

SHIPLEYS CHOICE HOMEOWNERS ASSOCIATION, INC.

POLICY RESOLUTION 3: Architectural Review Procedures And Guidelines

WHEREAS, *Article VI* of the Amendment and Restatement of Declaration of Covenants, Conditions and Restrictions recorded among the Land Records of Anne Arundel County in Book 3684, pages 49 *et seq.* (hereinafter "the Declaration" or "Covenants") **requires plans and specifications of any proposed modification, addition, alteration or change to be submitted** to the Shipley's Choice Homeowners Association, Inc.'s Board of Directors (hereinafter "SCHOA Board" or "Board") or a Covenant Committee (hereinafter sometimes referred to as the "Architectural and Covenants Review Committee" or "ACRC") appointed by the Board; and

WHEREAS, *Article VI, Section 6* of the Declaration requires prior written consent of the Board or its Architectural and Covenants Review Committee for changes to the Property; and

WHEREAS, the Board and its Architectural and Covenants Review Committee have deemed it necessary to establish guidelines and procedures for Members wishing to make changes to the Property to augment the provisions contained in the Declaration; and

WHEREAS, the overall objective of this resolution is to serve as a guide to aid members of the Architectural and Covenants Review Committee staff and Members (sometimes referred to herein as "Homeowners") in maintaining and enhancing the community's carefully designed environment. The rules described in this resolution address the improvements for which Homeowners most often submit applications to the ACRC. They are not intended to be all inclusive or exclusive, but rather to serve as a guide as to what may be done. The specific objectives of this resolution are:

- 1 To increase Homeowner awareness and understanding of the Covenants; and
- 2 To describe the organization and procedures involved with architectural standards established by the Covenants; and
- 3 To illustrate design standards which will aid Homeowners in developing exterior improvements that are in harmony with the immediate neighborhood and community as a whole; and
- 4 To assist Homeowners in preparing an acceptable application to the ACRC; and
- 5 To relate exterior improvements to the plans for the Shipley's Choice Common Areas; and
- 6 To provide uniform guidelines to be used by the ACRC in reviewing applications with the goals set forth in the documents of the Shipley's Choice Homeowners Association, Inc., as well as the actions of the Shipley's Choice Board of Directors.

WHEREAS, the authority for maintaining the quality and design in Shipley's Choice is founded in the Covenants which are a part of the deed to every property in Shipley's Choice. The intent of Covenant enforcement is to assure homeowners that the standards of design quality will be maintained. This, in turn, protects property values and enhances the overall community environment. Every Shipley's Choice property owner is entitled to receive a copy of the Covenants at settlement. Additionally, the Covenants are recorded among the public Land Records and every owner is legally deemed to have constructive notice of the covenants. All too frequently, this information is not read by the Homeowner. Since these Covenants "run with the land" they are binding on all Homeowners whether or not they have been read. They should be periodically reviewed and effort should be made to fully understand the Covenants. The

Covenant documents authorized the Shipley's Choice Homeowners Association, Inc. (and/or any Homeowner) to enforce the Covenants. The Shipley's Choice Homeowners Association, Inc. ("SCHOA") was created (chartered) to do just that and to promote the health, safety, common good and social welfare of the residents of the community. The SCHOA Board of Directors pursuant to the Assignment of Rights and Powers Under Declaration recorded February 8, 1996 among the Land Records of Anne Arundel County in Book 7311, pages 767 et seq., in turn, established the Architectural and Covenants Review Committee; and

WHEREAS, the role of the Shipley's Choice Homeowners Association, Inc., of which every Homeowner is a Member, is not only to own and operate open space, but to conserve and enhance the resources and property value of the total community; and

WHEREAS, the Association accomplishes these functions in a variety of ways, one of which is by assuring, through the Architectural and Covenant Review Committee, the retention of harmonious design qualities of the community. Surveys of planned communities show that providing this assurance is reflected in the preservation, protection and enhancement of real estate values and is of prime importance to property owners; and

WHEREAS, the ACRC performs its task of insuring the aesthetic quality of the community and environs by establishing and monitoring the architectural review process, thus assuring that proposed exterior alterations comply with the objectives set forth in the Covenants. This involves regular and systematic review of all applications for exterior alterations submitted by Homeowners.

