

**Taskers Chance Homes Corporation
Policy Resolution**

Architectural and Environmental Standards and Guidelines

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Whereas, the existence, composition, basic duties and powers of the Architectural Control Committee are established in Article VI of the Declaration of Covenants, Conditions and Restrictions of the Taskers Chance Homes Corporation¹; and

Whereas, Article VI of the Declaration of Covenants, Conditions and Restrictions establishes an Architectural Control Committee to monitor compliance with published guidelines governing alterations, additions, and improvements to the exterior of homeowners' properties, and to approve or disapprove any such alterations, additions, and improvements; and

Whereas, the Board of Directors wishes to establish an Architectural Control Committee which will approve or disapprove homeowners alterations and improvements and will monitor compliance with established guidelines in conformity with the Association's Declaration of Covenants, Conditions and Restrictions; and

Whereas, the Board of Directors further wishes to enumerate the powers, functions and operation of the Architectural and Environmental Review Committee;

Now, Therefore, be it resolved that, in support of the above, the Board of Directors (also referred to as the Board) establishes the Architectural Control Committee (hereafter, ACC) and declares and adopts the following policies and procedures governing architectural and environmental standards and guidelines (hereafter, Standards and Guidelines). The purpose of the ACC is to adopt community design criteria for all or part of the neighborhoods of Taskers Chance, reflecting the differences, if any, if architectural design and special relationships therein as stated in Article VI, Section 2 of the Declaration. This process includes an application process and an administrative appeal process if applications are denied for any particular reason.

Introduction

To ensure that Taskers Chance will always be an attractive and desirable community in which to live, architectural and environmental standards must be maintained. These Standards and Guidelines are meant to benefit all residents of Taskers Chance. They are intended to protect the homeowners' investments and to ensure that all homeowners can take pride in their community. Thus, all residents share the responsibility to comply with, support, and contribute to them.

High standards require that guidelines and restrictions on external alterations be adopted and observed. The standards also take into consideration variations within the community based on different styles of architectural design created by the developer. The Board has approved these guidelines and procedures based on the Taskers Chance Declaration of Covenants, Conditions, and Restrictions (hereafter, the Covenants). From time to time they may be updated to clarify their intent and address alterations, additions, and concerns.

The Architectural Control Committee (ACC) charter requires that it rule on homeowner applications for exterior alterations, improvements, and exterior decoration of home and property, based on the merits of the proposed projects' architectural compatibility, construction materials, and workmanship. This includes the compatibility and harmony with the architectural theme of the Taskers Chance style groups within which the applicant lives, as well as the overall Taskers Chance community.

Compliance with these standards requires from each Taskers Chance Homes Corporation Member (hereafter, Member) that degree of regard for their neighbors, which is expected in return. The potential benefits include escalating property values and maintenance of an attractively designed, appealing community that is a pleasant and enjoyable place in which to live. The ACC has endeavored to make the Standards and Guidelines as thorough as practical, yet easy to meet, and to make the approval process simple and responsive.

¹ The Declaration of Covenants, Conditions and Restrictions ("Declaration") being referenced is the 4th Amendment of the Declaration entitled "Codification and Amendment" dated September 13, 1991 and recorded at Liber 1733, folio 548.

I. Scope and Operation of the ACC

Scope of the ACC

1. The purpose of the ACC is to regulate the external design, appearance, use, location, and maintenance of the Taskers Chance Homes Corporation and improvements thereon in such a manner so as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography. **Approval of the ACC does not guarantee approval and/or the soundness of the construction and/or compliance with applicable Federal, State or local building codes. Each applicant is responsible to ensure that all permits have been submitted to applicable governmental entities and that required approval has been obtained.**
2. **It is the responsibility of the ACC to:**
 - a. Administer the Architectural and Environmental Standards and Guidelines based on the standards set forth in this document and consistent with the Covenants, subject to the approval of, and subsequent appeal decisions of the Board of Directors.
 - b. Review all applications for Member alterations and improvements for compatibility with the ACC Standards and Guidelines, and to approve or disapprove requests accordingly.
 - c. Prepare a report of each ACC meeting, including attendance and a record of actions considered and taken. This report is to be provided to the Board and/or management agent within 15 days after the conclusion of the meeting.
 - d. Every six months, inspect the results of the applications for compliance to the approved plans and specifications as well as to the Standards and Guidelines. These inspections will ensure that modifications have been completed according to the original ACC applications and that unapproved modifications have not been completed.
 - e. Notify the managing agent of any violations and request letters describing the violation be written to ensure that they are removed or remedied to bring them up to standards.
 - f. Maintain copies of ACC reports (as outlined in Section 2c) among the permanent records to the ACC as required in the Covenants.
 - g. Inform the Board President of any applications for changes, which are not, addressed in these Standards and Guidelines and which may set a precedent, prior to the ACC's meeting to consider such changes.
 - h. Recommend to the Board appropriate modifications to the Taskers Chance Architectural and Environmental Standards and Guidelines.
 - i. Respond to Member requests for assistance by proving examples of approved, finished projects or other information.
 - j. Carry out these duties within the timelines specified in this document and, in supporting and upholding the Standards and Guidelines, to make the process easy, timely, and fair for all Members.

Operation of the Committee

1. The Board of Directors will appoint an ACC comprised of at least three (3) or more Members of the Association and one (1) Board member as designated from time to time by the Board. The Board member will be excused or able to recuse themselves from serving on any appeal to the Board. All ACC members will serve at the pleasure of the Board.
2. The members of the ACC will choose a committee chairman from among the ACC members.
3. If fewer than three (3) Members are willing to serve on the ACC, the Board will perform all functions and duties of the ACC.

4. The ACC may take no action without the presence of a quorum, which is the majority of the members of the Committee.
5. An affirmative vote of a majority of the Committee members is required to make any finding of determination (including a disapproval of an application), ruling of order, or to issue any permit, consent, authorization, approval, or the like regarding regulation, changes, or additions to Taskers Chance property.
6. A member of the ACC will be removed from the committee if at any time the member's monthly HOA assessment remains unpaid for more than sixty (60) days or for any violation of the Covenants and/or rules and regulations of the Association.
7. An ACC member may be removed from the committee by the affirmative vote of a majority of the remaining committee members for failure to attend three (3) consecutive committee meetings or failure to attend four (4) committee meetings during any twelve (12) month period.
8. The ACC will meet monthly during early Spring and Summer when the majority of architectural requests are submitted. During all other times, the ACC will meet as necessary.
9. All ACC meetings are open and consequently the ACC will inform the Association of the location, date and time of ACC meetings. During the ACC meetings the Committee will hear objections and comments, even those given orally by interested Members not having submitted an objection or comment in writing. The ACC members in attendance will decide by majority vote to approve, disapprove, or table action pending further investigation of the request. The ACC may, but is not required to, hold a special open hearing to discuss the applicant's request in the event of special circumstances.
10. Approval of past alterations shall not by itself, justify approval of the same or similar alterations in other locations. Approved alterations that are subsequently determined by the Board to create a nuisance or annoyance or to create an unsafe condition shall be required to be removed at the expense of the property owners on whose Lot it is situated. Approved alterations that are a nuisance or are deemed unsafe shall be referred to the Board for corrective action.

