

1. The gutters and downspouts match the color of the house or trim.

Application Requirements:

1. A complete application should be submitted for all other gutters and downspouts.

HEATING / AIR CONDITIONING SOURCES and ABOVE GROUND FUEL TANKS

Fast Track is Not Available

- The preferred location for a heat or air conditioning source or tank is behind a chimney or a jut in the wall. A fuel or propane tank must be adequately screened with evergreens or broadleaf evergreen shrubbery.
The homeowner should consult Howard County guidelines.
- Generally, window units will NOT be approved. Window or wall units are strongly discouraged.
- An application is required for privacy or decorative fencing that is used to conceal the tank.

Application Requirements:

1. Dimensions and color of the tank.
2. Any proposed landscaping or privacy fencing for screening purposes.
3. A site plan with the heating/air conditioning unit or tank location shown.

HOT TUBS AND WHIRLPOOLS

Fast Track Is Not Available

Hot tubs and whirlpools shall be located to the rear and between side walls of the residence and generally not more than twenty (20) feet from the house. They shall not protrude more than three (3) feet above the adjacent ground or deck level and shall be of a material that will blend with surrounding structures.

Application Requirements:

1. A site plan showing the location of the tub or whirlpool and its relationship to existing structures, drainage, and property lines.
2. Dimensions, type, and color of proposed materials.
3. Proposed screening and landscaping plan (See LANDSCAPING.)

IN-HOME BUSINESS GUIDELINES

An in-home business is defined as any business conducted on a residential lot, except for licensed in-home child day care as provided in the Family Law Article, Code of Maryland. It is neither the intent nor the desire of the Architectural Committee to regulate the lifestyle of village residents. However, the Committee is responsible for providing guidelines when certain arrangements take on the nature of a business venture. Such business ventures may include, but not limited to, arts & crafts, professional services, private tutoring, assisted living, and mail-order business.

CONDITIONS FOR APPROVAL

1. All in-home businesses require a complete application and annual written approval of the Architectural Committee. AC approval is valid for one (1) year only. The Architectural Committee reserves the right to request a resubmission of the application if there is a complaint about the business.
2. Approval is not required for occasional casual use, such as children's ventures, garage sales or yard sales, provided that all evidence of the use is removed at night, and that such use is not conducted on more than six days in any six month period.

To be considered for approval, the business must:

- Be clearly incidental to or secondary to the residential use of the dwelling unit.
- Not require the use of a commercial type vehicle or require one to be parked on the property.
- Not involve the sale of goods or merchandise on the premises.
- Not require the alteration of the dwelling unit in any way which would make it unsuitable for future use as a residence, or require the construction of accessory buildings or building additions not suitable for normal residential uses.
- Be of a type which is customarily and traditionally carried on within a dwelling unit by one or more occupants of the dwelling, except that in connection with the practice of a profession, one person not residing in the dwelling may be employed.
- Not be of a type which will create unpleasant odors, undue noise, pedestrian or vehicular traffic, or which will make unusual demands on neighborhood parking or community facilities or services.
- Not violate any Howard County ordinances.

Approval of a project by the RAC/AC does not relieve a resident of his/her obligation(s) with respect to applicable federal or state laws or Howard County codes, regulations, laws or permits.

CONDITIONS ON APPROVED BUSINESSES

- All approved applications shall be valid for one (1) year from the date of approval, after which reapplication must be made. The Architectural Committee may, at its option, waive this requirement on a case-by-case basis.
- An in-home business approval is not transferable to a new owner or new location.
- Any variance from the terms of an approved application will be considered a Covenant violation.
- No sign or other advertising device of any nature shall be placed upon any lot. This restriction does not prohibit the use of professional titles such as M.D., Attorney-At-Law, etc., on small (2" X 4") nameplates located on doors or adjacent to doorbell buttons.
- **Applications for approval of in-home businesses must be made on the special form provided for that purpose (also contained at the back of the guidelines).** If necessary, attach additional sheets of paper to the form in order to provide a full and complete description of the proposed business.

LANDSCAPING, VEGETABLE GARDENS

Fast Track Is Not Available

Landscaping

A master plan for landscaping is recommended even if planting is to be done in stages. It is strongly recommended that plantings be arranged in clusters or groups rather than in straight lines to give a more natural effect. Care should be taken not to over-plant one's lot. When having mulch or other bulk materials delivered, please have items placed on your own property, not sidewalks, parking pads, streets, rights-of-way, etc. For tree removal, refer to the Guideline section on Tree Removal.

The following items are not allowed:

- Unnatural materials such as plastic fencing, artificial flowers, artificial turf and painted rocks.
- White rocks
- Plastic or rubber driveway edging that exceeds more than one inch above the ground.

No Application is required if the following conditions are met:

1. Individual shrubs (unless used as a hedge), foundation plants, small annual or perennial beds, ground covers, or single specimen trees which, at maturity, will be in scale with the house size.
2. Stepping stones flush with the ground.

Application Requirements:

1. Any plantings used as a hedge, windbreak or for screening purposes. Hedges will be considered on an individual basis.
2. Landscaping which involves a change of grading or slope, or installation of a retaining wall or other structure.
3. Ponds/water features require plot plan, description of design, dimensions, including depth and type of filter system. It is recommended that ponds/water features be incorporated into a landscape plan. Stand alone pond/water features are discouraged.

Special Requirements:

When an application is approved contingent on a provision for landscape screening, the following criteria shall be met at the time of planting:

1. Plants shall be a fast growing variety, and of sufficient density to provide immediate impact.

(Landscaping, cont'd)

Planting material shall be 2/3 the height of the object to be screened, or 4 feet tall, whichever is greater.

Rain Barrels

An application is required for all rain barrels. Applications submitted to the committee must contain the following information:

1. A site plan showing the location of the rain barrels;
2. Size/dimensions: height, diameter and capacity of the barrels;
3. Style, color and material of the barrels, shown in the form of a picture, drawing or brochure;
4. Number of barrels. Generally, we recommend that the number of rain barrels does not exceed the number of downspouts.

Rain barrels should be maintained at all times and should be kept free of standing water on and around anything not used as part of the rain barrel system. Ensure that drainage/overflow/runoff is properly diverted and does not flow onto neighboring properties.

Vegetable Garden

No Application is required if the following conditions are met.

1. Garden does not extend further than fifteen (15) feet beyond the rear of the house.
 - Its size does not exceed 200 square feet.
 - It is not planted on a grade which will cause damage to property below it by the flow of water onto lower property.
2. Plant supports and dead vegetation shall be removed at the end of the growing season.
3. A flower screen should be planted around the garden, if possible.

An application should be submitted for all other situations.

LIGHTING

Fast Track is Not Available

No Application is required if the following conditions are met:

1. The replacement of an existing light fixture, if accomplished with a reasonable match to the old fixture in style, finish and size.
2. **Security lighting, floodlights, etc.:**
 - Flood lights and various types of high output lights fall under this group
 - No more than two sets of security lights (more require an application)
 - Must be installed to be carefully aimed so that they illuminate only a specific area. Some fixtures may have to be shielded.
 - Lights must be angled downward only, so as to not shine on adjacent property or public space.
3. **Malibu lighting:**
 - The stakes are to be pushed uniformly into the ground so that the lights are level and as low as possible.
 - No light placed closer than 5 feet from the curb.
 - The lights must be uniformly installed on one side of the driveway or walkway.
 - Any other lighting requires an application
4. **Holiday Lighting:**
 - Holiday lighting shall not be operative prior to the 26th of November, or later than the 8th of January, and totally removed by January 22nd
 - All other decorative and string lighting require an application.



Application is Required:

- If a change in style, size, shape, color or positioning is desired or if additional light fixtures are to be installed on existing or new structures, a complete application is required.
- Applications for exterior additions, such as garages or carports, should include details of the lighting fixtures proposed. All wires and related parts must be inside the structure with no exterior wires. Channel covers must be painted to match siding.
- In general, fluorescent tube lights used outdoors and in carports will NOT be approved

It is recommended that before any digging is initiated, the applicant call "Miss Utility" (1-800-257-7777) for locations of existing underground utilities.

Application Requirements:

1. A plot plan must be provided to show the location of the proposed lighting.
2. A photograph, illustration or drawing and color/finish of the lighting fixture must be provided.

