

Architectural Control Committee News

Important Information – Please Read!

New Exterior Color Supplement & Additions to the ACC Guidelines

Plantations II Homeowner --

The HOA Board of Directors and ACC discovered that a large number of homeowners have been making Exterior Color changes without approval. Over the past year the HOA Board has proactively reviewed the existing color violations, and in an effort to allow some flexibility and to reflect the current community, the Board has developed, posted for community review and approved the enclosed new *Exterior Color Supplement* and *Additions & Revisions*, dated June 1, 2015. These supplements supersede all applicable portions of the current 2008 ACC Guidelines.

We are extending an opportunity for everyone to correct their unapproved colors before sending out violation letters. ACC Request Forms (in regards to “color issues”) need to be submitted by **August 31, 2015**. If requests are not made or discussed with the ACC by August 31, 2015 official violation notifications will be sent.

It is not the intent of the Board to cause anyone a hardship or cost prohibitive change to their home, such as correcting an unapproved siding color. In cases of unapproved siding colors the homeowner should submit an ACC Request Form for a waiver. The Board can grant a temporary waiver for the unapproved color with future conditions, such as any new siding installation must be changed to an approved color and if the house is sold the buyer must be informed of this violation and of the temporary waiver which will be binding on the new owner.

Please take this opportunity to review the new Supplements, submit your requested color change(s) for approval and make your approved changes. Of course, approval requests for waivers or alternative color options can still be submitted, and they will be reviewed on a case-by-case basis.

Thank you for your patience and attention, and we look forward to working with our entire community to safeguard our property values.

The Plantations II Board of Directors

Attachments: Exterior Color Supplement, Appendixes A, B, and C
Additions & Revisions to Guidelines
New Property Improvement Request Form

Note: The HOA intends to create a consolidated version of our ACC Guidelines & New Supplements which will be available to home owners upon request via email. Hardcopies can be made available to homeowners who do not have email via written request to Plantations Two Community Association, Architectural Control Committee, P.O. Box 396, Damascus, MD 20872.

EXTERIOR COLORS SUPPLEMENT

As of June 1, 2015

OVERVIEW

The new Exterior Color Supplement is now part of the Plantations II HOA published regulatory documents which include the Declaration of Covenants, Conditions and Restrictions from May 1985 and the Revised April 2008 Introduction and Rules and Regulations document published by the HOA.

This Supplement *supersedes* any and all previously published HOA Rules and Regulations as they specifically relate to the guidelines pertaining to exterior color choices, approvals, and uses. However, this supplement does not override any other related guidelines as they relate to exterior changes.

All Color Changes require approval and must be *submitted* (with actual color sample(s)) to the Architectural Control Committee (ACC). The changes must be **approved** prior to their use on your home.

All Siding Replacements require approval (even when replacing with the same color and style) and must be submitted (with actual color sample) to the ACC. The replacement siding must be **approved** prior to its use on your home.

When submitting your request for approval of siding replacement and/or color change(s) please also list the other existing colors on your home for the ACC's convenience in reviewing changes related to color combinations.

Please be aware that the exterior colors and color combinations on your home **may not have been previously approved** by the HOA and ACC and, therefore, cannot be considered "original" approved colors and should not be simply repainted or replaced without verification that the colors are approved/acceptable colors or color combinations for our community. When in doubt please submit your color choices to the ACC for review and approval.

GENERAL RULES REGARDING EXTERIOR COLORS

1. Colors must be approved as to their harmony to external design and location in relation to surrounding structures and topography.
2. All exterior paints used will be in a semi-gloss finish.
3. Siding:
 - a. The term "Siding" is inclusive of the house siding and concrete foundation walls.
 - b. All concrete foundation walls should be coordinated to match the house siding unless otherwise approved.
 - c. Siding Colors should be muted shades, mostly earth tones, with no pastels, no bright/bold colors, and no dark blues, blacks, dark greens, reds, yellows, oranges, purples, pinks, teals or aquas.