II. ACC Application Process

1. In accordance with Article VI of the Declaration for Association, "No dwelling or other building, fence, wall, sign, swimming pool, tank, partition, patio, retaining wall or structure of any kind shall be commenced, erected or maintained within Tasker's Chance nor shall any exterior addition to or change or alteration therein be made until an application containing two (2) copies of the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same shall have been submitted to and approved in writing by the Board or Directors of the Tasker's Chance Home Corporation or by an Architectural Control Committee..." .
2. Prior to any exterior addition to or change or alteration to any Lot or structure every Member shall submit a written "Application for Architectural Change" (Application) using the current form established and available from the managing agent (current copy attached). From time to time the forms are updated. Only the most current form will be accepted for consideration.
3. The application process is as follows:
 - a. Applicant must obtain a current application from the Board, management agent, or Association website and complete as required
 - b. A completed application request form with requisite documents (e.g. brochures, official land plot, etc) should be submitted to the management agent. The management agent will enter the date and time the application is received and forward to the Chairperson of the ACC
 - c. The ACC will review the application and requisite documents and will inform the management agent as to the status of the application
 - d. The management agent will inform the applicant of the status of their application
 - e. Any questions about the status of the application or the ACC's decision must be submitted in writing to the management agent
 - f. No work must commence until at least thirty-three (33) days after the application has been submitted for approval or earlier, if the ACC has reviewed the application and issued its decision, to allow for mailing and delivery of

approval/denial of architectural application

4. All ACC applications must be submitted with two (2) copies and contain ALL of the following:
 - a. Details of the complete plans and specifications of the project, including the height, width, length, size, shape, color (sample if possible), materials, and location of the proposed change. An elevation view of the proposed change should also be included.
 - b. A house location survey of the property is also required. This survey should show the exact dimensions of the property and ALL changes including those covered by the application. The seller should have provided this survey at the time you purchased your home.
 - c. With respect to Applications submitted for the approval of a deck, the survey which is submitted must show (i) conservation easement areas and building restriction lines affecting the property, (ii) the proposed item, e.g. deck, drawn to scale, and (iii) the distance, in feet and inches, of the proposed item, e.g. deck, from the side and rear property lines.
 - d. If the alteration affects the existing drainage pattern, the proposed drainage pattern must be included in the application.
 - e. Photographs, sketches, and/or street number locations of similar approved projects will aid in the prompt consideration of the application.
 - f. Descriptive text including the purpose of the addition or alteration should also be included.
 - g. The application must contain the name, address and signature(s) from four (4) members adjacent or most affected by the change who have acknowledged that they have seen the applicant's request form and are aware of the request for modification. If the resident is a renter, it should be so indicated on the application. The management company will notify the appropriate absentee Members. **Signature by adjacent property owners does not acknowledge approval of the proposed request.** The applicant should note names and addresses of members who refuse to sign on the application
5. Objection to Application: Members may comment on the applicant's request, **in writing** to the ACC, within five (5) days after receiving notification by the applicant or managing agent. Objections related to the ACC decision(s) should be submitted to the management agent a copy of the objection will be forwarded to the ACC Chairperson. The nature of any objection must be specifically described. The ACC will take into consideration any written objections when reviewing the application. Lack of consent from any Member does not mean that the request is automatically denied. If an effected Member who has been given proper notice files a written protest, the Committee must hold a public hearing to discuss the application. This hearing must take place within ten (10) days after the applicant and all effected members have been notified in writing.
6. Applications can be obtained only from the management agent, and must be received at least seven (7) days prior to the next monthly Committee meeting.
7. The blank application may be photocopied without alteration to its contents. The Committee will accept no modified versions.
8. Instructions for completion are on the application with information about when and where ACC meetings are to take place.
9. The ACC will meet the second Saturday of each month during early Spring and Summer when the majority of architectural requests are submitted. During all other times, the ACC will meet as necessary. Meetings will be held at the Taskers Chance Pool house.
10. Any applications not received seven (7) days prior to the Committee meeting will be considered late, will not be approved, and will be reviewed at the next scheduled meeting. (Resubmission of a late application is not necessary.)
11. All ACC applications must be submitted to the management agent. The managing agent will maintain a written, dated log

of all ACC applications and ACC responses. The ACC cannot accept applications directly from Members.

12. On-time applications will be either approved or disapproved by the Committee within thirty (30) days after receipt by the Committee.
13. Members will be notified in writing of the ACC decision regarding their application. A written reply will consist of a copy of the application-bearing signature of the Chair or Acting Chair of the ACC indicating approval, disapproval or request for additional information. It will explain any restrictions on approval or reasons for disapproval of the project. It will indicate, based on the Standards and Guidelines, why the request is being denied. The applicant has the right to request reconsideration if they can supply new or additional information which might clarify the request or demonstrate its acceptability. Reconsideration at the next ACC meeting is the norm unless the information is provided at the initial ACC meeting where the application is considered and the applicant amends the application in writing.
14. If a proposal is rejected, the reason(s) for the disapproval shall be stated as part of the written decision. The applicant may request reconsideration if new or additional information which might clarify the request or demonstrate its acceptability can be provided. The Applicant may pursue an appeal to the Board of Directors in accordance with these Standards and Guidelines.
15. If the ACC fails to reply in writing within thirty (30) days after receipt of the application, the proposed change shall be considered acceptable and in compliance with this document and the Covenants.
16. The applicant may not deviate from the approved plans including any imposed restrictions contained on the approval application and/or within the Standards and Guidelines without further ACC approval of another written application describing the deviation.
17. Approval of any plan shall not be construed as approval of the structural integrity of the alteration or improvement, nor does it relieve the applicant from acquiring the requisite permits from any and all public agencies.
18. The decision of the ACC is considered final. However, any decision rendered by the ACC may be appealed to the Board by the applicant or by any other Association Member, provided such appeal is registered in writing to the managing agent with fifteen (15) days after written notification of the ACC decision. The management agent will log in and forward to the Board president. If requested, the Member is entitled to a hearing before the Board. In accordance with the Covenants, the Board may reverse or modify the decision of the ACC. Appeal hearings will take place within 30 days from receipt of the appeal by the management agent. During this time, applicant cannot commence any work.
19. In case of an appeal to the Board, the Board will notify all persons who previously registered comments and/or objections to the original application.
20. Work on the approved project must commence within six (6) months following approval and must be completed within twelve (12) months following approval. If the approved project does not begin or complete as specified, the approval shall be considered to have lapsed and a new application must be submitted.
21. Applicants are encouraged to complete the work as soon as possible. During construction, the work site must be maintained in a neat and workman-like manner.
22. Minor changes to a proposal deemed necessary by the Committee at the time of approval, to bring the proposal into technical compliance with these rules, will be specified by the Committee at the time of approval and considered part of the approved plan. If the applicant disagrees with any change in the application specified by the Committee, the application shall be considered disapproved and will have to be resubmitted for reconsideration at the subsequent meeting of the Committee.