MAINTENANCE

1. **Section 6.01** of the Hickory Ridge Village Covenants refers specifically to the maintenance of one's property.
 - "Each Owner shall keep all Lots owned by him, and all improvements therein or thereon, in good order and repair, including but not limited to, the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and in such frequency as is consistent with good property management."
 - "...good property management..." as stated in Section 6.01 of the Covenants is generally interpreted to mean taking reasonable efforts and measures to care for all exterior portions of dwellings and other improvements so that they in no way detract from the appearance of the neighborhood. It refers to the appearance of the lot in general, including but not limited to lawn, trees, shrubs, buildings and/or improvements.
 - Maintenance of sidewalks, the grass area between the sidewalk and the street, cul-de-sacs, and driveway apron areas, including mowing, trimming, and snow removal, is the responsibility of the adjacent property owner even though they exist on the county right-of-way. Trees on personal property must be pruned to allow clearance for walkers/bikers.
 - Cul-de-Sac Islands. Maintenance of the cul-de-sac islands is the responsibility of homeowners.
2. Section 8.06 of the Covenants states "No lumber, metals, bulk materials, refuse or trash shall be kept, stored, or allowed to accumulate on any Lot." Refuse and trash includes, but is not limited to garbage, unusable items, items no longer in use, vehicle parts, dead vegetation, tree branches, and plastic and paper bags. Out-of-season items, tools, ladders and other similar items may not be stored in the open.
3. Howard County law requires owners to pick up after their pets and dispose of waste material in a sanitary manner or face possible legal penalties. This applies to dogs and cats, on and off of one's property including all open space and public land.
4. Trash and/or Recyclables. – refer to the Guideline on Trash and/or Recyclables.
5. If a resident requires the temporary use of a dumpster or a temporary storage unit on their property, the Village Office staff should be telephoned (410-730-7327), faxed (410-992-5843) or emailed (hickoryridge@columbiavillages.org) to alert the staff as to the circumstances.

MAJOR BUILDING ADDITIONS

Fast Track is Not Available

A complete application is required for all major building additions including but not limited to carports, garages, greenhouses, porches, rooms, screened porches, carport enclosures, etc.

The design of major additions must be consistent with the existing shape, style, and size of the dwelling in the following ways:

- Siding, roofing, and trim materials must be the same as or compatible with the existing materials of the dwelling in color and texture.
- New windows and doors must be compatible with those of the existing dwelling in style, window grids and color. These must also be located on walls at the approximate height as those of the existing dwelling, and be trimmed in a similar manner. If existing windows have grids, the new windows must have grids on the entire house; if existing windows do not have grids, the new windows must not have grids on the entire house
- Roof eaves and fascias must be the same depth, style and approximate height as existing eaves and fascias. New roofs must be the same approximate slope as those existing on the dwelling.
- Living space (such as, but not limited to room additions, sun rooms, enclosed porches) may not extend to the property line or over the building restriction line (BRL).

The following conditions shall determine the acceptability of addition locations:

- Additions must not significantly impair the view or the amount of sunlight or ventilation of adjacent residences or the public's use or enjoyment of open space. New windows, doors or viewing areas from the addition must not infringe upon existing internal or external private areas of adjacent residences.
- New additions should not create situations in which adjacent neighbors will have difficulty adding to, modifying, or maintaining existing dwellings.
- Additions should not adversely affect drainage or runoff conditions on adjacent properties through changes in grade, diversion of flow, or other modifications, which affect run-off conditions.

(Major Building Additions, cont'd)**Application Requirements:**

1. A site plan must be provided to show the location of the addition.
2. The builders plans along with details regarding style, materials, windows and all exterior items must be supplied

OPEN SPACE

The Columbia Association does not allow unauthorized use of open space for gardens, play equipment, pets, tree removal, motorized vehicles, etc. Proposed changes of open space use must go through the Hickory Ridge Village Board before being considered by the Columbia Association.

OTHER ALTERATIONS

It is impossible to write guidelines necessary to cover all exterior changes. When a guideline is not available for the project you are proposing, a complete application is needed. Emphasis should be placed on proper scale, materials, color and impact on neighboring properties. Applications should include sufficiently detailed information to permit understanding and evaluation of your proposal.

All lots are not suited to hold a swimming pool, large addition, shed or even a basketball hoop and pole. Ultimately, it is the Architectural Committee that makes that decision.

PAINTING/STAINING

Fast Track Is Not Available

A complete application is required when any structure or trim is to be painted or stained a color different from the existing color. The new paint or stain is considered to be different if the color itself changes (for example, yellow instead of green) or if, while the color remains the same, it is lighter or darker than the original. An application is not required when the new paint or stain is the same as the original in both these respects.

Application Requirements:

1. Paint or stain color samples must be either mailed or delivered to the village office. Color samples cannot be sent by fax.
2. The use of "earth-tone" colors is encouraged in the repainting or staining of contemporary styled homes. In cases where the choice is not in the "earth tone" color range, the prime consideration will be whether the house will continue to blend in a complementary way with its surroundings. Paler and brighter colors, as well as "earth tone" colors, for traditionally styled houses, will be considered in the color ranges presently existing in the surrounding neighborhood.
3. If trim or doors are to be painted or stained with no change in color, an application is not required. Applications are required for all other cases. Residents are discouraged from adding colors when three (3) or more colors (such as door, trim or main house color, etc.) already exist.
4. Detached garages should be painted or stained to match the house. Shared garages and/or shared carports will be considered at the same time so that they match the house. There should be one trim color on a shared carport/garage.
5. The foundation color must blend with the new color.

PATIOS AND WALKWAYS

Fast Track Is Not Available

This guideline refers to any new or expanded patios and walkways, or to any material changes in existing patios and walkways. All new materials should be of a simple material of a neutral color, such as undyed concrete, stone, clay brick, or treated wood. White rocks are not permitted.

No Application is required if the following conditions are met:

1. If a patio or walkway replaces an existing area of paving with an identical material or a material similar in color, texture and size.
2. Similarly, if the patio would be fully enclosed by an existing privacy fence, no application is necessary.

Application Requirements:

1. Disturb existing contours as little as possible. Terracing to follow existing land contours should be built in small increments, or railing should be provided.
2. Extend no more than twenty (20) feet from the rear of the dwelling or one-third (1/3) of the distance from the rear of the dwelling to the rear property line, which ever is less. Furthermore, patios should not protrude beyond sides of the house.
3. A site plan with the location of the patio or walkway shown, description of the materials and, if possible, photographs.

PLAY EQUIPMENT

Fast Track is Not Available

No Application is required if the following conditions are met:

1. Smaller play equipment, such as *Little Tikes*, is limited to two pieces not exceeding 4 feet in height and 4 feet in length each.
2. A single sandbox does not exceed 20 square feet in area, and one foot in height. Construction is of wood or plastic.

Application Requirements:

1. A plot plan should be included showing the proposed location and dimensions, and a photo or drawing showing the style, colors and any other pertinent information.
2. All swingsets, play equipment and playhouses should be located behind the house as inconspicuously as possible. They must be at least ten (10) feet from the rear and side property lines. All swingsets, play equipment and playhouses must be in proportion to the property.
3. Metal equipment **must** be painted dark green or dark brown. Wood equipment may be left natural or painted solid dark brown.
4. It is preferred that the canopy should be of a solid blue, green, tan or striped color.
5. Trampolines and treehouses should blend with the surroundings and will be considered on a case by case basis.
6. Playhouses should generally match the existing house in style and color or blend in with the natural surroundings.
7. Care should be taken not to overpower the property with play equipment.

PRIVATE SWIMMING POOLS

Fast Track is Not Available

Private pools are generally discouraged because there are very few locations in residential areas where they can be placed without affecting adjacent properties. Usually pools require fencing which is proportionately too large for the lot in size and area enclosed. Noise level and lighting problems are also a consideration.

ABOVE-GROUND POOLS ARE NOT ALLOWED.

A complete application is required for all pools (other than children's wading pools not more than 6 feet in diameter and 24" deep). The primary factors to be considered when evaluating an application for a pool will be the size and location of the pool, the fencing proposed (County regulations determine minimum fencing requirements), any grading changes, landscaping, proximity to neighboring properties and public areas, and the potential safety issues a pool might generate.

Application Requirements:

1. Each application must include a plot plan showing in detail the location of the proposed pool, its associated equipment and the locations of all neighboring dwellings which will have visual access to the pool. Generally, private pools and decking must not be sited closer than 20 feet to the rear property line or 20 feet to a side property line. Pools must be located to the rear of the house. Additionally, pools must generally be no closer than 35 feet to any adjacent dwelling, public right-of-way, open space or tot lot. Where wooded areas border the property, exceptions will be considered. The homeowner is responsible for grading and drainage, and should be carefully evaluated when making site selection.
2. Careful consideration must be given to fencing used around any proposed pool. Approval of the fence is contingent upon the completion of the pool. A landscape buffer such as shrubbery is encouraged to soften the visual impact of the pool and fencing to neighboring properties.
3. Landscaping and grading, as well as details of existing or proposed deck areas, patios, lighting, walkways, and any other changes or additions to the existing property must be indicated on the application.

The homeowner should consider safety within the pool area as well as the impact of increased noise levels on the adjacent properties.

