

**Enterprise Knolls Homeowners Association, Inc.
Mitchellville, MD 20721**

**RESIDENT
GUIDELINES/COVENANTS**

Revised: February 2002



CORRESPONDING
COVENANT

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WHAT ARE THE COVENANTS?

What are the covenants?

They are residential guidelines documented with the State of Maryland, for the community to maintain a quality of life and property values. All homeowners should receive a copy at settlement on your property. If you did not receive a copy, please contact the Property Manager. We hope that you took the time to read and understand them.

Most importantly, the covenants are a binding contract between the Community of Enterprise Knolls and all residents. Our covenants assure the residents of certain minimum standards for the land use, architectural design, and property maintenance throughout the neighborhood. They also provide for your membership in the Enterprise Knolls Homeowners Association, Inc., and establish the mechanism for the operation of this association.

The covenants "run with the land" as a part of your deed of ownership and cannot, as a practical matter, be changed. With the completion of the development, the covenants become a contract between the association, as represented by its elected Board of Directors, residents, and renters in the neighborhood. Thus, when dealing with the covenants and the architectural process today, you are dealing not with the developer, but with your friends and neighbors in Enterprise Knolls. It is our intent and duty to help you in every way to obtain the fullest enjoyment of your private property and the common-owned property which is consistent with your obligations to the other residents.

EXCERPTS FROM COVENANTS

Article I, Section 1.26 "Resident" means all of the following:

- (a) Any person who actually resides on the Lot of (i) a lessee described in Subsection (a) or (ii) an Owner.
- (b) Each lessee of a Lot who actually occupies that Lot and who, if requested by the Board of Directors/Property Manager of the Association, has delivered a signed copy of his lease agreement to the Board of Directors/Property Manager.
- (c) All owners of rental or conveyed units within Enterprise Knolls must provide the Board Members/Property Manager of the Association a copy of the lease agreement. And the owner must submit an Agreement from the lessee that lessee has received a copy of the "Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements." The lessee must also acknowledge that they have received a copy of the "Resident Guidelines." The Owner shall be advised by the Board of Directors that the lessee may be evicted if lessee infringes upon the safety and well being of other residents and/or their property or its use; or if the lessee continuously violates the guidelines. Owners, you are responsible for the actions of your tenants and/or guests.

Article II. Section 2.01 "Right of Enjoyment of Community Facilities"

- (a) Each Owner shall have a right and nonexclusive easement of enjoyment in and to the Community Facilities. The right and easement shall be appurtenant to and shall pass with the title of his Lot.
- (b) Each Resident shall have a nontransferable right to use and enjoy the Community Facilities, which right shall terminate when that person ceases to have the status of a Resident.

c) The Board of Directors shall have the authority to (but shall not be required to) adopt, amend and enforce regulations which permit guests of an Owner or Resident to have, under conditions stated in the regulations a revocable, nonexclusive license or privilege to use and enjoy all specified Community Facilities. The regulations may limit the number of such guests who may use a Community Facility at any one time and may prescribe reasonable fees for guests.

(d) The easements and rights provided for in Subsections (a) and (b) shall be subject to the following:

(i) The Association shall have the authority to adopt and amend (by action of the Board of Directors) and to enforce reasonable rules and regulations pertaining to the use of the Community facilities, which shall enhance the preservation of the Community Facilities and the safety and convenience of the users of them.

"Common Grounds and Facilities" are to be used **ONLY** by residents and their guests. There is to be NO destructive treatment of playground equipment, benches, exercise trails, trees, shrubs or any other common property. There is to be NO litter strewn on common (or neighboring) grounds. Children are NOT to play with (or on) mailboxes, nor are they to play around cars nor on private grounds other than their own. There is to be no ball playing in parking spaces.

Article VIII, Section 8.05 "Outside Storage or Operations"

" No outside storage of lumber, metals, or bulk materials of any kind, except building materials stored during the course of construction of an approved Structure, shall be permitted and no refuse or trash shall be kept, stored or allowed to accumulate on any Lot, unless such item is visually screened in a manner approved in writing by the Covenant Committee. No outside storage and operations shall extend above the top of any such screening. If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, containers may be placed in the open, on any day that a pick-up is to be made, at such place on the Lot so as to be visually screened from all streets and adjacent and surrounding Lots."

The Covenants Committee will formulate and adopt reasonable regulations as to the size, shape, color and type container permitted and the manner of storage of same on any Lot.

"Collection and Disposal of Refuse" containers shall be provided by the owner or occupant of a city residence. They shall be between ten (10) and thirty (30) gallons, made of metal or plastic, equipped with handles and tight-fitting covers. They shall be kept sanitary and in good condition. These containers are not to exceed a weight of fifty (50) pounds when filled and must be covered at all times. Strong plastic bags that are tied may also be used to contain refuse.

Refuse, in containers, shall be placed for collection at the curb in front of the property, but not in the street, by 7:00 a.m. on the scheduled day of collection but no earlier than 5:00 p.m. of the prior day. Collections will start at 7:00 a.m. All empty containers must be removed by 12:00 midnight on the day of collection.

HOW DOES THE ARCHITECTURAL CONTROL PROCESS WORK IN ENTERPRISE KNOLLS?

Your covenants provide for the appointment of an Architectural Committee. The EKHOA Board of Directors annually appoints volunteer members to this Committee. These volunteers come from among the residents of EKHOA and anyone interested in serving on this Committee should contact the Manager or a member of the Board of Directors. This practice assures that the control process is in the hands of your elected representatives and their appointees.

In addition, the EKHOA employs a General Manager, who is available to assist you in preparation of exterior alteration applications and to receive questions and complaints on architectural and maintenance matters.

TO OBTAIN APPLICATION FORMS OR TO FILE A COMPLAINT, PLEASE CONTACT THE MANAGEMENT COMPANY BY CALLING (301) 249-1515.

WHAT IF I DON'T WAIT FOR APPROVAL?

If you start alterations without first obtaining approval of your plans, you do so at your own risk. If you fail to submit an application, or if your application is turned down or modified, you may face the cost of removing the alteration plus the cost of litigation. The covenants provide means for placing these costs as a lien against your property. These circumstances may also arise if your property has been altered without approval before you purchased it.

In such cases as those above, every effort is made to work out a reasonable solution to the problem.

WHAT IS THE PROCESS FOR COVENANT ENFORCEMENT?

Enforcement of the neighborhood covenants is the job of every resident, but the routines are carried out by the Architectural Committee and the EKHOA Board of Directors. When architectural complaints are brought to the attention of the Committee, they are investigated as promptly as possible. If a complaint is found to be valid, the property owner is contacted formally and asked to correct the problem, either by removal or submission of an application, or by repair in the case of a maintenance problem. Our experience is that most problems are corrected at this stage.

Should the property owner still fail to act after the expiration of the 15 day period, the Committee/Board may vote to initiate action in court, or to enter the property and correct the problem at the owner's expense and risk. All costs at this stage are chargeable against the property owners as a lien on the property.

Anonymous grievance forms are available from the Management Company or any member of the Committee. Any resident may fill out a grievance form concerning an alleged violation of the covenants. These forms are investigated by the Committee, and if it is found that a violation does exist, the above procedure is begun.

HOW CLOSELY MUST I ADHERE TO THE GUIDELINES IN THIS BOOK?

The covenants give to the Committee the responsibility to set rules and procedures for architectural control, and the power to interpret the covenants and allow exceptions to their restrictions. The guidelines presented here have been written by the Committee as a part of their responsibility.