4. Trim:

- a. The term "Trim" is inclusive of corner house trim, currently painted window trim (not sashes), garage doors, porch pillars, pickets, railings, gutters, downspouts, fascia boards, rake boards, soffits, overhangs, and approved decorative trim (gingerbread and moldings).
- b. All trim on a home must be done in a matching color. There are 2 exceptions to this rule:
 - i. When using replacement vinyl for porch pillars, pickets and railings (due to the current limited color selection available) the color should be complimentary to the color of the siding and trim. See more details in the 2008 ACC Rules and Regulations.
 - ii. Gutters and downspouts should never be painted. If a matching color is not available the color should be complimentary to the color of the siding and trim. See more detail in the 2008 ACC Rules and Regulations.
 - iii. If both the vinyl porch pillars, pickets, and railings and the gutters and downspouts cannot be matched to the trim color then these two items should be the same color.
- c. Trim Colors should be muted shades, mostly earth tones, with no pastels, no bright/bold colors, and no blues, blacks, dark greens, browns, reds, yellows, oranges, purples, pinks, teals or aquas.

5. Entry Door:

- a. The term "Entry Door" is inclusive of all painted entry doors, storm doors, and shutters, but does not include garage doors.
- b. All entry doors on a home must be done in a matching color. There are 2 exceptions to this rule:
 - i. When storm doors are not available in a matching entry door color it is not required that they be painted to match. In this case the storm door should either match the trim color or the vinyl porch pillars, pickets and railings when applicable.
 - ii. All approved shutters can either match the house trim color or the front entry door.
- c. Entry Door Colors should be either dark/bold shade or a neutral, and no pastels, no bright colors, and no yellows, oranges, purples, pinks, teals or aquas.

6. Standard Windows are white and should not be painted. All original and replacement windows should be white. This includes the window frame, sashes and mullions.

7. Standard Roof Shingle colors are black, brown, medium brown, and slate gray. The color of the shingles on the roof should be complimentary to the color of the siding and trim. Please remember to consider your roof color when choosing new siding color. Color changes must be approved.

8. All Colors should be selected based on the original colors listed in the attached Supplement. Colors are not limited to an exact color match, but must fall within a matching color pallet to an approved color.

9. Each house is limited to a maximum of 4 separate colors (excluding the roof and windows):

- a. Siding and foundation color
- b. Trim color
- c. Entry door color
- d. Replacement vinyl porch pillars, pickets and railing (vinyl available only in limited colors) and/or gutters if they are not available in a color that matches the house trim

10. Coordination of colors on the different exterior components should be based on, but not limited to, the original approved color combinations listed below.

ORIGINAL BOARD APPROVED SIDING AND TRIM COLOR COMBINATIONS (6/16/1996):*

<u>Siding Color</u>	<u>Trim Colors</u>
Buckskin Beige	Cobblestone Gray, Harness Shop Tan, Amber White
Clay Beige	Greystone, Harness Shop Tan, Amber White
Antique Bronze	Greystone, Harness Shop Tan, Amber White
Royal White	Cypress, Harness Shop Tan, Amber White
Dove Gray	Greystone, Harness Shop Tan, Amber White
Cameo Cream	Hearthstone, Amber White, Harness Shop Tan

*Note: These color combinations are based on the original design created by the builder and are intended as suggestions only.

ATTACHMENTS SUMMARY

The colors listed on the attached Appendixes are based on the original aluminum siding colors and the specific McCormick paints originally used by the builder. Appendix A includes the original and new siding colors. Appendix B and C include new approved McCormick paint colors.

Recognizing that options differ on the quality and value of siding and paints, the Board has researched and prepared a list of alternative siding and paint manufacturers for each of the original and new colors. However, this list is not inclusive and you are not limited to the manufacturers and exact colors listed on the Appendixes as long your color samples are submitted for prior approval.

The Appendixes show only a few alternate manufacturer colors based on the approved colors. Colors with the *same hue and within the same color range* as the approved colors are *acceptable*, but *must be submitted for review and approval*.

