

# **SOUTH HAMPTON**

Guidelines For  
Property Improvements and  
Additions

Prepared By  
The South Hampton Architectural Committee

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## Introduction

(In this Contract Homeowners Association will be referred to as HOA or Board of Director). South Hampton Associations refers to HOA and THOA. This document primarily references the guidelines required within the Single-Family Homes of South Hampton.

\*\*Typical errors where they may occur will still mean this Guideline is binding.

What are the Covenants?

How Does the Architectural Control Process Work?

What If I Don't Wait for My Application To Be Approved?

Violations: Notices and Fines.

How Closely Must I follow These Guidelines?

## The Architectural Standards

Additions .....

Antennas .....

Attic Ventilators .....

Awnings and Sun Trellises .....

Basketball Backboards .....

Boats, Trailers .....

Car Repairs .....

Chimneys .....

Clotheslines and Clothes poles .....

Decks .....

Dog Houses and Pet Cages .....

Fences and Privacy Screens .....

Garage Conversions .....

Gardens, Rock .....

Gardens, Vegetable .....

Gazebos .....

Grills .....

Gutters and Downspouts .....

Lawn Ornaments and Lawn Embellishments .....

Lighting .....

Mailboxes .....

Maintenance of Premises and Improvements

Motorized Vehicles .....  
Parking, Commercial and Recreational .....  
Parking, Residential .....  
Patios and Walkways .....  
Private Pools and Hot Tubs .....  
Repainting/Restyling Guidelines .....  
Screens, Storm \Windows and Doors .....  
Shed, Tools, Storage .....  
Signs .....  
Solar Collectors .....  
Swings Sets, Sandboxes and Playhouses .....  
Wood Storage/Firewood .....

## **What Are the Covenants?**

The Covenants are one of the many pieces of paper you (or your landlord) received at the time of settlement on your property. They were created to protect the value of your investment in your new home. Many new neighborhoods use covenants such as those the South Hampton to assure residents of certain minimum standards for land use, architectural design and property maintenance through the South Hampton Associations. The Covenants establish the mechanism procedures and basic standards for the operation of the Associations.

The Covenants "run with the land" as part of your deed of ownership and cannot, as a practical matter, be changed. The Covenants are a binding contract between the South Hampton Associations and all residents; and between each resident and every other resident of the neighborhood. Thus, when dealing with the Covenants and the architectural control process today, you are dealing with your neighbors. It is the intent of the HOA process to assist each resident in every way to obtain the fullest enjoyment of their private property and the common-owned property consistent with each resident's obligation to other residents.

Please take the time to read understand the Covenants. Lack of possession does not excuse nor constitute grounds for violating and/or ignoring these established guidelines.

## **How Does the Architectural Control Process Work?**

The Covenants provide for the Board of Directors to appoint an Architectural Committee composed of three or more representatives. The Board of Directors of the Standards the HOA appoints volunteers members to the Architectural Committee every 3 years. These volunteers come from among the homeowners within South Hampton and must include at least 1 member outside the Board of Directors. Anyone interested in being on the Committee needs to contract the management office or Board of Directors. The Covenants and these guidelines, ensure that there is a predictable and long lasting framework to guide decisions by the Architectural Committee.

When you contemplate exterior alterations of your property, first, consult this set of Guidelines. They will assist you in finalizing your plans and will tell you whether a formal application is required. If in doubt, consult the management office, or a member of the Architectural Committee, or a member of the Board of Directors.

After studying the Guidelines, complete and submit your applications using the forms available from the management office. Be sure that your application is complete and that it has all the necessary signatures. The management office is available to assist you in preparation of the application and to receive questions about the process and clarification about the intent of the Guidelines. This process should be a cooperative one designed to enhance the environment of South Hampton and maintain the value of the neighborhood; the management office is here to achieve those goals.

Submit your application early, allowing at least four weeks for processing.

The Architectural Committee or Management company will review the application. You may be contacted by a member of the Committee to discuss your application and, if necessary, make suggestions for modifying your plans. It is to your advantage to cooperate with the Committee member.

## Typical Review Process

Your application will be presented by the member who reviewed it or at a meeting of the Architectural Committee and you may be invited to join in the discussion if you attend. At the meeting your neighbors and any other neighborhood residents will have the opportunity to offer comments in support of, or opposition to, your application. Typically, there are three possible outcomes of the meeting:

1. The Committee approves your application or approves it with modifications. A copy of the approved application will be mailed to the applicant within ten days, and the original is retained.
2. The Committee disapproves your applications. This may occur because the proposal is not consistent with these guidelines and the Covenants; or it may occur because the application is incomplete. Applications which do not contain all the information required for the Committee to render a decision (as outlined in these guidelines) will be disapproved. Disapproved applications are returned to the applicant.
3. The Committee may require an on-site inspection or request additional information. If your proposal is unusual; if unusual circumstances are present; or if the proposal is outside the architectural standards, the Committee may determine it needs to visit the property or request additional information prior to rendering a decision.

**An appeal may be initiated within 10 days by you or any other resident of the home by giving written notice to the Community association.** A hearing will be held by the Board of Directors, which can overturn the Architectural Committee with a two-thirds vote. Their decision will be legal and binding and can only be changed in court.

