

Norbeck Hills Homeowners Association
Architectural and Environmental Control Guidelines
Amended September 2006

OBJECTIVE:

The Norbeck Hills Architectural and Environmental Control Committee (AECC) has the responsibility for community inspection and enforcement, and for approving or disapproving, in writing, any application for Architectural or Environmental change. These inspection, enforcement and approval responsibilities are defined in the Covenants in Article VII.

The responsibilities of the AECC are for safety, visible harmony of external design, color and location in relation to surrounding structures and topography and conformity with the design concept of the community.

The Norbeck Hills Architectural and Environmental Control GUIDELINES are used by the Architectural and Environmental Control Committee of the Norbeck Hills Homeowners Association to make decisions on individual homeowner's requests for architectural changes and to determine accessibility of conditions of properties.

These GUIDELINES supplement and explicate but do not replace the Norbeck Hills Homeowners Association's Covenants dated September 15, 1980, which are the basic source document with respect to the rules and regulations of Norbeck Hills and Cashell Manor.

Any planned actions that could alter the present external appearance of your home or the community, described either in the Covenants or these GUIDELINES, must be submitted to the AECC for approval.

Decisions made by the AECC, based on either the Covenants or the GUIDELINES, in no way relieve any individual homeowner of their responsibility for compliance with any and all Montgomery County codes.

Applications should be submitted in duplicate with all appropriate signatures and supporting documentation along with a self-addressed stamped envelope to the AECC for review.

No work on the requested change should be started prior to AECC approval.

The following specific GUIDELINES represent adopted policy:

(1) ANTENNAS AND CABLES (TV, RADIO, CB, CABLE, ETC.)

Single Family, Townhomes and Common Areas. Outside antennas and cables of ANY kind are prohibited, except as noted below:

SATELLITE DISHES

Satellite dishes are permitted with the following restrictions:

- The diameter of any Dish may not be larger than eighteen inches (18”).
- The Dish may not be installed on top of the roof of any home or attached to any part of the house other than a deck.
- The Dish can be at ground level (in the back yard) or attached to a deck in a manner that is not obtrusive to neighbors’ homes contiguous to either side or rear of the applicant’s lot. Visual obscuring may be achieved by approved landscaping shielding (new or approved), painting, a combination of either of the above, or other approved architectural screening.
- The Dish may not be visible from any surrounding street.
- All installations require prior written approval by the Architectural and Environmental Control Committee (AECC). Homeowners must submit a completed Norbeck Hills AECC application with a description and/or picture of the proposed Satellite Dish and a plat survey identifying the proposed location of the Dish installation and any proposed screening.
- The AECC will conduct an inspection of the proposed site installation to review for any adverse visibility to surrounding neighbors.
- The AECC reserves the right to modify, revoke or extend these guidelines.

(2) ATTIC VENTILATORS AND SKYLIGHTS

- Single Family and Townhomes. These must be installed on the rear side of the roof.
- Must submit a detailed application to the AECC for approval.

(3) AWNINGS

- Single Family. Awnings designed and constructed with no exposed framework, which are completely retractable, and are neutral in color are permitted.
- Townhomes. Prohibited.
- Must submit a detailed application to the AECC for approval.

(4) BASKETBALL HOOPS

- Townhouses. Not permitted.
- Single Family Homes.

In Front of House - Basketball hoops placed in front of the house must be immediately adjacent to the driveway area (pole and hoop only).

In Rear of House - Basketball courts will be on a concrete slab at least 4 inches thick with a 6 inch gravel bed topped by wire mesh reinforcement. The concrete slab will be no larger than 20 feet by 20 feet. The concrete slab shall not extend beyond the sides of the house and must be within 15 feet of the back property line. Lights are not permitted on or adjacent to the basketball court. Basketball courts are not permitted when a home backs up to another home.

- All installations require advance approval by the Architectural and Environmental Control Committee (AECC).
- The AECC reserves the right to modify, revoke or extend these Guidelines.
- Must submit a detailed application to the AECC for approval.

(5) CLOTHESLINES

- Clotheslines are prohibited.

(6) DECKS

- A copy of the plat survey is required. This copy should be annotated to define the deck placement.
- Description -- a deck is an above grade structure permanently affixed in any manner to the main structure.
- Deck will not be painted, colored, etc. Decks may be stained according to the enclosed Duron Exterior Stain chart. Other manufacturers' stains are acceptable as long as they are similar to the Duron Exterior Stain.
- Trex® or other similar synthetic deck materials are acceptable in the colors of white, grey and natural.
- Decks can only be constructed on the rear of the home and cannot exceed the first story or main living floor of the home.
- Must submit a detailed application to the AECC for approval.

(7) DRIVEWAYS

- Single Family. Driveway modifications are permitted but must be surfaced with material to match existing driveway.
- Must submit a detailed application to the AECC for approval.