III. Appeals to the Board of Directors

1. Any Member aggrieved by a decision of the ACC concerning the approval or denial of an application shall have the right to appeal that decision to the Board of Directors. Provided however, that the Member, other than the applicant, who failed to

register their objections with the ACC, either in writing prior to, or by appearance at, the hearing, shall be deemed to have waived the right of appeal. The management agent must receive appeals within 15 days after notice of denial is received.

2. The Board of Directors may reverse or modify the decision of the ACC by a vote of two-thirds (2/3) of the Board of Directors. The Board member serving on the ACC must recuse themselves and cannot vote on the appeal of the denial of an application.
3. No work covered by an application shall be performed until the Board has heard any and all appeals and a decision rendered.
4. In case of an appeal to the Board of Directors, the Board will notify all persons with a properly registered objection to the original application of the appeal in writing ten days prior to the Board hearing the appeal.
5. Hearings before the Board of Directors

Appeals to the Board are “de novo”—meaning that the Board reviews the application on its face, along with any notes from the ACC meetings on the matter and renders an independent decision.

At a hearing related to a denial of architectural request before the Board of Directors, the following procedures will be followed:

- i. Proof of the notice of hearing and the invitation to be heard will be placed in the minutes of the hearing. This requirement is waived if the Member appears at the hearing.
- ii. The Member, if present, may present information regarding the denied application. The Member will be afforded a presentation time not to exceed fifteen (15) minutes.
- iii. Any other parties who wish to speak at the hearing will be allowed a time period not to exceed five (5) minutes each.
- iv. Within fifteen (15) days after the date of the hearing, the Member will be advised, in writing, of the decision made by the Board of Directors.

At a hearing related to an architectural violation before the Board of Directors, the following procedures will be followed:

- v. Proof of the notice of hearing and the invitation to be heard will be placed in the minutes of the hearing. This requirement is waived if the Member appears at the hearing.
- vi. The Member, if present, may present information regarding the alleged violation. The Member will be afforded a presentation time not to exceed fifteen (15) minutes.
- vii. Any other parties who wish to speak at the hearing will be allowed a time period not to exceed five (5) minutes each.
- viii. Within fifteen (15) days after the date of the hearing, the Member will be advised, in writing, of the decision made by the Board of Directors.
- ix. If the decision of the ACC is upheld, the Member will be notified in writing of the corrective actions required and the time by which the corrective actions must be completed. The Member will be afforded a minimum of fifteen (15) days to complete corrective actions.

IV. Procedures for Monitoring Architectural Compliance

1. Right to Inspect. The ACC reserves the right to inspect the exterior property of Members for compliance with architectural and environmental standards. ACC members may inspect the property to ensure that approved changes have been implemented according to plan. The ACC will make an appointment with the Member if access to the property is necessary.

Also, any application approved, where later it is shown that the application misrepresented the change, may result in the applicant being required to correct or reverse the alteration or improvement. The ACC may also inspect the exterior property as part of its routine inspection of the Association.

2. Prior Approvals. Any alterations or improvements completed on Member property before the publication of the Standards and Guidelines and which were approved by the ACC will be considered in compliance with these guidelines, as will any alterations approved by the ACC under prior version(s) of the architectural and environmental Standards and Guidelines. Any alterations or improvements completed before publication of these Standards and Guidelines which do not meet these Standards and Guidelines and were disallowed by the ACC will be considered to be in violation and the Member will be notified to resubmit an application or remedy the violation.
3. Non-approved Alterations. Any alterations or improvements on Member's property without prior written approval by an acting ACC will be considered to be in violation and the Member will be notified to resubmit an application or remedy the violation.
4. Removal or Correction of Violations. In the event of any violation of the Covenants or of the Standards and Guidelines set forth herein and in Article VI of the Covenants, the ACC will notify the Managing Agent of the violation. The Managing Agent will document the violation and notify the violator to remove or correct the violation with thirty (30) days or such period as may be required in the notice of violation. If the violation is not removed or corrected within the allotted time, the Board shall have the right to take appropriate actions to cause the violation to be removed or corrected. Any costs incurred will be assessed against the owner of the property and a statement of the amount shall be rendered to the owner. At this time the assessment is due and payable, and becomes a lien on the property until removed by payment.

V. ACC Guidelines, Allowances, and Restrictions

1. The submission and approval process described in Section II (ACC Application Process) of this document must be fully complied with to ensure ACC action on an application. The list of guidelines, allowances, and restrictions in this Standards and Guidelines document is not all-inclusive. If a specific exterior alteration or improvement is not mentioned, ACC approval must nevertheless be obtained prior to any work being done. Applications for such items will be considered as submitted.
2. Any exterior alteration to homes or property must have ACC approval before any work may begin.
3. Any exterior addition or alteration to an existing building must be compatible to the with the design character of the original building and community.
4. Taskers Chance consists of eight (8) distinct style groups: Greenspring, The Estates, Miller's Crossing, Addison's Choice, Summerhill, Rosehaven, Key Parkway, and Village Homes. This document addresses the architectural and environmental requirements for the each style group in a separate section.
5. Each style group represented in Taskers Chance includes unique exterior features. Any alteration and improvement should reflect the architectural theme suggested by these appointments. Construction materials, colors, and façade details must match as closely as possible to the theme of each style group, and workmanship must be of acceptable quality. Standards and Guidelines specific to a particular style group will be noted.
6. The ACC may only regulate and monitor conditions and alterations relating to Member property. Requests for alterations or improvements to common areas must be directed to the Board of Directors. Reports on the condition of common areas should be directed to the Board.
7. Environmental, regulatory and safety factors may influence decisions when the ACC is aware of their affect on applications. This includes applicable Public codes and ordinances. It is incumbent upon Members making application to avail themselves of all codes and ordinances that have jurisdiction over the prospective alteration or improvement. The Taskers Chance Board and the ACC are not agents nor will they act as agents for Public authorities having jurisdiction over improvements. Should it be brought to the attention of the ACC that applicable codes or ordinances were not adhered to for improvements or alterations, the ACC may require that the violation be corrected or the improvement or alteration

previously approved be reversed to its original condition. To ensure that homeowners have submitted a building permit and that said permit has been approved; ACC applications should include said documents.

