

## **OLD GLORY & ORIOLE LANDING**

### **ARCHITECTURAL RULES AND STANDARDS**

#### **1. OVERVIEW**

**BASIS FOR THIS DOCUMENT:** The Committee derives its charter, scope and rules from applicable articles, sections and paragraphs of the Old Glory and Oriole Landing Homeowners Association (OG&OLHOA), Articles and Declaration of Covenants, Conditions and Restrictions of Old Glory and Oriole Landing.

**PURPOSE OF THIS DOCUMENT:** This document:

- A. Defines the architectural rules for new and existing homes in Old Glory and Oriole Landing.
- B. Amplifies applicable elements of the Old Glory and Oriole Landing Declaration of Covenants, Conditions and Restrictions.
- C. Outlines the Committee's roles and responsibilities.
- D. Guides members of the HOA, which includes builders, on "how to" initiate and get a project approved in Old Glory and Oriole Landing.

**BACKGROUND:** Our protective covenants bind the OG&OLHOA and its members. They assure members certain minimum standards for land use, architectural control and property maintenance through the OG&OLHOA. To this end, our Architectural Rules and Standards will be continuously revised and clarified over time to reflect actual design and construction experience, as well as resident requirements in support of our protective covenants. It may be possible to point to a specific feature, modification, or addition to an existing home or property and observe that it would not be approved under the rules contained herein. However, *from this date forward, a home or project will not be approved simply because the same or similar design, modification or addition already exists in Old Glory and/or Oriole Landing. All current and future new construction, and modifications and additions to existing homes and properties shall comply with the Architectural Rules and Standards contained herein. Conversely, all previously approved construction, modifications, and additions are "grandfathered".*

**APPLICABILITY:** Each and every lot owner, upon acceptance of a deed for any lot in Old Glory and/or Oriole Landing, is subject to OG&OLHOA obligations and rules. However, when local laws, standards, codes or ordinances are more restrictive than our protective covenants and rules, then local directives shall prevail.

## 2. PRINCIPAL DWELLING AND PROPERTY RULES

The following modifications and/or additions to a principal dwelling and/or property require the Committee's approval:

- A. Fences
- B. Swimming Pools
- C. Sheds
- D. Decks and porches
- E. Dog houses and/or dog runs and other pet enclosures
- F. Home additions or exterior modifications
- G. Gazebos
- H. Utility buildings
- I. Patios greater than 256 square feet
- J. Screening for recreational vehicles, boats, jet skis, and campers
- K. Landscaping which disturbs more than 1,000 square foot on any single lot
- L. Location of satellite dishes (regardless of size) and antennas

*(Note: Acquiring the appropriate building permits is the responsibility of the property owner and/or his/her representative.)*

The following rules augment those included in the Old Glory and Oriole Landing Declaration of Covenants, Conditions and Restrictions:

**FENCES:** Fences are not permitted forward of the back line of the principal dwelling unless approved by the Committee. Special exceptions include corner lots or where a lot is not necessarily a square, or where it is not conducive due to the lay of the home's areaway. Only one fence is to be placed on, or near, any common property line, unless approved by the Committee. Chain link fences are not permitted. White, vinyl or plastic style fence material is preferred.

Wood fences shall be unfinished or sealed with a transparent stain in acceptable earth tone colors. The Committee must approve the use of solid stain colors. White painted board or picket fences are acceptable. Homeowners living on corner lots petitioning to construct a fence higher than four (4) feet are required to accent the fence with landscaping approved by the Committee along the street side of the fence. Plans depicting the planned landscaping shall be submitted in conjunction with the fence application, and once approved by the Committee, shall be incorporated within one (1) year from the date of plan approval.

Stockade style privacy fences are not permitted.

**SWIMMING POOLS:** In-ground swimming pools must be situated in the rear of the property behind the dwelling. Above ground pools, other than inflatable children's pools must be approved on a case-by-case basis. Spas (hot tubs) are permitted. A Committee approved fence must enclose swimming pools.

**SHEDS:** Sheds are permitted only in the back yard and may sit directly on the ground via pressure treated material, concrete block, or concrete foundation. Sheds visible from the street and/or adjacent property that are sitting on a level lot with more than one course of block shall include landscaping. Additionally, sheds visible from the street and/or adjacent property sitting on multiple levels of block and/or wood pilings to accommodate a slope require screening with lattice, as well as landscaping. Sheds less than 120 square feet (10' x 12') may sit within two feet of the property line. The exterior color scheme shall match that of the principal dwelling, including the color of roof shingles. No metal or molded plastic sheds are permitted. Plans depicting the planned landscaping shall be submitted in conjunction with the shed application, and once approved by the Committee, shall be incorporated within one (1) year from the date of plan approval.

**DECKS AND PORCHES:** Decks and porches shall be constructed off the rear of the principal dwelling. This does not include steps leading to these structures. Decks shall be unfinished or sealed with a transparent stain in acceptable earth tone colors. The Committee must approve use of solid stain colors. If the underside of the deck/porch is used for storage, the deck and/or porch must include white plastic lattice enclosing the deck and/or porch from framework level to the ground.