The guidelines should be understood as just that; guides to be used by residents in preparing an application for exterior modifications. Based upon the policies and previous decision of the Committee, they will tell you what is most likely to be approved in typical circumstances, and also give you important information on how to prepare your application. Special circumstances regarding your property may allow the approval of an application which might be denied at another location, or the denial of one which might have been approved elsewhere. The fact that your plan has been approved for use at another location does not mean that it is automatically approved for you.

ONE FINAL NOTE:

The members of the Committee and the Board of Directors, in the final analysis, are human beings. We need your help and cooperation in every facet of our work.

WHAT ARE THE STEPS FOR APPROVAL OF MY PLANS?

When you contemplate exterior alterations or certain landscaping changes on your property, you should first consult the guidelines contained in this booklet. They will help you in finalizing your plans, and will tell you whether a formal application is required. If in doubt, consult the Management Company or any member of the Architectural Committee.

After you have studied the guidelines, complete and submit your application using the special forms available from the Management Company or any member of the Committee. Be sure that your application is complete, and that it has all necessary signatures, including your own. Submit your application early, allowing at least four weeks for its processing. NOTE: Approval of a project by the Architectural Committee does NOT relieve you of the need to obtain County permits, as required.

Your case will be assigned to one of the volunteer members of the Architectural Committee for follow-up, and will be scheduled for review at their meeting.

Prior to the Committee meeting, you may be contacted by a member of the Committee to discuss your application and, if necessary, to make suggestions for modifying your plans. It is to your advantage to give your full cooperation to the Committee member, for it is he or she who will present your case to the Architectural Committee and make recommendations for approval, disapproval, or approval with stipulations. During the interview, the Committee member will advise you of the time and place of the meeting and invite you to attend. On some occasions, the member assigned to your case may feel that your application is so complete and your plans so sure of approval that no interview is necessary. In such event, you may contact the Manager or any member of the Committee to obtain the time and place of the Architectural Committee meeting if you wish to attend.

Since case assignments to Committee members are normally made at the end of each monthly meeting, and the Committee meets once a month, the longest time interval between submission of your application and the Committee meeting will be four weeks with three weeks as a typical period. During the summer months, both case assignment and the meeting schedule may be speeded up to handle the heavier loads at that time of year.

At the Committee meeting, your application will be presented by the member who reviewed it, and you will be invited to join the discussion if you attend. At that meeting, your neighbors and any other neighborhood residents will have the opportunity to offer comments in support of, or in opposition to, your application. When the discussion has ended, the Committee will vote to approve or disapprove your application, or to approve it with modifications (called stipulations).

If you, or any other resident, do not agree with the action of the Committee, an appeal may be initiated within three days by giving written notice to the Management Company. If there is no such appeal, the action of the Committee will be endorsed by a member of the EKHOA Board. If your application has been approved, the approval is final, and you should receive your approved application in the mail within ten days, authorizing you to start work.

If there has been an appeal from other residents, or if you, the applicant, appeal an unfavorable action by the Committee, the EKHOA Board will arrange to hear the appeal.

While the process described above seems complex and rigid, it works because of the interest and cooperation of our residents and those who work on the Committee and the Board. At every step, efforts are

made to reach compromises where necessary, to insure speedy and satisfactory approval of your application.

ANTENNAS

For televisions, residents are encouraged to utilize antenna installations which are inside the structure. For other types of antennas, applications must be submitted to the committee for approval.

ATTIC VENTILATORS

This includes any attic ventilator that is exterior on the structure. An application is not required provided that the following provisions are met:

- a. No part of the ventilator protrudes more than 12 inches above the roof surface.
- b. All exposed parts are painted to match the exterior color of the material they penetrate so as to conceal them.
- c. Roof mounted and located on the least visible side of the roof and does not extend above the ridge line.
- d. If it becomes necessary to block air flow through the ventilator, this should be done from the inside of the structure.

All other installations REQUIRE AN APPLICATION showing elevations of the ventilator installation.

AWNINGS AND SUN TRELLISES

Awnings and trellis provide an effective means for controlling glare and excessive heat build-up on windows and door openings which help reduce energy consumption and utility costs. The manner in which sun control is implemented has considerable effect on the exterior appearance of a house.

- A. Sun control devices should be compatible with the architectural character of the house, in terms of style, color and materials. Cloth and/or wood materials must be used.
- B. Awnings should be made of straightforward design without decorative embellishment such as scallops, fringes, and contrasting colored stitches. Color of awning must be solid and in agreement with color of house.
- C. Awnings and trellises should be consistent with the visual scale of the houses to which they are attached.
- D. The location of any awning or trellis should not adversely affect views, sunlight, or natural ventilation of adjacent properties.
- E. Frames for canvas awnings shall be painted to match the trim or dominant color of the house. If awnings are removed for winter storage, pipe frames shall be removed.

A complete application is required and must include:

- A. Dimensions
- B. Color and style of structure
- C. Color (sample is possible) and description of materials to be used.
- D. Detailed drawings of trellis or awnings.
- E. Description of method to support attachment to structure.

BASKETBALL BACKBOARDS

Basketball backboards are not permitted on common grounds or in the parking lots. (This includes portables and any imitations thereof.)

CHIMNEYS (RESIDENTIAL) AND SMOKESTACKS

The purpose of this guideline is to insure that residents follow all guidelines set forth by the County building and fire codes. Additionally, installations will be in harmony with the applicant's house and surrounding houses.

Generally, these guidelines encourage the use of brick or siding enclosed constructions as the most architecturally appropriate style for chimneys.

- A. Chimneys which exit through a wall or the foundation or which run vertically along a wall: the chimney shall be boxed-in with materials which match the exterior wall finish in style and color.
- B. The following guidelines apply to chimneys which exit through the roof:

BOXING is encouraged for chimneys or smokestacks located on the FRONT slope of the roof or the roof ridge, or any other location where they will be highly visible from the fronting street. Chimneys located on the rear slope of the roof and not highly visible from the fronting street need not be boxed in. Exposed metal sections will be painted black or the roof color. Conspicuous locations on the front slope of the roof should be avoided.

- C. The following guidelines apply IN ADDITION TO THOSE ABOVE when there is an existing chimney on the house (other than builder approved through the roof installation for central heating systems).

Special care is needed to arrive at an architecturally suitable design when a second chimney is to be added. While each case must be considered separately, the following guidelines should be considered:

- 1. Dissimilar chimneys should not be used unless it is impossible to see both at the same time.
- 2. When a second chimney is to be added on the same end of the house as an existing boxed-in chimney, both flues should be run through the same enclosure.
- 3. When the second chimney is to be run along a different wall, it should normally be of the same design as the first chimney.

A complete application is required and must include:

Detailed drawings of the structure (site and floor plan) showing the dimensions and the location of the chimney or smokestack.

CAR REPAIRS

Car repairs are allowed if they are completed within three (3) days. All tools and materials must be removed daily for a safe and neat appearance, as deemed by the Board of Directors. ANY and ALL oil spills must be hosed down and cleaned IMMEDIATELY. Any debris must be removed from the premises immediately upon completion of any car repair(s).

CLOTHES POLES

Clothes poles must be portable and removed when not in use. The umbrella style is recommended. If above requirements are followed and the clothes pole is placed in the rear yard of the dwelling, an application is not required.

COMMON GROUNDS

Only Association residents and their guests may use the common ground facilities. Residents are expected to keep the grounds free of trash and use the playground equipment properly without damaging it.

DECKS (BALCONY STYLE)

A complete application is required. Decks must be constructed of durable materials; all visible portions should be wood and stain and must be the same as the current color of the stain on your home. Decks must be located at the rear of the dwelling only. Width of deck is limited to the width of the house; depth of deck is limited to ½ the length of the backyard.

