

**GREENBELT STATION MASTER ASSOCIATION, INC.**

**DESIGN GUIDELINES  
HANDBOOK**

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PURPOSE OF THIS HANDBOOK

The primary purpose of this handbook is to familiarize Greenbelt Station Master Association, Inc. (“Association”) homeowners with the objectives, scope, and application of design guidelines and standards which are intended and will be employed to maintain the aesthetic appearance and environmental quality of the Greenbelt Station community.

This handbook enumerates specific design guidelines and standards which have been adopted by the Board of Directors and the Covenants Committee of the Association. It also explains the application and review process which must be adhered to by owners seeking approval for any exterior modification or changes to their homes or lots which are subject to approval by the Association.

This handbook will serve as a valuable reference source and will assist homeowners in preparing acceptable applications for review by the Association's Covenants Committee. All homeowners are encouraged to familiarize themselves with its content and to retain the handbook for future use.

BASIS FOR AND OBJECTIVE OF DESIGN GUIDELINES

The primary purpose of design covenants is to maintain environmental and architectural design standards for the entire community. The adoption and enforcement of design standards is intended to achieve the following objectives:

- \* Maintain consistency with the overall design concept for the community;
- \* Promote harmonious architectural and environmental design qualities and features;
- \* Promote and enhance the visual and aesthetic appearance of the community.

The enforcement of design standards not only enhances the physical appearance of a community but preserves and enhances property values. Homeowners who reside in association communities which enforce design covenants are protected from actions of neighbors which can detract from the physical appearance of the community and, in some cases diminish property values. In fact, surveys of homeowners living in association communities consistently reveal that this was an important consideration in their decision to purchase a home.

## ROLE OF THE COVENANTS COMMITTEE

All homeowners at Greenbelt Station are automatically members of the Association. The Association is a non-stock corporation which owns and is responsible for the upkeep and maintenance of all common properties within the Greenbelt Station residential community (the "Common Areas").

The Association is also responsible for the administration and enforcement of all covenants which are applicable to homeowners, including design covenants and restrictions. The Second Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions, Greenbelt Station Master Association, Inc., recorded among the Land Records of Prince George's County, Maryland, in Liber 35326, folio 466 (as may be amended and supplemented from time to time, hereinafter referred to as the "Declaration"), in Article 7, provides that responsibility for the enforcement of design covenants shall be exercised through a Covenants Committee, the members of which shall be appointed by the Association's Board of Directors. All capitalized terms not defined herein shall have the same meaning as they are defined to have in the Declaration.

The primary responsibility of the Covenants Committee is to regulate the external design, appearance and locations of the properties and the improvements thereon in such a manner so as to preserve and enhance value and to maintain a harmonious relationship among structures and the natural vegetation and topography.

The Covenants Committee shall perform the following activities in the furtherance of its responsibilities:

1. Review, and approve, modify, or disapprove written applications submitted by owners and the Association for improvements or additions to the Lots, Dwelling Units or Common Areas, as those terms are defined in the Declaration;
2. Conduct periodic inspections to determine compliance with the architectural standards and approved plans for alterations;
3. Adopt design guidelines, subject to confirmation by the Board of Directors;
4. Adopt procedures for the exercise of its duties;
5. Maintain complete and accurate records of all actions taken.

Until the rights of the Declarant cease, as provided in the Declaration, the Covenants Committee may consist of two (2) separate bodies, the Initial Construction Committee and the Covenants Committee.

While the Declarant has the right to review and approve plans for the initial construction of improvements on the lots, it may, if it so elects, delegate this responsibility to a

committee to be known as the Initial Construction Committee. If the Declarant does delegate this responsibility, all members of the Initial Construction Committee shall be appointed by the Declarant. The Initial Construction Committee, if so authorized, would be responsible for reviewing and approving plans for new development for the residential units. The Initial Construction Committee will cease upon completion of development activities within the Greenbelt Station community.

The Covenants Committee is to be comprised of at least three (3) persons appointed by the Board of Directors. The Covenants Committee is responsible for reviewing and approving, or disapproving all applications for modifications to Dwelling Units and Lots proposed by individual homeowners.

