

## **Rules for Crofton Georgetown Houses, Horizontal Property Regime No. 3**

Introduction: The following rules are adopted to clarify and delineate the rights and responsibilities of the owners and tenants in Crofton Georgetown Houses Horizontal Property Regime No. 3, under the Bylaws of the Regime. Any conflicts between these Rules and the Bylaws shall be resolved in favor of the latter.

### **I. Architectural Control Committee**

- A. There shall be an Architectural Control Committee which shall consist of a chairperson and two members, all of whom shall be designated by the Board of Directors. The Committee, which will serve for a one (1) year term, shall be generally responsible for enforcement of maintenance and repair standards as contained in the Bylaws and Rules of the Regime, and shall be empowered to consider all contemplated exterior changes to condominium structures and landscaping, including any proposed changes in coloration of all or part of any condominium unit, or attachments thereto.
- B. Any contemplated changes to the exterior of any condominium unit, including coloration of any portion or part thereof, or any changes to the landscaping of the general common elements, shall be submitted in writing to the Committee, through the management agent of the Regime, on forms which shall be available from the management agent. Each request shall include a description of the proposed change, including scale drawings, proposed coloration and materials, as appropriate.
- C. The Committee shall promptly consider all request submitted and shall render its decisions in writing within sixty (60) days. Any applicant dissatisfied with a decision of the Committee shall have the right to appeal the decision to the Board of Directors, provided such appeal is submitted to the management agent within ten (10) days of the decision. Any appeal shall be considered at the next regular or special meeting of the Board of Directors.

### **II. General Considerations**

- A. The maintenance or repair or repainting of existing structures shall not require special permission so long as no change is made. Any doubts about the suitability of an existing structure or color should be referred to the Committee for resolution.
- B. Only approved original "Williamsburg" colors shall be permitted for exterior use, and color samples shall be available upon request.
- C. All construction must have the proper permits and conform with all applicable codes of Anne Arundel County, in addition to any requirements of the Regime.

### **III. Pets**

- A. Pets are permitted in the general common areas, subject to the animal control laws of Anne Arundel County.

#### **IV. Roofing and Siding**

- A. Cedar shake roofing may be replaced with either natural or synthetic cedar shakes, or other shingle approved by the Board; except that units with mansard style roofs may be redone only with natural or synthetic cedar shakes on the vertical portion of the roof.

#### **V. Automobiles and Parking**

- A. Only unit occupants and their guests are permitted to park within the Regime.
- B. No vehicle which is abandoned or which does not display current registration tags shall be parked with the condominium property. Violators, when identifiable, will be given five (5) days written notice. In addition, a notice will be posted on the vehicle parked in violation. After five (5) days, vehicles will be towed at the owner's expense.
- C. No boat, trailer or camper, any truck over one (1) ton rated capacity shall be parked within the condominium property. Violations shall be handled as in the preceding section.
- D. No vehicle shall be parked upon grass, sidewalks, or any other common property not designated for parking. Violators will be charged any and all costs for repair or replacement of any property damaged by illegal parking. In the case of a rental property, the owner of the unit is additionally responsible for the actions of his tenants. Violators will be towed at the violator's expense.

#### **VI. Structures**

- A. Roof ventilators shall be placed on the rear slope of the roof, not visible from the front; shall be of a low profile type; shall be UL approved, and installation shall comply with all appropriate codes and regulations.
- B. Windows and screen doors shall be the same style as originally installed.
- C. No unit owner or occupant shall install, exhibit or use any type of air conditioning unit which shall be visible from the outside of the unit other than the central air units which are a part of the original living unit.

#### **VII. Miscellaneous**

- A. The use of barbecues or grills will not be permitted in the front yards of the units.
- B. Lawn furniture will not be permitted on the front yards when not in use
- C. Plastic trash bags will be used for trash pick-up and they should not be set out prior to dusk the evening before the day of pick-up.
- D. All toys, including bicycles, will be removed daily from the front of the units for the sake of appearance and to prevent possible liability claims.
- E. Lawn ornaments are not allowed in the front yards. No fencing or borders except for edging shall be allowed in the front yard, except on a temporary basis to protect grass seedlings