

**KENDALL RIDGE**  
**TOWNHOUSE ASSOCIATION**  
  
**ARCHITECTURAL GUIDELINES**

WRITTEN BY: KENDALL RIDGE TOWNHOUSE ASSOCIATION BOARD  
APPROVED BY: KENDALL RIDGE TOWNHOUSE ASSOCIATION  
MAY 1991 ANNUAL MEETING

## KENDALL RIDGE HOMEOWNERS ASSOCIATION

### ARCHITECTURAL CONTROL COMMITTEE GUIDELINE

This set of guidelines has been formulated by the Kendall Ridge Townhome Association Architectural Control Committee, with the approval of the Board of Directors and the Long Reach Residential Architectural Committee. The intent of these guidelines is to allow individual flexibility in private property use, without sacrificing other homeowners' optimal use of their property and property value. They have been established to keep our community a valuable, attractive and desirable environment in which to live.

To initiate the process for alteration approval, the homeowner must obtain an application from the Long Reach Village office. After completing the application, the homeowner returns the application to the chairperson of the Kendall Ridge Residential Architectural Control Committee. At that time the chairperson will review the application and either approve, disapprove, or approve with amendments. The application is then returned to the homeowner. The approved application can then be submitted to the Village of Long Reach Residential Architectural Committee for final approval. It is the homeowners responsibility to obtain all county permits and approvals as they are conditions of approval of the Architectural Committee.

NOTE: NO REQUEST FOR REVIEW OF APPLICATIONS WILL BE CONSIDERED IF THE HOMEOWNER IS DELINQUENT IN PAYING HOA ASSESSMENTS.

The guidelines do not necessarily include all rules set forth in the By-Laws of the Kendall Ridge Townhouse Association or the covenants of the Long Reach Village Association but are used in conjunction with these rules. The Kendall Ridge Townhouse Association Board of Directors may establish new or amended rules as they deem appropriate.

These rules are applicable to all owners and tenants. If a tenant occupies the premises, the owner of record must furnish the tenant with a copy of the rules and regulations of the Association. Any application for architectural changes must be submitted by the owner. The Association must be advised of the owner's mailing address. We suggest that to make your application process easier, you should obtain a covenant book from Long Reach Village office.

The Kendall Ridge Townhouse Association Board of Directors reserves the right to enforce these rules by means of legal action or the levying of penalty fines or charges to offset the cost of damages incurred to the Associations.

#### 1. Animals, Pets

Animals should not be left leashed, tethered or otherwise restrained, at or upon any part of the property so as to permit the animal access to the open space. Yards and open spaces must be clear of pet defecation, so that odor and unsightliness will not inhibit the neighbors use of their yards. According to the Howard County Leash Law all animals are to be restrained unless in a fenced area; and, it is the responsibility of each pet owner to clean up after their own animal. Violators will be reported to the Howard County Animal Control (phone number 992-2380).

#### 2. Antennas

Antennas visible from the exterior of the townhouse are not allowed.

#### 3. Automobile Repairs/Service

Major vehicle renovation or repair may NOT be undertaken nor should any vehicle be left elevated on stands or blocks. Autos without current registration or any similar item may NOT be parked on Association property. Additionally, boat trailers, campers, trucks, recreational vehicles, trailers, or inoperable vehicles may not be parked on Association property at any time. Any of the above-mentioned vehicles will be removed by the Kendall Ridge Townhouse Association at the owners expense. Minor repairs and portable ramps are acceptable for tuneups, oil change, etc. for not more than a 24 hour period.

#### 4. Awnings, Sun Trellises

Specifications must be submitted to the Architectural Committee for review and will be considered on a case by case basis.

#### 5. Basketball Backboards

Basketball backboards are not permitted.

#### 6. Chimneys, New Installation

Chimneys protruding from the townhouse must be in the rear or side of end-units only. Chimneys should be constructed of brick or boxed in with materials matching the style and color of the exterior wall. Chimneys exiting through the roof must be located on the rear slope of the roof and be painted to match the roof color. Specifications must be submitted to the Architectural Committee for review and will be considered on a case by case basis.

7. Clotheslines/Clothestrees

Clotheslines/Clothestrees are not permitted.

8. Common Areas

Motorized vehicles are only allowed on Tamar Drive, Silver Trumpet Drive, and parking spaces. Vehicles are not allowed on sidewalks, curbs, or grass. Repair of any damage done to the common area by a resident's use will be the financial responsibility of that resident. Any property or material left upon the common area more than forty-eight hours, and deemed a nuisance or detriment to the use, beauty, or enjoyment of the common area can be removed and disposed of; under the direction of the Board of Directors, at the owner's expense. Written notification will be given before removing or charging the owner for the removal of property from the common area.