#### MODIFICATIONS REQUIRING REVIEW AND APPROVAL BY THE COVENANTS COMMITTEE

The general conditions of the design review requirement are stated in Article 7, Section 7.1 of the Declaration:

"Except for construction or development by, for or under contract with the Declarant, and except for any improvements to any Lot, Dwelling Unit or to the Common Area accomplished by the Declarant, and except for purposes of proper maintenance and repair, no building, fence, mailbox, wall or other improvements or structures (including, but not limited to, any lighting, shades, screens, awnings, patio covers, fences, wall, slabs, sidewalks, curbs, gutters, patios, balconies, porches, driveways, nor the installation or use of diesel, gasoline, natural gas or any other type of generator) shall be commenced, directed, placed, moved, altered, installed, erected, attached, applied, pasted, hinged, screwed, built, removed, constructed or maintained upon the Property, nor shall any exterior addition to or change (including any change of color) or other alteration thereupon or upon any Common Area be made, nor shall two (2) or more dwellings be combined or otherwise joined, or partitioned after combination, until the complete plans and specifications showing the location, nature, shape, height, material, color, type of construction and any other proposed form of change (including, without limitation, any other information specified by the Covenants Committee (sometimes hereinafter referred to as the "Committee")) shall have been submitted to, and approved in writing as to harmony of external design, color, location and noise effects in relation to surrounding structures and topography and conformity with the design concept for the community by, the Board of Directors of the Association or by a Covenants Committee appointed by the Board of Directors".

Essentially, all changes, permanent or temporary, to the exterior of a Dwelling Unit or lot are subject to review and approval by the Covenants Committee. The review process is not limited to major additions or alterations, such as adding a room, deck, or patio. It also includes items such as changes in color and materials. Approval is also required when an existing item is to be removed. There are a number of exceptions to this otherwise inclusive review requirement.

1. Building exteriors may be repainted or re-stained provided that there is no color change from the original. Similarly, exterior building components may be repaired or replaced so long as there is no change in the type of materials and color.
2. Minor landscaping improvements other than trees will also not require an application. This includes foundation plantings or single specimen plantings.

**If there is any doubt as to whether or not a proposed exterior change is exempt from design review and approval, homeowners should first seek clarification from the Covenants Committee before proceeding with the improvement.**

### DESIGN REVIEW CRITERIA

There is an advantage to design guidelines which provide definitive "do's" and "don'ts" with no resort to judgment or discretion. Such specificity provides clear guidance to homeowners as to whether or not contemplated improvements will be permitted.

To the extent possible, specificity has been incorporated in the Design Guidelines. However, total specificity is neither possible nor desirable. The appropriateness and acceptability of certain improvements, particularly those of a major nature, may depend on a number of circumstances and factors which must be documented and evaluated on a case-by-case basis. An improvement which is appropriate for one type of housing, lot size, and/or location may be inappropriate in another situation.

The criteria listed below provide the basis for both the development of design guidelines and the evaluation of individual proposals by the Covenants Committee.

1. Design Compatibility. The proposed modification or improvement should 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, and similar use of materials, color, and construction details.
2. Scale. The scale of the proposed improvement should relate to the size of the applicant's home, the location and size of the lot, adjoining homes and surroundings. This criterion applies to both structural and landscape modifications.
3. Impact on Neighbors. The proposed improvement should relate favorably to the landscape, the applicant's home, adjacent homes, and the neighborhood. Consideration will be given to both visual and functional impacts on neighbors. Visual impact refers to the aesthetic appearance of the proposed improvement and includes consideration of design quality, scale, location and architectural compatibility, etc. Functional impact refers to such concerns as view, sunlight, ventilation, and drainage. Examples of adverse functional impacts include structural additions which would cause a material loss of sunlight or ventilation to a neighboring dwelling, and an alteration in topography which would change natural drainage patterns to the detriment of a

neighboring property.

4. Color and Materials. Continuity or compatibility of color and finishing materials with the original construction and surrounding dwelling(s) will be a specific consideration in evaluating the appropriateness of proposed improvements.

