



ARCHITECTURAL CHANGE APPLICATION

Notice: The Board of Directors has the absolute right to demand and enforce removal of all construction or alterations undertaken and/or completed by a unit owner without the required prior written consent of the Architectural Review Committee.

FROM: _____

Community Name: **Prophecy Homeowners Association**

Address: _____

Home Phone: _____

Work Phone: _____

Directions:

The Declaration of Covenants requires that you submit to the Architectural Review Committee for approval all proposed exterior additions, changes or alterations to your house and lot. In order to be considered by the Architectural Review Committee, your application must include detailed information describing the proposed change (typically, plans and specifications including sketches, photos, catalog illustrations, etc. showing the nature, kind, shape, color, dimensions, and materials; and a copy of the survey with the location marked).

Description of Proposed Change: (Please print or type) This section must be completed in order to process. Please use area below to briefly describe all proposed improvements, alterations, or changes to your lot or home. Attach required details by sketches, drawings, clippings, pictures, catalog illustrations, and other data.

Show location of item on your property on a copy of the survey.

12138 Central Avenue Suite 863
Mitchellville, Maryland 20721 (mailing address)

9420 Annapolis Road, suite 105
Lanham, Maryland 20706 (offices)

(240) 770-5381 voice; (240) 260-0755 fax
Office@quality1propertymanagement.com
www.Quality1PropertyManagement.com

Signatures:

You are requested to obtain the signatures of the four (4) property owners who will be most affected by the proposed change. Signature by your neighbors indicates an awareness of your proposed change and **does not** constitute approval or disapproval on their part.

Signature: _____ Name: _____

Lot: _____ Address: _____

Signature: _____ Name: _____

Lot: _____ Address: _____

Signature: _____ Name: _____

Lot: _____ Address: _____

Signature: _____ Name: _____

Lot: _____ Address: _____

Owner's Acknowledgments:

I/we understand and agree:

1. ...that nothing herein contained shall be construed to represent that alterations to land or buildings in accordance with these plans shall not violate any of the provisions of the building and zoning codes of the county to which the above property is subject. Further, nothing herein contained shall be construed as a waiver of modification of any said construction.
2. ...that no work on this request shall commence until written approval of the Architectural Control Committee has been received by me.
3. ...that any construction or exterior alteration undertaken by me or on my behalf before approval of this application is not allowed; that, if alterations are made, I may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part; and, that I may be required to pay all legal expenses incurred.
4. ...that any approval is contingent upon construction or alteration being completed in a workmanlike manner.
5. ...that members of the Architectural Control Committee are permitted to make a routine inspection.
6. ...that a copy of this application will be returned to me after review of the Architectural Control Committee.

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- 7. ...that there are architectural requirements covered by the Covenants and a review board process as established by the Board of Directors.
- 8. ...that the alteration authority granted by this application will be revoked automatically if the alterations requested have not commenced within 180 days of the approved date of this application and/or completed by any date specified by the Committee.
- 9. ...that all proposed improvements must meet county codes. My signature indicates that these standards are met to the best of my knowledge. I understand that the application for all required building permit(s) are my responsibility.
- 10. ...that any variation from the original application must be resubmitted for approval.

Owner/Applicant Signature: _____ Date: _____

Co-owner/Applicant Signature: _____ Date: _____

REMINDER: THE FOLLOWING MUST BE ENCLOSED WITH THE ACC APPLICATION IN ORDER TO PROCESS THE APPLICATION:

- 1. Either a photo, catalog illustrations, drawing, or picture, etc.
- 2. Copy of survey (plat map) marked with change being requested.
- 3. A completed application including signatures and a full description of changes of what is being built, changed, painted, etc.

Forward the completed application with all signatures and documents to:

**Prophecy Homeowners Association
c/o Quality 1 Property Management
12138 Central Avenue #863
Mitchellville, MD 20721**

Please note that incomplete applications will be returned.

FOR COMMITTEE USE ONLY:

Approved: _____ Date Received: _____
 Disapproved: _____ Date: _____

Comments: _____

Reviewer: _____ Date: _____

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Mitchellville, Maryland 20721 (mailing address)*

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Lanham, Maryland 20706 (offices)*

B. Stain Colors for Townhomes in the “New Prophecy”

Townhomes in the “New Prophecy” must be stained. We refer to those stained homes 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

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, along with the Manufacturer’s name. Once your request has been submitted and received, the Architectural Committee has 30 days to respond to your request.

III. Architectural Guidelines

By living in a townhouse community, there are certain architectural guidelines that must be adhered to. These guidelines have been established to ensure 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 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 pain colors for these homes.

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

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, along with the Manufacturer's name. Once your request has been submitted and received, the Architectural Committee has 30 days to respond to your request.