

**WELCOME
TO
PROPHECY**

Communities are built one neighbor at a time.

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I Introduction

Welcome to Prophecy! As a new resident in Prophecy it is our intent to make your stay as pleasant and harmonious as possible. It is our hope that we will accomplish this through a joint effort that will include all residents, new and old, board members and the management agency. A community is as good as its residents and Prophecy prides itself on its residents. We try to encourage a "neighborly" community by keeping you informed of any activities, events, policy changes and of course, all rules and regulations. This document will briefly define for you what is expected of Prophecy residents.

This document is not meant to be a comprehensive reference of By-laws, rules and regulations. Its only purpose is to answer some of the most frequently asked questions, to familiarize you with the operations of the association to identify a point of contact for your more detailed concerns, and of course to welcome you to the community.

Every homeowner should have received, at settlement, a copy of the By-laws, Articles of Incorporation, and the Declaration of Covenants, Conditions and Restrictions. The By-laws should have been presented to you by your settlement attorney or real estate agent. If you do not have a copy, please contact the Management Agent, in care of the Prophecy Homeowner's Association. The By-laws will contain a more detailed account of the governing rules and regulations for Prophecy.

II. Board of Directors

The By-laws and Declaration of Covenants, Conditions and Restrictions for Prophecy are governed by an elected Board of Directors. Members of the board are homeowners in Prophecy and volunteer their time to insure that the By-laws are enforced and that the overall operations of the community are executed in a satisfactory manner. Board members are elected to three year terms and are elected by Prophecy Homeowners at the Annual Prophecy Homeowner's Association meeting.

The Board of Directors meets once per month. Residents of Prophecy are encouraged to attend monthly board meetings. To obtain a current schedule of meeting times, please contact the Management Agent.

The Board of Directors always welcomes residents who would like to volunteer as board members, committee members and those who would like to voice their opinions, concerns and suggestions. If you would like to participate in any of these capacities or share your thoughts, please contact the Board of Directors, in care of Prophecy Homeowner's Association.

3. The Association's Board of Directors will review each owners case and determine if any additional action is deemed necessary, e.g., civil action or foreclosure.

VI. Architectural Guidelines

By living in a townhouse community, there are certain architectural guidelines that must be adhered to. These guidelines have been established to insure the uniformity, upkeep and overall appearance of your home and community. It is the homeowner's responsibility to maintain their property under these guidelines. This in effect will not only maintain the aesthetics of your community but will also maintain and increase the value of your property. Listed below are some guidelines that have been set. Again this is not a comprehensive list, please refer to the By-laws and Declaration of Covenants, Conditions and Restrictions for more details or call the Management Agent.

A. Paint Colors for T1-11 Wood Siding

Townhomes in the "Old Prophecy" must be painted. Townhomes that are constructed from T1-11 Wood Siding are those homes that are labeled in this document as "Old Prophecy". Listed below are previously approved paint colors for these homes.

		DURON	BENJAMIN MOORE
T1-11 SIDING	Dark	5223 M Toffee Crunch	1026
	Medium	5693 Arrowroot	1110
	Light	5700 W Maple Leaf	1149
TRIM	Dark	5223 M Toffee Crunch	1026
	Medium	5693 Arrowroot	1110
	Light	5700 W Maple Leaf	1149
	Light	5820 W White-White	876
DOORS		4454 I Sherry	1146
		4525 Y LH Rainbow's End	300
		4425 N Pumpkin Patch	126
		4275 A Plymouth Red	1204

The exterior of your home may only be painted with two different colors. One color being painted on the T1-11 siding and the other on the trim. You may however paint the T1-11 siding and the trim the same color, but no more than two colors should be painted on the home's exterior.

If you would like to paint your home a color which is not listed, you must submit your request in writing [for approval] to the Architectural Committee, in care of the

Prophecy Board of Directors. In your request please include a color sample of the paint, and the manufacturers name. After submission the Architectural Committee has 30 days to answer your request.

B. Stain Colors for townhomes in the "New Prophecy"

Townhomes in the "New Prophecy" must be stained. We refer to those stained home on Buckland Court as "New Prophecy".

Listed below are previously approved stain colors for these homes.

WARNING: These homes may not be painted!

WOOD SIDING

STAIN

Olympic

SEMI TRANSPARENT HOUSE and TRIM STAIN

#718 Naturaltone Fir/Pine

SOLID COLOR HOUSE and TRIM STAIN

Chamois

Cedar

DOORS

McCORMICK OIL BASE PAINT

Cobblestone Grey

Farmhouse Red

Tavern Beige

Sage Green

Hearthstone

Foxhall Green

Sandstone

Cypress

Grey Stone

If you would like to stain your home or paint your door a color which is not listed, please submit your request in writing [for approval] to the Architectural Committee, in care of the Prophecy Board of Directors. In your request please include a color sample of the stain or paint, and the manufacturers name. After submission the Architectural Committee has 30 days to answer your request.

C. EXTERIOR CHANGES

All exterior changes must be presented in writing to the Architectural Committee, in care of the Prophecy Board of Directors. The change request should state the nature, color, kind, shape, height, materials and location of the desired change. These changes include but are not limited to the installation of new windows, doors, fences, sheds, siding, re-painting or re-staining with colors other than those that have been pre-approved.