9. Decorations, Holiday, Religious Structures

Holiday decorations and/or religious structures are allowed two weeks before the holiday but should not remain more than two weeks past the holiday celebrated. Permanent religious structures are not allowed.

10. Decks/Patios, Ground Level

Decks and/or patios are allowed only to the rear of a townhouse and should be no larger than 18 feet wide by 18 feet from the house. Decks and/or patios may extend an additional foot on the end units to 20 feet wide. If the yard is fenced, the deck can extend to the fence. All decks/patios must have a one foot easement on each side with neighbors. Stairs must remain within the overall dimensions allowed for the deck. All wood used must be pressure treated or cedar and remain its natural color. Gazebos are not allowed. If wheel barrows are used to move materials to the rear of the house, planks, wood sheathing and/or tarps should be used to protect other residents' lawns from damage. It is the homeowner's responsibility for any damage that may occur to the open space and/or neighbors' lawns. Decks must be well maintained. If contractor has difficulty in determining where boundary of the deck is to be installed, please contact the Architectural Committee for assistance. Specifications must be submitted to the Architectural Committee for review and will be considered on a case by case basis. Homeowners are responsible for making sure all building permits, variances, and inspections are acquired and posted in the proper areas. Ms. Utility should be contacted to mark any utility lines before installation.

11. Decks, Second Story (Walk-Out Basements Only)

Decks are allowed only to the rear of a townhouse and should be no larger than 20 feet wide by 16 feet from the house. Decks may extend an additional foot on end units to 21 feet wide. If the yard is fenced, the deck can extend the width of the fence. All decks must have a one foot easement on each side with neighbors. Stairs must remain within the over all dimensions allowed for the deck. All wood used must be pressured treated or cedar and remain its natural color. Gazebos are not allowed. If wheel barrows are used to move materials to the rear of the house, planks wood, sheathing and/or tarps should be used to protect other residents' lawns from damage. It is the homeowner's responsibility for any damage that may occur to the open space and/or neighbors' lawns. Decks must be well maintained. If a contractor has difficulty in determining where boundary of the deck is to be installed, please contact the Architectural Control Committee for assistance. Specifications must be submitted to the Architectural Control Committee for review and will be considered on a case by case basis. Homeowners are responsible for making all building permits, variances, and inspections are acquired and posted in the proper areas. Ms. Utility should be contacted to mark any utility lines before installation.

12. Doors, Front

Front doors must remain the original color and style. Doors should be kept in good repair, free of dents, and should be in freshly painted condition. The trim on the doors should be painted the original color. Color changes must be approved by the Architectural Control Committee. Also doorbells, door knockers, peepholes, and related accessories must be brass or antique brass finish.

13. Doors, Rear Sliding Glass or Replacement

Specifications for replacement doors, such as French Doors, should be submitted to the Architectural Control Committee for review and will be considered on a case by case basis.

14. Doors, Storm/Screen

#### 15. Down Spouts/Gutters

All down spouts/gutters must be well maintained, kept in good repair and appear in a freshly finished state. Down spouts/gutters and all related hardware, including cement drainage blocks, should be wholly intact, connected to each other, and firmly attached to the house. They should be free of rust and chipped, peeling, faded or chalky paint. Otherwise they must be replaced to match existing down spouts/gutters.

#### 16. Fans, Attic

Attic fans are allowed but must exit the rear half of the roof and must not affect the aesthetic value of the house. If visible, the fan must match the roof color. Fans or vents requiring a new or larger opening must be approved by the Architectural Committee. Window air conditioners are not allowed.

#### 17. Fences

Fences must be made of pressure treated or cedar wood, and of the board on board style with a 1 inch by 4 inch cap rail running along the top of the fence. The fence must not exceed six feet in height, and the top of the fence boards must be cut at a 90 degree angle to the long sides. The fence sections should be stepped and horizontal rails be made to match the same plane. Fences are allowed only in back yards to the property line. For end-units, the fence may extend from the back of the house to the side property line. Gates must match board on board design with cap board, and be the same height as the surrounding fence. Metal meshing (green or black) can be installed from the bottom of the fence to the ground. All fences must be well maintained and grass along the bottom of the fence must be kept trimmed. Specifications must be submitted to the Architectural Committee for review and will be considered on a case by case basis.

#### 18. Grills, Barbecue

Grills must be kept and used in the rear of the townhouse.

#### 19. Hot Tubs, Spas

Hot tubs/spas are allowed in the back yard only and must be securely covered when not in use. Mechanical, plumbing, and electrical works of the hot tub must be concealed below the deck/patio and the back yard must be fenced. Please note that the pumping systems to a hot tub is very noisy. Please consider your neighbors before installing a hot tub. Specifications must be submitted to the Architectural Committee for review and will be considered on a case by case basis.

20. House Exterior Brick/Aluminum Siding

The brick exterior and aluminum siding must remain the same color as was originally installed by the builder. The exterior of the house must be kept in good repair and be free of rust, fading, chipping, and chalky paint.

21. House Exterior Lights

Front and rear house lights must remain in the same size and style as installed by the builder. All exterior lights should be in working order, having globes attached, be free of rust, firmly affixed to the house, and be in a like new state. Specifications for installation of any additional or replacement exterior lighting i.e. ornamental lighting, flood lights, must be submitted to the Architectural Control Committee for review and will be considered on a case by case basis.

22. House Numbers

House numbers should be firmly affixed to the house and appear in a freshly polished state as they did when they were installed. Houses' numbers must be maintained as originally installed by the builder. No other style of numbers will be accepted.

23. House Trim

All trim including trim on chimney boxes, vents, windows, and doors should be the original color. Faded, chipped, chalky, and/or peeling paint is not permitted. All trim pieces should be intact and firmly attached to the house. All warped, damaged, rotted or loose trim pieces should be replaced with trim that is also original color and material.

24. Lawns

Both front and rear yards should be planted with grass, except for those with approval for rear patios or ground level decks. The front yard should not be covered with mulch, stone, gravel, synthetic grass or similar materials; rear yards will be considered on a case by case basis; synthetic grass will not be allowed. Front yards should remain free of any artificial adornment such as statues, bird baths, etc. The grass should not be any higher than 4 inches both in the front and rear lawns. Grass should be collected by the lawn mower or raked by hand. All cuttings should be removed from lawn and sidewalks, bagged and placed at the curb for regular trash pick-ups. Sidewalks should be edged. Owners who do not maintain these specifications will fined 25.00 dollars a week after notification is given and until lawn is properly maintained. The A.C.C may elect to have the lawn cut and bill the owner for services rendered.

25. Motorcycles

Motorcycles, motorscooters, and the like, should only be parked in the parking spaces, parallel to the curb so cars can also share these spaces. Motorcycles and the like, should not be stored or kept on any yard, fenced or unfenced. No motorized vehicles should be driven over common areas, yards or sidewalks.

26. Parking

The owner of each house is entitled to the use of not more than two parking spaces, which should be as near to their house as is reasonably possible. Parking is not permitted in any locations which would block emergency vehicles, in front of fire hydrants or mailboxes.

27. Pools, Swimming/Children's Wading

In ground or above ground pools are not permitted. Wading pools are permitted in the rear yard only but must be removed from public view when not in use and stored out of sight.

28. Roofs

Roofs should remain the same color as originally installed by the builder. All roofs should be kept in good repair

29. Sheds

Sheds are permitted in rear fenced yards only. Sheds should either abut the house, matching the existing color of the aluminum siding, or abut a fence matching the wood of the fence. Sheds should not exceed six foot in height. The sheds roof should match the color of the house or aluminum siding. All sheds should be well maintained. Specification for the sheds must be submitted to the Architectural Control Committee for review and will be considered on a case by case basis.

30. Shutters

New, or additional shutters may not be added. Replacement shutters must be the same in color and style as the originals installed by the builders.

31. Sidewalk, Snow Removal

Property owners must provide for the clearing of snow and/or ice from their own walks, steps and sidewalks immediately in front of their property within twelve hours after any ice or snow storm. Those not in compliance are subject to a citation by the Howard County Police Department and a fine of \$10.00 per day levied by A.C.C.



### 32. Sidewalks, Landings/Stoops, Steps

All sidewalks, steps and landings should remain concrete matching the color and texture of that installed by the builder. All sidewalks on private property should be maintained in good repair. All damaged, cracked, uneven, raised, sunken, frost heaved concrete sidewalk, landing, or stoop which protrudes above another section should be replaced with cement to county code. Sidewalks should be maintained in a safe condition. The landing or stoop directly in front of the front door should be in good condition and not sunken, tilted, or twisted beyond the slight, normal pitch for runoff. Landings/Stoops should not be used for storage of materials such as toys, lawn tools, fertilizer, trash cans, etc.

### 33. Signs Real Estate/Political/Religious/Yard Sales

Signs should be small and in good taste. Real Estate Signs should be posted on front lawns only. Not in windows or at the entrance of the community. Temporary yard sale signs may be erected 24 hours prior to the sale and should be removed 24 hours following the sale.

### 34. Skylights

Skylights must be unobtrusive and located on the rear side of the roof only. Specifications for skylights must be submitted to the Architectural Control Committee for review and will be considered on a case by case basis.

### 35. Swings, Children's

Small swings, slides, jungle gyms, and the like are permitted in fenced back yards. Specifications for swing, etc. must be submitted to the Architectural Committee for review and will be considered on a case by case basis. No play equipment or toys should be stored in the front of any townhouse.

### 36. Trash Cans, Trash Bags

Trash cans must be stored in the rear of the house at ground level. Lids must be secure. Trash bags should not be kept upon a lot in public view, except after 6 p.m. the night before trash pick-up. Trash cans or bags will not be stored in the front yard. All trash cans/bags should be placed on common areas/islands after 6 p.m. the night before regularly scheduled trash pick-ups. Violations of this rule will meet with a fine of 10.00 dollars an occurrence. Trash pick-ups are Wednesday and Saturday.

### 37. Trash/Clutter Upon Premises

Automobile tires/parts, garbage bags, pieces of old fencing and other unsightly riffraff should not be stored upon any lot visible to view. Lumber and/or other building material may be stored upon any lot for a short period. ( 2 weeks maximum prior to beginning of a project). Long term storage of building materials is not permitted on any lot.

### 38. Trees, Shrubs

All trees should be well maintained. All dead trees and shrubs must be removed and replaced. All trees except evergreens, should be pruned in such a manner that branches overhanging the common area or sidewalk be at least 7 feet from the ground. The bases of all trees should be mulched. Plans for additional planting of trees and shrubs must be reviewed on a case by case basis.

All shrubs and bushes should be well maintained and trimmed. Shrubs should not be permitted to grow untrimmed into bushy, weedy appearance. It is the responsibility of the property owner to remove pruned plant material and dispose of it in a proper manner.

### 39. Vegetable Gardens

Vegetables gardens are only allowed in back yards and should not occupy more than one-fourth of the back yard. Plants should not be taller than four feet. Fencing should screen the garden. Specifications for vegetable gardens must be submitted to the Architectural Committee for review and will be considered on a case by case basis. Applications must be submitted on a yearly basis.

### 40. Window Air Conditioners/Window Fans

Window air conditioners and window fans are not permitted.

### 41. Windows/Window Coverings

Window frames should remain white aluminum. All replacement windows must match the original, builder installed windows as to number of panes, their size, division, proportions, style, etc. Permanent stained glass windows are not permitted. The glass must be in good repair; it must be intact, free of cracks, any form of stick-on color overlays, etc. All window screens should be intact, in good repair, free from cuts, rips, tears or other damage. Screens should not hang from the window.

42. Windows, Storm, Exterior

Storm windows should be white aluminum. They should match the concept of the builder installed windows. Specifications for storm windows must be submitted to the Architectural Committee for review and will be considered on a case by case basis.

43. Woodpiles

Firewood must be stacked no higher than four(4) feet without support, six(6) feet high when stacked along the interior of a fenced yard. All firewood must be stacked in a crib or on pallets with at least two(2) inches of ground clearance to prevent infestation of termites. Firewood should not be stacked on the exterior side of a fence. Firewood storage on common ground is not allowed. If covering is needed, the color should remain neutral (clear or tan tarp only).

44. Yard Trims/Edging

When edging mulched areas of flower beds, use only material such as cedar shingle, pressure treated lumber, brick, and/or the black in ground rubber trim which is not visible above ground. When deciding on edging/trims please try for a consistent look with your neighbors. No plastic or metal wire/mesh trims are allowed. End units may extend edging/trim around the side yard as long as flower beds or mulched area is presented in this area. If there is confusion about what kinds of trim are acceptable please ask a Architectural Board member.

Terracing of any area must be approved by the Architectural Control Committee. Approved terracing must be done with pressure treated landscape timber, creosoted railroad ties or other materials approved by A.C.C.

45. Pet Houses

All pet houses should be in the rear of the house and in a enclosed fenced yard. All pet houses must be submitted to the A.C.C. for approval.

**Addendum to Kendall Ridge Townhouse Association  
Architectural Guidelines**

Drafted: July 7, 2006

The following text replaces Architectural Guideline 14 on page 5 of the Kendall Ridge Townhouse Association Architectural Guidelines:

14. Door, Storm/Screen

- a) Storm/Screen doors shall be a full-view style with no cross-hatching or filigree. Full-view is defined as the glass or screen portion covering no less than 75% of the vertical height of the entire door.
- b) Doors, doorframes and trim shall contain only vertical and horizontal shapes. Curves and slanted lines are prohibited.
- c) A door may have a single, fixed horizontal trim bar with a vertical height of no more than 4 inches.
- d) The frames for all sliding glass/screen panels shall have widths no greater than 2 inches.
- e) The color of the door shall match an existing color on the house, excluding brick.
- f) Metal security grating shall not be installed on doors or windows.