8. Items that require approval by the ACC prior to installation are noted by 

ACC Guidelines, Allowances, and Restrictions

Allowances and restrictions for the following items are detailed in the section below. Homeowners should review the specifications provided below and should where noted submit an application and supporting documentation.

- 1 Attic Ventilators
- 2 Decks
- 3 Doors—Front and Storm Doors
- 4 Driveways, Entrance Stairs and Entrance Ways
- 5 Exterior Lighting
- 6 Fences and Walls
- 7 Flags and Flagpoles
- 8 Gutters and Downspouts
- 9 Hot Tubs and Spas
- 10 House Numbering
- 11 Landscaping and Gardens
- 12 Paint
- 13 Patios
- 14 Playground Equipment
- 15 Roofing and Exterior Siding
- 16 Satellite Dishes and other Antennae
- 17 Sheds
- 18 Skylights
- 19 Solar Heating Systems
- 20 Swimming Pools
- 21 Trash Cans and Recycling Containers
- 22 Windows, Window Treatments and Shutters
- 23 Other Structures and Miscellaneous Items

As noted above, items that require approval by the ACC prior to installation are noted by .

Homeowners should note that the specifications for certain structures vary by home group (e.g. deck and patio size limitations) and should be certain to follow the text for their home group.

Attic Ventilators

1. Attic ventilators and turbines are allowed providing they are installed on the rear slope of the roof and, to the extent possible, they blend with the roof. Prior ACC approval is not required.
2. Multiple ventilators may be installed providing that they conform with the location requirements outlined above

Deck Requirements (On-ground, above-ground, open-air, or screened)

The Estates, Summerhill, Rosehaven & The Village Single Family Homes

1. In addition to the ACC rules, all decks must comply with Frederick City and County specifications. No deck may be constructed in a conservation easement area or in violation of building restriction lines affecting the property.
2. Deck location is limited to rear yards only. Decks shall not extend beyond the side of the dwelling constructed on such

Lot, and shall be fully contained within the rear yard of any such Lot.

3. Deck must be built with a minimum of #2 pressure treated lumber. Other materials, including non-wood materials, will be considered and require ACC approval prior to installation.
4. Replacement of an existing deck requires Committee approval.
5. Decks may be stained and/or painted provided that the color(s) conform to the color scheme for the main house. Applications, including details about stain or paint color, must be submitted to the ACC for approval.
6. Screened decks must be stained and/or painted to match with the color scheme of main house. Roof shingles must match shingles on main house. Applications, including details about deck and shingle color, must be submitted to the ACC for approval.
7. Enclosed, under-deck storage is permitted. For specific information on storage units, refer to the “Shed” section.
8. Any superstructure on decks requires approval (e.g., hot tub, enclosed fire pits, etc.)
9. Enclosed decks, roofs, retractable awnings or permanent awnings over decks, sunrooms, screen-in patios, room additions, and bump-outs from the original wall plane of the house will be considered.

Addison’s Choice & Greenspring Townhomes

1. In addition to the ACC rules, all decks must comply with Frederick City and County specifications. No deck may be constructed in a conservation easement area or in violation of building restriction lines affecting the property.
1. Deck location is limited to rear yards only. Decks shall conform to builder deck plans exactly and shall not exceed 12 feet by 16 feet.
2. Deck must be built with a minimum of #2 pressure treated lumber. Other materials will be considered. Other materials, including non-wood materials, will be considered and require ACC approval prior to installation.
3. Replacement of an existing deck requires committee approval.
4. Decks may be stained and/or painted provided that the color(s) conform to the color scheme for the main house. Enclosed decks are not permitted. Applications, including details about stain or paint color, must be submitted to the ACC for approval
5. Enclosed, under-deck storage is not permitted. For specific information on storage units, refer to the “Shed” section.
6. Any superstructure on decks requires approval (e.g., hot tub, enclosed fire pits, etc.)
7. Retractable and permanent awnings over decks will be considered.

Miller’s Crossing and Key Parkway Townhomes

1. Deck (or “patio”) cannot exceed 9' x 9' with an 8” height. May extend from concrete based entry to fence on two sides. Ground under patio will be layered with paving stone. All material will be pressure treated pine. Finished patio will be prepared for stain or paint to match fence or house.

Doors—Front and Storm Doors

1. Storm door glass must be full-length or three-quarter view. These doors are defined as (a) having single clear-glass panel which runs at least three-fourths the length of the door, including oval shapes; or (b) having double clear-glass panels separated by a narrow metal horizontal strip through the center of the door. ACC approval is required prior to installation.
2. Storm doors and screen doors, if not painted white, must match the color of the paint on the house trim, the color of the window shutters, or the color of the door being covered.
3. Storm doors may have retractable screens.
4. Screen doors are not permitted.
5. Replacement hardware for the front door entrance, including deadbolt locks, peepholes, doorknobs, doorknockers, kick plates, and house numbers, must maintain the design and materials used by the builder. Any new door hardware must be in harmony with hardware in the home group. Modifications do not require ACC approval.
6. An ACC application must be submitted to change the paint color of the front door. Any changes to paint color must be in harmony with other colors in the home group. A sample paint chip must accompany the application.
7. An ACC application is not required if the homeowner is re-painting the front door with the exact original color, an application is not required.
8. Security and restrictive entry devices such as bars, wrought iron, other grillwork, wire mesh, etc. are prohibited on doors is prohibited.

Driveways, Entrance Stairs, and Entrance Ways

1. Driveway expansions or alterations require ACC approval.
2. Re-surfacing does not require prior approval providing that the material being applied is the same as that installed by builder.
3. New sidewalks, pathways and other pavement require ACC approval.

Exterior Lighting

1. Decorative and functional exterior lighting (front of home and near garage) must be replaced with fixtures that match, as closely as possible, the design and materials of the original installed by the builder. These replacements do not require ACC approval.
2. Security floodlights are allowed in the front and/or rear of home provided that they are motion-activated or sound activated. Security lights should not be directed at neighbors' houses. Security floodlights do not require ACC approval.
3. Subdued lighting for patios, decks, and ground (garden and flower bed) are allowed provided they are of the low voltage type. Patio, deck and ground lighting do not require ACC approval.
4. Lights on posts in the front of homes are allowed provided the entire row of homes on a side applies to install them. They must be electric, and reflect the architectural theme of the home group. Lampposts may not be moved or modified, including paint color. Nothing may be affixed to them except house numbers as originally installed or approved.
 - 1 Applications should include wattage, height of light fixture above the ground and a complete description, including material, and location of the fixture on the property.

5. Bug “zappers” are allowed in rear of home only. Exception: Millers Crossing and Key Parkway town homes—bug zappers are allowed in front yard.
6. Holiday lighting must be down and suitably stored within thirty (30) days following the day of the recognized holiday.