5. Relationship to Environment. Proposed improvements should not have a negative impact on the natural environment. The removal of trees or other vegetation, grading and other topographical alterations will be assessed for potential adverse impacts, such as a material change in the rate and/or direction of storm water run-off and soil erosion.

### APPLICATION AND REVIEW PROCESS

Applications and review procedures which will be used by the Covenants Committee are detailed below.

1. Applications. All applications for proposed improvements must be submitted in writing using the application for exterior change form authorized by the Covenants Committee. A sample copy of this form is included as **Exhibit "A"** with this handbook, and may be modified from time to time by the Covenants Committee. Applications must be complete in order to commence the review process.

Incomplete applications will be returned to the applicant with a statement of deficiencies which must be remedied in order for the application to be considered for review.

Homeowners should use one of the methods below to submit an application:

**Either mail the application to:**

Greenbelt Station Master Association, Inc.  
Covenants Committee  
c/o C.A.M.P.  
*Attention: Susan Blackburn*  
1921 Gallows Road, Suite 320  
Tyson's Corner, VA 22182

**Or email the application to:**

**[susanblackburn@gocampmgmt.com](mailto:susanblackburn@gocampmgmt.com)**

2. Supporting Documentation. The application must include a complete and accurate description of the proposed improvement(s). In order to permit evaluation by the Covenants Committee, supporting exhibits are frequently required. Examples include: a legal site plan or plat showing the location and dimensions of the proposed improvement; architectural drawings or plans, as applicable; landscape plan; material and/or color samples, etc. The Design Guidelines and application form provide guidance with respect to the supporting documentation required for various types of improvements.

3. Notice of Approval/Disapproval. As provided in the Declaration, homeowners who have submitted design review applications will be given notice of the decision of the Covenants Committee in writing.

4. Appeals Procedures. As provided in the Declaration, homeowners may ask the Covenants Committee to reconsider adverse decisions by submitting a written request to the Covenants Committee for reconsideration within fifteen (15) days after the rendering of such decision. This request should include any new or additional information which might clarify the proposed change or demonstrate its acceptability.

5. Limitations. As provided in the Declaration, homeowners who have received approval from the Covenants Committee must commence any construction or alteration approved within six (6) months after receiving approval, or within such other time frame as is set forth in the notice of approval. Should a homeowner not commence construction or alteration within six (6) months from the Committee's approval, the homeowner must then resubmit the application for review. Once a homeowner begins construction or alteration, that homeowner must then substantially complete the project within twelve (12) months of commencement.

## ENFORCEMENT PROCEDURES

Design Guidelines will be enforced in accordance with the enforcement policy as provided in the Declaration.

## ARCHITECTURAL AND DESIGN GUIDELINES

The specific architectural and design guidelines detailed below have been adopted by the Association's Board of Directors, and are incorporated herein.

ANTENNAS. Owners must submit a written application to the Covenants Committee and receive its prior written approval before installing an antenna.

ATTIC VENTILATORS. Attic ventilators and turbines are permitted if painted to match the color of the roof (if roof mounted) or the color of the house siding or trim (if mounted on a gable end). Ventilators and turbines should be mounted on the least visible side of the ridge pole so as to minimize their visibility.

AWNINGS. In general, exterior awnings will be prohibited unless provided as a builder option, demonstrated to be clearly compatible with the architectural design and qualities of the home, or screened from the view of adjoining neighbors due to the proposed location of installation.

If approved, awnings must meet the following criteria:

- \* They should be of a plain design without decorative features.
- \* Solid colors which are compatible with the color scheme of the house should be used, rather than stripes or patterns.
- \* They should be consistent with the visual scale of the house to which attached.
- \* Pipe frames or structural supports for canvas awnings (or similar material) should be painted to match the trim or dominant color of the house.

CHIMNEYS. Chimneys must either be masonry or enclosed in the same finish material as the exterior of the home to which attached.

