

HANNOVER COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL GUIDELINES

Article IX of the Declaration of Covenants, Conditions and Restrictions states that all modifications to the outside of your home, whether on your property or on common property, must be approved in writing by the Board of Directors of the Association, or by an Architectural and Environmental Review Committee (AERC) appointed by the Directors.

The first act of the AERC has been to publish these guidelines, the purpose of which is twofold: (1) to give blanket approval on certain modifications, and (2) to explain the mechanism for receiving approval for items not covered.

If a modification is not given blanket approval in these guidelines, it certainly does not mean that the AERC will not grant written approval. The only reason approval would be denied is if the modification detrimentally affected either the ambience or landscaping of the community. Please remember that this Board is not trying to constrain the residents. It is only attempt to protect everyone's investment in this community.

BLANKET APPROVAL

1. Plants, shrubs and flowers not higher than 3 feet, within 5 feet of the front or rear of the house.
2. Picnic tables in rear yards.
3. Decorative fencing to the height of one foot around flower beds in front yards, so long as they are constructed of one of the following: unpainted brick, landscaping timbers or field stone.
4. Storm doors, either cross buck or full view, painted either white or to match the existing trim color.
5. Dead bolt locks and peepholes.
6. Hose caddies and/or carts are approved.
7. Seasonal decorations may be displayed on your property, but should be removed shortly thereafter.
8. Vegetable gardens in rear yards, not exceeding 100 square feet. This restriction does not apply to completely fenced-in yards.
9. Children's wading pools are permitted, but must be emptied daily unless located within completely fenced-in yards.

PLEASE SUBMIT A REQUEST FOR APPROVAL FOR THE FOLLOWING
PARTIAL LIST:

Please note the following list is not intended to be inclusive, but a sample only.

1. Decks and patios.
2. Fireplaces and wood stoves. (Please obtain county approval before submitting these requests to the Board).
3. Fences, sheds and other out-buildings, subject to the guidelines listed below.
4. Trees in front yard (townhouses only).
5. Alterations to color of siding, doors, shutters, and trim.
6. Dog houses.
7. Hot tubs and spas in fenced-in yards only.

If you have any questions about a proposed change to your property that is not covered in these guidelines, we suggest that you write to the Association for help.

FENCES, SHEDS AND OUT-BUILDINGS

In order to maintain the pleasant and beautiful community we have now, the AERC felt it necessary to provide a uniform design for the fences and sheds which would be built in our neighborhood.

Rather than being prohibitive, this decision was made to be protective of your home and community. The financial and aesthetic aspects were taken into consideration and we feel that the final design and specification are a realistic blend of the two.

FENCES

1. Chain link fencing is not allowed.
2. Colored staining or painting must be approved.
3. Natural or clear waterproofing is allowed.
4. With the exception of the townhouse units, consideration will be given to any style of wooden fence.
5. Fences for the townhouse units should be an extension to and of the same height and style of the privacy fence constructed by the builder.

SHEDS AND OUT-BUILDINGS

1. All sheds and out-buildings must be approved by the Board. No metal sheds are allowed.
2. Along with your request, please include a sketch indicating the proposed location of the shed or out-building.

UNAPPROVED CHANGES

1. Room or window air-conditioners are not approved.
2. Awnings are not approved.
3. Motor vehicles may not be driven on common grassy areas or sidewalks.
4. Permanent clothes lines and clothes trees.

RECOMMENDATIONS

1. Consult with the AERC or the Board of Directors when planning major landscaping changes to your yard, particularly if those changes might affect drainage patterns.
2. If you purchase building materials, trees, etc. before receiving written permission, **YOU ARE DOING SO AT YOUR OWN RISK.**

The AERC cannot stress enough to the homeowners that items not granted blanket approval in this document must receive written approval. A neighbor's modification which you may wish to copy may never have been approved, or your circumstances may be different, so you still must obtain written approval.

Please submit written requests, in duplicate, to Jefferson Property Management. If you have not received a written approval from the AERC or Board of Directors within 30 days after the date of the acknowledgement, you may consider that your request has been approved.

Remember that all additions and/or modifications are also subject to Frederick County regulations.

ADDRESS TO AND/OR WRITE TO:

Hannover Community Association
c/o Jefferson Property Management
P.O Box 67
Jefferson, MD 21755