Applications should include:

- a. Drawings to scale of new construction; plans must include dimensions, and a description of all materials to be used including color sample(s) where applicable.
- b. Applicant's signature.

DOG HOUSE

Under no circumstances is the dog house to be placed in the front yard area. **ALL** dog houses must be located in the **REAR** of the dwelling and not extend beyond either side of the dwelling. The dog house must be compatible in color with the dwelling and the natural surroundings.

A complete application is required.

- A. Site plan which shows the relationship of the dog house to the owner's home and property lines.
- B. Color of home and dog house.
- C. Dimensions and materials to be used.

(ARTICLE) IV DUES

Members are required to pay the assessed dues determined annually by the Board of Directors. Collection action is taken and homeowners must pay legal costs if dues are not received on time. These assessments provide for the management and maintenance of the common grounds, enforcement of covenants and reserves for capital improvements and expenditures such as sidewalks, streets, curbs, etc.

FENCES

The street side of every home is, visually, more or less public. In addition, many backyards are also public when they are directly related to the open space system. Fencing, if it is carelessly used or placed, encroaches upon the open space and can even destroy it. **NO FENCING IS ALLOWED IN FRONT YARDS.**

- A. Perimeter or barrier fencing only:
 1. Board-on-board fencing is permitted.

2. The fencing material is to be left to weather naturally. **NO PAINT MAY BE APPLIED TO THE FENCE.** however, clear stain may be used to prevent weathering.
3. Backyard fences **MUST BE** six (6) feet in height.
4. Gates matching the fencing style may be installed as desired.
5. All sections of the fencing are to be installed in the rear yard area.
6. Only one fence is to be put on a common property line.

B. A complete application is required for **ALL** fences and screens, which will include the following:

1. Drawing of lot, placement of home, and lines indicating where fence or screen is to be installed (include all dimensions).
2. Style of fence.
3. Height and color (natural).
4. Indicate where gates will be located; gates **MUST** complement the fence in material, style, color, and height.
5. Types and color of fences in the immediate area.

NOTE: When putting up a fence, owners should be cognizant of utility lines and termites and take appropriate precautions.

GARDENS / ROCK

Written approval is not necessary for rock gardens at grade and provided that rocks are left natural in color.

GARDENS / VEGETABLE

Written approval is not necessary for vegetable gardens provided the following conditions are fulfilled:

- A. Located between the rear line of the house and the rear property line.
- B. Its size does not exceed 1/4 of the area described in A above.
- C. It is not planted on a grade which will cause damage to property below it through the flow of water onto lower property.
- D. Plant supports and dead vegetation shall be removed at the end of the growing season.
- E. An application should be completed for all other situations.

GRILLS / PERMANENT

An application is required for permanent grills. Permanent grills should be placed behind the rear line of the house and not located within ten (10) feet of the side and rear property lines.

An application is required with the following information:

- A. Dimensions.
- B. Site plan showing location of permanent grill.
- C. Materials and colors to be used.

GUTTERS AND DOWN SPOUTS

Written approval is not required for gutters and down spouts which match the color of the house or trim. A complete application should be submitted for all other gutters and down spouts. All hoses attached to down spouts **MUST** be buried and **NOT** laying above ground.

FLYERS ARE NOT PERMITTED ON MAIL BOXES, WHICH ARE THE PROPERTY OF THE US POST OFFICE.

LAWNS

Lawns are expected to be attractively planted in grass, small shrubs, ground cover, etc. in a design that enhances the property. Regular maintenance by mowing, weeding, fertilizing and watering, is expected.

Lawns are to be maintained and attractive on **ALL SIDES** of the house and uncluttered by items, whether or not there is a privacy fence. This is necessary with our multi-level townhouse units.

LAWN ORNAMENTS, SIGNS AND EMBELLISHMENTS

Lawn ornaments and embellishments over two (2) feet in height must be submitted for approval and must be located in the **REAR** yard. (Exception: House For Sale Sign).

All lawn ornaments and embellishments two (2) feet in height and under must be in keeping with the architectural and aesthetic character of the neighborhood as deemed by the Committee. Any form of form of advertising, e.g., signs, including rental signs, are not permitted on homeowner's property.

LIGHTING, RESIDENTIAL

The replacement of an existing light fixture, if accomplished with a realistic match to the old fixture, does not require approval from the Committee. If a change in style, size, shape, color, or positioning is desired or if additional light fixtures are to be installed on existing structures, an application is required.

Permanent lighting and wiring requires a full application. All exterior lighting should be installed so as not to shine on adjacent property or public space, and should be aesthetically planned for each location.

Flood lights and various types of high output lights fall under the security lighting group. Exterior lighting of this type must be considered more carefully because of the impact on neighboring properties. Light fixtures of this type should be carefully aimed so that they illuminate only a specific area, such as a doorway. Some high output light fixtures may have to be shielded in a manner similar to some street lighting installations to prevent unwanted or excessive intrusion of light from one property to another.

Lighting for decorations, holiday and festival use does not require approval; however, holiday lighting shall not operate prior to the 26th of November in any year, nor later than the following 15th of January, and must be totally removed by January 22nd. Temporary electrical lighting and wiring for street decorations on, over, or across any public street, avenue, or highway, require an application and a County permit and may require evidence of adequate insurance coverage.

In general, fluorescent lights used outdoors will **NOT** be approved.

Bug lights must be portable, and be kept ten (10) feet from the property line. It is recommended that before any digging is initiated, the applicant call "Miss Utility" for existing locations of utilities.

MAINTENANCE OF PREMISES AND IMPROVEMENTS

Each owner or tenant shall at all times keep his premises, buildings, improvements and appurtenances in a safe, clean, neat and sanitary condition. Appropriate maintenance shall include, but not be limited to the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery and the painting (or other external care) of all buildings and other improvements all in a manner and with such frequency as is consistent with good property management. The Owner or Tenant shall comply with all laws, ordinance and regulations pertaining to health, safety and pollution, and shall provide for storage and removal of trash and rubbish from his or her premises in a manner to be approved by the Committee.

MAJOR BUILDING ADDITIONS

No major building additions with the exception of the addition of decks, and/or the screening-in of patios or decks is permitted. A complete application is required for these situations.

The design of major additions should be consistent with the existing shape, style, and size of the dwelling in the following ways:

- A. All materials including siding, roofing, and trim should be the same as or compatible with the existing materials of the dwelling in color and texture.
- B. Patios and decks should not significantly impair the view, amount of sunlight, or ventilation of adjacent residences or the public's use or enjoyment of open space. New screens, doors, or viewing areas from addition should not impinge upon existing internal or external private areas of adjacent areas.
- C. Screened-in patios/decks should not create situations in which adjacent neighbors will have difficulty adding to, modifying, or maintaining existing dwellings.
- D. Additions should not adversely affect drainage conditions on adjacent properties through changes in grade or other significant run-off conditions.

Applications should include:

- A. Drawings to scale of new construction; plans must include dimensions, and a description of all materials to be used including color sample(s) where applicable.
- B. Applicant's signature.

For Specific requirements for decks and patios check listing for decks and patios and walkways.

TREES AND SHRUBS

No tree of a diameter of more than four (4) inches, measured two (2) feet above the ground level, shall be removed without express written authorization from the Committee. Trees may be planted within the homeowners property.

Shrubs should be kept below window height, and tree limbs pruned up to 12 feet above ground to afford maximum light, safety and a neat appearance.

PATIOS AND WALKWAYS

A complete application is required. This guideline refers to any new or expanded patios or walkways. All new materials should be of simple materials of a neutral color, such as undyed concrete, stone, or clay brick, or treated wood.