CLOTHESLINES. No exterior clothes dryer, clothes pole or similar equipment shall be erected, installed or maintained on any Dwelling Unit; provided, however, if clotheslines are permitted under applicable Maryland law, the following restrictions shall be applicable:

1. Clotheslines must be located in rear yards only, may not extend past the side plane of the Dwelling Unit, must not be visible from any street within the Property, and may not be placed in a location which interferes or blocks in any manner emergency or related access to the Dwelling Unit;
2. Clotheslines must be retractable or otherwise not installed permanently and must be retracted or otherwise removed when not in use;
3. Clothing may not remain on clotheslines for longer than twenty-four (24) hours.

DECKS. All decks, other than those which are builder options, must be approved by the Covenants Committee. Homeowners are advised to consider the following factors:

Location. Decks will be located in rear yards, except that variances for side yards may be granted for houses designed for wrap-around decks.

Scale and Style. Decks, particularly elevated decks, should be of a scale and style which are compatible with the home to which attached, adjacent homes and the environmental surroundings. Guidelines may, in some cases, place specific limits on the scale or style of decks which will be approved, based on considerations of density,

visibility and scale and size of decks provided as standard builder features or options.

Materials and Color. All decks, including deck rails, landings, supporting posts and other appurtenant features, must be constructed of the same materials and colors used for the builder's optional decks. All decks will be of low maintenance materials. The color of the decking and all appurtenant features may be modified or changed by the Board of Directors, or by Prince George's County or other governmental entity, from time to time. All decking and appurtenant features shall be of a single color and prior approval must be obtained from the Covenants Committee.

Under Deck Storage. Storage of items under a deck can have a negative visual impact on adjoining neighbors, therefore such storage will not be allowed without adequate landscaping or decorative screening such as trim colored synthetic wood lattice. All screening must obtain the prior approval of the Covenants Committee.

**NOTICE OF GEO-GRID REINFORCED EARTH WALL BEHIND HOMES ON  
STREAM BANK LANE**

***In order to protect the integrity of the reinforced slope located behind the homes on Stream Bank Lane, all deck foundations for lots 8 – 32, 37, and 41 – 70 in Block A must be located a minimum of 5 feet from the crest of the slope. In addition, any foundations located within 5 – 10 feet from crest of the slope shall be lowered to four feet below grade.***

***Foundations which are required to extend to four feet below grade may encounter the geo-grid reinforcement placed for the earth slopes. Geo-grid layers should be uncovered and cut prior to continuing excavations so that the layers are not ripped from the ground, possibly causing disturbance of the slope.***

**All foundation excavations located within 5 – 10 feet from the crest of the slope must be inspected by an Association representative prior to foundation installation and backfill. This inspection shall be scheduled immediately following the completion of the foundation excavation by contacting the management company for the Association.**

***Concrete should be placed in foundation excavations within 48 hours of the approved foundation excavation inspection so that wet weather does not impact the foundation subgrade requiring further undercut or weakening the soils around the geo-grid layers.***

***All deck design plans (for the affected lots) submitted for review shall adhere to these guidelines.***

DOG HOUSES and DOG RUNS. Dog houses will be approved if compatible with the applicant's house in terms of color and material. They should be located where visually unobtrusive to neighbors and the use of appropriate screening is encouraged -- and

may be required in some cases -- in order to minimize any negative visual impact. Dog runs are prohibited. A dog run is defined as any fenced or walled structure (other than privacy fencing) constructed to allow dogs or other animals to exercise or otherwise move about portions of the owner's property without escaping, or any other constraining device such as a post and leash which allows an animal to roam unattended beyond the boundaries of the owner's property.

DOOR PLAQUES. Door plaques will be affixed to the upper part of the door, shall not exceed 6 inches in height or width, nor have a total surface area larger than 25 square inches (e.g., 6"W x 4"H) and nominal thickness. Door plaques that are brass or are brass in appearance shall not be permitted. All door plaques must obtain the prior approval of the Covenants Committee.

EXTERIOR AIR CONDITIONERS. Individual air conditioning units extending from windows are prohibited. Exterior air conditioning units or heat pumps may be relocated or added only if there is no adverse visual impact to adjoining properties.

EXTERIOR DECORATIVE OBJECTS. Approval will be required for all exterior decorative objects, whether natural or man-made, which were not part of the original construction design, either as a standard or optional feature. Examples include bird houses, bird baths, driftwood, weather vanes, sculptures, fountains, free standing poles of all types, house identification numbers, and any items attached to approved structures.