RADON MITIGATION UNITS

Fast Track Is Not Available

No units will be allowed on the front or street side of a house

No Application is required if the following provisions are met:

1. If the pipe is located alongside a downspout (on the side or rear of the house only) and painted to match the downspout. Although the location alongside the downspout is preferred, it would be acceptable for the pipe to be vertically placed on the side or rear of the house and painted to match the house.

Application Requirements:

1. Some landscaping/screening may be required.
2. An exterior alteration application is required if the above requirements are not met.

ROOFS

Fast Track is Not Available

No Application is required if the following conditions are met:

- Replacement with the same color and material.
- Architectural style roof or shadow accent of the same color.

Application Requirements:

- Color sample and material.

SHEDS, TOOL/STORAGE

Fast Track Is Not Available

Application Requirements:

1. Site plan that shows the relationship of the shed to the adjacent house and property lines.
2. Picture and/or detailed drawing of the shed including all dimensions: length, width and height at peak.
 - a. Description of materials used.
 - b. Color of shed and house.
3. Sheds should be proportioned to the size of the house and lot. Generally, sheds larger than 8'X10' will not be approved. All shed sizes will be reviewed on a case by case basis.
4. Sheds should be located as close to the house as possible, preferably attached to the house. However, if a more desirable location such as the back of the lot in a heavily wooded area is available, the AC will give it every consideration as long as the shed is at least 10 feet from the rear and side property lines.
5. Roofing, siding, style and trim materials should be of the same type and color as the house. Lustrous and shiny metallic surfaces are not acceptable.
6. If the house is restyled, re-sided or a paint color change is made, the existing shed should match. Rear lot sheds may be treated separately. Refer to Painting/ Staining and/or Siding and Gutter replacement.
7. Approval is contingent on resident's commitment to build a sturdy, permanent structure.
8. Town home owners should be aware that there might be additional requirements or restrictions. If you have any questions, please contact your townhouse association officers.

SIDING AND SHUTTER REPLACEMENT

Fast Track Is Not Available

It is the owner's responsibility to ascertain whether or not the proposed building material meets the Howard County building and fire codes.

A complete application is required if the proposed re-siding material differs in color or texture from existing siding on the structure or if it results in change in architectural style.

The style of existing trim work at soffits, corners, eaves, windows and doors, and of accent panels, shutters or other stylistic features should be retained in the residing design. This will be considered an important requirement where these elements contribute to the visual continuity of the neighborhood by evoking similarities in style among nearby houses.

In those cases in which resident wishes to alter the stylistic features of the existing facade (for example, by replacing rough, vertical groove paneling with smooth, horizontal clapboard siding; or by adding shutters or accent panels) the decision will be based on the following:

1. Size and shape of the residence in relation to existing and proposed materials.
2. The variety of styles and siding materials of the homes surrounding the residence.
3. The over-all visibility of the residence from nearby public and private properties.

The application should include details of the proposed change plus a description of proposed treatment of any out-buildings, such as carports *and* sheds. Re-siding or repainting of such structures may be required.

Detached garages should be sided to match the house. Shared garages and/or shared carports will be considered at the same time so that they match the house. The trim color should match the shared carport/garage.

When changing the color of the siding, the foundation must blend with the new color.

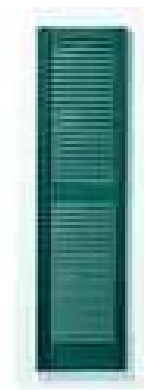
Shutters

An application is required to add shutters or alter their positions or for the change of color.

No Application is required if the following conditions are met:

1. Shutters are wood, plastic, vinyl or aluminum and the color remains the same,
2. Shutters are louvered or raised panel styles and the color remains the same.

Approval of a project by the RAC/AC does not relieve a resident of his/her obligation(s) with respect to applicable federal or state laws or Howard County codes, regulations, laws or permits.



Siding

No Application is required if there is no color change or if the wood trim is wrapped with vinyl of the same color.

An application is required when changing a wood house to another material.

Application Requirements for Shutters and Siding:

1. Color sample of the paint, stain or siding/shutter must be provided at the time the application is submitted.
2. Details must be included regarding areas to be painted, stained or resided.

SIGNS

Fast Track Is Not Available

The placement of all signs must be in compliance with Howard County Sign Ordinance. (Call 410-313-1830 for more information) Signs should be neatly lettered, clean, have a professional appearance and be maintained in good condition.

No Application is required for temporary signs if the following conditions are met:

1. Rental or sale of residential property. **Signs indicating that a property has been *SOLD* or *CONTRACT PENDING* are not permitted.**
2. Garage sale signs may be put up on the day of the event and must be taken down within 24 hours following the sale.
3. Candidate's political signs must be placed in accordance to Howard County's guidelines for size and time limits. Signs should be at least 15 feet from the nearest edge of the pavement. These signs may be displayed 60 days prior to and 7 days after the election for which intended. In cases where a final election follows within 75 days of a primary election, signs endorsing those candidates who won in the primary election may be displayed during the interim period and up to 7 days after final election.

Application Requirement:

1. A sample of the sign including the color, font, wording, location, size, material and shape must be provided.

SOLAR COLLECTORS

Fast Track is Not Available

Solar collectors can have a considerable visual impact on a structure due to their size. It is, therefore, important to properly integrate the collector into the design of the house to minimize visual impact.

Collectors should be located so as to give maximum advantage to the user and minimum design impact on the structure.

Large collectors on a sloping roof should appear to be flush with the roof and not lying on top. Collectors on a flat roof should be set back and concealed with a parapet unless integrated with the roof design of the structure. Smaller collectors may be laid on top of a sloping roof and finished to appear like a skylight.

Collectors should be constructed of glass with wood or metal trim. All trim should be painted to match the background color of the roof. Plexiglas is not acceptable, because it sags and yields an unsatisfactory appearance. All pipe work should be concealed.

Free standing collectors must be located behind the structure and completely concealed from the road, from neighboring properties and open space or worked into another architectural element.

Application Requirements:

1. All applications should include a site plan plus elevations of the house showing the appearance of the collector, including size and color.
 - Details should show how the collector edges will meet the roof.

TOWN HOMES AND CONDOMINIUMS

1. It is important to maintain the original architectural character or theme of the association. Any exterior changes should not conflict with the original plan. A complete application is required for ALL exterior alterations.
2. Common property - Applications must be signed by a member of the Board of Directors of the association. If work is to be done in stages, i.e. landscaping, a master plan shall be submitted.
3. Individually owned property - Some home owners associations have more restrictive architectural guidelines than those of the Village, and those guidelines will be taken into consideration. If you have any questions, consult your association representative.

TRASH AND RECYCLABLES

1. Please refer to Section 8.06 of the Hickory Ridge Village Covenants.
2. Residents are encouraged to be aware of any changes to trash and recycling schedules due to government holidays. Trash and recyclables may not be put out before 6:00 p.m. the night prior to pickup. Receptacles must be collected the same day of the pickup and located out of sight. No refuse or bulk materials may accumulate on any lot.
3. Information about recycling and bulk/large item disposal can be obtained by calling Howard County at 410-313-SORT or at www.howardcountymd.gov
4. No items may be disposed of on Columbia Association open space land.

TREE REMOVAL

Fast Track Is Not Available

When a tree is removed, the stump must be removed to below ground level. If there are large, protruding roots, they must also be removed. The area must then be blended with the surrounding landscaping. For example, if the surrounding area is grass, the area should be leveled and re-seeded. If the area is within a planting bed or grouping of trees, it should be mulched. The intent is that there be no sign that a tree was ever there.

No Application is required if any of the following conditions are met:

1. The tree is dead.
2. The tree is less than 6 inches in diameter (measured from a point two feet above ground level).
3. There is only one tree being removed, regardless of size, and no other trees have been removed from the property within the last calendar year.
4. Up to 2 trees may be removed, regardless of size, when they are within 15 feet of the house.

Application Requirement:

A copy of the site plan must be provided to show the location of the trees to be removed.

WOODPILES

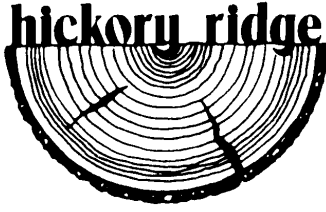
Fast Track Is Not Available

It is recommended that wood be stacked next to an existing structure, off the ground and separated by several inches from the structure to discourage termites and rodents.

No Application is required if the woodpile is not readily visible from the street or neighbor's view. All other locations require a complete application.

Application Requirements:

1. The application must include a site plan and the location of the woodpile must be shown.
2. Screening or plantings may be required.