Patios may be constructed of wood, masonry, stone, or concrete, providing that the color and texture of the material is in harmony with the adjacent structures, as deemed by the Committee. Patios must be located to the rear of the dwelling and may not extend beyond either side of the dwelling.

An application is **NOT** required if a patio or walkway replaces an existing area of paving with an identical material. Generally, new patios or walkways should:

1. Disturb existing contours as little as possible.
2. Be located to provide reasonable visual and acoustical privacy for both applicants and their neighbors.

Applications should include:

- A. Site plan with dimensions showing new walkways or patios in relation to existing houses, trees, and lot boundaries.
- B. A list and description of materials to be used which includes a color sample(s) where applicable.

REPAINTING GUIDELINES

An application is required when a house siding or trim is to be painted a color different than its existing color. The new paint is considered to be different if the color itself changes (for example, yellow instead of green) or if, while the color remains the same, it is lighter or darker than the original. An application IS NOT REQUIRED when the new paint is the same as the original in both these respects.

In addition, because of the relatively high density and visibility of many houses, and especially in areas in which natural landscape buffers between houses are lacking, neighboring houses become, in effect, the landscapes of each other, into which each should blend. Therefore, similarity of color tones in neighborhoods is a means of assuring the complementary blending of each house with its landscape background.

The use of "land" or "earth tone" colors will be required in the repainting or staining of contemporary styled houses. In cases in which the choice is from the "land" color range, the prime consideration will be whether the house will continue to blend in a complementary way with its surroundings. Paler and brighter colors, as well as "land" colors, for traditionally styled houses, will be considered in the color ranges presently existing in the surrounding neighborhood. A color sample must be presented in your application for a color change.

Trim for those houses on St. Michael's Drive is required to remain egg shell/ivory color. Houses on Hallandale Terrace should be in conformity with the original colors (earth tones). If you are unsure of the original color of your home, please check with the Board of Directors or the Property Manager. Color samples must be presented in application for a color change.

RESIDING/RETYLING STRUCTURES

The choice of material to be used in residing is left to the discretion of the owner. It is the owner's responsibility to ascertain whether this material meets the Prince George's County building and fire codes which apply to exterior materials.

Residing materials and color must match the existing materials on the dwellings.

A complete application must be submitted and is to include:

- A. A photograph or sketch of existing house including color and texture of existing ding materials.
- B. A description of the proposed residing material including the color, texture, and manner in which it will be applied. Color and texture samples must be submitted with the application. Significant changes of present trim size, location, and removal or addition of other stylistic features should also be noted.

SCREENS, STORM DOORS AND WINDOWS

Screens, storm windows and doors do not require approval if color and style are chosen that match the house; and the storm doors are of a straight-forward design, without extensive or extreme decorative embellishments.

All other types of door and window alterations require an application. All applications should include description of material, color, and style to be used.

SHEDS, TOOL/STORAGE

Sheds should be located as close to the dwelling as possible, preferably attached. However, the shed may be built in conjunction with a privacy fence.

Sheds must be located to the rear of the dwelling and may not extend beyond either side.

If a storage shed is to be located adjacent to the dwelling, then one wall must be in common with the dwelling and it must be constructed of the same materials as the dwelling. The siding, doors, and trim must be the same color and have the same texture as that of the dwelling. The roof must be the same color and have the same pitch as that of the dwelling.

If a storage shed is to be located in conjunction with a privacy fence, then it will have one wall in common with the privacy fence, or built at the end of the fence in an "L" configuration. The siding must be constructed of wood plank that matches the fence, or textured plywood siding. The finish must match the fence and the roof must match the dwelling.

Metal sheds are permitted provided that they are properly screened on three (3) sides. The three (3) sides to be screened will be the sides which minimize the impact of the shed on the surrounding properties.

Privacy screening must be constructed in accordance with the Guidelines for Fences and Screens.

If the house is restyled, resided or a paint color change is made, the existing shed should match.

Approval is contingent on resident's commitment to build a sturdy permanent structure.

A full application is required for all tool/storage sheds which **MUST** include:

1. Site plan which shows the relationship of the shed to the adjacent house and property lines.
2. Picture and/or detailed drawing of the shed to include dimensions.
3. Description of materials to be used.
4. Color of shed and house.

SOLAR COLLECTORS

Solar collectors should be in harmony with existing solar collectors.

All applications **MUST** include a site plan plus elevations of the house showing the appearance of the collector. Details should show how the collector edges will meet the roof.

Free standing collectors should normally be located behind the structure and completely concealed from the road, neighboring properties and open space or worked into another architectural element. Any superstructure necessary to elevate the collector above the existing roof plane must be enclosed by approved materials and colors.

SWING SETS AND SAND BOXES

Residents are encouraged to use the recreational facilities provided. However, if privately owned equipment is desired the equipment should be located behind the house as inconspicuously as possible.

A complete application is needed and **MUST** include:

- A. Color and materials.
- B. Site plan with dimensions showing the location of the play equipment relative to applicant's house, property lines and neighboring houses.
- C. A picture or sketch of the equipment showing dimensions.

VEHICLES

Boats, Trailers, Trucks, and Recreational Vehicles

Due to limited parking, boats, trailers, house trailers, trailer trucks, or any similar items shall **NOT BE STORED** in any Enterprise Knolls parking lot in excess of fourteen (14) days. Extensions must be submitted IN WRITING TO THE COMMITTEE. This is **A TOTAL PERIOD**, not necessarily a consecutive period.

COMMERCIAL VEHICLES

Commercial vehicles shall **NOT BE PARKED OR STORED** in any Enterprise Knolls parking lot.

WOOD STORAGE/FIRE WOOD

Storage of fire wood shall be restricted to the rear yard and be limited to a height of five (5) feet or the height of a privacy fence. Wood storage shall not exceed one quarter (1/4) of the rear yard.

PARKING

NO VEHICLES ARE TO BE PARKED ON THE SIDEWALK, ON THE GRASS OR ANY WHERE EXCEPT WITHIN MARKED PARKING SPACES.

Due to the limited parking space available, owners of motorcycles are encouraged to make efficient use of available space by parking their vehicles in their backyard, or more than one to a space. One numbered parking space is assigned to each townhouse resident.

PETS

Residents are reminded that there is a leash law prohibiting pets from running freely in Prince George's County.

Pet owners are expected to pick up droppings from the common grounds and dispose of them properly, per Prince Georges County pooper scooper law.

COMPLAINTS/CONCERNS/GRIEVANCES

Any resident may file a complaint or grievance by calling the Management Company at (301) 249-1515. The Property Manager will in turn relay this concern, but not necessarily the name of the complainant to the Architectural Committee. The Committee will investigate to see if the complaint is valid and if so, a violation letter will be sent.

Additionally, any questions regarding approvals, etc. should be directed to the Management Company at (301) 249-1515.

ITEMS NOT MENTIONED:

An application is required, prior to implementation, for any and all architectural modifications or additions which are not covered in these Guidelines.

RENTAL / COMMON RESIDENCES

Rental property and renters are expected to comply with the same standards set for other Association members. Non-resident owners must obtain a County rental license and provide to renters instructions and a copy of the Resident Guidelines booklet, obtain the signature of the renter on the form provided, and mail it to the Management office, along with a copy of the corresponding lease agreement (covenant article 12.09 paragraph 1.26a).

SIDEWALKS

Sidewalks are to be kept free of grass and dirt during the spring, summer and fall season and are to be shoveled to be kept free of snow during the winter. For maximum life of the sidewalk, salt should not be used. Homeowners are responsible for repairing and replacing the steps and walkway on their property as needed.