These will be evaluated in terms of their general appropriateness, size, location, compatibility with architectural and environmental design qualities and visual impact on neighbors and the surrounding area.

EXTERIOR LIGHTING. Lighting which is a part of the original structure may not be altered or added to without prior approval of the Covenants Committee. Such alterations or additions must be to improve footing, navigation or security, rather than being solely or primarily decorative. Proposed replacements or additions must be compatible in style and scale with the applicant's house, and applications must include their location, number, style, bulb color, and wattage. Recommended fixtures include low voltage ground-mounted styles that may be wholly or partially concealed by plantings.

Colored bulbs designed to repel insects may be installed only in lighting fixtures located at the rear of houses. Lighting which illuminates either Common Areas or private property other than that on which it is installed, including reflected "backwash" behind houses, is prohibited. Proposed lighting shall not be approved if it will otherwise result in adverse visual impact to any other property, due to factors including but not limited to location, color, or wattage. As the effects of proposed lighting may be difficult to assess prior to installation, the Covenants Committee reserves the power to require correction, including but not limited to removal or modification of lighting found to cause adverse impact after installation.

EXTERIOR COLORS. Applications are not required for any repainting or re-staining which does not change a Dwelling Unit's original colors. However, owners must obtain approval from the Covenants Committee before changing the color of any externally visible portion of any unit, including siding, doors, shutters, trim, or roofing.

The decision whether to approve each application will be based on a judgment as to whether the proposed change would be noticeably inconsistent or visually incompatible with the originally established color scheme of the applicant's property and surrounding neighborhood. Factors considered in this review will include the following:

Proposed colors must be visually indistinguishable from the original colors on one or more units of the same model located in the same vicinity, and must correspond to the location of these original colors. For example, a proposed change of door color will be compared to the color of other doors in the same vicinity.

Proposed color changes must not reverse or alter the degree of contrast between the Dwelling Unit's original colors. For example, a light color against a dark background must not be replaced with a dark color against a light background. An area originally a single color may not be painted different colors, nor may adjacent, different colored areas be painted the same color.

Proposed color changes must not alter the original degree of consistency between Dwelling Units in the same vicinity.

FENCES. The subject of fences is more difficult to treat than many other items since fences can serve a number of different purposes and can have a very significant visual impact. The general philosophy of the Covenants Committee is to give an open feeling to the community by limiting the use of fences to only those lots which require fencing because of children, pets, or other safety considerations, and in such cases to permit only certain types of fencing which accomplish the desired effect. The Covenants Committee will review all fence requests on a case-by-case basis.

The Covenants Committee must give careful consideration to any fencing requests and has, therefore, found it necessary to develop the following guidelines as a means of protecting all homeowners and maintaining the style and continuity established for the Greenbelt Station community. Any homeowner desiring to install a fence on a lot must make an application to the Covenants Committee and be granted formal approval prior to installation. The following information is needed along with a completed exterior change application:

1. Site plan of lot showing home, improvements, fence location and current and proposed landscaping;
2. Full description of proposed fence with photograph or drawing, if possible;

3. Height and color of proposed fence; and
4. Reason for proposed fence.

These guidelines have been formulated to indicate to the homeowners the types of fences which will be generally acceptable to accomplish the stated needs when applicable, and to offer a low maintenance, long lasting quality appearance.

Materials. Fences in rear yards shall be made of maintenance free materials (e.g. vinyl material similar to trex). The following fence materials and colors are acceptable for front or rear load townhomes only:

1. 6 foot privacy vinyl fence to match the builder's tan or other specified builder fence color, which color may be modified or changed by the Board of Directors, from time to time, and if posts or other appurtenant features are used, the posts and all appurtenant features shall be wrapped in vinyl to match the fence; or

2. an approved builder-wide treatment of a section in the above style or variation thereof subject as always to the approval of the Covenants Committee.

Chain link fences will NOT be approved under any circumstances.

Screening. Fences must be treated with landscaping to break the linear views along their entire length. The view of the fencing from the street must be heavily screened with evergreen landscaping. All fencing will require landscape screening to soften corners and views from adjacent lots and streets. Other specific screening requirements are listed below.