**DOG HOUSES AND/OR DOG RUNS AND OTHER PET ENCLOSURES:** Dog houses and/or dog runs and other pet enclosures are to be placed in the back yard only. They shall be located as close as possible to the rear of the principal dwelling and not extend beyond either side of the dwelling. The color of these structures shall match those of the principal dwelling. Black vinyl coated, 4" tall chain link fencing may be considered in defining the area of containment.

**HOME ADDITIONS OR EXTERIOR MODIFICATIONS:** Exterior home additions that add living space to the home shall match the principal dwelling in appearance (i.e., roof, exterior walls, windows, doors and foundation material) and shall look integral to the original dwelling (i.e., not tacked on).

**PROPERTY MAINTENANCE:** Property owners in Old Glory and Oriole Landing are responsible for the upkeep and appearance of their principal dwelling and surrounding property so as not to detract from the overall ambiance of the neighborhood. The exterior of the principal dwelling shall be maintained free of peeling paint; damaged brick, stone or siding; faded or washed out stain or paint; missing roof shingles, etc. Landscaping and lawns are to be kept in a neat, trim condition. All principal dwellings

shall include landscaping along the front side of the dwelling. Additionally, dwellings located on corner lots require landscaping on all side(s) adjacent to community streets. New residents shall have one (1) year from their settlement date to incorporate landscaping. Yards must be kept free of debris and garbage; this applies not only to occupied property, but to unoccupied lots as well. Non-resident property owners are bound by these rules.

**MISCELLANEOUS RULES:**

A. Seasonal decorations shall not be put in place more than thirty (30) days before a holiday and shall be removed within thirty (30) days after the holiday.

B. Children's recreational equipment shall be restricted to back yards. Swing and outdoor gym sets may be installed in back yards without approval. Non-standard items (e.g., skateboard ramps, tractor tires utilized as sandboxes, etc.) are not permitted. Basketball goals must be freestanding, as opposed to the type mounted on the principal dwelling, and preferably positioned at the rear end of the driveway.

C. Automobiles shall be kept in the principal dwelling garage and/or driveway, and not routinely parked on the street. Automobiles not licensed or inoperable shall be kept in the garage. Open-air maintenance and repair of automobiles is restricted to 24 hours. Repairs requiring additional time to complete shall be accomplished in the garage or off premises (external to Old Glory and Oriole Landing).

D. Vegetable gardens are permitted if situated between the rear line of the principal dwelling and rear property line. The size of the garden may not exceed 1/4 of the rear area of the property.

E. Mailboxes must sit on a 4" x 4" cedar or pressure treated post. The Committee must approve brick mailboxes; however, the OG&OLHOA assumes no liability for proposed ordinances banning such structures by Calvert County or the State of Maryland. One piece, vinyl mailboxes that slide over a 4" x 4" post may be submitted to the Committee for consideration.

**3. THE COMMITTEE AND ARCHITECTURAL CONTROL PROCESS**

**THE COMMITTEE:** The President of the OG&OLHOA, with the approval of the Officers, shall appoint the Chairperson of the Architectural Committee at the annual meeting. The Committee Chairperson shall solicit and/or accept volunteers for membership. The Committee shall have a minimum of three (3), and no more than nine (9) members. Until such time as the officers of Oriole Landing, LLC and Quality Built Homes, Inc. turn over the HOA responsibilities to the Old Glory and Oriole Landing homeowners, they

shall act in the capacity of the OG&OLHOA Architectural Review Committee. All correspondence and applications shall be sent to:

Old Glory and Oriole Landing Architectural Review Committee  
P.O. Box 439  
St. Leonard, Maryland 20685

**ARCHITECTURAL CONTROL PROCESS:** Before construction begins on a new home or project related to an existing home and/or property, builders, members of the Corporation, and the Committee shall adhere to the following control process:

- Review the restrictions and rules contained in the applicable Old Glory and Oriole Landing Declaration of Covenants, Conditions and Restrictions and this document.
- Complete the "Project" application included as an attachment to this document.
- Deliver the completed application and all required attachments (e.g., blueprints, product brochures, drawings, materials list, etc.) to the Committee Chairperson at his or her home address or the address of the Association.
- The Committee shall:
  - Review the application within ten (10) working days of receipt, unless unusual circumstances warrant an extension.
  - Conduct a site survey, if required, to better visualize the impact and/or aesthetics of a proposed project.
  - Vote to approve/disapprove the proposed project via a simple majority of the current committee members of record.
- Provide (via committee chairperson) the applicant with a written letter of approval or disapproval.
  - If disapproved, the committee chairperson will include rationale and recommended changes.
  - In turn, the applicant may resubmit his/her "revised" application for reconsideration by the Committee.
- If, for any reason, the applicant wishes to appeal the Committee's decision, he/she may submit an appeal to the President of the OG&OLHOA, who will place the item on the agenda of the next regularly scheduled Board of Directors or general meeting, whichever is sooner.

*If any project mentioned herein is commenced without prior written approval from the Committee, The Committee, by way of the OG&OLHOA, has the right to seek legal action against the property owner. All costs incurred are the responsibility of the property owner in question, and until resolved, a lien may be placed against the subject property.*