Fences and Walls

The Estates, Summerhill and Rosehaven Single Family Homes

1. All fence installations require ACC approval.
2. Chain link or other galvanized metal fences of any size and height are prohibited.
3. Fence may be stained and/or painted provided that the color(s) conform to the color scheme for the main house.
4. Fences must either be 3-board PVC fencing 42" in height or 3-rail split rail fencing 48" in height. Galvanized welded wire or vinyl coated wire may be attached to the inside of the fence.
5. Other fence material and sizes will be considered on a case-by-case basis.
6. Fences are not allowed forward of the rear plane of the house, and must not encroach upon the property of neighbors or onto common area or property.
7. No fence will be approved if its installation will obstruct sight lines of vehicular traffic. An approved fence that is subsequently found to obstruct sight lines of vehicular traffic shall be removed or moved by the owner at the owner's expense.
8. Hedges and/or tree rows planted for the purposes of creating a fence along the owner's property line require approval from the Committee as if it were a regular fence.
9. All fences must be kept in good repair and appearance at all times (at homeowners' expense).
10. For backyards with a severe down slope, the ACC will entertain an application for a height variance provided it meets all applicable County codes.
11. Walls (including retaining walls) require approval and must be no more than 15" in height from the original ground plane.

Addison's Choice & Greenspring Townhomes

1. Fences are permitted in rear of property only for interior townhouses. End-unit townhouses may have fences along side yard property line providing that the fence does not extend beyond the front most bumps out.
2. Rear privacy fence must match the privacy fencing installed by developer, which is alternating 1' x 4' board on board (Vertical Wingate), 6' in height, with a 42" wide gate.
3. Fences may not be stained or painted, except for a clear protective coating.
4. Fences for end-unit townhouses may not extend beyond front corner of townhouse.
5. All fences must be kept in good repair and appearance at all times.

6. All fence applications must include endorsement from immediate neighbors.
7. Hedges and/or tree rows planted for the purposes of creating a fence along the owner's property line require approval from the Committee as if it were a regular fence.
8. Homeowner is responsible for 50% of maintenance and repairs of adjoining fences - which would be the side, which faces the owner's yard.

The Village Homes

1. Fences must conform to builder's standard—white vinyl privacy fence with lattice.
2. All fences must be kept in good repair and appearance at all times.

Miller's Crossing and Key Parkway Townhomes

1. Homeowner is responsible for 50% of maintenance and repairs of adjoining fences - which would be the side, which faces the owner's yard.
2. The approved paint color for Miller's Crossing Townhouses is "Desert Sand".

Flags & Flagpoles

1. Permanent freestanding flagpoles may be considered and require the prior written approval of the Committee.
2. Temporary flagpoles may be no longer than six feet. Flagpoles in the front of the house must be mounted on the doorjamb, window jamb, or the siding or brick exterior wall. Rear flagpoles must be mounted by a rear door or on the deck. The mounting hardware may be permanent; however, the pole must be removable.
3. A United States or State flag is allowed provided it is kept in good repair. Seasonal/decorative flags are permitted as long as they are maintained and removed within 30 days of holiday/event. Maximum flag size 3' x 5'.
4. Flags that are generally considered "offensive" in nature (e.g. Nazi flags, Ku Klux Klan) are not permitted.

Gutters and Downspouts

1. The colors of gutters and downspouts must be consistent with the overall color scheme of the home.
2. Repaired or replaced gutters and downspouts must be the same as the original gutters and downspouts. Any additional installations of gutters or downspouts or changes in color require ACC approval.
3. Water drainage pipes made of black/green corrugated plastic may be attached to downspouts. They must be buried or hidden to the extent possible. They must not contribute to erosion on common property or a neighbor's property.
4. French drains are permitted.

Hot Tubs and Spas

1. Hot tubs and spas are permitted in the rear of the homes providing they are on patios or decks with prior written approval of the ACC.

2. Properties with hot tubs and spas must either be fenced or hot tub must have a cover that will be closed and locked when hot tub is not in use. Fence must meet ACC guidelines and requires a separate application.
3. Hot tubs in the Millers Crossing and Key Parkway Townhomes will be evaluated on a case-by-case basis.

House Numbering

1. House numbers must be a minimum of six inches (6") in height and should be visible from the street.
2. Approval is not needed as long as replacement matches or similar to original and in harmony with the house structure and community.

Landscaping and Gardens

1. The ACC encourages planting of flowers, trees, and shrubbery provided the owner properly maintains them. Such general landscaping does not require ACC approval except as outlined in these Guidelines and Restrictions.
2. Landscaping projects that alter the Lot topography and drainage patterns must have Committee approval.
3. Landscaping projects that will result in more than fifty percent (50%) of turf (grass) area of either the front or rear halves of the Lot being altered must have Committee approval.
4. Vegetable gardens must be located between the rear building line of the dwelling and the rear property line and may not exceed in size more than ¼ of this area.
5. No structure, planting or other materials shall be placed or permitted to remain in an easement that will interfere with the installation and/or maintenance of utilities.
6. Members have a duty to maintain their lots in good order and repair and free of debris, including but not limited to, the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery. At no time will approved or unapproved landscaping be allowed to become unkempt or uncultivated in appearance. Turf areas need to be mowed at regular intervals, maintaining a maximum height of five inches (5"). Members are required to take all reasonable measures to maintain a healthy, green lawn.
7. Hanging plants and planter boxes are allowed only in the rear of the home. Non-hanging plant pots of masonry, clay, terra cotta, cast metal, resin, and wood are allowed in front, side, and rear and should not exceed an average of 12". To prevent infestation and rot, it is recommended that on-ground planters be made of materials other than wood and not to exceed an average of 12 inches.
8. Non-decorative garden supports; trellises, stakes, and other plant support apparatus are allowed but must be removed at the end of the growing season.
9. Terracing is allowed provided that each terrace is no higher than 15 inches from the original ground plane.
10. Garden and flowerbed edging and borders are allowed provided they are not higher than 15 inches. They may be made of natural, red or white brick, landscaping edging including pressure-treated wood, residential grade inter-locking concrete block that simulates rocks or bricks, clean aggregate, gravel, or bedding material. **Construction grade concrete/cinder block is prohibited.**
11. Hedges, tree rows, and shrubbery hedges/barriers are allowed provided they do not encroach upon other property or prevent access or egress from the property of others. They cannot obstruct sight lines for vehicular traffic.
12. Any dead trees on homeowners' property must be replaced with tree of like kind.
13. Garden hose caddies are allowed provided they are stored close to the faucet and are not higher than approximately

three (3) feet from the ground. Hose caddies must be stored indoors during the winter months.

