

The items highlighted below are only the sections of the Guidelines that substantive changes are being proposed. To view the entire Architectural Guidelines, go to the Covenant page of our website and click on the blue button that says Architectural Guidelines.

ANTENNAS and SATELLITE DISHES

The FCC allows antennas; however, there are a few covenant restrictions that are based simply on aesthetics of a residential area.

No application is required if all of the following conditions are met:

- No more than one dish or antenna per property.
- The satellite dish is one meter (39 inches) or less in diameter.
- The dish or antenna is not mounted on a pole or mounting device more than 12 feet high.
- The dish or antenna is not mounted on a fence.
- Mounted device cannot extend more than 2 feet above the peak of the roof.
- The dish or antenna is installed in the least visible location on the lot and in such a manner as to blend with the surroundings on the roof.
- The cables and wires are secured to the home in an inconspicuous manner or buried when appropriate.
- The color and the finish of the dish result in minimum visibility.

An application is required

- If the dish must be installed in a visible location, other than roof, that requires screening by landscaping (refer to Screening section in guidelines)
- If the antenna or satellite dish is larger than one meter in diameter, or any size on a pole more than 12 feet high, or a television broadcast service antenna more than 12 feet high.
- If mounted on a fence.

A site plan showing the location of the proposed antenna or satellite dish must be included with the application.

Other Antennas

An application is required for all other outdoor antennas.

Townhouse and condominium or rental apartment residents must check with their respective associations or rental offices for additional regulations on the placement of any satellite dish or antenna.

APIARIES (Beekeeping)

An Exterior Alteration Application is required for all apiaries. Apiaries will be allowed on a case-by-case basis, since some properties are not suitable. Proposed Apiaries must meet all of the following conditions:

1. The minimum front set back is a least 50 feet from the front lot line.
2. The minimum side and rear set back are 25 feet from the lot lines, except minimum setbacks are 10 feet if the apiary is located as to direct the entrances away from neighboring property and are located:
 - At least 6 feet above the ground
 - Are behind a solid fence, hedge or other barrier that is at least 6 feet high and runs parallel to the lot line.
 - At least 6 feet above any deck or other open outdoor structure that is located on an adjoining property that is less than 25 feet from the apiary.
3. A water supply must be provided close to the apiary to minimize bees from seeking water off site.
4. The location and flight paths of the colony should be arranged carefully and should be located and oriented so that flyways are above head level (a minimum of 6.5 feet) when the bees cross adjacent property lines.
5. The State of Maryland requires that hives must be registered. Apiaries shall comply with Maryland Department of Agriculture regulations pertaining to beekeeping and must be operated and maintained in accordance with Best Management Practices.
6. The apiary does not create unreasonable interference with the use of others' property.

Application Requirements:

1. A diagrammed and labeled site plan showing the location of the apiary, the number of individual hives, the water source and the flight path in relation to the lot lines and the flight path. Drawing must show the distance from the home and the lot lines.
2. Picture or detailed drawing of the apiary, the structure on which the apiary sits and the water source.
3. Dimensions of the apiary.
4. Material description and the color of the apiary.
5. Landscaping plan for screening.

6. Certificate of training for bee keeping
7. Certificate that neighbors three doors on either side and behind the location have approved the installation of apiary. Compliance with county code.
8. A maximum of two hives.

BASKETBALL BACKBOARDS

An application **is required** for all basketball backboards, whether attached to the house or freestanding. A site plan showing the proposed location of the backboard must be included. Screening may be required. **Howard County code prohibits portable backboards on the street, by the cul-de-sac island, or obstructing the sidewalk.**

*Most town home communities do not allow basketball backboards. Please check with your homeowner's association before applying to Owen Brown.

The location of the basketball backboards must be as follows:

- The ideal location for freestanding backboards is in the rear yard. A concrete slab in the rear yard may be requested if it is no larger than 10 feet x 18 feet. Refer to Howard County code.
- Backboards in the front yard should preferably be attached to the house, garage, or carport.
- Freestanding backboards in the yard, including portable units must be 10 feet from the side and rear property lines, **and, if in front yard, must be perpendicular to the house.**
- Freestanding poles in the yard must be anchored into the ground at the base.