For Office Use	
HR _____	Rec'd _____
RAC _____	
Sec _____, Area _____, Lot _____	

EXTERIOR ALTERATION APPLICATION

Please mail, FAX, or deliver to: Hickory Ridge Architectural Committee • 6175 Sunny Spring • Columbia, Maryland 21044
 Phone: 410 730-7327 • FAX: 410 992-5843 • E-Mail: hickoryridge@columbiavillages.org

CAUTION: EXTERIOR ALTERATIONS BEGUN WITHOUT PRIOR APPROVAL OF THE ARCHITECTURAL COMMITTEE ARE IN VIOLATION OF THE COVENANTS AND AT THE APPLICANT'S OWN RISK. COPIES OF THE COMPLETE ARCHITECTURAL GUIDELINES ARE AVAILABLE AT THE VILLAGE OFFICE.

NAME _____ ADDRESS _____

PHONE: (HOME) _____ (WORK) _____ E-MAIL _____

(Check one in each group)

- | | | | |
|---|--|-----------------------------------|---------------|
| NEIGHTBOORHOOD | TYPE OF HOUSE: | DESIGN: | COLOR: |
| <input type="checkbox"/> Clary's Forest | <input type="checkbox"/> Single Family, detached | <input type="checkbox"/> Wood | House _____ |
| <input type="checkbox"/> Clemens Crossing | <input type="checkbox"/> Townhouse | <input type="checkbox"/> Aluminum | Trim _____ |
| <input type="checkbox"/> Hawthorn | <input type="checkbox"/> Apartment or Condo. | <input type="checkbox"/> Vinyl | Shutter _____ |
| <input type="checkbox"/> Sebring | | <input type="checkbox"/> Brick | Other _____ |

.....
 Processing of this application will normally take 30 days, although the Covenants allow up to 60 days for review. **Having read the instructions on the reverse side**, I have completed the application form in good faith, and it accurately represents the exterior alteration I propose to make. I understand that any approval is contingent upon work being completed in a workmanlike manner within **six months** of beginning construction.

 Owner's signature Date

If a change applies to a **condominium** or **townhouse**, you may need to seek approval from your condominium/townhouse community. For more information, please consult your condominium/townhouse association board.

DESCRIPTION OF PROPOSED CHANGES: _____

If more space is needed, use an additional page.

INSTRUCTIONS TO THE APPLICANT:

1. The following items **MUST** be attached for the application to be processed:
 - a. SITE PLAN - with dimensions showing lot boundaries, present structures and proposed changes
 - b. DRAWINGS - of proposed construction, including dimensions and elevations of all views. If drawings are larger than 11" X 17", submit in duplicate.
 - c. COLOR/MATERIAL SAMPLES – paint chip, roof, wall, trim, etc.
 - d. LIGHTING DESIGN - if appropriate
2. Approval of this application does not authorize violation of any provisions of the Howard County building and zoning codes. Obtain building permit information by calling 410-313-2455.
3. Any approval is contingent upon work being completed in a workmanlike manner and in EXACT compliance with all terms and conditions of the approval unless an amendment is requested by the applicant and approved by the Architectural Committee.
4. Work must be completed within **six months** of the beginning of construction.

ACKNOWLEDGEMENT OF AFFECTED AND/OR ADJACENT PROPERTY OWNER:
 (at least two are desired; two are REQUIRED for the FAST TRACK process.)

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

NOTE: YOUR SIGNATURE INDICATES AWARENESS OF INTENT, NOT APPROVAL OR DISAPPROVAL. IF YOU SHOULD HAVE ANY QUESTIONS CONCERNING THIS APPLICATION, PLEASE CALL THE COVENANT ADVISOR AT 410 730-7327. RESIDENT INPUT MAY BE GIVEN AT OPEN COMMITTEE MEETINGS.

FOR HICKORY RIDGE ARCHITECTURAL COMMITTEE USE ONLY

_____ APPROVED

_____ APPROVED WITH THE FOLLOWING PROVISIONS: _____

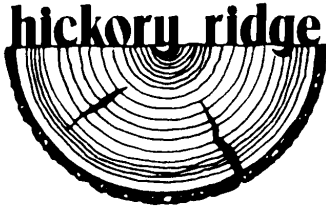
_____ DENIED FOR THE FOLLOWING REASONS: _____

_____ Date of review _____ RAC signature _____

ARCHITECTURAL COMMITTEE FINAL ACTION:

_____ Date _____ AC signature _____

Note: If you disagree with the decision, according to Article VII, Section 7.01, of the Village Covenants, a written appeal may be made within ten days of receipt:
 Covenant Advisor
 6175 Sunny Spring
 Columbia, MD 21044



For Office Use	
HR _____	Rec'd _____
RAC _____	
Sec _____, Area _____, Lot _____	

APPLICATION FOR IN-HOME BUSINESS

Please mail, FAX, or deliver to: Hickory Ridge Architectural Committee • 6175 Sunny Spring • Columbia, Maryland 21044
 Phone: 410 730-7327 • FAX: 410 992-5843 • E-Mail: hickoryridge@columbiavillages.org

NAME _____ ADDRESS _____

PHONE: (HOME) _____ (WORK) _____ E-MAIL _____

TYPE OF DWELLING OR IMPROVEMENT (i.e., Single Family, Townhouse, Condo) _____

 Owner's signature _____ Date _____

If a change applies to a **condominium** or **townhouse**, you may need to seek approval from your condominium/townhouse community. For more information, please consult your condominium/townhouse association board.

Purpose and Description of Profession or Home Industry:

If more space is needed, use an additional page.

Number of vehicles owned property residents _____ Number of parking spaces owned by or allocated to the applicant _____

Will a truck or other vehicle be used? If so, how many, what type and where will they be parked? _____

Describe nature of parking requirements necessary to conduct profession or home industry and describe how parking requirements will be met.: _____

Will any business materials be stored on the property? If so, what type and where will the be stored. _____

In addition to residents, how many people will be employed? _____

What will be the hours of operation? _____

Nature and frequency of delivery requirements: _____

Describe any impact to neighbors (such as traffic, late night noise, odors), from the operation of this business. _____

ACKNOWLEDGEMENT OF AFFECTED AND/OR ADJACENT PROPERTY OWNER:
(at least two are desired)

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

NOTE: YOUR SIGNATURE INDICATES AWARENESS OF INTENT, NOT APPROVAL OR DISAPPROVAL. IF YOU SHOULD HAVE ANY QUESTIONS CONCERNING THIS APPLICATION, PLEASE CALL THE COVENANT ADVISOR AT 410 730-7327. RESIDENT INPUT MAY BE GIVEN AT OPEN COMMITTEE MEETINGS.

FOR HICKORY RIDGE ARCHITECTURAL COMMITTEE USE ONLY

_____ APPROVED

_____ APPROVED WITH THE FOLLOWING PROVISIONS: _____

_____ DENIED FOR THE FOLLOWING REASONS: _____

_____ Date of review _____ RAC signature _____

ARCHITECTURAL COMMITTEE FINAL ACTION:

_____ Date _____ AC signature _____

Note: If you disagree with the decision, according to Article VII, Section 7.01, of the Village Covenants, a written appeal may be made within ten days of receipt:

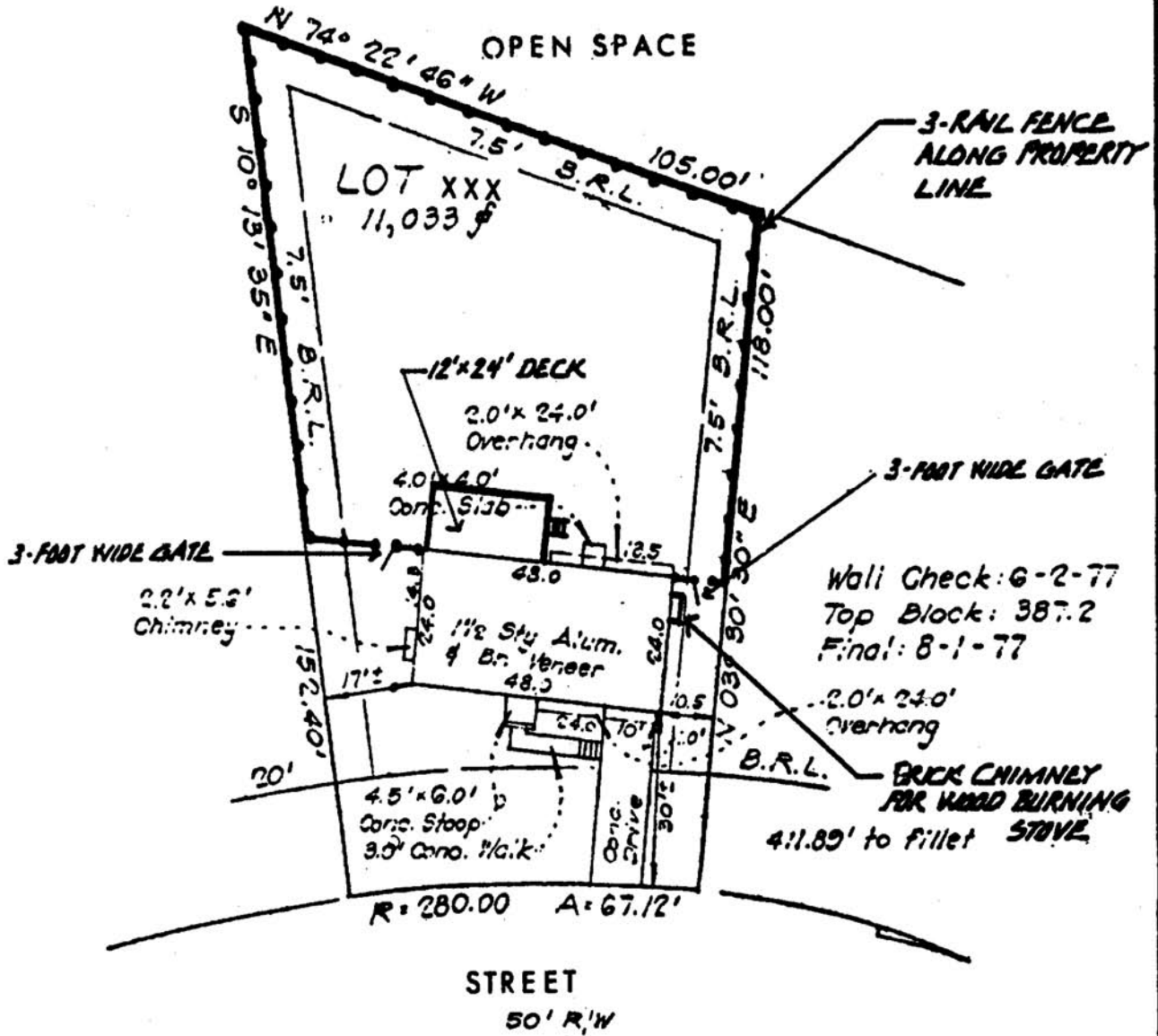
Covenant Advisor
6175 Sunny Spring
Columbia, MD 21044