Location.

Fences may not extend beyond the plane created by the extension of the side walls of any end unit into the side yard.

FIREWOOD. Firewood shall be kept out of sight.

FLAGPOLES. Permanent, free standing flagpoles must be installed and maintained in a vertical position. The height, color and location of the flagpole must be consistent with the size of the property, and scale and design qualities of the home. Temporary flagpole staffs which do not exceed six feet in length and are attached at an incline to the wall or pillar of the Dwelling Unit do not require approval by the Covenants Committee.

GRILLS (Permanent). Permanent grills must be placed in the rear yard of the house and as far as practical from the adjacent property lines.

HOT TUBS/SPAS. A hot tub or spa must not interfere with the quiet enjoyment of the

adjacent neighbors. If not in-ground, it must be architecturally treated with decking and the base must be enclosed to hide the tub from view. Equipment must be located to avoid interference with neighbors and must be screened from view with evergreen landscaping. Hot tubs or spas must be located within the rear yard of any lot adjacent to the Dwelling Unit.

KICK-PLATES. Kick-plates are permitted provided they are attached to the exterior bottom portion of the front entrance door. Kick-plates may not exceed 8 inches in height, measuring from the very bottom of the door. All styles and/or size kick-plates must be reviewed by the Covenants Committee. Brass finished kick-plates shall not be permitted.

LANDSCAPING. All major landscaping must be approved prior to installation. In general, a design review application is not required for minor landscape improvements with the following exceptions:

1. Approval is required for all trees, regardless of size or location, and for other plantings intended to form a hedge or natural screen which will attain a height of more than two feet.
2. An application is required for the installation of railroad ties, garden timbers or similar structures which will form a wall over 12 inches high and 8 feet long.
3. A proposed improvement which is of such a scale or type as to be inconsistent with the existing design features of the home, adjacent units and the surrounding area may require approval. Examples include the substantial or total removal of turf and replacement with another material, such as mulch or gravel.
4. Vegetable gardens not located between the rear line of the house and the rear property line require an application.

MAILBOXES AND NEWSPAPER TUBES. The addition of tubes or other containers for delivery of newspapers is prohibited. Mailboxes will be of the cluster variety and located within the Common Area.

MAINTENANCE OF PROPERTY. Property ownership includes the responsibility for continued maintenance of all structures and grounds which are part of the owner's lot. This includes, but is not limited to, keeping buildings and structures in good condition and repair, removing all debris and unsightly material, and keeping all shrubs, trees, grass and other plantings neatly trimmed, properly cultivated, and free of weeds. Owners will not allow trees, shrubs, or plantings of any kind to overhang or otherwise encroach upon any sidewalk, street, pedestrian way, other owner's property, or common area, from ground level to a height of twelve feet, without prior Covenants Committee approval. Violations of these maintenance standards are violations of the Declaration, and may result in an Individual Assessment being levied against the property owner as provided in the Declaration. Additionally, owners will not alter any save area, Common

Area or easements without prior written consent of the Board of Directors. Such alterations include but are not limited to storing personal property, allowing debris to accumulate, establishing gardens, or otherwise adding, removing, or modifying trees or other plantings and landscaping.

PATIOS. All patios which are not builder options require approval. Patios should generally be located in rear yards, although front and side yard applications will be evaluated on their individual merit. Any adverse drainage requirements which might result from the construction of a patio should be considered and remedied. The use of a partially porous patio surface or the installation of mulch beds adjacent to the patio may be ways to eliminate drainage concerns.

PRIVACY SCREENING. Privacy screening for elevated decks must be constructed only of cedar, redwood, or pressure treated lumber, either of framed alternating board-on-board construction, or consisting of heavy duty three quarter (3/4") inch lattice-framed 2 inch by 4 inch (2" X 4") lumber. Screening must extend upwards from the walking surface of the deck, except for lattice-framed screening which may be affixed to the top of deck railings. Screening height must be a uniform six feet (6'), above the enclosed walking surface, or the height of screening constructed by the builder, whichever is greater, except that a 45 degree corner bevel is permitted at the ends of side screens furthest from the house, and lesser heights are permissible for lattice-framed screening affixed to deck rails. Hangers from which plants may be suspended may be substituted for screening if their height, length and location do not differ from that allowed for screening. The color of the screening and its structural pieces must match the deck railing color.