All backboards must have the following characteristics:

- Must be of commercial quality.
- ~~May have a marker square in a contrasting color.~~
- The height of the goal should be between 7' and 10'.
- The pole on freestanding units should be white, black, or brown painted metal. Wood poles must remain natural in color.
- The backboard, rim, net, and pole must be kept in good repair.

DECKS

An application **is required** for all decks, whether new or a replacement. A site plan with complete description and sketch of the deck including location, dimensions, shape, and materials as well as preservative/**color** to be applied to those materials must be included with the application. Stairs, **guardrails, balusters** and landings must be included on the application.

Decks must meet the following conditions:

- Pressure treated wood ~~should~~ **shall** be left natural, **stained or painted an approved color in wood tones, grey or white that match the existing house.** Clear preservative stain or earth-toned stains will be allowed. Stains must be oil-based not water-based.

****Decks that are already painted or stained a non-approvable color when you purchase the property with a letter of compliance may be maintained as such until replaced, at which time the above covenant guidelines must be followed.***

- Recycled composite and vinyl deck materials will be considered in **wood** tones, grey, or white colors that match the existing house.
- **Balusters and guardrails of different materials and/or color may be considered if consistent with existing house and deck in style and color.**
- Decks should be related in style to adjacent structures and compatible in size with the house.
- Sun shades and trellises must be part of the application information.
- On “zero” lot line properties, structures may be prohibited within the easement areas.

Enclosed decks must relate in scale and design and match the exterior house materials in style and color. Roof slopes should approximate or complement the house roof. Doors and windows should match the house in color and style. **Carpeting on deck surfaces and stairs is not allowed.** All decks over 30 inches above ground level must have railings consistent with Howard County code.

DOORS (SLIDING, STORM, SCREEN, ENTRY & GARAGE)

ENTRY DOOR

An application is required for all exterior doors. Information on color and style must be submitted with the application (a brochure or picture is required). An exterior door must be compatible in **color and style with the house.** ~~and should match either the siding, trim, or shutter color.~~ **One color only is allowed, no contrasting trim (See Painting and**

Staining). Entry doors *may be* fast-tracked if they are of one of the existing colors on the house, and match the existing door style, or one of the approved four styles. (See below) **Color changes cannot be fast-tracked.** Townhouse and condominium owners must check with their local home owners or condominium associations for approved styles and colors. A wood or wood-like door may be approved.

FENCES

An application **is required** for all fencing on the property. A **site plan/property plat** showing the location of the fence and property lines, as well as a description of all materials used, **a brochure and/or photograph must be included as well as fence styles and height.**

Prior approval of a fence on a property does not mean that the style is still approvable.

ALL RESIDENTIAL FENCES MUST CONFORM TO THESE REQUIREMENTS:

- **Fences must be built on the property line, with the exception of a privacy fence (see below).**
- Fence style must match one of the approved pictured fence styles in this guideline booklet.
- Wood must be left natural, unstained, unpainted (Transparent sealer will be allowed).
- **Recycled composite and vinyl materials or other man made materials will be considered.**
- Fence posts must be well secured or placed in concrete.
- Fence gates must be compatible with fence style, height, color and materials.
- Gates must open inward unless property outside the fence is also owned by resident applying.
- Residents are required to match existing neighboring, approved fencing style and height, unless the neighboring fence is located on an out parcel **or backs to certain streets (see below) or is an Omni Home (see below).**
- Wire mesh must be coated with either green or black plastic, if used, and must be attached to inside of fence, and not extend above top rail.
- Fence height may not exceed 48” at top rail for a 3 rail fence, 36” at top rail for 2 rail fence
- Posts must be perpendicular to the ground
- **Should connect to neighbor’s post/fence when it is the same style.**

DUPLEX HOMES

- Two-rail & three-rail split rail fence is allowed on property line, not to exceed height of 36/48 inches.