Annual reapplication is not necessary if no changes have been made and no complaints received.

Sample Plot Plan



LOCATION OF HOUSE
 LOT XXX
 COLUMBIA
 VILLAGE OF
 SECTION AREA
 ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

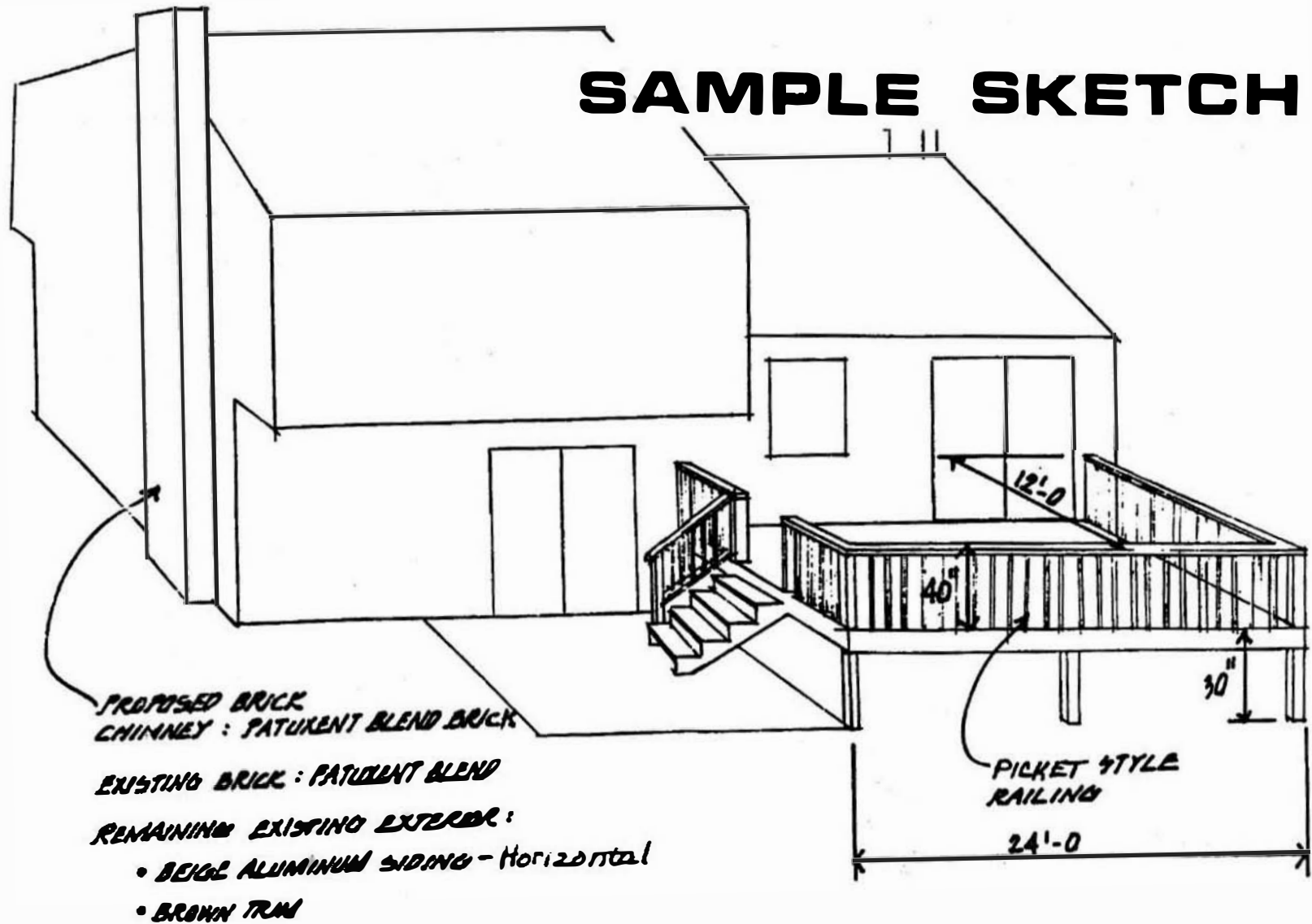


SURVEYOR'S CERTIFICATE
 I hereby certify that the position of all existing improvements on the above described property have been carefully established by a transit-tape survey and that unless otherwise shown, there are no encroachments.

Donald B. Sackett #6059

CLARK • FINEFROCK & SACKETT ENGINEERS • PLANNERS • SURVEYORS 11315 LOCKWOOD DRIVE SILVER SPRING, MD. 20904 TEL. NO 893-3400		
REFERENCE	DRAWN BY SB	CHECKED BY KWC
Plot Book	DATE 8-2-77	FILE NO.
Folio	SCALE 1" = 30'	

SAMPLE SKETCH



Note that the sample includes specific dimensions, materials, colors, etc.

Hickory Ridge Village Covenants Pertaining to the Architectural Process

ARTICLE VI

COVENANTS FOR MAINTENANCE

SECTION 6.01. Each Owner shall keep all Lots owned by him, and all improvements therein or thereon, in good order and repair, including but not limited to, the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and in such frequency as is consistent with good property management. If, in the opinion of the "Architectural Committee", as hereinafter defined, any owner fails to perform the duties imposed by the preceding sentence, HRD (or CPRA or the Association by written delegation of right and authority from HRD) during the Development Period and thereafter CPRA or the Association, after approval by a two-thirds (2/3rds) decision of the Association Board, and after fifteen (15) days written notice to the Owner to remedy the condition in question, shall have the right, through its agents and employees, to enter upon the Lot in question and to repair, maintain, repaint and restore the Lot or such improvements and the cost thereof shall be a binding, personal obligation of such Owner as well as a lien (enforceable in the same manner as a mortgage) upon the Lot in question. In the event of such action by CPRA or the Association during the Development Period either of such entities shall act only in its own right pursuant to any such delegation and shall not act as an agent of HRD for such purpose.

SECTION 6.02. The lien provided in Section 6.01 hereof shall be in favor of the entity acting but shall not be valid as against a bona fide purchaser (or bona fide mortgagee) of the Lot in question unless a suit to enforce said lien shall have been riled in a court or record in Howard County prior to the recordation among the Land Records of Howard County of the deed (or mortgage) conveying the Lot in question to such purchaser (or subjecting the same to such mortgage).