Appendix A -- SIDING COLORS – All Siding Replacements Require Approval

1. **Original Siding Colors:** *(Builder Designed and HOA Approved)*

Antique Bronze	Buckskin Beige	Cameo Cream
Clay Beige	Dove Gray	Royal White

2. **New Siding Color:** *(NEW Color Approved by the HOA Board of Directors and ACC)*

Cypress	Light Blue/Gray
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3. **Unacceptable Siding Colors:** *(NOT Approved by the HOA Board of Directors)*

No Pastel Colors of Any Kind	No Bright/Vibrant Colors
No Dark Blues, Blacks, Dark Greens, Reds, Oranges, Bright/True Yellows, Purples, Pinks, Teals, or Aqua	

Appendix B -- TRIM COLORS – All Color Changes Require Approval

1. Original Trim Colors: (Builder Designed and HOA Approved)

Amber White	Cobblestone Gray	Cypress
Greystone	Harness Shop Tan	Hearthstone

2. New Trim Colors: (New Colors Approved by the HOA Board of Directors and ACC)

<u>True Whites:</u>	<u>Creams:</u>	<u>Beiges:</u>
-- Colonial White	-- Yellow Pearl	-- Wheat
-- Super White	-- Sugarloaf	-- Glen Echo

3. Unacceptable Trim Colors: (Not Approved by the HOA Board of Directors)

No Pastel Colors of Any Kind
No Dark Blues, Blacks, Browns, Reds, Oranges, Bright/True Yellows, Purples, Pinks, Teals, or Aqua

No Bright/Vibrant Colors

Appendix C -- ENTRY DOOR COLORS – All Color Changes Require Approval

1. Original Entry Door Colors: (Builder Designed and HOA Approved)

Deep Forest Brown	Fairfax Brown	Farm House Red
Foxhall Green	Old Carriage Brown	Old Colonial Red

2. New Entry Door Colors: (New Colors Approved by the HOA Board of Directors)

<u>True Whites:</u>	<u>Creams:</u>	<u>Dark Grays:</u>
-- Colonial White	-- Sugarloaf	-- Hearthstone
-- Super White	-- Yellow Pearl	-- Smokey Pewter

<u>True Blacks:</u>	<u>French Blues:</u>	<u>Dark Blues:</u>
-- Black	-- Cape Blue	-- Williamsburg
-- Octavius	-- Madonna Blue	-- Quick Peace

3. New Entry Doors Styles: (Approved by the HOA Board of Directors)

Wood, Wood Style Doors, or Fiberglass
Metal, Wood, Wood Style, or Fiberglass Doors with Window Inserts

4. Unacceptable Entry Door Colors: (Not Approved by the HOA Board of Directors)

No Pastel Colors of Any Kind
No Oranges, Yellows, Purples, Pinks, Teals, or Aqua

No Bright Colors

**ADDITIONS & REVISIONS as of March 2015 to the
Plantations II Community Association, Inc.'s**

Section IV - Rules and Regulations & ACC Request Form (Revised April 2008)

OVERVIEW

The following additions, revisions and/or changes to the existing Section IV - Rules and Regulations dated April 2008 were voted on and approved by the HOA Board of Directors in response to individual homeowner ACC Requests for Approval which related to items that were not specifically addressed or covered in our existing guidelines.

(Addition)

Emergency Power Generators *(Covered under Declaration of Covenants, Conditions and Restrictions, Article V Architectural Control "No building, storage shed ... or other structure ... submitted to and approved in writing ... by Board of Directors of the Association, or by an architectural committee ...")*

Emergency Power Generator installation requires prior written approval by the ACC. Approval applications must include information regarding type, size, installation and proposed location of the generator. The generator must be located either on the side or rear of the home and in a location that will not visually impact prospective appearance from streets, common areas, and other public areas.

Generators will be required to meet all the Montgomery County Noise Control Ordinances and specifically the standby generators more restrictive nighttime standard of 55 dBA at the nearest receiving residential property line.

(Addition)

Solar Collector System *(Covered by Maryland State Real Property Article Section 2-119, Montgomery County Bill No. 3307, Chapter 10 and Montgomery County Ordinance No. 17-45).*

Solar collector systems are allowed on roofs within the community. All Maryland State and County regulations and ordinances in regards to solar collector systems must be adhered to and all devices must meet safety and performance standards set by a nationally recognized testing laboratory for that kind of device.