TRASH

Covered trash containers or strong lawn bags may be used for storing trash. County law requires that trash is to be kept behind the house, and may be moved to the curb no sooner than 5:00 p.m. on the day before pickup. Trash cans and recycling bins must be returned to the backyard by 12:00 midnight of the day of pickup. NO trash receptacles are to be stored in front yards.

NEIGHBORHOOD WATCH/ENVIRONMENT

EKHOA is a County-authorized Neighborhood Watch organization. Regular meetings are held and safety measures are communicated to homeowners.

It is the responsibility of all residents to maintain a peaceful environment free of car horns, loud music, large groups of youth congregating and creating disturbances, trash arbitrarily dispensed on the grounds and other nuisances.

ENVIRONMENT

Each Association member is responsible for giving the Association an attractive appearance and your house and avoiding honking car horns. It is also done by advising guests to conform to the same standards. Be aware that we are a Neighborhood Watch organization: Be alert and take the necessary safety precautions to protect your property and warn neighbors and call the police when necessary. Be active in the community and give your suggestions for improvements.

**AGREEMENT FOR RENTERS
ENTERPRISE KNOLLS HOMEOWNERS ASSOCIATION, INC.**

On _____ I, _____
Date Tenant

received a copy of 'Guidelines to Covenants' for Enterprise Knolls Homeowners Association.

I understand that I am obligated to follow those 'Guidelines to Covenants' that apply to me while living on property governed by Enterprise Knolls Homeowners Association, and that violations will be reported to the owner, who is required to take action against me.

Tenant's Name(s) _____
Tenant's signature(s) _____

Unit Address: _____

Terms: From _____ to _____
Date Date

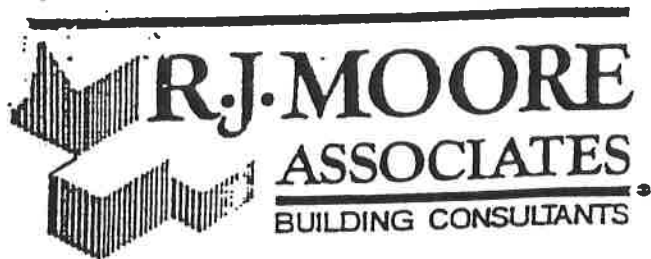
Owner's Name(s) _____

OWNER: Send a clear copy to the management company within 30 days of the beginning of a lease.

The present management company is:

**Ligelis Management
15956 Alameda Drive, Bowie, MD 20716**

**Telephone (301) 249-1515
Fax (301) 390-2468**



Executive Office
R.J. MOORE & ASSOCIATES, INC.
929 WEST STREET, SUITE 315
ANNAPOLIS, MARYLAND 21401
(301) 268-5241
FAX (301) 280-3335

November 1, 1991

Ms. Marjorie L. Ligelis
Property Manager
Enterprise Knolls HOA, Inc.
15956 Alameda Drive
Bowie, MD 20716

Dear Ms. Ligelis:

Enclosed is a revised replacement reserve schedule for Enterprise Knolls, including only those components that the Board has decided to retain on the schedule.

While the Board is of course entitled to adopt any figures it chooses, our calculations do not result in exactly the same annual deposit numbers as those shown on the enclosure to your letter of October 4, 1991. Deleting some components changes the calculated annual contribution requirement for those remaining. We offer the following additional comments:

Curb and gutter. Your figure appears to result from assuming that 25% of the curbs and gutters will require replacement after 25 years. Our experience is that 50% is more realistic. (Mr. Albarado and I did discuss a 25% replacement factor; however, I was referring to the storm drainage system.)

Concrete walks. Same comment as above.

Storm manholes. Your figure appears to retain our initial assumption that all of these would require replacement after 40 years. We believe that providing for major repair at 25% of replacement cost, as you are doing with the storm drains themselves, is appropriate for the manholes as well. While there is no way to forecast accurately when the repair might be necessary, we suggest assuming 25 years.

Reserves on hand. Applying the reserves on hand with priority to those components expected to need earliest replacement, rather than proportionally to all components as we did in our initial schedule, results in a somewhat lower computed requirement for annual contributions.

ENTERPRISE KNOLLS
REPLACEMENT RESERVE ANALYSIS
Revised November 1991

DESCRIPTION	UNIT	NUMBER OF UNITS	EA: each	FT: feet	UNIT REPL COST \$	EST REPL COST \$	EST ECON LIFE YRB	EST LIFE LEFT YRB	CURRENT OBJECTIVE \$	RESERVES ON HAND \$	ANNUAL DEPOSIT \$	SF: square feet
Asphalt pavements	SF	204,882			1.00	204,882	20	9	112,685	0	22,765	
Overlay	SF	204,882			0.10	20,488	5	4	4,098	20,488	0	
Seal	FT	6,241			17.35	108,281	25	17	34,650	0	6,369	
Curb & gutter (50%)	SF	19,521			5.67	110,684	25	17	35,419	0	6,511	
Concrete walk (50%)	SF	12,444			1.31	16,302	20	9	8,966	0	1,811	
Asphalt paths	SF	2,164			23.82	51,546	20	9	28,351	0	5,727	
Wood retaining wall	LS	1			12,348	12,348	20	9	6,791	3,415	993	
Tot lot equipment	RP	1			35,805	35,805	25	14	15,754	0	2,550	
Storm drains	RP	1			15,861	15,861	25	14	6,979	0	1,133	
Storm manholes and catch basins	RP	1			15,861	15,861	25	14	6,979	0	1,133	
CONTINGENCY									12,685	2,390	6,133	
TOTAL REPLACEMENT COST						576,198						
TOTAL CURRENT OBJECTIVE									266,377			
TOTAL RESERVES ON HAND										26,293		
TOTAL ANNUAL CONTRIBUTION											54,000	

Enterprise Knolls
Page 2

Using the contingency (about 12.8% in our revised schedule) to round off produces the same bottom line as do your figures, as you can see.

If you have any questions concerning this letter, please do not hesitate to contact my office.

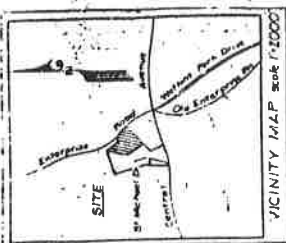
Sincerely,

R. J. MOORE & ASSOCIATES, INC.



Robert M. Wilson, P.E.