ARTICLE VII

ARCHITECTURAL COMMITTEE; ARCHITECTURAL CONTROL

SECTION 7.01. The "Architectural Committee" shall be composed of those three or more individuals so designated from time to time (i) by HRD during the Development Period and (ii) by CPRA and the Association after the Development Period, CPRA being entitled at all times after the Development Period to appoint a majority thereof. Except as hereinafter provided, the affirmative vote of a majority of the membership of the Architectural Committee shall be required in order to adopt or promulgate any rule or regulation, or to make any findings, determinations, ruling or order, or to issue any permit, authorization or approval pursuant to directives or authorizations contained herein. With regard to review of plans and specifications as set forth in this Article VII, however, and with regard to all other specific matters (other than the promulgation of rules and regulations) as may be specified by resolution of the entire Architectural Committee each individual member of the Architectural Committee shall be authorized to exercise the full authority granted herein to the Architectural Committee. Any approval by on such member of any plan and specifications submitted under this Article VII, or the granting of any approval; permit or authorization by one such member in accordance with the terms hereof, shall be final and binding. Any disapproval, or approval based upon modification or specified conditions by one such member shall also be final and binding provided, however that in any such case, any applicant for such approval, permit or authorization may, within the (10) days after receipt of notice of any such adverse decision, file a written request to have the matter in question reviewed by the entire Architectural Committee. Upon the filing of any such request, the matter with respect to which such request was filed shall be submitted to and reviewed as soon as possible by the entire Architectural Committee. Thereafter, the decision of a majority of the members of the Architectural Committee with respect to such matter shall be final and binding.

SECTION 7.02. No Structure shall be commenced, erected, placed, moved on to or permitted to remain on any Lot, nor shall any existing Structure upon any Lot be altered in any way which materially changes the exterior appearance thereof, nor shall any new use be commenced on any Lot, unless plans and specifications (including a description of any proposed new use) therefore shall have been submitted to and approved in writing by the Architectural Committee. Such plans and specifications shall be in such form and shall contain such information, as may be required by the Architectural

Committee, but in any event shall include (i) a site plan of the Lot showing the nature, exterior color scheme, kind, shape, height, materials and location with respect to the particular Lot (including proposed front, rear and side set-backs and free spaces, if any are proposed) of all Structures, the location thereof with reference to Structures on adjoining portions of the Property, and the number and location of all parking spaces and driveways on the Lot; and (ii) grading and landscaping plans for the particular Lot.

SECTION 7.03. The Architectural Committee shall have the right to disapprove any plans and specifications submitted hereunder because of any of the following:

- (a) the failure of such plans or specifications to comply with any of the Hickory Ridge Village Covenants;
- (b) failure to include information in such plans and specifications as may have been reasonably requested;
- (c) objection to the exterior design, appearance or materials of any proposed Structure;
- (d) incompatibility of any proposed Structure or use with existing Structures or uses upon other Lots in the vicinity;
- (e) objection to the location of any proposed Structure upon any Lot or with reference to other Lots in the vicinity;
- (f) objection to the grading and landscaping plans for any Lot;
- (g) objection to the color scheme, finish, proportions, style of architecture, height, bulk or appropriateness of any proposed Structure;
- (h) objection to parking areas proposed for any Lot on the grounds of (i) incompatibility to proposed uses and Structures on such Lot or (ii) the insufficiency of the size of parking areas in relation to the proposed use of the Lot; or
- (i) any other matter which, in the judgment of the Architectural Committee, would render the proposed Structure, Structures or uses inharmonious with the general plan of improvement of the Property or with Structures or uses located upon other Lots in the vicinity.

In any case where the Architectural Committee shall disapprove any plans and specifications submitted hereunder, or shall approve the same only as modified or upon specified conditions, such disapproval or qualified approval shall be accompanied by a statement of the grounds upon which such action was based. In any such case the Architectural Committee shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable proposal can be prepared and submitted for approval.

SECTION 7.04. Upon approval by the Architectural Committee of any plans and specifications, submitted hereunder, a copy of such plans and specifications, as approved, shall be deposited for permanent record with the Architectural Committee, and a copy of such plans and specifications bearing such approval, in writing, shall be returned to the applicant submitting the same.

SECTION 7.05. The Architectural Committee may promulgate rules governing the form and content of plans to be submitted for approval or requiring specific improvements on the Lots, including, without limitation, exterior lighting and planting, and may issue statement of policy with respect to approval or disapproval of the architectural style or details, or other matters, which may be presented for approval. Such rules and such statements of policy may be amended or revoked by the Architectural Committee at any time, and no inclusion in, omission from or amendment of any such rule or statement shall be deemed to bind the Architectural Committee to approve or disapprove any feature or matter subject to approval, or to waive the exercise of the Architectural Committee's discretion as to any such matter, but no change of policy shall affect the finality of approval granted prior to such change. Approval for use on any Lot of any plans or specifications shall not be deemed a waiver of the Architectural Committee's right, in its discretion, to disapprove such plans or specifications or any of the features or elements including therein if such plans, specifications, features or elements are subsequently submitted for use on any Lot or Lots. Approval of any such plans and specifications relating to any Lot, however, shall be final as to that Lot and such approval may not be revoked or rescinded thereafter, provided (i) that the Structures or uses shown or described on or in such plans and specifications do not violate any specific prohibition contained in the Hickory Ridge Village Covenants and (ii) that the plans and specifications as approved, and any condition subject to any such approval, have been adhered to and complied with in regard to all Structures on and uses of the Lot in question.

In the event that the Architectural Committee fails to approve or disapprove any plans and specifications as herein provided within sixty (60) days after submission thereof, the same shall be deemed to have been approved, as submitted, and no further action shall be required.

SECTION 7.06. If any Structure shall be altered, erected, placed or maintained upon any Lot, or any new use commenced on any Lot, otherwise than in accordance with plans and specifications approved by the Architectural Committee pursuant to the provisions of this Article VII, such alteration, erection, maintenance or use shall be deemed to have been undertaken in violation of this Article VII and without the approval required herein, and, upon written notice from the Architectural Committee, any such Structure so altered, erected, placed or maintained upon any Lot in violation hereof shall be removed or realterred, and any such use shall be terminated, so as to extinguish such violation.

If fifteen (15) days after the notice of such a violation the Owner of the Lot upon which such violation exist shall not have taken reasonable steps toward the removal or termination of the same, HRD (or CPRA or the Association by written delegation of right and authority from HRD) during the Development Period and thereafter CPRA or the Association shall have the right, through its agents and employees, to enter upon such Lot and to take such steps as may be necessary to extinguish such violation and the cost thereof shall be a binding, personal obligation of such Owner as well as a lien (enforceable in the same manner as a mortgage) upon the Lot in question. In the event of such action by CPRA or the Association during the Development Period, either of such entities shall act only in its own right pursuant to any such delegation and shall not act as an agent of HRD for such purpose. The lien provided in the Section 7.06 shall be in favor of the entity acting but shall not be valid as against a bona fide purchaser (or bona fide mortgagee) of the Lot in question unless a suit to enforce said lien shall have been filed in a court of record in Howard County prior to the recordation among the Land Records of Howard County of the deed (or mortgage) conveying the Lot in question to such purchaser (or subjecting the same to such mortgage).

SECTION 7.07. Upon completion of the construction or alteration of any Structure in accordance with plans and specifications approved by the Architectural Committee, the Architectural Committee shall, upon written request of the Owner thereof, issue a certificate of compliance inform suitable for recordation, identifying such Structure and the Lot on which such Structure is placed, and stating that the plans and specifications, the location of such Structure and the use or uses to be conducted thereon have been approved and that such Structure complies therewith. Preparation and recording of such certificate shall be at the expense of such Owner. Any certificate of compliance issued in accordance with the provisions of this Section 7.07 shall be prima facie evidence of the facts therein stated, and as to any purchaser or encumbrance in good faith and for value, or as to any title insurer, such certificate shall be conclusive evidence that all Structures on the Lot, and the use or uses described therein comply with all the requirements of this Article VII, and with all other requirements of this Declaration as to which the Architectural Committee exercises any discretionary or interpretive powers.

SECTION 7.08. The Architectural Committee may charge and collect a reasonable fee for the examination of any plans and specifications submitted for approval pursuant to this Article VII, payable at the time such plans and specifications are so submitted, provided, that such fee shall not exceed the amount chargeable by the appropriate governmental authority for the application for and processing of building permits for structures on the Lot with regard to which such plans and specifications are submitted.

SECTION 7.09. Any agent of HRD or the Architectural Committee or of CPRA or the Association when the latter two entities are entitled to exercise rights of enforcement hereunder may at any reasonable time or times enter upon and inspect any Lot and any improvements thereon for the purpose of ascertaining whether the maintenance of such lot and the maintenance, construction, or alteration of Structures hereon are in compliance with the provisions hereof and neither HRD, CPRA, the Association nor the Architectural Committee nor any such agent shall be deemed to have committed a trespass or other wrongful act by reason of such entry or inspection.

ARTICLE VIII

GENERAL COVENANTS AND RESTRICTIONS

SECTION 8.01. Without the prior written approval of the Architectural Committee:

- (a) No Lot shall be split, divided, or subdivided for sale, resale, gift, transfer or otherwise;
- (b) No facilities, including poles and wires, for the transmission of electricity, telephone messages and the like shall be placed or maintained above the surface of the ground on any Lot, and no external or outside antennas of any kind shall be maintained; and
- (c) No boat trailer, house trailer, trailer, truck or any similar items shall be stored or parked in the open on any Lot.