#### RECREATION AND PLAY EQUIPMENT.

1. Semi-permanent play equipment which either constitutes a structure or is appurtenant to an existing structure requires approval prior to installation. Examples include sandboxes, play-houses, jungle gyms, swing-sets and similar type equipment. The equipment should be generally compatible with the lot size. Such equipment may be placed on lots if screened from view from the street and placed in such a manner so as not to constitute a nuisance to adjoining homeowners.

Screening of the equipment should be accomplished by evergreens to insure year-round protection. Consideration should be taken to insure screening from visibility by cars driving either way on the street(s) adjacent to the home. Screening plant material should be of a height great enough to conceal the play equipment, if not at the time of planting, then within no longer than 24 months from the date of planting by reasonable estimations of plant growth given the type of evergreen and soil and climatic conditions prevalent at Greenbelt Station Master Association, Inc.

2. Basketball Backboards. Basketball equipment is prohibited.

SATELLITE DISHES. Owners must submit a written application to the Covenants

Committee and receive its prior written approval before installing a satellite dish.

The application for such a device shall be approved by the Committee if the following criteria are satisfied by the applicant:

A. The device is 39 inches or less in its dimension.

B. The device is located in an area on the lot where it is compatible with the natural setting of the home and neighborhood, namely:

i) at ground level in the rear of any lot screened or decorated with natural landscaping; or

ii) mounted on the rear of the house with its highest point below the peak of the roof line, painted to match the roof color and preferably as close to the chimney as possible; or

iii) above the walking surface of the deck, providing that no portion of the device projects no more than six inches above the height of the deck railing; or

iv) attached to the back railing of the deck.

C. The device is of a color and material which is reasonably compatible with the color and materials of the home; and

D. The device does not adversely affect the safety of others or the reception of the radios and television sets of neighbors.

The Covenants Committee reserves the power to approve applications for satellite dishes in locations other than those set forth in B (i) through (iv) if the dish a) would not receive sufficient signal strength for adequate reception in any of the settings described in B (i) through (iv) and b) meets all of the other criteria as set forth herein.

In such an instance, the applicant shall inform the Committee in the application of a) the problem with signal strength and b) the desired alternate location. Under such circumstances, the Committee shall review the alternative location proposed by the applicant to ensure that it is necessary to afford sufficient signal strength for reception and causes the least amount of visual intrusion in the neighborhood. The Committee may require the applicant to install visual barriers, such as lattice or landscaping, around the device in order to diminish any adverse visual effect which may be caused by the installation of the device or may require the applicant to locate the dish in another setting so long as the dish is still capable of receiving sufficient signal strength for adequate reception.

**SECURITY BARS.** In general, the use of security bars or grates on windows and doors will be prohibited. Exceptions may be made where the security apparatus will not be

visible from the street and from adjoining properties. Homeowners concerned about the security of their homes are advised to consider alternatives, including alarms and sophisticated lock systems.

SIDEWALKS AND PATHWAYS. Sidewalks and pathways should generally be set back at least four feet from the property line and installed flush to the ground. Only stone, brick, concrete, or similar durable construction material should be used. The scale, locations and design should be compatible with the lot, home and surroundings.

SOLAR PANELS GUIDELINES.

1. Requirements:

- a. Completed application;
- b. Written approval by the Covenants Committee, as required;
- c. Property plat showing the site orientation;
- d. Roof plan showing the exact location of the solar panel collector and all related equipment or a drawing that details the mounting method of the panel/collector;
- e. Manufacturer's brochures showing the proposed panel, system/collector and color of item components;
- f. Verification, in writing, that glare resistant tempered glass cover is used in the solar panels being installed; and
- g. Manufacturer/installer's certification and guarantee that racking system/panels will withstand winds up to 65 mph.