NOW THEREFORE, BE IT RESOLVED THAT the Board of Directors of Shipley's Choice Homeowners Association, Inc. and its Architectural and Covenants Review Committee hereby adopt the following Architectural Review Procedures and Guidelines:

I. GENERAL REQUIREMENTS

- 1 ACRC APPROVAL REQUIRED PRIOR TO ARCHITECTURAL CHANGE: Per SCHOA Covenants, ARTICLE VI, Use Restrictions, No building, fence, wall, sign, swimming pool, tank, or structure of any kind shall be commenced, erected, or maintained upon the Property, except as provided herein, **nor shall any exterior addition to or change or alteration be made, including color, until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing by the SCHOA Architectural & Covenants Review Committee (ACRC).**
- 2 MEMBER RESPONSIBILITY: All Members are held responsible for assuring that changes to their property are made in accordance with the provisions of the Governing Documents and as interpreted by this Resolution. **Changes made without prior ACRC approval may be determined violations of Governing Documents, subject to the Remedies as outlined below.**
- 3 ARCHITECTURAL CHANGE REQUEST (ACR): Members desiring to change their property shall complete an Architectural Change Request, attach the required specifications, plans, and supporting materials as necessary to document their requested change, and submit the form to the ACRC Chairman for processing.
 - i) The ACR form is included in Appendix 1 of this Policy Resolution. Additional forms may be downloaded from www.shipleyschoice.com, or obtained by writing the ACRC Chairman. All correspondence and completed ACRs shall be addressed to the attention of the ACRC Chairman and mailed to the Shipley's Choice Homeowners Association, Inc., Post Office Box 671, Millersville, Maryland 21108.
- 4 REMEDIES. Failure to comply with the provisions of this document is a violation of the Declaration and subjects the Member to the remedies as set forth in the Declaration and ByLaws of the Association, including but not limited to, **a lawsuit for injunctive relief and damages, removal of the unauthorized addition, change or alteration and restoration of the area, fines, and any other legal remedy, all at the expense of the defaulting Member.**

II. EVALUATION OF ARCHITECTURAL CHANGE REQUESTS

1 EVALUATION PROCEDURE

- a) The ACRC shall evaluate all received ACRs on their merit per the guidance provided in the governing documents and shall reach a decision within 4 weeks of the requesting letter's postmark. Homeowners may make inquiries or provide supplemental information to the ACRC during their deliberations. ACRC decisions shall be recorded on the homeowner's original ACR which will be returned to the submitting homeowner by US Mail.
- b) Commencement of the requested change shall occur only after the approval notification is

received by the homeowner.

- c) Homeowners desiring to make changes during construction shall submit a revised application to the ACRC and obtain approval.
- d) Homeowners shall inform the ACRC upon completion of the change, after which the ACRC shall inspect the property, verify ACR compliance, update, and close the homeowners file.

2 CRITERIA: ACRs shall be evaluated on their individual merits and as they relate to the Covenants and Governing Documents. The ACRC shall refuse approval of any such plans or specifications which, **in their opinion, fail to promote congenial occupancy and protect property value [b] XV, s1], are not aesthetically compatible with their surroundings [cVI, s6], or present threats to resident health, safety, or welfare [cVI, s 19].** In so passing upon such plans and specifications the ACRC shall have the right to take into consideration the a) use and suitability (materials) of the proposed change to the site upon which it is proposed, b) its harmony with the surroundings, and c) its effect on the outlook from adjacent property or Common Area. Judgments of acceptable design are based on the following criteria which expand upon the standards above: [cVI, s6]

- a) **VALIDITY OF CONCEPT**: The basic idea must be sound and appropriate to its surroundings.
- b) **COMPATIBILITY OF DESIGN**: The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, use of similar materials, color, and construction details.
- c) **SCALE**: The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surroundings.
- d) **MATERIALS**: Continuity is established by the use of the same or compatible materials as were used in the original construction of the house. The proposed change may be limited by the design and materials of the existing house and neighboring homes.
- e) **WORKMANSHIP**: Workmanship is another standard which is applied to all exterior alterations. The quality of work should be equal to, or better, than that of the surrounding area. Poor practices, or substandard workmanship besides causing the Homeowner problems, can be visually objectionable to others and result in a safety hazard and loss of property value.
- f) **TIMING**: Projects which remain uncompleted for excessive periods of time, or are visually objectionable, are a nuisance and safety hazard for neighbors and the community. Homeowners are subject to sanctions if these conditions occur. All applications must include estimated starting and completion dates. If such time period is considered unreasonable, the ACRC may disapprove the application solely on that basis.