SECTION 8.02. No tree having a diameter of six (6) inches or more (measured from a point two feet above ground level) shall be removed from any lot without the express written authorization of the Architectural Committee. The Architectural Committee in its discretion may adopt and promulgate rules and regulations regarding the preservation of trees and other natural resources and wildlife upon the Property. If it shall deem it appropriate, the Architectural Committee may mark certain trees, regardless of size, as not removable without written authorization. In carrying out the provisions of this Section 8.02, the Architectural Committee and its agents may come upon any Lot during reasonable hours for the purpose of inspecting or marking trees or in relation to the enforcement and administration of any rules and regulations adopted and promulgated pursuant to the provisions hereof. Neither the Architectural Committee, nor its agents shall be deemed to have committed a trespass or wrongful act by reason of any such entry or inspection.

SECTION 8.03. No birds, animals or insects shall be kept or maintained on any Lot except for domestic purposes. Under no circumstances shall any commercial or business enterprise involving the use of animals be conducted on the Property without the express written consent of the Architectural Committee. The Architectural Committee may, from time to time, publish and impose reasonable regulations setting forth the type and number of animals that may be kept on any Lot.

SECTION 8.04. No sign or other advertising device of any nature shall be placed upon any Lot except as provided herein. The Architectural Committee may, in its discretion, adopt and promulgate rules and regulations relating to signs which may be employed. Signs and other advertising devices may be erected and maintained upon any portion of the Property zoned for industrial or commercial uses if approved by the Architectural Committee, as to color, location, nature, size and other characteristics of such signs or devices.

SECTION 8.05. No temporary building, trailer, garage, or Structure in the course of construction shall be used, temporarily, or permanently, as a residence on any Lot.

SECTION 8.06. No lumber, materials, bulk material, refuse or trash shall be kept, stored, or allowed to accumulate on any Lot. During construction of any improvements on the Property, the Owner shall keep any construction site free of unsightly accumulations of rubbish and scrap material, and construction materials, trailers, shacks and the like employed in connection with such construction shall be kept in a neat and orderly manner. If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, containers may be placed in the open, on any day that a pickup is to be made, such place on the Lot so as to provide access to persons making such pickup. At all other times such containers shall be stored in such a manner so that they cannot be seen from adjacent and surrounding property. The Architectural Committee, in its discretion, may adopt and promulgate reasonable rules and regulations relating to the size, shape, color and type of containers permitted and the manner of storage of the same on the Property.

SECTION 8.07. No water pipe, gas pipe, sewer pipe or drainage pipe shall be installed or maintained on any Lot above the surface of the ground, except hoses and movable pipes used for irrigation purposes. No Lot shall be used for the purpose of boring mining, quarrying exploring for or removing oil or other hydrocarbons, minerals, gravel or earth.

SECTION 8.08. HRD (or CPRA or the Association by written delegation of right and authority from HRD) during the Development Period and thereafter CPRA and the Association shall have the right to enter upon any Lot and trim or prune, at the expense of the Owner, any hedge or other planting which in the opinion of the Architectural Committee, by reason of its location upon the Lot or the height to which it is permitted to grow, is unreasonably detrimental to the adjoining property or obscures the view of street traffic or is unattractive in appearance; provided, however, that the Owner shall be given written notice fifteen (15) days prior to such action.

ARTICLE XI

RESIDENTIAL PROTECTIVE COVENANTS AND RESTRICTIONS

SECTION 11.01. The provisions of this Article XI shall relate solely to Lots designated by Final Development Plan Criteria for residential uses:

SECTION 11.02. No profession or home industry shall be conducted in or on any part of a Lot or in any improvement thereon on the Property without specific written approval of the Architectural Committee. The Architectural Committee, in its discretion, upon consideration of the circumstances in each case and particularly the effect on surrounding property, may permit a Lot or any improvement thereon to be used in whole or in part for the conduct of a profession or home industry. No such profession or home industry shall be permitted, however, unless it is considered, by the Architectural Committee, to be compatible with a high quality residential neighbourhood. The following activities, without limitation, may be permitted by the Architectural Committee in its discretion: music, art and dancing classes, day nurseries and schools; medical and dental offices; fraternal or social club meeting place; seamstress services.

SECTION 11.03. Anything herein to the contrary notwithstanding, with the written approval of the Architectural Committee and until such approval may be revoked; any Lot may be used for model home purposes or for the maintenance of a real estate office during the Development Period.

SECTION 11.04. No clothing or any other household fabrics shall be hung in the open on any Lot unless the same are hung from an umbrella or retractable clothes hanging device which is removed from view when not in use or unless the same are enclosed by a fence or other enclosure at least six inches higher than such hanging articles, provided such fence or other enclosure is approved by the Architectural Committee. No machinery shall be placed or operated upon any Lot except such machinery as is usual in maintenance of a private residence.

SECTION 11.05. Notwithstanding other provisions herein, the Architectural Committee may authorize any Owner with respect to his Lot to:

- (a) temporarily use a single family dwelling house for more than one family;
- (b) maintain a sign other than expressly permitted herein;
- (c) locate structures other than the principal dwelling house within set-back areas; or
- (d) use Structures other than the principal dwelling house for residence purposes on a temporary basis.

ARTICLE XIII

ENFORCEMENT, DURATION AND AMENDMENT

SECTION 13.01. The provisions contained in this Declaration shall run with and bind the Property, shall inure to the benefit of and shall be enforceable by HRD (or CPRA or the Association by written delegation of right and authority from HRD) during the Development Period and thereafter, except as to Section 10.03 hereof, by CPRA, the Association and the Owner of any Lot included in the Property, their respective legal representatives, heirs, successors and assigns until the, last day of December in the year 2016, after which time said provisions shall be automatically extended for successive periods of ten years. This Declaration may not be amended in any respect (except with regard to the annexation of additional properties set forth in Section 2.02 hereof except by the execution of an instrument signed by the Owners of not less than 90% of the Lots, which instrument shall be filed for recording among the Land Records of Howard County, Maryland, or in such other place of recording as may be appropriate at the time of the execution of such instrument. After December 30, 2016, this Declaration may be amended and/or terminated in its entirety by an instrument signed by not less than 67% of the Lot owners which instrument shall be filed for recording among the Land Records of Howard County, Maryland, or in such other place of recording as may be appropriate at the time of the execution of such instrument.

ARTICLE XIV

GENERAL

SECTION 14.01. Violation or breach of any provision herein contained shall give HRD, CPRA or the Association, to the extent that any of them may have a right of enforcement thereover, their respective legal representatives, heirs, successors and assigns, in addition to all other remedies, the right to enter upon the land upon or as to which such violation or breach exists, and summarily to abate and remove, at the expense of the Owner thereof, any Structure, thing or condition that may be or exist thereon contrary to the intent and meaning of the provisions hereof; and the said parties shall not thereby be deemed guilty of any manner of trespass for such entry, abatement or removal. Nothing herein contained shall be deemed to affect or limit the rights of the Owners of the Lots within the Property, when entitled to do so, to enforce the Hickory Ridge Village Covenants by appropriate judicial proceedings.

SECTION 14.02. The failure of HRD, CPRA, the Association or the Owner of any Lot included in the Property, their respective legal representatives, heir, successors and assigns, to enforce any provision herein contained shall in no event be considered a waiver of the right to do so thereafter, as to the same violation or breach or as to any violation or breach occurring prior or subsequent thereto.

SECTION 14.03. No provision herein is intended to be, or shall be construed as, a condition subsequent or as creating a possibility of reverter.

SECTION 14.04. The determination by a court that any provision hereof is invalid for any reason shall not affect the validity of any other provision hereof.

SECTION 14.05. Damages shall not be deemed adequate compensation for any breach or violation of any provision hereof, but any person or entity entitled to enforce any provision hereof shall be entitled to relief by way of injunction as well as any other available relief either at law or in equity.

SECTION 14.06. Any party to a proceeding who succeeds in enforcing a provision or enjoining the violation of a provision against a Lot Owner may be awarded a reasonable attorney's fee against such Lot Owner.

SECTION 14.07. HRD, CPRA and the Architectural Committee the latter two entities in those cases where specifically authorized herein to act, shall have the right to construe and interpret the provisions of this Declaration, and

in the absence of an adjudication by a court of competent jurisdiction to the contrary, its construction or interpretation shall be final and binding as to all persons or property benefited or bound by the provisions hereof. Any conflict between any construction or interpretation herein provided for and that of any other person or entity entitled to enforce the provisions hereof shall be resolved in favor of the construction or interpretation of HRD (or of CPRA or of the Architectural Committee when acting as set forth above).