PRIVACY FENCE

- Board-On Board fencing, up to 6 feet high on the property line between units of duplex homes is allowed up to 16 feet or a maximum of one-half the distance from the house to the rear property line, whichever is less,
- Fence must be of substantial construction,
- Fence sections must be “stepped” on sloping terrain and horizontal rails made to match in the same plane,
- In the future, if either duplex owner desires to replace the split rail fence between the individual units with board-on-board, this would take precedence and be approved. The committee will recommend removal of conflicting split rail sections.
- May be no more than 2/3 the distance from the original foundation to the side property line, up to a maximum of 12 ft.
- May be no more than 1/2 the distance from the original foundation to the rear property line, up to a maximum of 16 ft.

TOWNHOMES AND CONDOMINIUMS

PRIVACY FENCE

- ~~Townhouse and condominium owners must check with your local home owners and condominium associations for approved fence styles and heights.~~
- Builder-installed or Board-on-Board fences allowed up to 6 feet high and must be visually attached to the house.
- May be built on the property line.
- ~~Fences must match original builder-installed style, unless an alternative has been approved at the request of the townhome or condo association.~~
- Fence heights at lakefront properties may be limited. In addition, fences may be required to be stepped on lakefront properties.

GRILLS, FIREPITS AND BARBECUES

An application **is required** for a permanent, built-in grill, firepit or barbecue. A site plan showing the proposed location of the grill or barbecue along with dimensions and materials must be included.

- Permanent structures must be located in the rear yard in the least visible area,
- Must be at least 10 feet from the rear property line and within the side lines of the house.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts are required as part of the original architectural style. **An application is required for the replacement of gutters and downspouts.** Indicate on the application any change of placement and color. Gutters and downspouts are generally the same color as the siding or trim (fascia, rake or soffit). Residents should ensure that any repositioning of downspouts does not create drainage problems for neighbors or drain on to a driveway. Raised leaf guards must match either the gutter or roof color.

Downspout extensions must be buried underground if longer than six feet from the house.

PROPANE/FUEL TANKS/GENERATORS

An application **is required** for all fuel tanks over 30 pounds. They must meet all local, county, state and federal requirements. All tanks should be placed within the rear sidelines of the house as close to the house as possible and be screened by appropriately sized evergreens or fencing.

Generators must be placed within the rear sidelines of the house, as close to the house as possible and be screened by appropriately sized evergreens or fencing.

RAIN GARDENS

An application is required for all rain gardens. A site plan and a listing of the types of plants to be used are required. ~~Plans reviewed and approved by~~ Plans using one of the Columbia Association's approved templates can be "Fast Tracked." Rain Gardens must be properly maintained and weeded. Any drainage or overflow must be properly diverted so it does not flow on to neighboring properties.

VEGETABLE GARDENS

An application is required.

- In most cases, a garden plot should be no larger than 100 square feet. Larger plans will be considered for plots in the least visible location on the property.
- Bulk garden materials must be on homeowner's lot and stored out of sight in the rear yard. Such material must not be left on public sidewalks, open space or right-of-way.
- Since garden size and maintenance are crop dependent, the garden should be maintained appropriate to crop. Failure to adequately maintain plots is a violation of the maintenance provisions of the Owen Brown Covenants.
- Front yard vegetable gardens are not permitted.
- Mesh-type fencing, no more than 5 feet high, may be allowed.

WINDOWS

An application **is required** for all window replacements, and for storm windows or screens of a different color or style from the original. **Fast Track is available when replacing with the same style and color as existing windows.** ~~Fast Track is available for some styles and colors of window replacements.~~ All windows on a house must be of consistent style **and color**. Different styles such as bow, bay, and basement windows will be considered on a case by case basis. The style and color must be included with the application. An application **is not required** for the replacement of broken window panes, or for window screens exactly matching original.

~~Replacement windows must be the same style and color as existing windows, although size may vary, and must be compatible with the house style.~~ Muntins (window grids) are permitted on traditional homes only, but they are not required. If used, all windows must have muntins and their appearance must be the same.

Storm window trim must match window trim color and be consistent in style with house. If one window on a side of a house has a storm window, all on that side must have a storm window. Security grates will be considered on a case by case basis and do require an application.