14. Underground watering systems for yards, flowerbeds, and gardens are allowed.
15. Decorative garden pools and waterfalls are allowed in the back yard only. They should complement the yard or garden design.
16. Compost piles must be constructed of a wooden outside frame with wire or block interior. These piles must have a screen-planting plan submitted with each application. Compost piles should not exceed three (3) feet in height or over more than nine (9) square feet in area. They must be located in the rear of the home at least five (5) feet from the property line and they must be properly maintained (including periodic turning and straw coverage). Failure to maintain a satisfactory compost pile and/or a determination that the compost has become a public nuisance shall be considered and abandonment of the compost pile and a violation of the Standards and Guidelines.
17. Subdued lighting for garden and flower beds are allowed provided they are of the low voltage type. This type of lighting does not require ACC approval.
18. **Prohibited items include:**

- Trees not allowed: Fruit bearing, Weeping Willows, Female Ginkgo Balboa, Silver maple, Tulip Poplar, American Beech, Elm, and Bamboo.
- Plantings not allowed: corn, sugarcane, or other types of unusually tall produce plants.
- Vegetable gardens may not be planted in the front of a dwelling.
- No sound hardwood tree with a diameter in excess of size (6) inches as measured two (2) feet above the ground shall be removed from any Lot without approval.
- Trees installed in a row along streets, whether on Member property or on common property, may not be removed, moved, or replaced with another type of tree without approval of the ACC (or the Board, for trees on common property).
- Dead trees, shrubs, grass patches, etc on Member's property.
- Excessive overgrowth of trees and shrubs, excessive weeds, or infestation on Member property.
- Outside storage of lawn movers, garden tools, lumber, building materials, debris, bags of dirt, mulch, gravel, and the like.

Paint

1. Exterior trim paint colors and color tone must match that originally used by the builder. If the exact paint is no longer available, a paint that appears to match may be substituted. ACC approval is required if the exact color originally used by the builder is not being used. No prior approval is needed as long as paint matches the color originally used by builder.
2. Paint must be maintained to minimize discoloration, peeling, and chipping.

Patio Requirements

The Estates, Summerhill, Rosehaven & The Village Single Family Homes

1. Patios constructed of brick, flagstone, slate, cobblestone, or other patio material will be considered. Concrete resembling pavers or stones will also be considered.
2. Patios cannot be painted or covered with carpet.
3. Patio location is limited to rear yards only.
4. Any superstructure on patios requires approval (e.g., hot tub, enclosed fire pits, etc.).
5. Retractable and permanent awnings will be considered for approval on a case-by-case basis.

6. Drawings and specifications must accompany application.

Addison's Choice & Greenspring Townhomes

1. Patios constructed of brick, flagstone, slate, cobblestone, or other patio material will be considered. Concrete resembling pavers or stones will also be considered.
2. Patios may not extend beyond 12 feet from rear wall of townhouse.
3. Patios cannot be painted or covered with carpet.
4. Patio location is limited to rear yards only.
5. Any superstructure on patios requires approval (e.g., hot tub, enclosed fire pits, etc.).
6. Retractable and permanent awnings will be considered for approval on a case-by-case basis.
7. Drawings and specifications must accompany application.

Miller's Crossing and Key Parkway Townhomes

1. Patio cannot exceed 9' x 9' with an 8" height. May extend from concrete based entry to fence on two sides. Ground under patio will be layered with paving stone. All material will be pressure treated pine. Finished patio will be prepared for stain or paint to match fence or house.

Playground equipment

1. No play equipment of any type may be constructed or stored in the front yard or driveway of home (including portable basketball hoops and bicycles). As used in this paragraph, "Stored" shall mean overnight or when not in use for a period of more than twelve (12) hours.
2. Playground equipment and playhouses may be installed in the backyard only with prior ACC approval. ACC approval will be based on consideration of equipment size, design, and visual screening.
3. Treehouses (or any other structure constructed in a tree) are not permitted.
4. Use of portable playground equipment (e.g. plastic Little Tykes, portable basketball hoops) does not require prior committee approval—providing that temporary installation and use occurs exclusively on the homeowner's property. Use of any portable playground equipment in the common areas (e.g. common green space) requires approval of the Board.
5. For permanent playground equipment, use of wood or resistant vinyl is encouraged.
6. Permanent basketball hoops are prohibited.
7. Skateboard ramps are prohibited.
8. Trampolines are prohibited.

Roofing and Exterior Siding

1. All replacement-roofing and exterior siding materials must match that originally installed by the builder and requires prior approval from the ACC.
2. Patching of missing shingles associated with typical home maintenance does not require ACC

Satellite Dishes and other Antennae

Whereas, the Federal Communications Commission (hereafter, FCC) adopted rules specifically addressing satellite dishes and/or antennas; and

Whereas, Taskers Chance Homes Corporation desires and intends to adopt reasonable restrictions governing installation, maintenance and use of antennas in the best interest of the Community and consistent with the FCC rule;

Now Therefore, be it resolved that, in support of the above, the Board of Directors adopts the following rules and regulations, consistent with the laws of Maryland, Frederick City and Taskers Chance Homes Corporation documents which shall be binding upon all owners and their grantees, lessees, tenants, occupants, successors, heirs and assigns who currently, or in the future, may possess an interest in the Community, and which shall supersede any previously adopted rules on the same subject matter.

Definitions:

Antenna – any device used for the receipt of video programming services, including direct broadcast satellite (DBS), television broadcast (TVBS), and multipoint distribution service (MDS). A reception antenna that has limited transmission capability designed for the viewer to select or use video programming is a reception antenna provided that it meets FCC standards for radio frequency emission. A mast, cabling, supports guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna.

Mast – Structure to which an antenna is attached that raises the antennae height.

Transmission only antennae – any antennae used solely to transmit radio, television, cellular, or other signals.

Owners - any unit owner in Taskers Chance Homes Corporation. For purpose of this rule only, "owner" includes a tenant, occupant or heir who has the written permission of the homeowner/landlord to install antennas

Telecommunications signal – signals received by DBS, TVBS, and MDS antennas.

Exclusive Use Area – Limited common area in which the owner has a direct or indirect ownership interest that is designated for the exclusive use of the owner.

Antenna Size and Type

1. Residents may install a BDS or MDS antenna which is one (1) meter or less. **Antennas larger than one (1) meter are prohibited.**
2. Antennas designed to receive television broadcast signals, regardless of size may be installed.

Location, Installation and Maintenance

1. Antennas shall be installed solely on property owned by an owner or on exclusive use area if provided for herein. No antenna, wires or any accouterments shall be placed on any common area. Owners cannot drill into common areas to pass through electrical cords from the interior of the unit to the location of the satellite dish.
2. Antennas may be place on patios or balconies so long as the patio or balcony is the exclusive use area to the unit and its location otherwise comply with these Guidelines. Antennas may also be placed on the roof, so long as the roof is exclusive use area to the unit and its location otherwise complies with these Guidelines.
3. Antennas shall be located in a place generally shielded from direct and obvious view from the street or from other lots to the maximum extent possible; provided, however, that nothing in these rules would require installation in a location from which an acceptable signal may not be received. Camouflaging antennas through inexpensive screening or plantings is requested if antennas will be directly visible from the street.
4. Exterior antennas wiring shall be installed so as to minimize visibility. Antenna wiring must be underground or must immediately enter the home. Exterior wires should be buried. Homeowners are strongly encouraged to contact local

utilities prior to digging.

5. Owners of satellite dish antennae should make every reasonable effort to ensure that the appliance and all cables, wires and other accouterments are maintained in an acceptable manner consistent with recommended guidelines. If the equipment is not maintained, Taskers Chance Homes Corporation can require the owner, through the legal process or as otherwise permitted by law or pursuant to the Taskers Chance Homes Corporation legal documents, to take action to maintain the equipment. If the owner fails to do so Taskers Chance Homes Corporation reserves the right to enforce this rule and the owner will be responsible for any and all costs associated with the enforcement.
6. Antennae and mast shall not be installed higher than is absolutely necessary for reception of an acceptable quality system.

Mast Installation

1. Masts that exceed twelve feet (12') or less beyond the roofline may be installed subject to the regular notification process. Masts that extend more than twelve feet (12') above the roofline must be approved before installation providing that an "acceptable quality" signal is achievable with a mast height, which is below the roofline.
2. A licensed and insured contractor must install masts.
3. Masts must be installed to withstand wind, ice, and snow.
4. Owner must obtain any necessary Federal, State or City Permits to install a mast.

Safety

1. Antennas shall be installed and secured in a manner that complies with all applicable Federal, State, County, and/or city laws, regulations, and manufacturer instructions.
2. Antennas shall not be placed where they come into contact with electric power lines or interfere with power lines or electrical transmission.
3. Antennas must be secured so that they do not jeopardize the soundness or safety of any other structures. All Satellite dishes installed must withstand wind speeds of at least eighty miles per hour (80 mph) so as not to blow off and injure Taskers Chance Homes Corporation owner or property in any fashion and other safety considerations.
4. All installation must comply with applicable codes and shall be permanently and effectively grounded.

Shed Requirements

The Estates, Summerhill, Rosehaven & The Village Single Family Homes

1. Regardless of construction, maximum shed size is limited to 80 square feet with a maximum 9-ft. roof peak. If wood construction is used homeowner must install siding or paint and shingle the roof to match existing exterior of house. Drawings, specifications or a picture of a similar shed must accompany application

Addison's Choice & Greenspring Townhomes

Custom built sheds:

1. Only one orientation is permitted for shed installation. Shed must be installed in the rear of the property along interior side of property line. Location of the entrance door is at the homeowner's discretion.
2. Sheds must be constructed using 1x4 cedar to match natural color fence. Roof must be constructed using asphalt shingles that match townhouse roof.
3. Sheds must conform to the following size specifications: 8'0" (along interior side of property line) x 4'0" (along rear

property line) x 6'0" (height).

4. Privacy fence must be extended to rear of lot.
5. Drawings and specifications must accompany application.
6. Only one shed structure is permitted.

Pre-manufactured (non-wood) sheds:

1. *Rubbermaid* or Vinyl Storage Shed not to exceed 8' x 4' x 6'.
2. Must be installed in same orientation as custom-made sheds.
3. Only one shed structure is permitted.

Miller's Crossing and Key Parkway Townhomes

This is for an addition to the existing storage shed that is 67" in length, 40" in width, and 56' in height. The addition will be constructed of pressure treated pine (top choice) lumbar prime quality material. The add-on will double the size and will be totally constructed on the owners property. Asphalt fiberglass shingles, aspen gray in color will be installed on the entire structure, hardware will match, and the final structure will be painted with "Desert Sand" color to match the existing storage shed and fence.

Skylights

Skylights are allowed, with prior approval from the ACC, providing they are installed on the rear slope of the roof and are of similar design, size, and materials as other skylights within the style group.

Solar Heating Systems

1. Active and or passive solar heating and cooling systems must be installed on the rear slope of the roof and must blend with the roof to the extent possible.
2. Installation of solar heating systems requires prior approval from the ACC. Detailed information about the size of the solar panels must be included in the application materials.

Swimming Pools

1. In-ground pools will be considered in the rear of single-family homes only. Above ground pools (except as specified below in Section 4) are not permitted within the community.
2. Detailed plans for the location and construction of a pool must be submitted with the application.
3. Properties with pools must be fenced. Fence must meet ACC guidelines and requires a separate application.
4. Temporary child wading pools not exceeding twenty-four inches (24") in depth are permitted provided the pool remains beyond the rear-plane of the home. For safety reasons, homeowners should empty temporary wading pools when not in use.
5. No variances to current ACC guidelines and restrictions will be issued in support of a pool installation.
6. Homeowners should ensure that installation of swimming pool complies with local building and safety codes.

Trash Cans/ Recycling Containers

1. All trash must be placed in trashcans, vermin proof containers, or approved City of Frederick Trash Receptacles.
2. Trash cans/recycling containers should be stored out of sight and trash should not be placed at the curb prior to the evening before trash day. Cans/containers should be removed from the curb promptly.
3. Trash cans/recycling containers should be placed on front curbs no earlier than 6:00pm the evening prior to collection. Trash cans/recycling containers should be removed from front curbs no later than 7:00pm the day of trash collection.
4. Trash cans/recycling containers may not be placed on common areas.
5. Trash cans/recycling containers may not be stored in such a manner that they are visible from the common area or another lot that is objectionable or detrimental to the aesthetic values of the total community.

Windows, Window Treatments and Shutters

1. Replacement of exterior shutters does not require ACC approval provided that the replacements replicate the exact style, size, and color as originally installed by the builder.
2. A change in the paint color of exterior shutters requires an ACC approval, and the proposed color must match or harmonize with any of the colors used on other shutters within the home group. A sample paint chip must accompany the request.
3. Installation of new shutters (i.e. where not installed by builder) requires an ACC approval.
4. Permanent window mounted air conditioners will be considered under certain circumstances and requires ACC approval. Window mounted air conditioners may only be installed on side or rear of home.
5. Window fans are allowed in rear windows only. Exception: Millers Crossing and Key Parkway townhomes—window fans are allowed in front windows.
6. Storm windows and screens are allowed without prior ACC approval. Storm windows must be either white or match the color of the home trim. Unpainted storm windows or screens are prohibited.
7. Replacement glass for windows must be clear. Exception—non-reflective, energy-efficient glass may be used but must match original window installed by builder. Installation of windows with tinted glass to reduce solar glare will be considered on a case-by-case basis and required ACC approval.
8. Window greenhouses (for windows in the rear of all home-style groups) are allowed with prior ACC approval. Window greenhouses must match the color of the window trim. The window greenhouses installed on the homes by the builder are considered the appropriate style with acceptable dimensions.
9. Window awnings (permanent and retractable) are allowed with prior ACC approval on rear of home only. Awnings must coordinate with exterior color of the home. Window awnings over front door are prohibited.
10. New homeowners must remove sheets, blankets, or temporary shades from all windows within 30 days of move-in.
11. Security and restrictive entry devices such as bars, wrought iron, other grillwork, wire mesh, etc. are prohibited on doors is prohibited.

Other Structures and Miscellaneous Items

1. Ornamental Structures and Fixtures—Including Holiday Decorations
 - 1 Small decorative yard ornaments and statuary are allowed provide they are of earthen/neutral colors (e.g. clay or

concrete). Height may not exceed twelve (12 inches in the front and side yard, and approximately three (3) feet in the rear yard. Overpowering lawn ornaments are not allowed, including large animals (deer, farm animals), etc.

- 2 Birdbaths are allowed providing they do not exceed fifty (50) inches in height and twenty-four (24) inches in width. They must be of a natural material and white or earthen in color (e.g. clay or concrete). Bird feeders and birdhouses are allowed in the rear only. It is suggested that feeders and birdhouse be kept away from the decks and patios of neighbors. Larger birdbaths will be considered on a case-by-case basis and require ACC approval.
 - 3 Installation of water fountains and other water features (e.g. koi ponds) will be considered on a case-by-case basis and require prior ACC approval.
 - 4 Approval is required for large decorative objects that are visible from the street. Large exterior decorative objects include, but are not limited to, such items as bird baths, wagon wheels, sculptures, fountains, pools, stumps, driftwood piles, freestanding poles of all types, windmills, and items attached to previously approved structures.
 - 5 Small decorative plaques and ornaments are allowed without prior approval provided they are affixed to the front entrance or within the entrance. (Typically, plaques indicate year of house completion, year established, owner or occupant name, etc.) Cast iron, cast aluminum, or brass is the only type approved. Size limitations are 12 inches by 18 inches.
 - 6 Wind chimes, thermometers, rain gauges and similar apparatus are allowed provided that they are not offensive or bothersome to neighbors.
 - 7 Ornaments commemorating holidays, occasions, or religious observances are allowed for the length of time appropriate to the holiday or observance without prior approval. Holiday ornaments must be taken down and suitably stored within thirty (30) days following the day of the recognized holiday. Non-seasonal ornaments indicating welcome, good health, etc., are allowed year-round if within the size and material limitations in Item 1 above without prior approval.
2. Signs—Commercial and Non-Commercial
- Only the following signs (regardless of placement) are permitted: real estate signs (“For Sale” and “For Rent” signs); burglary alarm signs; temporary congratulatory signs for new-births, birthdays and other special occasions; and decorative plaques, ornaments and profession affiliation signs. **All other signs are prohibited**, including bill and flyers attached to anything in the community unless approved by the Board.
- 1 Only one (1) sign is allowed per home.
 - 2 All signs must meet the County regulations with respect to size, content and removal.
 - 3 All signs must be placed on or within the owner's property
 1. Event specific signs (e.g., political signs, birth announcements) are permitted provided that they are not offensive or bothersome to neighbors. These types of signs are event specific and should be removed within the appropriate time frame.
 2. Except for security alarm decals/signs and rental/sale signs, no other sign or advertising may be affixed to the house.
3. Lawn furniture is allowed in the rear of the home only. Exception: Miller’s Crossing and Key Parkway townhomes may have lawn furniture in front of home. Exception: Homes with front porches may have decorative chairs.
 4. Tent, trampolines, and rain/sun shelters of a temporary nature are allowed in the rear for parties and gathers, but must be removed promptly after the event. Fold-up umbrellas and sun canopies are allowed during the warm season.
 5. Doghouses are allowed within the rear yard only; provided the Member has installed a fence. Dog runs, pens and lines

are not allowed

6. Firewood must be neatly stacked in the rear of the home near the rear door or patio. It may not be located near the property line. It must be stored on a raised temporary foundation of brick, firewood tubing, or other suitable material to minimize the possibility of rot and infestation.
7. Permanent property line markers installed by the builder are allowed. These corner markers are usually flush with the ground or buried under the sod. Plastic tent pegs are recommended for additional reference property markers as long as they are installed flush with the ground. Above ground stakes indicating the location of permanent markers are project borders are permitted for temporary use only. Law prohibits removal of the markers installed by a surveyor at the time the lot is built.
8. Prohibited structures and miscellaneous items include:
 - Member-installed mailboxes.
 - Clothes lines (temporary or permanent) and elevated cables/cords.
 - The use of deck railings to dry clothes, rugs, etc.
9. No owner of a lot within Tasker's Chance shall store or maintain, nor cause to be maintained, any materials, equipment, trash receptacles, machinery, furniture or other similar items upon the Common Areas; nor upon any lot in such a manner as to be visible from the Common Area or another lot that is objectionable or detrimental to the aesthetic values of the total community.

Maintenance of Property

Each Member is responsible for the maintenance of all structures and landscaping located on their property to include such items as decks, fences, storage areas, gardens, shrubbery, and trees. Members should refer to the Housing Code for Frederick City and ensure that they are in compliance with applicable local codes. The following are examples of basic maintenance violations:

- Peeling paint on home, garage or other structure.
- Broken, sagging, or out of plumb fences or missing sections.
- Decks in disrepair.
- Playground equipment in disrepair.
- Broken windows or doors.
- Gutters and downspouts in disrepair or in need of painting.
- Shutters in disrepair, in need of painting, or missing.
- Missing house numbers.
- Sidewalks, driveways, or other pavement in disrepair.
- Piles of grass, leaves, shrubbery, clippings. And tree branches.
- Gardens or shrubberies that have been neglected or have died.

Other Provisions

1. Liability and Indemnification. All officers and members of the ACC, while acting on behalf of the ACC, shall be legally protected from action against them, as set forth in the legal documents of the Community and the Director and Officers' insurance policy.
2. Severability. If any provision of this document is found to be illegal or unenforceable, the remaining provisions shall survive and remain in full force and shall not thereby be terminated.
3. Waiver or Rights. The failure or delay of the Taskers Chance Homes Corporation. or of the ACC to insist upon the compliance with any provision of this document, or to exercise any right or privilege granted herein, shall not be construed as a waiver of any rights or remedies and such provision shall continue in force.
4. Enforcement of Provisions. Violation of any of the covenants and/or Guidelines may result in the following:
 - 1 Removal of Non-Approved Structure
 - 2 Modification of Non-Approved Structure
 - 3 Fines

Attachments

Application for Architectural or Environmental Change (Current as of the effective date below).

Adopted: 2/16/06

By: 
President, Board of Directors

Effective: 4/01/06