3 DEFINITIONS

- a) **SITE PLAN**: A site plan may be required as part of an application. A site plan is a scaled drawing of the subject site which shows dimensions of the property, all previous

improvement including those being applied for in the application, and adjacent properties when applicable. It is suggested that County Plat Plans or homeowner lot surveys be used and the proposed modifications be shown on them.

- b) **SIDELINES:** Imaginary lines extending from the extreme building edges to the rear property line. These lines are parallel to the sides of the home.

4 DISCLAIMERS:

- a) At no time shall verbal requests or agreements, tendered by either the Board, the ACRC or Members be considered valid and binding.
- b) ACRC will not knowingly approve a project which is in violation of the local building or zoning codes. ACRC requirements are different from those of the County and no responsibility is assumed for Member failure to obtain the necessary County permits and adhere to County regulations.
- c) Design approval by the ACRC shall in no way be construed as to pass judgment on the correctness of the location, mechanical design, suitability of water flow or drainage, location of utilities, or other qualities of the item being reviewed.
- d) The ACRC assumes no responsibility for the safety or suitability of new construction by virtue of an approved design.

III. MEMBER APPEAL OF ACRC DECISIONS

- 1 ACRC APPEAL: Applicants may request ACRC reconsideration, if new or additional information which might clarify the request or demonstrate its acceptability arise.
- 2 BOARD APPEAL: ACRC decisions, policies, standards and guidelines may be appealed to the SCHOA Board of Directors upon written request of an aggrieved Member. **Members desiring an Appeal must submit a written request within 15 days of receiving an ACRC decision.** Appeals should be sent to the SCHOA Board Secretary, PO Box 671, Millersville, MD 21108. Upon submittal of a proper request, the aggrieved Member shall be entitled to a hearing before the Board of Directors. **A vote exceeding two thirds of the full Board shall be required to reverse previous ACRC decisions, policy, standards, and guidelines.**

IV. COMMENCEMENT AND COMPLETION OF WORK

- 1 Any request approved by the ACRC shall be commenced within six (6) months following the date upon which the request is approved, and shall be completed within six (6) months following the date of commencement, or within such other period as indicated on the ACR.
- 2 In the event construction is not commenced within six months, approval of the plans and specifications shall be conclusively deemed to have lapsed and compliance with the provisions of this Resolution shall again be required prior to re-commencement. Partially completed construction shall be removed at the owner's expense.

- 3 DEVIATION FROM APPROVED PLANS AND SPECIFICATIONS is prohibited without prior written consent from the ACRC.
- 4 Approval of any particular plans and specifications or design shall not be construed as a waiver of the right to disapprove of such plans and specifications or any elements or features thereof, in the event such plans and specifications are subsequently submitted for use in any other instance.
- 5 Applicants are responsible for the prompt removal of debris generated in the course of the alteration, modification or change.
- 6 No sawing, hammering or other noisy construction activities are permitted except as provided by the Anne Arundel County Ordinances.
- 7 All construction materials and/or equipment must be located and stored in the rear of the lot within 24 hours after delivery unless coordinated with the ACRC. No materials and/or equipment shall be delivered or deposited on the SCHOA Common Areas or on County Roads. Construction or other vehicles (saving and excepting emergency vehicles) are prohibited from accessing or traveling on the Common Areas. Excess material shall be immediately removed after completion of construction. No debris may be allowed to accumulate during construction.
- 8 Upon completion of any requested and approved item, the Member may request a Certificate of Compliance from the SCHOA Board or its Architectural and Covenants Review Committee.