ACC Approval Requests are still required and should include a cut sheet for the solar panels being used, number and size of the panels being installed and a diagram showing the layout of the panels. Please remember ACC approval does not supersede obtaining county permits.

(Addition)

Family Child Care Business (In Home) *(Covered Under Section 11B-111.1 of the Maryland Homeowner Association Act).*

A Family Child Care Business is allowed within the homes in the Plantations II Community and requires no specific approval. However, the HOA requests that homeowners operating a Family Child Care Business, submit a copy of their proposed "Provider Information and Plan of Operation" for our records.

All Family Child Care Businesses must be licensed by the State of Maryland's Office of Child Care. The business must adhere to and abide by all State and County laws relating to the operation of a

family child care business (which includes all training requirements and inspections) and will be required to obtain liability insurance.

All existing published Plantations II By-Laws, Covenants, Rules and Regulations, and ACC Guidelines must be followed, including but not limited to (1) no signage (2) only approved standard community fencing, (3) approved playground equipment in backyards only, and (4) no private swimming pools. Additionally, access to the Community Swimming Pool is permitted, but all current Swimming Pool Rules and Operating Policies must be followed, including but not limited to rules regarding guest passes and advance booking of groups of 6 or more people.

Parking for drop-off and pickup by customers must follow state and county parking laws. Customers should not block any neighboring driveways or any residents' access to and from any public street/roadway.

(Addition)

Windows *(Covered under Declaration of Covenants, Conditions and Restrictions, Article V Architectural Control "No building, storage shed ... or other structure ... submitted to and approved in writing ... by Board of Directors of the Association, or by an architectural committee ...")*.

Replacement of windows requires ACC approval unless the color, style, and size of the windows are not changed. Plans for replacement windows do not require site or detailed installation plans. See the *new Exterior Color Supplement* for details in regards to window colors.

All new style windows, new size windows, and additional windows require approval. Detailed information such as material, window cut sheets, placement layout diagrams, elevations, and any other applicable information should be included with your ACC Approval Request.

Note that the style and color of the trim around the new windows must be similar to the existing trim and the color must match the existing approved trim color of the house.

(Revision)

Structural House Additions *(Covered under Declaration of Covenants, Conditions and Restrictions, Article V Architectural Control and the Plantations II Community Association's Section IV - Rules and Regulations dated April 2008, page 11). Note revisions to the existing rule are underscored:*

All changes to the exterior of the dwelling (new rooms, covered porches, closed in decks, etc.) require specific ACC approval. The siding treatment of additions must match the color and type of the original house siding. Roofing color must be the same as the house. Trim must be the same color as the house trim.

All structural additions must maintain a minimum setback of 10 feet from existing front, side, and rear property lines. This setback is consistent with the original zoning set-backs when the development was built and continues to preserve the texture, harmony, mass and scale of the neighborhood.

ACC Request Forms are required and must include accurate, scaled, detailed plans, and include types of materials, exterior finishes, colors, etc. A plat plan or scaled site plan must also be included and must clearly indicate placement of the addition in relation to the existing home and property lines.

APPENDIX A -- SIDING COLORS (which includes Siding and Concrete Foundation Walls)

Original Builder's Colors

<i>Aluminum (discontinued)</i>
Antique Bronze
Clay Beige
Buckskin Beige
Dove Gray
Cameo Cream
Royal White

Vinyl Siding Color Matches to Original Builder's Colors

<i>CertainTeed / Cedar Board</i>	<i>James Hardie Siding</i>	<i>Champion</i>	<i>Mastic Home Exteriors</i>
Frontier Blend	Khaki Brown	none	none
Natural Clay	none	Saddle	Sandstone
Buckskin	Autumn Tan	none	none
Sterling Gray	Light Mist	Driftwood or Bone	Silver Grey
Heritage Cream	Sail Cloth	Ivory	Classic Cream
Colonial White or Snow	Artic White	Aspen White or Pearl	White or Linen

Approved New Colors

Cypress	Cypress	Cypress	Tuscan Olive or Sage
Light Blue/Gray	Oxford Blue	Harbor Blue	Everest