2. Restrictions:

- a. The solar panels must be installed flat to the roof line(s) where the panels are to be installed and may not be tilted in one direction more than two (2) degrees. Rear mount solar collectors may be raised, provided they do not extend above the roof ridgeline and are not visible from the street;
- b. Solar panels placed on the front of the house must be installed flat on the roof with the same pitch as the roof. This also applies to side roofs that face the street. Supporting members must match the roof color. Piping and electrical connections will be located directly under and/or within the perimeter of the panel and invisible from all street angles;
- c. Solar panel applications submitted for front roof installation will receive an approval if the required documentation provided can prove that the front roof

installation is mandatory to provide maximum benefit from the system;

d. The solar panels must not produce a significant amount of heat as to cause harm to the neighboring or adjacent homes. (Specifications from the manufacturer must be provided);

e. All solar panels proposed for mounting that back to the metro and other homes visible from the metro will be flat mounted and parallel with the roof ridgeline. Standalone solar panel units are prohibited.

STORAGE SHEDS. An inappropriately located or poorly designed shed can visually detract from an otherwise pleasing and architecturally harmonious residential environment. In general, sheds must be of a size which is appropriate for the size of the home and lot, as well as surrounding dwellings, and should be compatible with the architectural qualities of the house and adjacent houses. All sheds located on the property should not exceed six feet in height, which is the maximum permitted height for a privacy fence. Sheds will only be allowed if the home has a privacy fence to block the view.

Sheds Integral With a Fence. (Such sheds shall be permitted only for attached homes and single-family homes where privacy fencing is constructed by the builder.)

1. Design. Privacy fencing must be the same type as that used by the builder.

2. Materials. The exterior finish material of the shed must be the same as the fence.

3. Colors. The color scheme of the fence and shed should be the same.

4. Roof. The roof should either be flat, with the top of the roof not exceeding the top of fence, or sloped similar to that of the house.

STORAGE OF BOATS, TRAILERS, CAMPERS, MOBILE HOMES, AND RECREATIONAL VEHICLES. Boats, trailers, campers, mobile homes and recreational vehicles shall only be permitted within the Greenbelt Station community if stored or parked within the entirety of a garage of a Dwelling Unit.

STORM/SCREEN DOORS AND WINDOWS: Storm or screen doors must be individually approved prior to installation. Doors must be full view, single glass panel (no self-storing), with kick-plates no greater than 8 inches in height and no panels other than glass or transparent screening intended to impede insects. See Kick-plates section above. Storm or screen doors must be the color of the Unit's front door or that of its immediately surrounding trim. Unit owners are advised against the purchase of vinyl doors, to which paint may not adhere adequately. Storm or screen window frames must be the color of the immediately surrounding trim.

**SWIMMING POOLS.** Swimming pools are prohibited.

**TRASH CONTAINERS.** Trash located outside residences for collection will be kept only within covered, rigid metal or plastic containers manufactured specifically for trash purposes, or in tightly closed heavy-duty trash bags manufactured specifically for exterior use, except that newspapers only may be left for pick-up in grocery-type paper bags or bound in twine. Containers must be kept out of view at all times, except when placed at curbside no earlier than sunset before the day of regularly scheduled trash or newspaper pick-up.

**TREE REMOVAL.** No live tree with a diameter in excess of 4 inches, measured 12 inches above ground, nor flowering trees in excess of 2 inches similarly measured, no live vegetation on slopes of more than 20 percent gradient or in areas marked "no cut" on approved plans, may be cut without the prior approval of the Covenants Committee.

**WIRES AND CABLES.** Wires and cables, including those installed to convey radio or television signals, shall be hidden, buried or secured flush with the side of each house so as to minimize their visibility.

### **NOTICE OF GEOGRID REINFORCED EARTH WALL**

The Declarant hereby gives notice to the Association and to all Owners, Members and Tenants of the Dwelling Units, that geogrid reinforced earth walls are located on the Property and may be located adjacent to or situated on Lots 8 through 32 and 37, Block A, and Lots 41 through 70, Block A.

In order for building and deck foundations to be constructed, special care and special construction methods may be needed. In some cases no building will be allowed in the areas within which a geogrid reinforced earth wall, or portion thereof, is located.

