

COURTS OF CRESTWOOD ASSOCIATION, INC. ARCHITECTURAL GUIDELINES

Article VI – Architectural Standards 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 Committee appointed by the Directors.

BLANKET APPROVAL:

1. Plants, shrubs and flowers not higher than three (3) feet, within five (5) feet of the front or rear of the houses.
2. Picnic tables in rear yards.
3. Dead bolt locks & peepholes.
4. Hose caddies and/or carts are approved.
5. Seasonal decorations may be displayed on your property, but should be removed shortly thereafter.
6. Natural or clear waterproofing is allowed.
7. Consideration will be given for wooden fences.

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 (ITEMS NOT ALLOWED):

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 are not approved.
5. Any exterior color changes must be approved. This means siding, trim, etc.

RECOMMENDATIONS:

1. Consult with the Architectural Committee or the Board 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 Architectural Committee 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 Courts of Crestwood Association. If you have not received a written approval from the Committee or the Board within 45 days after the date of the acknowledgment, you may consider that your request has been approved.

COURTS OF CRESTWOOD ASSOCIATION, INC.

Request for Approval for Construction, Improvement, etc.:

To: The Architectural Control Committee Date: _____

Name: _____

Address: _____

Phone: _____

Project:

Materials (wood, aluminum, etc.):

Dimensions:

Style:

Other Comments:

Please include a picture or diagram of the project and a plat of the property.

Remember that a building permit is required for the construction of fences, decks, patios, sheds, etc. REMEMBER TO CALL MISS UTILITY AT LEAST FORTY-EIGHT (48) HOURS BEFORE YOU DIG. CALL 1-800-257-7777.

Mail to:

Courts of Crestwood Association, Inc.
c/o Jefferson Property Management
P.O Box 67
Jefferson, MD 21755

ATTN: Architectural Committee