Enclosure



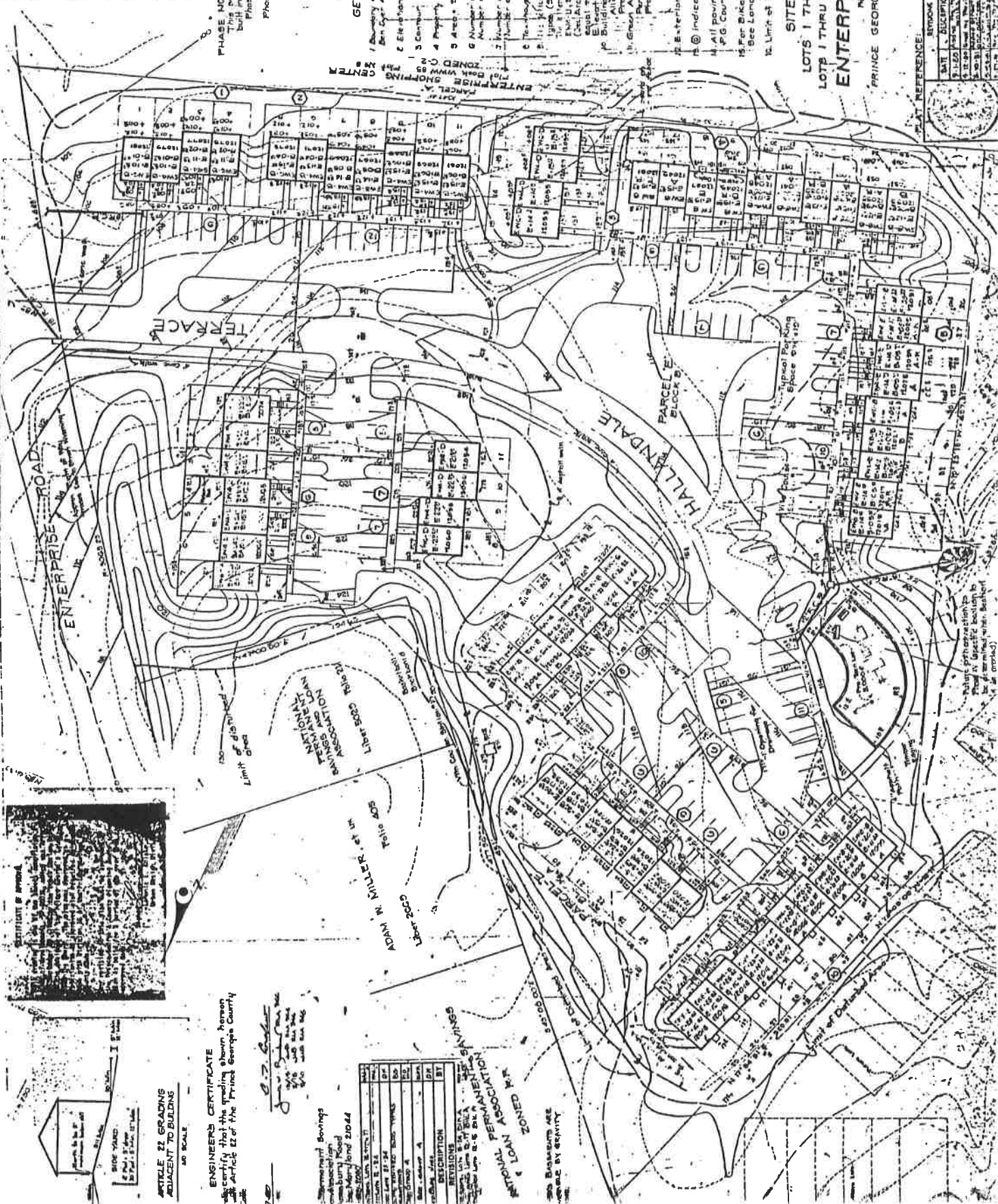
PHASE NOTE:
 This section of Enterprise Knolls will be built in the following sequence:
 Phase One: Lots 1-10, Block 'B'
 Phase Two: Lots 2-34, Block 'A'
 Phase Three: Lots 35-39, Block 'D'

GENERAL NOTES
 1. Boundary and topography prepared by Ben Lyle Associates, Inc.
 2. Elevations based on WGS 84 datum
 3. Contour Interval: 2'
 4. Property zoned - RT
 5. Area: 210,386 sq ft or 4.81 Ac.
 6. Number of Units Allowed: 79
 7. Number of Units Provided: 68
 8. Number of Parking Spaces Provided: 124
 9. The height of any structure shall not exceed 35' in height.
 10. The site is located within the Enterprise Knolls (See Architectural Plans) FMA, B, E, D, E, A, U, E, B, C and E, M, S indicates unit types (See Architectural Plans). Elevation A is equal to Architectural Base Elevation. Elevation B is Alternate Elevation.
 11. Allowed: 155% or 11,784 sq ft. Provided: 18,624 or 41,523 sq ft.
 12. Green Area: 15,000 sq ft. Provided: 15,000 sq ft.
 13. Total Cost: \$17,453,537
 14. Exterior stair risers: 0.0'

SITE PLAN
 LOTS 1 THRU 34, BLOCK 'A' AND PARCELS E
 ENTERPRISE KNOLLS
 NENT DISTRICT
 PRINCE GEORGES COUNTY, MARYLAND

PLAT REFERENCE:
 THIS PLAT NO. 12, JAN 15, 1983

DATE	DESCRIPTION
1/15/83	PRELIMINARY PLAT
1/15/83	FINAL PLAT



ARTICLE 22, GRADING ADJACENT TO BUILDING
 20 SCALE

ENGINEERS CERTIFICATE
 I certify that the preceding shown herein is a true and correct copy of the original as shown to me by the applicant.

[Signature]
 Date: 1/15/83

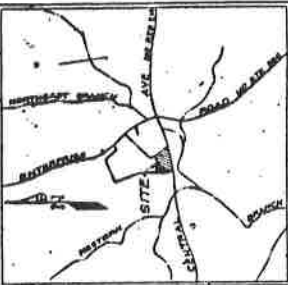
Enterprise Savings
 Community Road
 Gaithersburg, MD 20878

REVISIONS	DATE	BY
1. Initial	1/15/83	[Signature]
2. Final	1/15/83	[Signature]

NOTICE TO CONTRACTORS
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS AND STATE AGENCIES.

NOTICE TO CONTRACTORS
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS AND STATE AGENCIES.

Vertical curve data:
 PVI: 100+00
 BVC: 90+00
 EVC: 110+00
 L: 2000'



VICINITY MAP
Scale: 1" = 500'

MD. NATIONAL CAPITAL FARM & PARKERS CO.
ACCEPTED FOR
DATE 12-17-81

CERTIFICATE OF APPROVAL
12-17-81

The provisions of this plan must be submitted to the Commission for review and approval prior to application for any other permits.

GENERAL NOTES
1. Boundary and acreage prepared by ...

2. Elevation based on WGS 84 datum.

3. Property owned by ...

4. Area of Parcel is 300,000 S.F. or 3.5 A.C.

5. Number of Units to be Developed is 50

6. Number of Units to be Developed is 50

7. Building Coverage is 20%

8. Coverage Area is 22,500 S.F.

9. Minimum 10% of 22,500 S.F.

10. Maximum 20% of 22,500 S.F.

11. All parking and other area to be 1.5 Acres

12. Site plan shall show details of landscape plan

13. Proposed Landscaping

14. Site Area Required

15. Total Irrigated Area Required

16. Total Irrigated Area Required

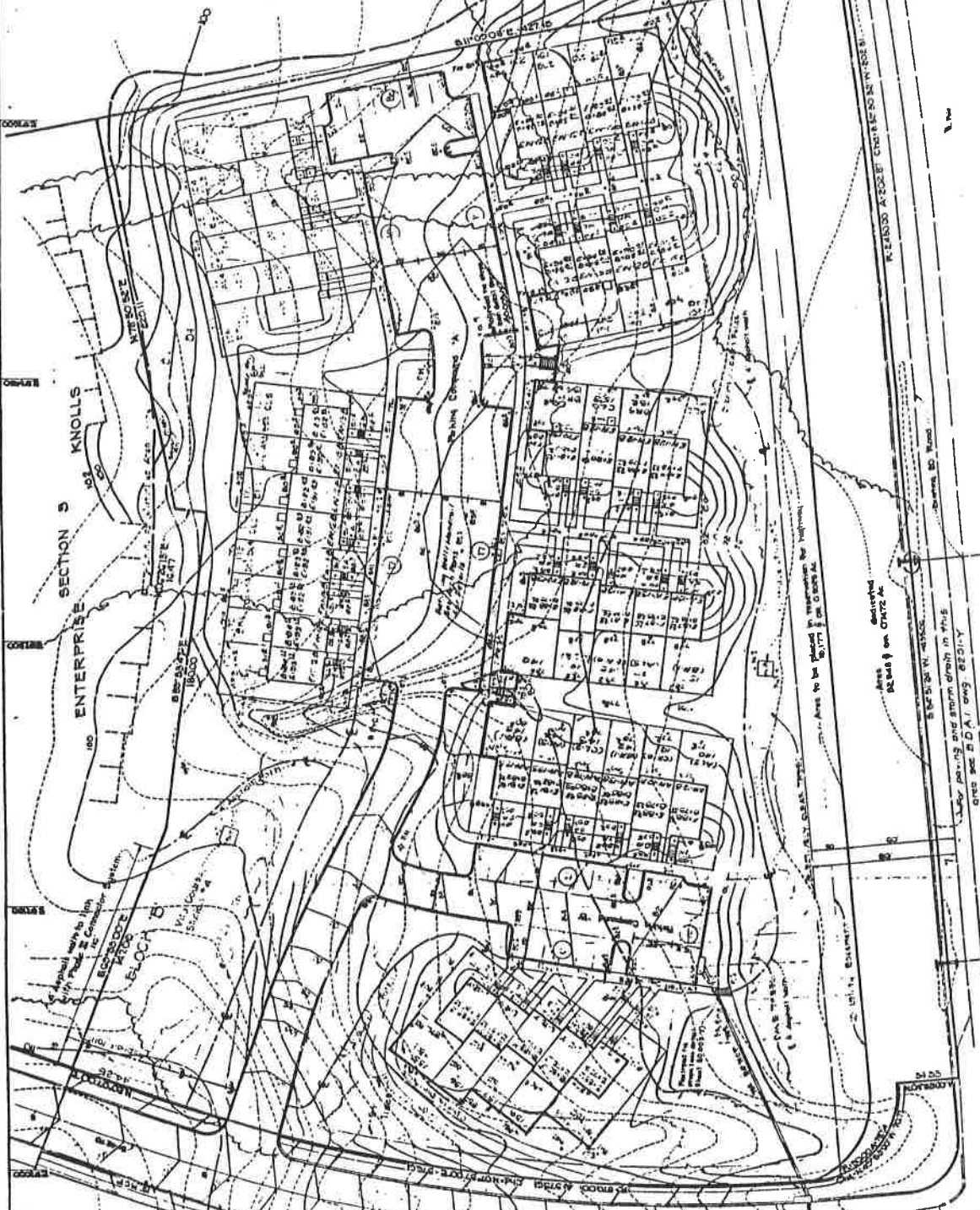
17. Total Irrigated Area Required

18. Total Irrigated Area Required

19. Total Irrigated Area Required

20. Total Irrigated Area Required

PARCEL A
ENTERPRISE SHOPPING CENTER
Plot No. 1



SITE PLAN
SECTION II

ENTERPRISE KNOLLS
KENT DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

LOT 155 THRU 176, BLOCK 7B

Table with 2 columns: DATE, DESCRIPTION. Contains project schedule and status information.

AVENUE

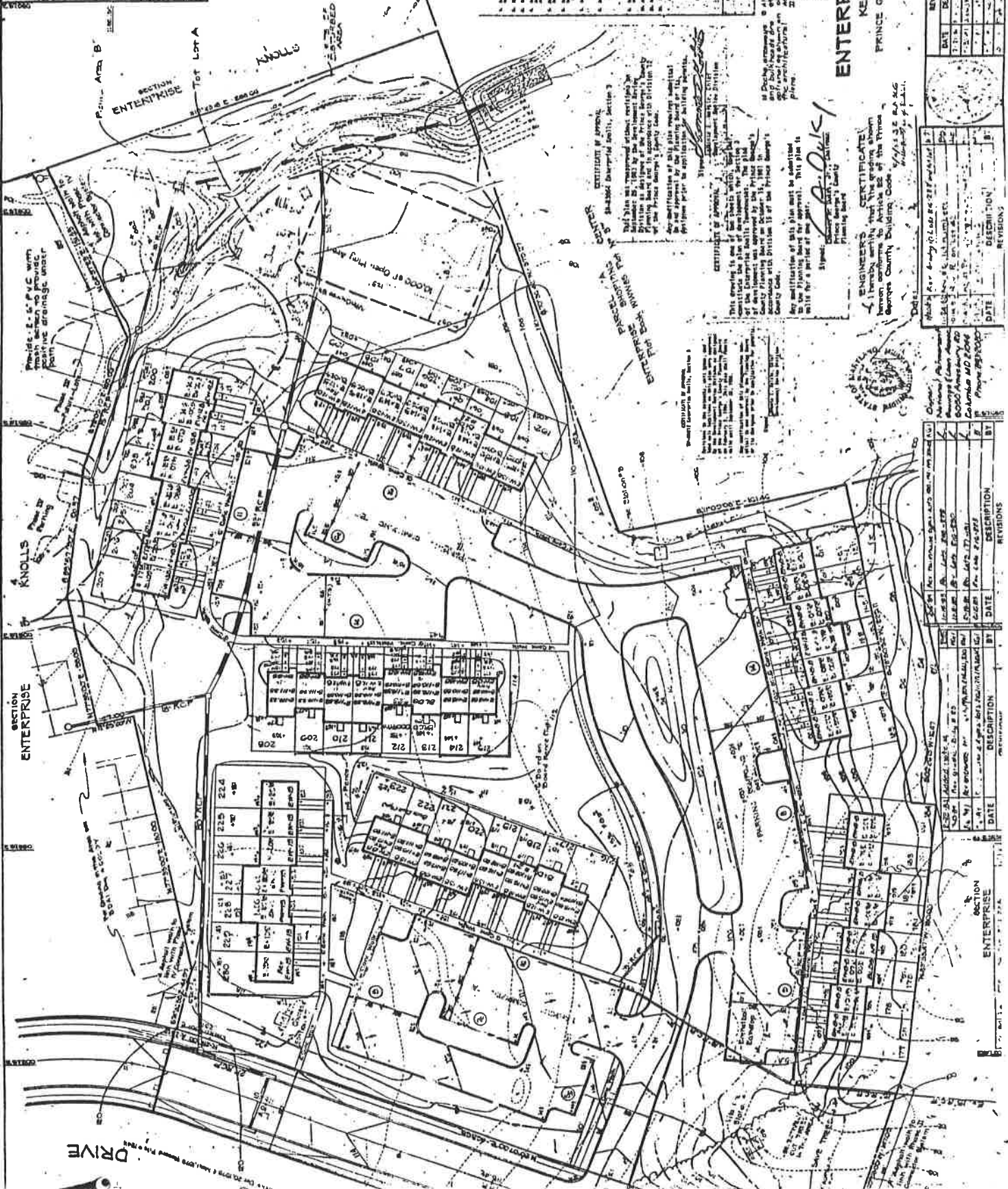
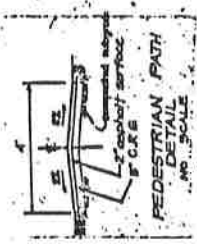
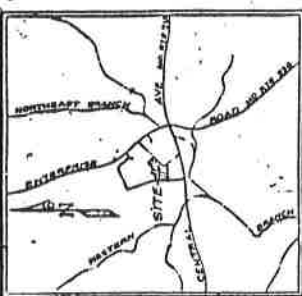
CENTRAL

(MD. ROUTE # 214)

ENGINEERS CERTIFICATE
I hereby certify that the grading shown herein complies with Article 21 of the Princes Georges County Code.

OWNER:
National Permanent Savings & Loan Association
8000 Ardenwood Road
Princess Anne, MD 20676
Phone 410-380-1000

Table with 2 columns: NO., DATE. Contains drawing revision or approval log.