CPRA and the Architectural Committee to the extent of their respective functions hereunder and rights specifically provided herein, may adopt and promulgate reasonable rules and regulations regarding the administration, interpretation and enforcement of the provisions of this Declaration. In so adopting and promulgating such rules and relating to the issuance of permits, authorizations, approvals, rules or regulations, CPRA and the Architectural Committee shall take into consideration the best interests of the Owners and Tenants and of the Property to the end that the Property shall be preserved and maintained as a high quality community.

In granting any permit, authorization, or approval, as herein provided, CPRA and the Architectural Committee may impose any conditions or limitations thereon as they shall deem advisable under the circumstances of each case in light of the considerations set forth in the immediately preceding paragraph hereof.

SECTION 14.08. The headings of the Articles herein are for convenience only and shall not affect the meanings or interpretation of the contents thereof.

SECTION 14.09. No violation of any of these Hickory Ridge Village Covenants shall defeat or render invalid the lien of any mortgage made in good faith and for value upon any portion of the Property; provided, however, that any mortgagee in actual possession, or any purchaser at any mortgagees' or foreclosure sale shall be bound by and subject to these Hickory Ridge Village Covenants as fully as any other Owner of any portion of the Property.

SECTION 14.10. Each grantee accepting a deed, lease or other instrument conveying any interests in any Lot, whether or not the same incorporates or refers to these Hickory Ridge Village Covenants, covenants for himself, his heirs, successors and assigns to observe, perform and be bound by these Hickory Ridge Village Covenants and to incorporate the same by reference in any deed or other conveyance of all or any portion of his intersect in any real property subject hereto.

SECTION 14.11. Terminology herein relating to gender and number is employed for convenient expression and not for purposes of limiting the applicability of the provisions hereof. The use of the singular shall be taken to include the plural and the use of the masculine gender shall be taken to include all genders.

WITNESS the due execution hereof as the day first above written.

ATTEST:

/s/ John Harris Gurley
Assistant Secretary

(Corporate Seal)

WITNESS:

/s/ John P Healy

THE COLUMIBA PARK AND RECREATION
ASSOCIATION, INC.

By /s/ Thomas M. Wilson
Vice President

/s/ Sharon M. Anderson

SHARON M. ANDERSON

ATTEST:

/s/ George A. Shehan
Assistant Secretary

THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION

By /s/ J. Leonard Ivins, V.P.
Vice President

STATE OF MARYLAND)
)
HOWARD COUNTY) SS:

I HEREBY CERTIFY that on this _____ day of _____, 197____, before me the subscriber, a notary public of the State of Maryland, personally appeared J. Leonard Ivins _____, Vice President of THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, a corporation of the State of Maryland, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer, and he acknowledged the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and affix my notarial seal.

/s/ John P. Healy
Notary Public
My commission expires: 7/1/74

STATE OF MARYLAND)
)
HOWARD COUNTY) SS:

I HEREBY CERTIFY that on this _____ day of _____, 197____, before me the subscriber, a notary public of the State of Maryland, personally appeared Sharon M Anderson _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and she acknowledged the same to be her act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and affix my notarial seal.

/s/ John P. Healy
Notary Public
My commission expires: 7/1/74

STATE OF MARYLAND)
)
HOWARD COUNTY) SS:

I HEREBY CERTIFY that on this _____ day of _____, 197____, before me, the subscriber, a notary public of the State of Maryland, personally appeared Thomas M. Wilson _____, Vice President of THE COLUMBIA PARK AND RECREATION ASSOCIATION. INC., a corporation of the State of Maryland, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer, and he acknowledged the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and affix my notarial seal.

/s/ John P. Heady
Notary Public
My commission expires: 7/1/74

AGREEMENT AND DECLARATION

THIS AGREEMENT AND DECLARATION, made this 4th day of May, 1972, by and between THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, a Maryland Corporation (hereinafter referred to as "HRD"), THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC., a Maryland Non-Profit Membership Corporation (hereinafter referred to as "CPRA"), and MATHEWS-PHILLIPS, INC., a Delaware Corporation.

WHEREAS, HRD has previously executed a certain instrument entitled "Hickory Ridge Village Covenants" by and between HRD and Sharon M. Anderson, et al, recorded among the Land Records of Howard County in Liber 559, folio 437 pursuant to the terms of which certain property described therein was subjected to certain covenants, easements, charges and liens as therein set forth; and

WHEREAS, CPRA was an original signatory to the Hickory Ridge Village Covenants and it is the intention of CPRA by these presents to acknowledge and approve the amendment of the Hickory Ridge Village Covenants as hereinafter set forth; and

WHEREAS, MATHEWS-PHILLIPS, INC. is the owner of parcels C & D on a plat entitled "Columbia, Village or Hickory Ridge, Section I, Area 3" as shown on Plat Book 21, Folios 95 and 96; and

WHEREAS, HRD and MATHEWS-PHILLIPS, INC. are lot owners as defined in the Hickory Ridge Village Covenants and constitute the owners of more than Ninety percent (90%) of the lots as defined in the Hickory Ridge Village Covenants; and

WHEREAS, in accordance with Section 13.01 of the Hickory Ridge Village Covenants, said Hickory Ridge Village Covenants may be amended on or prior to December 31, 2016. by the execution of a recordable instrument signed by the owners of not less than Ninety Percent (90%) of the lots; and

WHEREAS, the parties hereto desire to effect and permit the amendment of the Hickory Ridge Village Covenants so as to exempt governmental agencies from the Hickory Ridge Village Covenants and to prohibit certain uses as more fully hereinafter set forth.

NOW, THEREFORE, this Agreement and Declaration, witnesseth: That for the considerations set forth above, and for the additional consideration of One Dollar (\$1.00) and other good consideration paid to each of the Lot Owners, the receipt and sufficiency whereof being hereby mutually acknowledged, the parties hereto, being and constituting the owners of more than Ninety Percent (90%) of the lots in the Village of Hickory Ridge as of the date hereof, for themselves, their heirs, personal representatives, successors and assigns, and with respect to the lot or lots owned by each of them, do hereby agree and declare that the Village of Hickory Ridge Covenants may be and hereby are amended so as to add new Sections 2.03 and 8.09 to the Deed, Agreement and Declaration by and between HRD and Sharon M. Anderson, et al. as recorded among the Land Records of Howard County in Liber 559, Folio 437, which said new Sections 2.03 and 8.09 shall be as follows:

2.03 Exempt Property. The foregoing restrictions shall not apply to the Property or any portion thereof owned or leased by the United States, State of Maryland, Howard County or any instrumentality or agency thereof for so long as such entity shall be the owner or lessee thereof.

8.09 Use Restrictions. No Lot or portion thereof, nor any building or other structure erected thereon shall be used or permitted to be used, temporarily or permanently, for an amusement park or for the operation or ferris wheels, merry-go-rounds, roller coasters, haunted or run houses, barrel rolls, side shows, penny arcades, live animal shows, marine life shows or wild animal preserves (provided this shall not prohibit temporary uses otherwise prohibited for periods not

exceeding two consecutive weeks in any three month period or rides intended primarily for children under twelve (12) years of age). The provisions of the preceding sentence shall inure the benefit of and be enforceable solely by HRD, shall be capable of being rescinded by HRD without the consent of any other person and shall not give any third party any right or cause of action or account of the terms thereof. All other uses of any Lot shall be approved by the Architectural Committee in the manner set forth in Article VII.

WITNESS the due execution hereof as of the date first above written.

ATTESTS:

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

/s/ M. P. Fisher, Jr.
Asst. Secretary

By /s/ John Shallcross
Vice President

ATTESTS:

THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC.

/s/ Thomas F. Ireton
Secretary

By /s/ Padraic M. Kennedy
President

WITNESS:

MATHEWS-PHILLIPS, INC.

/s/ John P. Healy
Secretary

By /s/ Harry L. Lundy, Jr
Vice President

STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY that on this 4th day of May, 1972, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared John Shallcross, Vice President of THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, a corporation of the State of Maryland, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer, and he acknowledged the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and affix my notarial seal.

/s/ Rose Marie Venere
Notary Public
My commission expires: 7/1/74

STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY that on this 5th day of May, 1972, before me the subscriber, a Notary Public of the State of Maryland, personally appeared Padraic M. Kennedy, President of THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC., a corporation of the State of Maryland, and that he, as such officer, being authorized so to do,

executed the foregoing instrument for the purposes therein contained. by signing the name or the corporation for himself as such officer, and he acknowledged the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and affix my notarial seal.

/s/ John P. Healy
Notary Public
My commission expires: 7/1/74

STATE OF MARYLAND, COUNTY OF MONTGOMERY, to wit:

I HEREBY CERTIFY that on this 5th day of May, 1972, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Harry J. Lundy, Jr., Vice President of MATHEWS-PHILLIPS, INC., a corporation of the State of Delaware and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer, and he acknowledged the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and affix my notarial seal.

/s/ John P. Healy
Notary Public
My commission expires: 7/1/74