(8) EXTERIOR COLOR CHANGE TO HOME

- Single Family and Townhomes. Color changes to ANY part of the exterior (e.g., doors, shutters, roof, trim, gutters, etc.) must conform to the existing color scheme of the community.
- Acceptable colors are reflected on the McCormick Paints Colonial Exterior Paints chart and Glidden Paint chart. Other manufacturers' paints are acceptable as long as they are similar to the McCormick and Glidden paints.
- Must submit a detailed application to the AECC for approval.

(9) EXTERIOR LIGHTING

- Single Family and Townhomes. Exterior lighting must be either yellow or white and must illuminate only the applicant's own lot.
- Must submit a detailed application to the AECC for approval.

(10) FENCES

- A copy of the plat survey is required. This copy should be annotated to define fence placement.
- Single Family and Townhomes. The following wood fence types are allowed: split rail, six (6) foot vertical board-on-board, six (6) foot stockade, six (6) foot vertical board, or six (6) foot stockade picket.
- Wire mesh is acceptable with the split rail fence type.
- Fences will not be stained, painted, colored, etc. -- they will remain in their rustic or unfinished natural state of wood.
- Fences shall be constructed inside of the property line so that there is no encroachment on any other lot or the common area.
- Exceptions: Fences may be constructed directly on neighboring property lines as long as written permission acknowledging the joint construction of the fence on that property line is received by the AECC with the application.
- Must submit a detailed application to the AECC for approval.

(11) FRONT DOORS

- Single Family and Townhomes
 - Wood doors that are kept natural in color are permitted.
 - Doors with full glass panel are permitted.

(12) JUNGLE GYMS, SWING SETS, PLAY EQUIPMENT

- Single Family and Townhomes.
 - Jungle Gyms, Swing Sets must be a neutral color and conform to the design scheme of the house.
 - Playhouses must be permanent in nature, color scheme and must be consistent with that of the house or must be neutral in color.
- Additional requirement: Townhomes must have these items enclosed by a full surround approved fence (see Fence Guidelines in this document).
- Must submit a detailed application to the AECC for approval.

(13) LANDSCAPING

- Single Family and Townhomes.
 - No sound hardwood trees, measuring in excess of six (6) inches in diameter and two (2) feet above the ground shall be removed from any lot without written approval.
 - No structure, planting or other material shall be placed or permitted to remain upon any lot which may damage or interfere with any easement or the installation of maintenance or utilities, or which may unreasonably change, obstruct or retard direction or flow of any drainage channels.
- Common Areas. No trees, shrubs, flowers, etc., are to be planted in or removed from the common areas without the written approval of the AECC.
- Must submit a detailed application to the AECC for approval.

(14) LAWN ORNAMENTS

- Single Family and Townhomes. Must be neutral in color and no more than three (3) feet in height and two (2) feet in diameter and must be placed in the rear yard.
- Common Areas. Prohibited.
- Must submit a detailed application to the AECC for approval.

(15) OVERHANGS

- Single Family and Townhomes
 - Must be wood and over deck or patio only.
 - Wood is to remain in its natural unfinished and/or rustic form and must be open to the elements.
 - Must submit a detailed application to the AECC for approval.

(16) PATIOS

- A copy of the plat survey is required. This copy should be annotated to define patio placement.
- Single Family and Townhomes. Brick, flagstone, concrete, wood and slate grade level patios may be constructed.
- Must submit a detailed application to the AECC for approval.

(17) SCREENED PORCHES AND ROOM ADDITIONS

- A copy of the plat survey is required. This copy should be annotated to define addition placement.
- Single Family. Siding of porch or room must match existing style, design and color of the house. Roof must be pitched and shingled to match existing roof.
- Townhomes. Prohibited.
- Must submit a detailed application to the AECC for approval.

(18) STORM DOORS AND WINDOWS

- Single Family and Townhomes.
 - **STORM DOORS**
 - Storm doors and windows must match the trim of the house or be WHITE in color.
 - The following storm door types are allowed: crossbuck half-view, 3/4 view, full-view, full-view with grillwork.
 - **WINDOWS**
 - Windows may be replaced with like windows or bay windows.
 - **SLIDING DOOR**
 - Insulating panels for sliding glass doors are permitted.
 - Sliding glass doors may be replaced with: panel style sliding glass doors, French style doors, and identical replacements.
- Must submit a detailed application to the AECC for approval.

(19) STORAGE SHEDS

- A copy of the plat survey is required. This copy should be annotated to define shed placement.
- Single Family and Townhomes. Sheds must be located in the rear yard and either screened behind an approved six (6) foot privacy fence or the entire yard must be enclosed by an approved six (6) foot fence. See enclosed diagram. Also see Fence Guideline in this document.
- Must submit a detailed application to the AECC for approval.