SITE PLAN
SECTION II
ENTERPRISE KNOLLS
KENT DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

ONE PRINT MADE SEP 19 1987

NO.	DATE	DESCRIPTION	BY
1	7/28/87	AS SHOWN	...
2	8/11/87	...	...
3	8/11/87	...	...
4	8/11/87	...	...
5	8/11/87	...	...
6	8/11/87	...	...
7	8/11/87	...	...
8	8/11/87	...	...
9	8/11/87	...	...
10	8/11/87	...	...

CERTIFICATE OF APPROVAL
This plan is approved for the development of the site as shown on the site plan and in accordance with Division 17 of the Prince George's County Code.

CERTIFICATE OF APPROVAL
This plan is approved for the development of the site as shown on the site plan and in accordance with Division 17 of the Prince George's County Code.

CERTIFICATE OF APPROVAL
This plan is approved for the development of the site as shown on the site plan and in accordance with Division 17 of the Prince George's County Code.

Any modification of this plan must be submitted to the Planning Board for approval. This plan is valid for a period of one year.

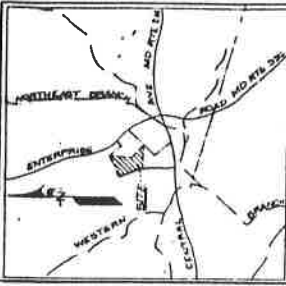
[Signature]
Planning Board
Prince George's County

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	7/28/87	AS SHOWN	...
2	8/11/87
3	8/11/87
4	8/11/87
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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	7/28/87	AS SHOWN	...
2	8/11/87
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5	8/11/87
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7	8/11/87
8	8/11/87
9	8/11/87
10	8/11/87



VICINITY MAP Scale 1"=200'

1. Authority and jurisdiction by the State Administrator, Inc.
2. Direction based on U.S.G.C. datum
3. Property owner is
4. Date of Plan is 10/10/58 at 4:30 P.M.
5. Name of the project is "ENTERPRISE KNOLLS"
6. Name of the subdivision is "ENTERPRISE KNOLLS"
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CERTIFICATE OF APPROVAL

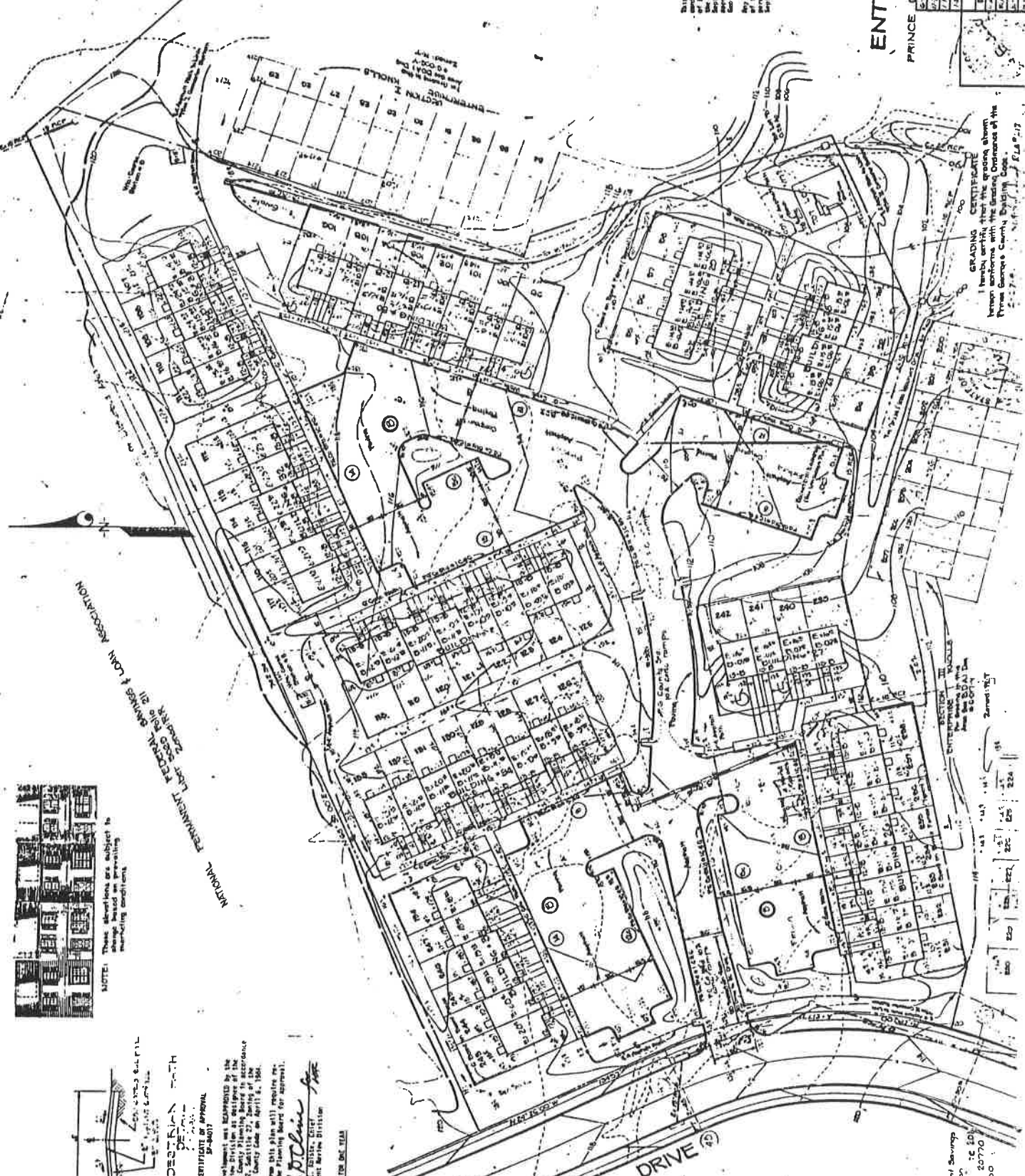
58-8003 Enterprise Knolls, Section 4
 This plan is one of the sheets which constitute the Plan of Development for the subdivision of Enterprise Knolls. The plan was prepared by the architect, J. P. Collins, Inc., on September 16, 1952, in accordance with the approval of the Planning Board of Prince Georges County, Maryland, on September 16, 1952.

Any revision of this plan will require the approval of the Planning Board of Prince Georges County, Maryland, on September 16, 1952.

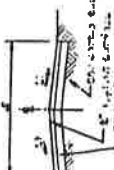
By: *J. P. Collins, Inc.*
 J. P. Collins, Inc.
 Prince Georges County Planning Board

SITE PLAN
 SECTION IV
 ENTERPRISE KNOLLS
 KENT DISTRICT
 PRINCE GEORGES COUNTY, MARYLAND

NO.	REVISION	DATE
1	AS SHOWN	10/10/58
2	AS SHOWN	10/10/58
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NOTE: These elevations are subject to the approval of the Planning Board of Prince Georges County, Maryland.



SECTION IV
 CERTIFICATE OF APPROVAL
 58-8003
 Development was approved by the Planning Board of Prince Georges County, Maryland, on September 16, 1952, in accordance with the approval of the Planning Board of Prince Georges County, Maryland, on September 16, 1952.
 By: *J. P. Collins, Inc.*
 J. P. Collins, Inc.
 Prince Georges County Planning Board

GRADING CERTIFICATE
 I hereby certify that the grading shown herein is in accordance with the Ordinance of the Prince Georges County, Maryland, dated September 16, 1952.

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