Alternate/Acceptable Color Matches

Beige	Light Maple or Warm Sand	Country Beige or Clay	Dessert Sand, Wicker or Almond
Cream	Sandstone Beige	none	Cameo
Gray	Silver Ash or Glacier Blend	none	Victorian Grey

As of June 1, 2015

APPENDIX B -- TRIM COLORS (which includes Garage Doors, Fascia & Rake Boards, Soffits, Columns, Rails & Pickets, Gutters & Downspouts)

(Note -- These are Exterior Paint Colors)

Original Builder's Colors

Paint Color Matches to Original Builder's Colors

McCormick	Behr	Glidden	Olympic	Sherman Williams	Valspar
Amber White 101	Elk Horn ECC-47-1	Antique White WN03	Moondance D44-1	White Duck SW 7010	White Asparagus PN 1030
Greystone 110 <i>(discontinued/will mix)</i>	Nesting Dove ECC-36-2	Brazil Nut WN19	Gypsum D30-2	Shoji White SW 7042	Hopsack 3003-10B
Cobblestone Gray 215	Plateau PPU4-8	Grey Tweed WN 52	Toasted Almond D13-2	Fresco Cream SW 7719	Falcons Plume 6002-2C
Cypress 103 <i>(discontinued/will mix)</i>	Pier PPU8-22	Storybrook Straw WN58	Wistful Willow D16-4	Interactive Cream SW 6113	Jekyll Club Cherokee Tan 6008-2A
Harness Shop Tan 104 <i>(discontinued/will mix)</i>	Manuscript PPU8-23	Whispering Wheat 063	Prairie Dust D12-3	Porpoise SW 7047	Churchill Hotel Wheat 3005-10B
Hearthstone 216	Ta Bag PPU8-9	Charcoal Coast CN39	Classic Khaki D12-2	Anonymous SW 7046	High-Speed Steel 4005-2B
	Sand Motif PPU4-13	Dark Gray Silk CN39	Pony Tail C15-3	Natural SW 7542	
	Renoir Bisque PPU4-14		Spiced Vinegar C14-3	Sawdust SW 6158	
	Pencil Point PPU18-2		Victorian Pewter D-45-4	Colony Buff SW 7723	
	Antique Tin PPU18-3		Knights Armor D58-5	Believable Bluff SW 6120	
				Web Gray SW 7075	
				Roycroft Pewter SW 2848	

Approved New Colors

-- NEW True White	Colonial White 118	White on White Y56	Exterior White	Extra White SW 7006	Ultra White 7006-24
	Super White 100	Crystal Clear White CN42	Snowbank C40-2	Pure White SW 7005	Cloud Dancer PN 1010
-- NEW Cream	Yellow Pearl 451	Summer Haze Light 061	Queen Anne's Lace A10-3	Crème SW 7556	Candlelight Dinner ar416
	Sugarloaf 440	Shell White WN42	Crescent Moon B12-1	Buff SW 7683	
-- NEW Beige	Wheat 108	Mushroom Cap WN19	Bone White D20-3	Jersey Cream SW 6319	Belle Grove Bluff 3006-10B
	Glen Echo 237		Heavy Cream C14-2		Sandy Cove 3005-10A

Alternate/Acceptable Color Matches

-- ALTERNATE Tans	Town Hall 242	Prairie House Cream Y23	Drifting Dune D12-2	Concord Bluff SW 7684	Warm Buff 3002-10A
	Putty Hill 442	Tawny Grey WN58	Dusty Trail D-13-3	Toasted Pine Nut SW 7696	Foloi Antique Lace 3002-10B
-- ALTERNATE Cypress	Rock Creek 231	Rye Bread PPU8-10	Tabu D11-3	Herbal Wash SW 7739	Gray Silt 6002-1C
	Deep Marsh 0233	Chamois Tan PPU8-7	Sprig of Ivy D68-3	Crewel Tan SW 0011	

APPENDIX B -- TRIM COLORS (continued)

Miscellaneous Products

(such as aluminum for soffits & fascia boards, vinyl for columns & rails, etc.)