V. DESIGN GUIDELINES

1 PROPERTY ADDITIONS, CHANGES, OR ALTERATIONS REQUIRING SUBMITTAL OF AN ARCHITECTURAL CHANGE REQUEST (ACR)

- a) **GENERAL:** The addition, change, or alteration of property or structures on the property a) in excess of \$ 500, or b) requiring County permits, or c) significantly affecting the property's aesthetic compatibility with community design and adjacent homes require prior 1) submittal of an Architectural Change Request and 2) approval by the Architectural & Covenants Review Committee. Failure to comply is a finable violation of governing documents. [cVI, s6]
- b) **VARIANCES:** Variances to Covenant restrictions must be requested by submittal of an ACR.
- c) **SUPPLEMENTAL REQUIREMENTS FOR COMMON ACRs:** This section provides guidance for several of the most frequently submitted ACRs.

i) **Painting** [cVI, s19]

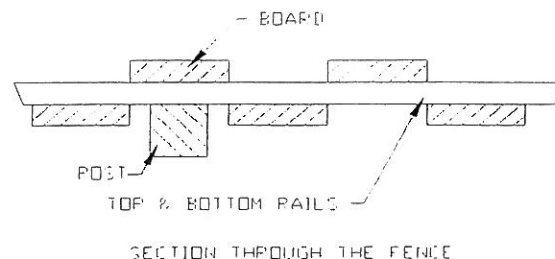
- (1) *Colors:* Traditional, non-gloss colors shall be used. Strong hues (pinks, turquoises, pastels) and decorative striping, texturing, etc. are prohibited.
- (2) *Coordination:* Paint shall coordinate with other colors of the home and differ from that of adjacent homes.
- (3) *Maintenance Variance:* An ACR submittal is not required when repainting with the same color during routine maintenance, provided a Member's adjacent neighbor(s) confirm color preservation if later challenged by the ACRC.

ii) **Decks & Patios** [cVI, s6]

- (1) *Location & Size:* Decks/patios shall be located in rear yards, shall not encroach neighboring yards or the Common Areas, shall not exceed the sidelines.
- (2) *Materials:* Materials shall have natural weathering qualities as do brick, wood and stone. Wooden decks shall be constructed of redwood, cedar, or pressure treated lumber.
- (3) *Sealers, Stains, Preservatives:* Decks may be treated with preservative provided all visible parts are treated at the same time, with the same product. The painting of decks or patios is discouraged.
- (4) *Grade Changes:* All changes in grade must be indicated on the ACR and approval is subject to successfully demonstrating that these changes will not adversely affect neighboring properties. Consideration should be given in making ground level surfaces of porous materials or to provide mulched beds to offset additional drainage or standing water problems.
- (5) *Under Deck Storage:* When using an under deck area for storage, the impact on neighbors should be kept in mind. Storage must be maintained so as to present a neat, uncluttered appearance, and shall be screened from the view.

iii) Fences [cVI, s6]

- (1) *Variances*: The community maintains a listing of non-complying (e.g. split rail) fences approved under past regulations. All replacements for these fences and all new fences shall comply with the following requirements.
- (2) *Location*: Fences are permitted only on Property Lines around the rear yard. Fences shall not extend forward (toward the road) of the rear building line of the dwelling. Fences shall not impede surface drainage and must follow the grade of the yard. The fence must be entirely on the homeowner's land, and must not encroach the SCHOA Common Areas. Partial fencing of a yard is not permitted.
- (3) *Height*: No fence shall be more than four (4) feet in height unless enclosing a swimming pool, hot tub or similar body of water, or unless it is attached to and part of an approved deck. In these cases only, the fence may not exceed six (6) feet in height above the walking surface. For fences attached to a deck, but extending beyond the deck edge, the section beyond the deck edge must be no more than four (4) feet in height above the ground.
- (4) *Materials*: Only cedar or pressure treated lumber are permitted.
- (5) *Sealers, Stains, Preservatives*: Fences may be treated with a clear wood preservative that does not contain a dye or tint. All surfaces (the entire fence, including both sides) are to be treated at the same time and with the same product. Homeowners should be careful to select sealers or preservatives that are, in themselves, colorless. Painting of fences, treatment with staining products such as redwood stain, or staining fences to match decks is prohibited and will lead to the need for remedial action at the homeowner's expense.
- (6) *Style*: Only non-overlapping board-on-board fences are permitted. Gates must be compatible to the fence in design, materials and height. The following photograph (courtesy of Mid Atlantic Decking) and drawing are to illustrate the acceptable style of fencing. The top of the fence may be straight, or shaped as shown in the illustration. The illustrations are not to scale.



iv) Recreational Apparatus [cVI, s7, 19]

- (1) *Location & Size*: Recreational apparatus must be placed in rear yards, within the house sidelines and behind the rear building line of the dwelling. Apparatus shall not be placed in nor encroach on Common Areas.

