

Chestnut Hill Cove Homeowner's Association

Homeowner Guidelines

April 2014

Chestnut Hill Cove homes have been designed to blend with the natural beauty of the community's wooded areas and waterfront. To preserve this unique design, we each agreed when we purchased our homes, to comply with the standards set forth in the Chestnut Hill Cove Homeowner's Association (CHCHOA) Governing Documents. We also agreed to require any potential tenants (renters) to comply with these standards. These guidelines summarize the CHCHOA standards as set forth by the Bylaws of the community.

Home Improvements

Work order requests must be approved by the covenant's committee prior to commencing work on the exterior of your home (e.g., roofs, fences, decks, patios, sheds, painting, landscaping, satellite dishes, heat pumps, hot tubs, etc.). Window A/C units and fans are not permitted. All satellite dishes (1 meter or less) must be placed on the rear roof of your home, and all wires going to the dish must not be visible. All exterior improvements and exterior alterations that affect the appearance of the community will be considered on a case by case basis. Existing structures or alterations do not set a precedent for future changes. Approval by the homeowner's association does not release residents from the responsibility of obtaining required Anne Arundel County permits. Work order request forms may be obtained from ProCom or downloaded from our web site at www.ChestnutHillCove.com.

Exterior Color

Exterior trim, shutters, doors, decks, fences, and railings will be maintained in good repair. A work order request must be submitted and approved prior to painting or staining. When repainting, community standards prefer that the front door and exterior shutters be the same color. Storm doors are required to match either the front door or door trim color. The covenant's committee has samples of all available colors.

Maintenance of Yards

Yards must be maintained in good order and condition. Lawns must be kept trimmed and sidewalks swept clean of grass clippings. Front trees and bushes need to be pruned periodically. Backyards must be kept clean of all trash and maintained in a manner that presents a pleasant environment to surrounding neighbors. Sidewalks must be cleared of snow or ice within 6 hours of the first precipitation as dictated by Anne Arundel County Code.

Common and Community Property

As the phrase implies, "community property" does not belong to any individual homeowner. Homeowners are not permitted to take over adjacent community property as their own. No alteration on common property is permitted (e.g., cutting trees down, clearing underbrush, construction of structures, etc.). All personal property shall remain within the confines of the homeowner's property (e.g., patio furniture, swing sets, toys, trashcans, barbecues, woodpiles, etc.). Home Owner must be in good standing with the HOA to use and access common and community property.

Fences

Fences are not to exceed 72" in height, and must be constructed of either pressure treated lumber or a composite material (natural wood colors only) in a board on board (alternating board) style with a flat top. Corner posts may have a decorative top, subject to approval by the covenant's committee. Fences need to be stained with a clear or natural wood color. Homeowners are responsible for maintaining fences in good condition by periodically power washing and staining. Prior to fence construction, all homeowners must obtain work order approval from the covenant's committee and an Anne Arundel County Permit (i.e., an end home on a roadway requires a county permit). If you have a water view home, fences cannot be higher than 48".

Decks

Decks must be constructed of pressure treated lumber, or a composite material (natural wood colors only), and should be no deeper than the width of the house. Rail posts should be 4"x4" square railings with 2"x2" straight-line balusters. No decorative corner posts or balusters are permitted. No shades, lattice board or other object may obstruct the view from surrounding homes above the upper deck rail line. Decks need to be stained with a clear or natural wood color. Prior to deck construction, all homeowners must obtain work order approval from the covenant's committee and an Anne Arundel County Building Permit.

Sheds

Sheds must be constructed of wood or a composite material with a shingled roof and may not be larger than 8' wide 8' deep x 7' high. They may be painted the color of your home, have siding, or stained a clear or natural wood color. Sheds may be placed anywhere along the fence line in backyards that are enclosed. In yards not fenced in, sheds must be placed either under the deck, up against the rear of the house, or at the extreme rear of the yard. Design, placement and color must be approved by the covenant's committee prior to installation.

Patios

Patios on the lower level may be constructed of pressure treated lumber, composite material, brick, flagstone, or aggregate stone. Patios of plain concrete are permitted if they do not extend beyond the footprint of the upper deck.

Play Equipment

Swing sets and other playground equipment are permitted within the boundary of a homeowner's backyard only. Equipment made of wood or plastic is acceptable, metal playground equipment is not. Swimming/wading pools are not allowed on homeowner's property. Toys and bicycles may not be stored in the front, side yard, or behind your fence on common property.

Storm Doors

Storm doors must be full length clear glass and match the front door or door trim color.

Trash Collection

Trash pick-up, recycling and yard waste pickup is on Thursdays, unless it is a holiday and would then be picked up on Friday. In an effort to improve and maintain the community appearance, homeowners are required to:

- 1) Trash is kept in containers with lids in a clean and sanitary condition per Anne Arundel County Code.
- 2) Put trash out after 6:00 p.m. on Wednesday evenings, and collect empty containers by 7:00 p.m. on Thursday.
- 3) Store containers in an out of sight location. *Trash cans and recycling bins may not be kept on the front porch or in the front yard.* Trash must not be allowed to accumulate in your back yard and must be taken out weekly. All containers that are found not to adhere to these guidelines will be collected and disposed of.

Vehicle Repair and Restoration

No major repair of vehicles are allowed on community property which may include but not limited to oil changes, brake jobs, etc. to either vehicles, boats or motorcycles.

Vehicle Registration and Parking

All vehicles must be registered, title and tagged in accordance with Maryland State Law. Commercial vehicles are not to be parked on any lot longer than necessary to perform the function to which the vehicle relates. As provided by Maryland State law, no vehicle with a gross weight of 10,000 lbs. or more, or longer than 20 ft. in length, may be parked in a residential area.

There are no assigned parking spaces in our community. Home owners should park on the court based on their street address. Home owners are allowed to park only 2 vehicles per home in front of the town homes, all other vehicles must be parked in overflow areas, or on an adjacent court in their overflow areas. When at the marina, do not park in front of homeowner residences. Parking is not permitted in front of fire hydrants, mailboxes, double parking along curbs or on Chestnut Cove Drive (which is maintained by Anne Arundel County). Please respect all community "no-parking" signs. If you have visitors, advise them of our parking policies. Boats, trailers and motorized vehicles are not to be stored in backyards.

Vehicles that do not comply with these guidelines, will be towed.

Boats & RV's

Boats, trailers and recreational vehicles are only permitted in community parking lots to prepare for use or storage. Boat trailers are permitted at the marina for no longer than 24 hours due to limited space. The community has water and electric available at the marina for washing and waxing, and a boat and RV storage lot for long term storage.

Pets

Pets are a major source of complaints and concerns within the community. Please observe the following county guidelines:

- 1) Clean up after your pet. Any waste deposited by a pet is the responsibility of the owner.
- 2) All pets must be licensed with Anne Arundel County.
- 3) All pets are to be on a leash and in full control of the owner when outside the residence.
- 4) Pets are not to be chained up or restrained without supervision.
- 5) Pets are not to be left in the yard for the day while the homeowner is away.
- 6) Constantly barking dogs are to be restrained by the owner immediately.
- 7) Cats are not to be left out to freely roam the community.
- 8) Call Procom and or Anne Arundel County Animal Control @ 410-222-8900 to report all animal problems.

*Thank you,
Chestnut Hill Cove Homeowner's Association
Board of Directors*

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Overflow Parking Areas

- 1) Chestnut Woods Court – Parking between the parking signs along Chestnut Woods Court hill
- 2) Chestnut Haven Court – Parking spots not directly in front of homes
- 3) Arborwood Place – Parking along outer island
- 4) Veranda Court – Between 1146 Veranda Court and Chestnut Cove Drive
- 5) Swan Hill Court – Parking along outer island
- 6) Hollow Glen Court - Parking along outer island
- 7) Tillerman Court - Parking along outer island
- 8) Double Chestnut Court - Parking along outer island & between 1107 & 1109 Double Chestnut
- 9) Chestnut Moss Court - Parking along outer island
- 10) Chestnut Manor Court – Between 931 & 933 Chestnut Manor & Between 999 Chestnut Manor and Chestnut Cove Drive
- 11) Chestnut View Court - Parking along outer island
- 12) Chestnut Brook Court - Parking spots not in directly in front of homes
- 13) Timberfield Court - Parking along outer island
- 14) Springhouse Lane - Parking along outer island on Garden View Court
- 15) Garden View Court – Parking along outer island
- 16) 889 to 899 Chestnut Cove Drive – Parking along spots on Chestnut Manor or along outer island on Chestnut View Court
- 17) 1029 to 1041 Chestnut Cove Drive – Parking along spots on Double Chestnut or along outer island on Chestnut Moss