Original Builders Colors	Metals & PVC Matches	Vinyl Columns/Rails
McCormick	Alcoa Home Exteriors	Fairway Vinyl Systems
Amber White 101	Cameo	White
Greystone 110 <i>(discontinued/will mix)</i>	Sandtone	Tan
Cobblestone Gray 215	Woodland Green	<i>(no match)</i>
Harness Shop Tan 104 <i>(discontinued/will mix)</i>	<i>(no match)</i>	Tan
Cypress 103 <i>(discontinued/will mix)</i>	Brookstone	<i>(no match)</i>
Hearthstone 216	Charcoal Grey	<i>(no match)</i>
Approved New Colors		
-- NEW Whites	Linen White	White
Colonial White 118		
Super White 100		
-- NEW Creams	Classic Cream	<i>(no match)</i>
Yellow Pearl 451		
Sugarloaf 440		
-- NEW Beiges	<i>(no match)</i>	<i>(no match)</i>
Wheat 108		
Glen Echo 237		
Alternate Colors		
-- ALTERNATE Tans	Almond Desert Sand	Khaki
Town Hall 242		
Putty Hill 442		
-- ALTERNATE Cypress	Wicker Sage	<i>(no match)</i>
Rock Creek 231		
Deep Marsh 0233		

APPENDIX C -- DOOR COLORS (which includes Entry Doors, Storm Doors & Shutters only)

(Note -- These are Exterior Paint Colors)

Original Builder's Colors

Paint Color Matches to Original Builder's Colors

McCormick	Behr	Glidden	Olympic	Sherman Williams	Valspar
Deep Forest Brown 224	Sweet Molasses PPU5-20 Espresso Bean PPU5-1	No Match	Phantom Mist D31-6 Dark Granite D32-6	Raisin SW 7630	Fired Earth 6011-1 Brown Velvet 1011-10
Fairfax Brown 222 <i>(discontinued/will mix)</i>	Aging Barrel PPU5-2 Dark Truffle PPU5-19	Bittersweet Chocolate WN39	Coffee Bean D16-6	French Roast SW 6069 Carnelian SW 7580	Labrador 3009-9 Harvest Brown 6009-2
Farmhouse Red 217	Red Bluff ECC-36-3 Cherry Bark ECC-15-3	California Claret R65	Fire Weed C34-5 Sweet Spiceberry C33-6	Rustic Red SW 7593 Fireweed SW 6328	Fairmont Penthouse Garnet 1009-5
Foxhall Green 202 <i>(discontinued/will mix)</i>	Twilight Forest ECC-47-3 Congo PPU11-20	Shaded Fern CN13	Charcoal Smoke D65-6 Pine Forest D66-6	Olympic Range SW 7750 Dark Hunter Green SW 0041	Aged Pine 6011-5 Blackened Pine 5003-2C
Old Carriage Brown 223	Charred Hickory ECC-28-3 Chaparral ECC-43-3	Stewart House Brown WN13	Sarsaparilla D33-6	Polished Mahogany SW 2838 Chateau Brown SW 7510	Black Raisin 4002-2C Deep Earth 6010-2
Old Colonial Red 225	Red Pines ECC-27-1 Autumn Leaves EC-31-3	Colonial Red R64	Warm Mahogany C31-6 Bordeaux C35-6	Carriage Door SW 7594 Sundried Tomatoe SW 7585	Royal Garnet 1011-5

Approved New Colors

-- NEW True White	Ultra Pure White PPU18-6 Daisy Field ECC-11-2	White on White Y56 Crystal Clear White CN42	Exterior White Snowbank C40-2	Extra White SW 7006 Pure White SW 7005	Ultra White 7006-24 Cloud Dancer PN1010
-- NEW Dark Gray	Dappled Sunlight ECC-12-1 Heavy Cream PPU5-10	Summer Haze Light 061 Shell White WN42	Queen Anne's Lace A10-3 Crescent Moon B12-1	Buff SW 7683 Crème SW 7556	Candlelight Dinner ar416
-- NEW French Blue	Mined Coal PPU18-18 Intellectual PPU18-19	Dark Grey Silk CN39 Charcoal Coast CN39	Victorian Pewter D54-4 Knights Armor D58-5	Attitude Gray SW 7060 Thunder Gray SW 7645	High-Speed Steel 4005-2B Ocean Storm 4004-2B
-- NEW Dark Blue	Windy Seas ECC-31-1 Hilo Bay PPU15-9	No Match	Quicksilver D51-4 Cozy Corner D47-4	Dockside Blue SW 7601	No Match
-- NEW True Black	Dark Sea ECC-33-3 English Channel PPU14-19	In the Navy V26	Blue Zephyr D47-5 Admiralty D47-6	Indigo Batik SW 7602 Sea Serpent SW 7615	No Match
	Jet Black ECC-10-2 Blackbird ECC-23-3	Forest Black CN52 Deep Onyx CN65	Black Elegance D43-6 Black Magic D58-6	Tricorn Black SW 6258 Caviar SW 6990	New Black 4011-1 Dark Kettle Black 4011-2