- (2) *Playhouses*: Playhouses may be constructed provided the ACR includes a statement of its exclusive use. Playhouses must be constructed with two or more windows and must be placed within the house sidelines at the rear of the dwelling. At no time shall the playhouse be used to store items other than recreational furnishings & toys (storage sheds are specifically prohibited by covenants).

v) **Water Gardens** [cVI, s19]

- (1) *Depth/Size*: Water Gardens shall be less than 18" in depth and 50 square feet in surface area.

2 **EXTERIOR APPEARANCE REQUIREMENTS** [cVI, s19]

- a) **ROOFING & SIDING REPAIRS**: Repairs may be made without approval provided they match pre-existing construction in color, texture and appearance.
- b) **WINDOWS & DOORS**:
- i) **Window treatments**: All treatments shall present a white appearance from the street. Temporary treatments, including but not limited to bed sheets, newspapers, foil, towels, plastic storm windows, etc. are prohibited.
 - ii) **Metal Awnings & Security Bars**: May be installed only to rear facing porch or window exteriors not viewable from home fronts or sides. [cVI, s14]
 - iii) **Storm Windows & Doors**: Shall be white or match the framing trim and doors shall be at least 2/3rds glass.
 - iv) **Garage Doors**: Shall be closed except when in use.
- c) **LIGHTING & LAWN ORNAMENTS**
- i) **Replacement Lighting**: Replacement fixtures shall be compatible in style and scale with that of the original builder's fixtures and those of neighboring homes.
 - ii) **Holiday Lighting**: May only be erected and removed within 1 month of the celebrated holiday.
 - iii) **Yard Ornaments**: In-ground flagpoles and permanent yard ornaments (lawn jockeys, pink flamingos, etc.) are prohibited from front and side yards.
- d) **GARBAGE**: Garbage, trash, recyclables, and other refuse shall be placed in containers. Said containers shall not be placed in public view until after dusk the evening before trash collection and shall be removed from public view on the same day of collection. No incinerator or compost pile shall be kept or maintained upon any Lot or Common Area. [cVI, s9]
- e) **ANTENNAE, AERIALS, CABLES**: Outside television or radio antennae, aerials, or cables are prohibited. 18" Satellite TV dishes may be installed and should be located to present minimal visual impact. [cVI, s12]
- f) **CLOTHES DRYERS**: No permanent type of exterior clothes dryer shall be erected, installed or maintained on any property. No clothing, bedding, sheets, towels, or other personal property shall be hung from any window, deck, balcony, patio, or clothesline.

[cVI, s13]

- g) **PERMANENT GRILLS:** Permanent grills may be installed in backyards and within the house sidelines. The Anne Arundel County Fire Marshall recommends temporary grilling be done at least 15 feet from the dwelling for homeowner safety. [cVI, s9]
- h) **HOUSE NUMBERS:** House numbers shall be 6" or less.
- i) **TRAILER, BOAT, OR RECREATIONAL VEHICLE STORAGE:** Vehicle parking and/or storage is prohibited on property other than for transient cleaning & loading. [cVI,s18]
- j) **BASKETBALL GOALS:** Mobile Goals shall not be permanently anchored and shall be removed at least 15' from road curbs when not in use. Permanently anchored goals are only permitted in rear yards with an ACR approval.
- k) **POOLS & HOT TUBS:** Free standing, self supporting pools are not permitted. Hot tubs are permitted when erected on a patio or deck.
- l) **SPORT & RECREATIONAL EQUIPMENT:** Said equipment shall not remain on front yards or in Common Areas overnight.

3 LAWN, LANDSCAPE, & GARDEN REQUIREMENTS [cVI, s9,17]

- a) **LAWNS:** Lawns shall be maintained as groomed, turf grass and mowed at such intervals to maintain a maximum height of six (6) inches and a minimum height of two (2) inches. Transitioning properties into wildflower, natural environmental, or wooded areas is prohibited.
- b) **LANDSCAPING:** Planted trees and shrubs shall be maintained 1) clear of sidewalks, driveways, and sight lines required for vehicular/pedestrian traffic and 2) to preserve views from neighboring lots. Fallen/dead trees & shrubs shall be removed promptly and not disposed of in Common Areas. Planted beds shall be maintained free of weeds, overgrowth, and dead plant material.
- c) **VEGETABLE GARDENS:** Gardens shall be located between the dwelling and it's rear property line, shall not encroach upon neighboring yards or Common Areas, and shall not effect pre-existing property grades nor cause damage to property below or above resulting from water flow. Additionally,
 - i) **Area:** Vegetable Gardens shall be 500 square ft or less.
 - ii) **Debris:** Unused stakes, trellises, and dead growth shall be removed at all times.
 - iii) **Toxins:** Planting harmful or toxic plants or vegetables is prohibited.

4 MAINTENANCE REQUIREMENTS [cVI, s9,17]

- a) **DWELLINGS:** Dwellings shall be maintained in good repair and appearance. Rotted trim, fallen downspouts, damaged gutters, fallen shutters, broken windows, missing & damaged fence boards, cracked walkways and driveways, torn screens, non-functional light fixtures, damaged siding & roofing are all considered examples of maintenance violations.

- b) **PAINTED SURFACES:** Exterior painted surfaces (trim, windows, shutters, doors & garage doors, etc.) shall be maintained to avoid a faded, chipped or peeled appearance.
- c) **DEBRIS:** Residents are responsible for removing litter on their lot and preventing wind-blown debris from originating on their property. SCHOA Common Areas shall not be used as a dumping ground for organic or inorganic debris.
- d) **DRAINAGE:** Each Homeowner is responsible for seeing that their lot area is protected from erosion and that storm drain structures are not blocked so as to cause additional erosion problems that will damage other lots or the Common Area.
- e) **SNOW REMOVAL:** Homeowners are required to remove snow from public walkways traversing their property. [cVI, s9]
- f) **PESTICIDES/HERBICIDES:** Pesticides and Herbicides may be applied on individual lots according to label instructions only. Emphasis should be placed on organic/biodegradable materials in order to protect the natural environment. [cVI, s19]

5 **FIREWOOD REQUIREMENTS** [cVI, s19]

- a) **STORAGE LIMITS:** No more than 2 cords of firewood shall stored on any lot, at any time. Firewood shall be stacked neatly, not to exceed fence height, and located in the rear yard to minimize visual impact
- b) **REMOVAL FROM COMMON AREA:** No cutting, pruning, or removing of trees or vegetation, alive or dead, from Common Areas is permitted unless specifically approved in writing by the ACRC. Any said removal be remedied in accord with the Maryland Code of Natural Resources, ARTICLE 5-409 which stipulates reimbursement at 3 times the fair market value of the removed material.

6 **ANIMAL REQUIREMENTS:** No farm animals nor more than 2 domestic animals are permitted per lot. [cVI, s8]

7 **NON-RESIDENTIAL STRUCTURES REQUIREMENTS:** No tents, pens, shacks, barns, kennels, runs, stables, sheds, or out-buildings are permitted. [cVI, s5 & 10]

8 **SIGNAGE REQUIREMENTS** [cVI, s11]

- a) Real estate signs shall be less than 28x20 inches.
- b) Sign placement is prohibited from all Common Areas and Rights of Way. Signs placed in said areas will be removed without notice and returned upon payment of a \$ 25 removal fee.

9 **NUISANCE REQUIREMENTS:** No nuisances shall be permitted on any property nor shall any action be permitted that is noxious or detrimental to health. [cVI, s9]

This policy Resolution was duly adopted at the monthly meeting by a Majority vote of the Board of Directors this 8th day of December 2014.

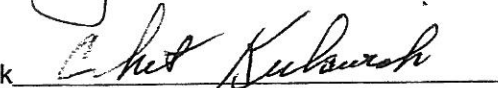
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Kevin Curran 
Board Member

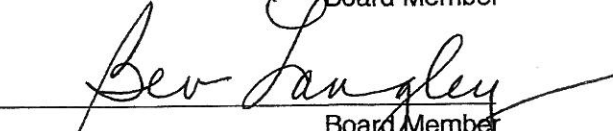
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Penny Giddens 
Board Member

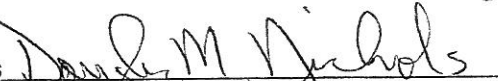
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Chet Kulawiak 
Board Member

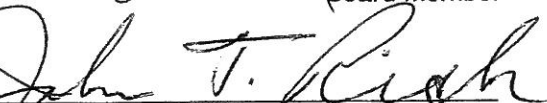
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Bev Langley 
Board Member

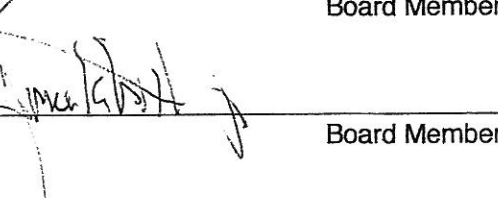
☒ Yes ☐ No

Doug Nichols 
Board Member

☒ Yes ☐ No

John Rich 
Board Member

☒ Yes ☐ No

Bill Mitchell 
Board Member

ANNE ARUNDEL COUNTY
LAND RECORDS
46-205

Shipley's Choice Homeowners Association, Inc
Policy Resolution No. 3
Architectural Review Procedures & Guidelines
December 8, 2014

Approved changes to SCHOA Policy Resolution #3 "Architectural Review & Guidelines, November 5, 2007.

1-Fences:

Section V Paragraph 1, subparagraph c), sub paragraph iii), sub paragraph (6) Style:

Strike out sentence *[the following photograph (courtesy o/Mid-Atlantic Decking) and drawing are to illustrate the acceptable style of fencing.]*

Strike out the *photograph and drawing of the board on board fence.*

2- Trailer, Boat, or Recreational Vehicle Storage:

Section V, Paragraph 2, sub paragraph i): *[Vehicle parking and/or storage is prohibited on property other than for transient cleaning & loading.]*

Strike the whole subparagraph i) as Policy Resolution 4 "Vehicle Control and Parking" better and more completely covers the use and parking of all types of Vehicles in Shipley's Choice.

3- Basketball Goals:

Section V, paragraph 2, sub paragraph j): *[Mobile Goals shall not be permanently anchored and shall be removed at least 15' from road curbs when not in use. Permanently anchored goals are only permitted in rear yards with an ACR approval.]*

Change sub paragraph j) to read:

Mobile Basketball Goals shall be placed on the periphery of the homeowner's paved driveway, at least 15 feet in from the road curb, when not in use. Mobile Goals shall not be permanently anchored. Permanently anchored goals are only permitted in rear yards with an ACR approval.

4- Sport & Recreational Equipment:

Section V, Paragraph 2, Sub paragraph I): *[said equipment shall not remain on front yards or in Common Areas overnight.]*

Change sub paragraph I), to read:

Said equipment shall not remain on front yards or in Common Areas after sundown.

5- Non-Residential Structures Requirements:

Section V, Paragraph 7: *[No tents, pens, shacks, barns, kennels, runs, stables, or out-buildings are permitted.]*


Change paragraph 7 to read:

No tents, pens, shacks, barns, kennels, runs, stables, sheds, or out buildings are permitted.

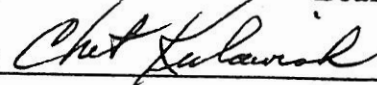
Storage pods or like temporary storage units are permitted for those moving into or out of their residence at Shipley's Choice, for a period of time, not to exceed seven (7) days.

Shipley's Choice Homeowners Association, Inc.

These Changes to Policy Resolution No. 3 of the Shipley's Choice Homeowners Association, Inc. were duly adopted at a Regular Meeting by a Majority vote of the Board of Directors this 5th day of November 2007.

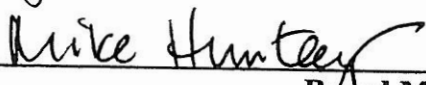
☒ Yes ☐ No Erik Norrholm 
Board Member

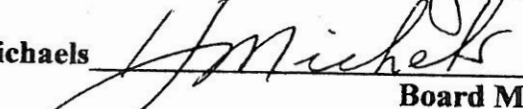
☒ Yes ☐ No John Weisz 
Board Member

☒ Yes ☐ No Chet Kulawiak 
Board Member

☒ Yes ☐ No Bill Mitchell 
Board Member

☒ Yes ☐ No John Kaplan 
Board Member

☒ Yes ☐ No Mike Huntley 
Board Member

☒ Yes ☐ No Kathy Michaels 
Board Member

Shipley's Choice Homeowners Association, Inc
Changes to Policy Resolution No. 3
Architectural Review & Guidelines
November 5, 2007


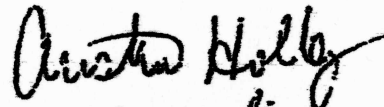
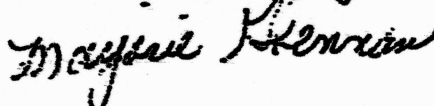
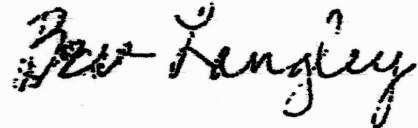

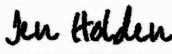

Policy Resolution #3 Amended 2. Exterior Appearance Requirements. (cVI, s 19).

Policy reads: g) PERMANENT GRILLS: Permanent grills may be installed in the backyards and within the house sidelines. The Anne Arundel Fire Marshall recommends temporary grilling be done at least 15 feet from the dwelling for homeowner safety. (cVI, s9).

Change policy to read: g) GRILLS AND/OR FIREPITS-PERMANENT OR TEMPORARY. Grills and recreational firepits, either permanent or temporary, may be installed /placed in the backyards and within the house sidelines. Neither may be placed in the front yards of homes. The Anne Arundel County Fire Marshall recommends temporary grilling be done at least 15 feet from the dwelling for homeowner safety. (cVI, s9).

This change to Policy Resolution #3 of the Shipley's Choice Homeowners' Association, Inc. was duly adopted at a Special Meeting of the SCHOA Board of Directors, this 21 day of February 2024.

SCHOA Board of Directors

Name	Signature	Vote
Penny Giddens		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Austin Holley		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Marjorie Glennan		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Bev Langley		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Chris Molander		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Jen Holden	<div><small>DocuSigned by:</small>  <small>109CBB4B1DEE420</small></div>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Judy Jenkins		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Architectural Change Request

Shipley's Choice Homeowners Association., PO Box 671 Millersville, MD 21108

Name: _____ Date: ____/____/____

Address: _____ Phone: _____ E-mail: _____

Describe the Proposed Change Start Date: ____/____/____ Completion Date: ____/____/____

Indicate any color changes and attach the Corresponding Paint Chips.

	Roof	Siding	Shutters	Trim	Entry Door	Garage Door
Existing						
Proposed						

It is required that you attach the following when requesting structural additions, changes or alterations.

- 1- A site map or survey showing the project's location with respect to the house, sidelines property lines and neighboring homes and street.
- 2- A blue print plan or sketch indicating the project's dimensions and design.
- 3- A list of materials to be used and type of finish/paint/stain.

Applicant's Signature: _____ Date: ____/____/____

Committee use only Date Received ____/____/____ Approved Rejected (circle one)

Chairperson Signature _____ Date: ____/____/____

- 1- Projects must commence within 6 months of approval and be completed within 6 months of commencement.
- 2- Homeowners are responsible for correcting any damage to nearby common or private areas resulting from this project or from project related changes in drainage within 15 days of discovery.
- 3- Homeowners are responsible for complying with SCHOA Governing Documents and Anne Arundel Building Code and Permit requirements and assuring contractor adherence to above.
- 4- Contact "Miss Utility" at 800-257-7777 prior to digging.