- **WINDOWS**
The only windows that are allowed in Prophecy are clear double hung windows that are free of grids or slashes. Windows must only open up and down and *not* left to right.
- **DOORS**
Any change in your door should be submitted in writing to the Architectural Committee, in care of the Prophecy Board of Directors. Please include in your request the name, type, and characteristics of the door.
- **FENCES**
The current approved fence is the WYNGATE (1x6 inch board on board, vertical) with (4x4 inch post of Western Red Cedar, unpainted). All fences must be unpainted.
- **SHEDS**
Sheds are allowed to be constructed; but only within a fence, behind your home. Please contact the Management Agent for more detail specifications. If you are considering installing a shed, the specifications must be adhered to.
- **GROUND LEVEL PATIOS/DECKS**
Ground level patios/decks are allowed to be constructed; but only at ground level, within a fence, and behind your home. Please contact the Management Agent for more detail specifications. If you are considering installing a ground level patio or deck, the specifications must be adhered to.

As a general rule, always contact the Board of Directors for approval of any exterior changes. This will save you time and expense by knowing your changes are approved before implemented. If any exterior changes are made that are not within the architectural guidelines, the Board of Directors will take action as outlined in the By-laws of the Association.

D. T1-11 WOOD SIDING and VERTICAL VINYL SIDING

The original construction of the townhomes in Prophecy, referred to as "Old Prophecy" are constructed of T1-11 Wood Siding. This siding is still an acceptable and approved form of exterior siding. T1-11 wood siding must be painted with a pre-approved paint color (see page 7) or a color that has been approved by the Architectural Committee from your request.

In 1994, the Board of Directors approved the use of vertical vinyl siding as a replacement for the T1-11 Wood Siding. Vertical vinyl siding may only be used on homes in Old Prophecy, which only included those homes that are currently constructed of T1-11 Wood Siding. Vertical vinyl siding may *not* be used on the homes in New Prophecy, they may only be covered with wood and stained.

The Board of Directors prepared a comprehensive document detailing the specifications, requirements, and colors for installing vertical vinyl siding. If you desire to replace your T1-11 with vertical vinyl siding, please contact the Management Agent, in care of the Prophecy Board of Directors for a copy of the Vertical Vinyl Siding Guidelines and Specifications Document. Before you consider installing vinyl siding please insure you have read this document. To install vertical vinyl siding you must submit a request for approval, a copy of which is included in the Guidelines and Specifications.

WARNING: If a home has been painted or stained with a color that has not been previously approved, the homeowner will be expected to re-paint or re-stain the home with an approved color. This must be done at the homeowner's expense. The Board of Directors has the right to enter upon your property and re-paint, re-stain or repair any home in Prophecy which does not meet the requirements of the Architectural Committee. The cost to do so will be included in the yearly assessments for that homeowner. This action will be taken when all other attempts have failed in trying to get the homeowner to rectify the problem.

VII. Parking/Parking Lots

Each home in Prophecy has only one (1) reserved parking space. Your reserved space is marked by the lot number of your home. To determine which parking space belongs to you, find out the lot number of your home and locate that marked space in the parking lot. If you have more than one car in your household, those additional cars must park in a visitors space. All visitors to your home must utilize the visitors spaces. Please insure that your visitors do not park in your neighbor's reserved space. Even if you or your visitor would like to park in your neighbors space temporarily, please do not, no one can estimate the arrival of a neighbor who wants to utilize their reserved space. Please be courteous to your neighbor and in return they will be courteous to you.

In addition, please do not block anyone's car by parking in front or behind it. Unexpected emergencies can require anyone to move quickly, and the time spent trying to locate the owner of a car that has blocked someone in could prove to be tragic. Please be considerate and insure that you and your visitors do not block in other cars.

Any cars in the parking lots that appear to be abandoned or has expired tags, please report these cars to the Management Agent.

Parking lots can not be used for major car repairs. Such repairs can severely damage the parking lots and could potentially result in repairs that would cost the association. Please report such activities to the Management Agent. Remember the "association" is "you", therefore the cost is "yours". Let's keep cost down by refraining from these activities.

Commercial vehicles are not allowed to park in the parking lots.

VIII. Grass Cutting/Grounds Maintenance

Each homeowner must cut their own grass, front and back. The Grounds Maintenance Contractor is only contracted to cut the grass in the common areas. The common areas are those areas which are owned by the Association and not by the individual homeowner. The homeowner is responsible for the upkeep of their yard, which includes grass cutting and the trimming of the shrubs and trees. Please maintain your yard by performing these duties regularly.

IX. Trash Removal

Trash is collected by Prince George's County Refuse Collection. Currently the pickup days are Monday and Thursday.

We do ask that when you place your trash out for pickup, please secure the bags tightly. If you use a trash receptacle, once it has been emptied, place it in an area free from public view. Please do not leave you trash receptacle in front of your home.

BULK TRASH REMOVAL

If you have a discard of bulk items, such as appliances, bed mattresses, furniture, tree clippings, please call the Prince George's County Bulk Trash Removal Service at 301-952-7600. This is a free service. Before you place the items at curbside, please call to setup a pickup time.

X. Recycling Service

Currently Prince George's County picks up recyclables on Friday mornings. You may place your yellow recycling bin at the end of your walkway on the day of pickup. Once your bin has been emptied, place it in an area free from public view. Please do not leave the bin in front of your home.

XI. Community Newsletter

The Board of Directors, in conjunction with the Management Agency, publishes a quarterly newsletter entitled The Prophecy Post. The newsletter is used as a means of communication between the residents, the board and management agency. The newsletter contains information on any planned events, policy changes, and any news that needs to be distributed to all residents. Residents are encouraged to submit any ideas for the newsletter to the Management Agent. It is our intent for the newsletter to live up to its' purpose as a community publication, therefore your comments are always welcomed.

We hope this document will be beneficial in your transition to our neighborhood.
Remember to always contact us if you have any questions.
Thank you and again Welcome to Prophecy!
PHOA Board of Directors