Alternate/Acceptable Color Matches

-- ALTERNATE Browns	Shadow Wood ECC-12-3 Hickory Grove ECC-20-3	Monterey Cliffs SN26	Molasses D22-6	Java SW 6090 Bitter Chocolate SW 6013	Journey 6010-1 Betsy Ross House Brown 6011-2
-- ALTERNATE Greens	Whispering Oaks ECC-11-3 Conifer ECC-45-3	Deep Forest Pine G65	Bewitched D64-6 Gunmetal Gray D65-5	Rocky River SW 6215 Garden Gate SW 6167	Sable Calm 5002-2C

**PLANTATIONS TWO HOMEOWNERS COMMUNITY ASSOCIATION, INC.
PROPERTY IMPROVEMENT REQUEST FORM**

Requests must be submitted in **duplicate** to: Architectural Control Committee, Plantations Two Homeowners Community Association, Inc., P.O. Box 396, Damascus, Maryland 20872

Owner's Name(s): _____ email: _____

Property Street Address: _____ Lot Number: _____

Phone: (home) _____ (work) _____ (cell) _____

In accordance with the Declaration of Covenants, Conditions & Restrictions referred to in the deed covering the property described above, I/we hereby apply for written consent to make the following exterior alterations or changes:

Alteration/change you wish to make: _____

Describe the style, size, height, materials, color/finish, paint colors, areas to be painted, etc. in relation to the alteration (please use the reverse of this form if additional space is needed):

The following information *must be submitted* with this request before ACC consideration: (1) Plat plan showing exact locations of your alteration/change, (2) scaled drawings showing design, dimensions, and elevations, (3) siding and paint color samples, (4) cut sheets or brochures showing pictures or detailed description of products being used in your alteration/change.

Applicant must assume responsibility for acquiring necessary building permits after ACC approval. An approved Property Improvement Request form must be presented to the County Officials in order to obtain a building permit.

Certification by Owner: If my application is approved, I fully understand that the approval is only for the changes that I have indicated above and is based upon the facts that I have presented. I understand that all approved alterations or changes must be completed within three (3) months of approval date, unless a specific exception is received.

All approvals are for conformity with existing architectural and aesthetic conditions within the community. I realize that I am solely responsible for building permits, engineering, water flow and/or any other areas requiring professional and/or technical advice or approval. Furthermore, I understand that I shall be solely responsible to the owner for any damages to adjoining properties or any damage that is a direct result of my alteration(s) and all other persons' personal claims that may result from the approval herein requested.

I also understand that if it is necessary to have materials delivered for the construction of the proposed alteration or change, that the green space of community property belongs to the Homeowners Community Association and, therefore, if any damage is incurred in the delivery of these materials, it is the responsibility of the homeowner to assume the cost of the repair.

Permission is hereby granted for members of the ACC staff to enter upon my property to make reasonable inspection of the proposed or completed modification.

Signature of Homeowner: _____ Date: _____

FOR ACC USE ONLY

Date Request Received: _____ Checked & Logged By: _____

() APPROVED () APPROVED WITH MODIFICATIONS/CONDITIONS *(see remarks below)*

() DISAPPROVED *(see remarks below)* **Signed By (Must be a minimum of three board members.):**

Signature	Print Name	Date
Signature	Print Name	Date
Signature	Print Name	Date

Remarks:

