

ARCHITECTURAL APPLICATION INSTRUCTIONS

WHAT TO INCLUDE IN AN APPLICATION FOR EXTERIOR MODIFICATIONS:

1. A House Location Survey (Certified Plat): A copy of your plat must be included for new construction and additions to a present structure on the lot. Please submit plat for decks, fences, patios, play houses, sheds, landscaping, etc. The location of the proposed structure MUST be drawn on the plat. Drawings should be to scale. Plats are not required for paint changes, storm doors/windows, or other such modifications.
2. Detailed Drawings: A full set of architectural drawings must be included for some changes such as decks, fences, patios, etc. Landscaping plans including size and type of plants as well as number to be planted must be included.
3. Dimensions: Provide all dimensions, including height, roof slope, and etc. on new construction.
4. Description of Materials: Provide a list of all materials to be used in the proposed construction.
5. Description of Colors: Applications for colors, which are not the original color of house and/or trim, MUST be accompanied by actual color samples and not photos.
6. Photographs: Photographs of existing conditions are helpful to the Architectural Committee.
7. Drainage: Changes in grade or other conditions that will affect drainage MUST be indicated. Applications may be disapproved if adjoining properties are adversely affected by drainage changes.
8. Signatures of Property Owners: Obtain signatures of all property owners who will be most affected by the change. A minimum of TWO signatures is required with the application.

WOODS END HOMEOWNERS ASSOCIATION
APPLICATION FOR EXTERIOR MODIFICATION

APPLICANTS NAME: _____

ADDRESS OF PROPOSED CHANGE: _____

HOME PHONE: _____ WORK PHONE: _____ LOT NO. _____

FIRST SUBMITTAL: YES _____ NO _____

INSTRUCTIONS TO APPLICANT:

1. Please refer to the Declaration of Covenants, Conditions and Restrictions for specific submittal requirements for each proposed change.
2. Submit application form, drawings, and other required documents to:

Woods End Homeowners Association, c/o Quality 1 Property Management 12138
Central Avenue, suite 863, Mitchellville, Maryland 20721

3. All alterations except paint changes and storm door/windows require a house location survey indicating the location of the proposed changes.

Describe Proposed Changes (attach additional sheets if needed):

Obtain signatures of property owners who will be most affected by the change(s):

Name	Lot No.	I acknowledge that I have been advised of this change.
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Estimated Start Date: _____ Estimated Completion Date: _____
(Allow 45 days for ACC approval prior to start date)

WOODS END HOMEOWNERS ASSOCIATION
APPLICATION FOR EXTERIOR MODIFICATION

1. I agree that compliance with Woods End Homeowners Association Standards, Rules and Regulations and approval by the ACC do not constitute compliance with county building and zoning codes, and ACC approval shall not be construed as a waiver or modification of any code restrictions.

2. I agree that no changes will be started until written approval of the ACC has been received by me, and that if changes are made, I will be required to return the property to its former condition at my own expense and pay all legal fees incurred if this application is disapproved.

3. I agree that members of the ACC shall be permitted to enter upon my property after prior notification to me and at a reasonable time, for the purpose of inspecting the proposed change, the project in progress, and the completed project. Such entry shall not constitute a trespass.

4. I agree that the authority granted to make the proposed changes will be revoked automatically if the changes requested have not commenced and are completed within three (3) months of the approval date.

HOMEOWNER'S SIGNATURE: _____ DATE: _____

ARCHITECTURAL

Homeowners are reminded before you begin any changes to the exterior of your home please review the Woods End Declaration of Covenants, Conditions and Restrictions. This document outlines the information you need to know about how and why we govern our property. If you don't have a copy, please contact the management company and request a copy.

Motion Lights/Security Lights – Homeowners who have or are installing lights, the fixtures that contain the lights should be white in color.

1. If installing a light fixture at the center of the garage, it should be in the center at the apex of the trim above the garage door if both homeowners agree, or in the right or left corner of the trim on the face of the garage.
2. If installing a light in the rear, it should be at the base of the 2nd floor window trim for three (3) level homes; and also on the base of the 2nd floor window trim for two (2) level homes.
3. If installing a light on the side of an end unit home, it should be at the center of the base of the 2nd floor window trim.
4. (See attached illustration for light locations described above)

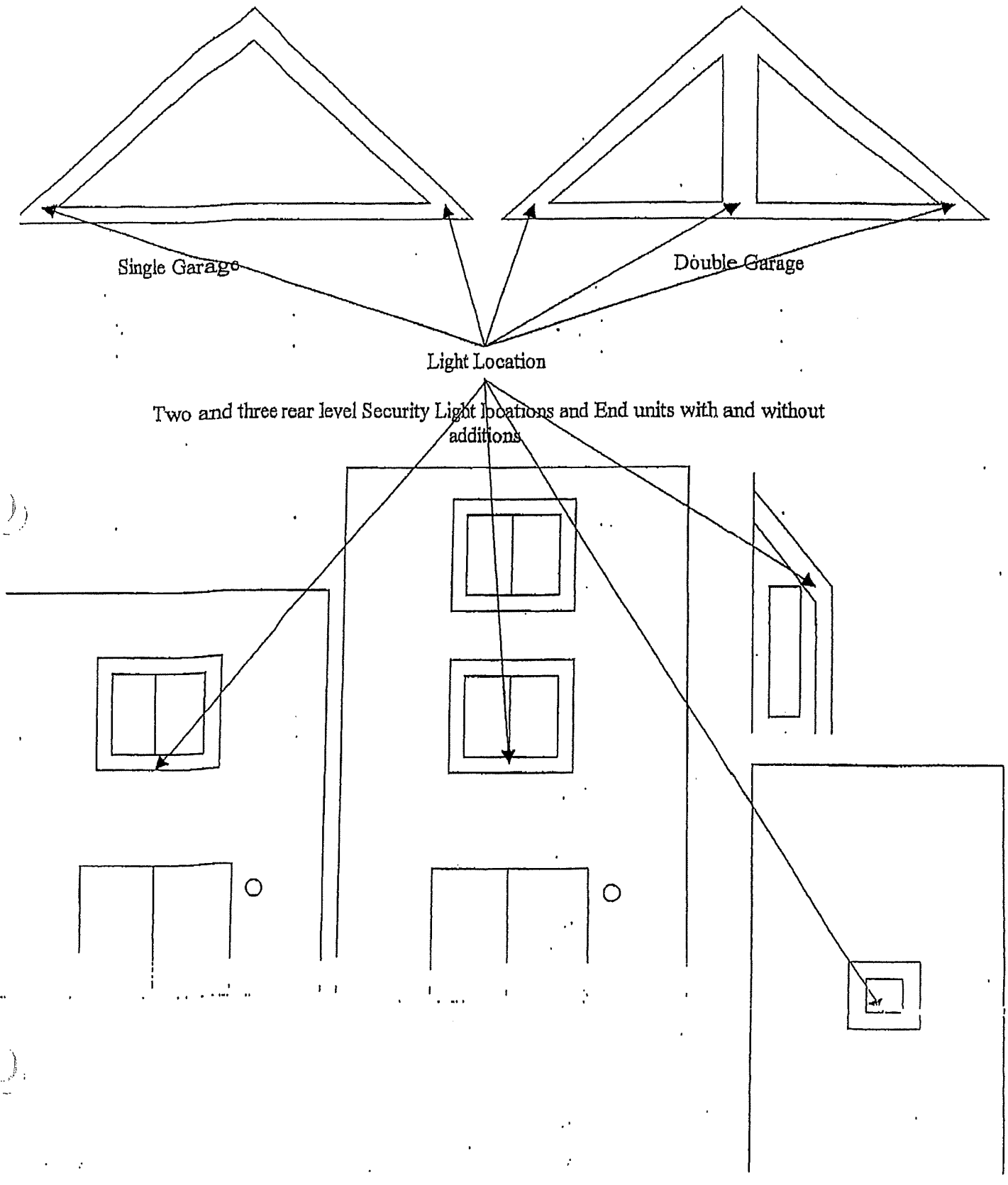
Front entrance doors – All front entrance doors must be gray in color with a half moon glass at the top, or with a center, vertical pane of glass in the door, or a solid door. (See attached illustration of approved door for replacements)

Front storm screen doors – The attached illustration of several storm door styles will be grandfathered in; but should a homeowner purchase a new door, it must comply with a full view, glass screen door, which is the first style at the top of the illustration and all storm screen doors (old or new) must be white in color. If security bars are placed on the rear sliding glass door, they also must be white in color, no matter the style.

Window – For homeowners needing replacement cranks for windows, they can be purchased from Blaine Window Repair Service at 703-823-2900. If interested in replacement windows, contact Capital Investments/Improvements, Inc. at 410-761-5200. Numerous homeowners within the community have used this company and the replacement windows comply with the architectural requirements.

Security Light Locations

All Security Lights Must be white and in proper working order and condition. All lights can only be mounted on the wood surfaces of your home.



ARC INSPECTION 2001

ADDENDUM TO HOMEOWNER CITATIONS

These are the approved standards and materials to be used for replacements, repairs and maintenance.

ELEMENTS

MATERIALS

ROOF SHINGLES

(color) CHARCOAL BLACK

GUTTERS AND
DOWNSPOUTS

WHITE ONLY

REPLACEMENT TRIM

(color) BEHR ULTRA PURE
WHITE SEMI GLOSS
LATEX PAINT

DOORS

(color) PLATINUM GRAY
BEHR EXTERIOR SEMI
GLOSS ENAMEL PAINT
COLORANT MIXTURE: OZ 48 96
B LAMP BLACK 1 21 0
C YELLOW OXIDE 0 6 0
F RED OXIDE 0 2 0

STORM DOORS OR
BARS

WHITE ONLY

NEW FRONT DOORS CAN BE WITH OR WITHOUT WINDOW GLASS. IF
THEY HAVE GLASS, THE GLASS CANNOT BE TINTED OR STAINED GLASS
IN THE FRONT DOORS.

ELEMENTS

MATERIALS

GARAGE DOORS

FOUR PANNELS WHITE ONLY
Measures: 21' X 8'

SIDING

(color) GRAY – if not replaced use the following paint

BEHR EXTERIOR PAINT

COLORANT MIXTURE: OZ 48 96

B LAMP BLACK 2 45 0

C YELLOW OXCIDE 1 33 0

F RED OXIDE 0 7 1

CONCRETE FOUNDATIONS

SHOULD REMAIND NATURAL OR IF
PAINTED WITH ULG CONCRETE
PAINT IN GRAY
(use only concrete paint)

IF YOUR CONCRETE FOUNDATIONS ARE "PARGED", THE FOUNDATION CANNOT CONTAIN MAJOR CRACKS. IF THE PARGE IS CRACKED IT WILL EVENTUALLY FALL OFF IN CHUNKS. IF NECESSARY, CHECK WITH THE ARC FOR RECOMMENTATIONS FOR REPLACEMENT OR REPAIR.

DRIVEWAYS

USE BLACK DRIVEWAY SEALANT
(brush on or roll on)

HOUSE NUMBERS

(color) BLACK AND CENTERED
HORIZONTALLY AND LOCATED
ABOVE THE GARAGE ONLY
(numbers measure 31/2" tall)

HOUSE LIGHTS

ROUND, WHITE GLOBES (plastic or glass)
(measures 3" opening and 6" around)
GLOBE BASE IS METAL OR PLASTIC-BLACK
ONLY. IF YOU HAVE REPLACED THE FRONT
OR BACK LIGHTING FIXTURES.

PLEASE

**CHECK WITH THE ARC OR THE BOARD
ABOUT FIXTURES THAT DO NOT MEET
THIS STANDARD. YOU COULD BE CITED
FOR ARCHITECTURAL VIOLATIONS IF
YOU DO NOT PROVIDE JUSTIFICATION
FOR THE CHANGE.**

WINDOWS

FRAME measure 28" X 44"

GLASS measure 22 ¾" X 38 ¾"

THE ARC CAN PROVIDE INFORMATION
ABOUT VENDORS WHO CAN PROVIDE
REPLACEMENT WINDOWS THAT MEET
THE STANDARD.

DECKS

AN APPLICATION MUST BE SUBMITTED TO
THE ARCHITECTURAL COMMITTEE
ATTACHED WITH THE BUILDING PLANS
AND MATERIALS. UPON APPROVAL
DECKS ARE TO BE BUILT NO FURTHER
THAN 10' FROM THE BACK OF THE HOUSE
AND NO WIDER THAN THE WIDTH OF THE
HOUSE. RAILS MEASURE 4' TALL. DO NOT
USE PAINT OR STAINES.