While the process described above may seem complex and rigid, it works because of the interest and cooperation of all residents and those who work on the Architectural Committee, and the HOA Board of Directors. At every step, efforts are made to reach compromises where necessary to ensure speedy and satisfactory approval of your application.

**Note: Approval of proposal does not relieve the resident applicant of the need to obtain all necessary County and other governmental permits and approvals.** It is the resident/applicant's sole responsibility to obtain all necessary governmental approvals and to meet all applicable codes, regulations, and laws; and to obtain all necessary permits. The HOA board reserves the right to see proof of permits if necessary, to ensure major projects are being conducted within the guidelines of the county and therefore safe and within code for the current homeowners and potential future owners.

County Building Permits are required to certain permanent alterations/improvements such as decks, porches, additions, etc. to ensure that construction is within building/safety codes. A Detailed discussion of permits and building codes is beyond the scope of this booklet, therefore, all applications are encouraged to contact the County Department of Planning and **Growth Management (PGM) at 301-645-0627** before finalizing plans and completing an application. The people at PGM can tell you if you need a permit, will provide reference sheets of design requirements and can explain exactly what drawings and the number of copies, etc. you will need to obtain the permit.

## **What If I Don't Wait For My Application To Be Approved**

If you begin alterations without first obtaining approval of your plans, you do so at your risk. If you fail to submit application or if your application is turned down or modified, you may face the cost of removing the alteration, plus the costs of litigation. The Covenants provide means for placing these costs as a lien against your property. Penalties of \$10.00 a day, or that maximum penalty which is permitted by law if less than \$10.00 will be due from 30 days after modifications/additions are required to be removed by the Architectural Committee as approved by the Board of Directors.

Enforcement of the Covenants is the job of every resident, but the routines are carried out by the Board of Directors. When architectural complaints are brought to the attention of the HOA Board of Directors or the Architectural Committee, they are investigated as promptly as possible. If a complaint is found to be valid, the property owner is contacted formally and asked to correct problem either by removal or submission of an application, or by repair in the case of maintenance problems. Most problems are corrected at this stage.

Should the property owner still fail to act after the expiration of a 45-day period. **The Board of Directors will place** a penalty of \$10.00 a day do there after until the modifications/additions are removed with a maximum penalty of \$160 per month. The Board of Directors may, also, vote to initiate action in court to enforce the Covenants restrictions.

Online anonymous grievance forms are available from the management office or the Board of Directors. Any resident may fill out a grievance form concerning any alleged violation of the Covenants. These complaints are investigated by the Architectural Committee and if a violation is found, above procedure is begun.

### **Violation: Notices and Fines.**

Homeowners may be notified of violations contained within this document by a physical notice placed at the property and/or certified mail. Additional notice such as email or notice via online account may also apply but will not be the primary means of notification. Once the property owner is served a notification, they will have 30 days to appeal to the Architectural Committee or HOA Board if there is a dispute of the notice or circumstances that require exceptions to the guidelines. If there is no dispute filed, the homeowner is responsible to comply with the notice and rectify said violation within 45 days of receiving said notice. After 60 days of notice, if no appeal is made, **The Board of Directors will place** a penalty of \$10.00 a day do there after until the violation is remedied with a maximum penalty of \$160 per month. The Board of Directors may, also, vote to initiate action in court to enforce the Covenants restrictions.

### **How Closely Must I Follow These Guidelines?**

These Guidelines should be construed to be exactly that - a guide to be used by the residents in preparing applications for exterior modifications. The Covenants give the Board of Directors and the Architectural Committee the responsibility to set rules and procedures for architectural control, and the power to interpret the Covenant and to allow exceptions to their restrictions. Based on the policies and previous decisions of the Committee, they will tell you what is most likely to be approved in typical circumstances and also give you important instructions on how to prepare your application. Special circumstances regarding your property may allow the approval of an application, which might be denied at another location, or the denial of one which might have been approved elsewhere. The fact that your plan has been approved for use at another location does not mean that it is automatically approved for you.

The members of the Architectural Committee and the Board of Directors, in the final analysis, are human beings. They need your help and cooperation in every facet of their work.

**\*For the purpose of this document, the “side of the home” refers to either side of the home that falls behind the primary exterior façade of the home.**

## **ADDITIONS**

Major Building Additions includes, but is not limited to, carports, garages, greenhouses, porches, rooms, decks and carport enclosures, etc.

The design of major additions should be consistent with existing shape, style, and size of the dwelling in the following way:

- I. Siding, roofing, and trim materials should be the same as, or compatible with, the existing material of the dwelling in color, texture and general appearance.
2. New windows and doors should match or be compatible with those of the existing dwelling in style, size and proportions, color, and general appearance. These should also be located on walls at the same approximate height as those of the existing dwelling and be trimmed in a matching manner.
3. **Roof eaves and fascia** should be the same depth, style, and approximate slope as those on the existing dwelling.
4. The provisions of the ("Residing/Restyling Structures" section of these guidelines apply to the design of additions.

**Addition locations** must meet the following conditions:

- I. Additions should not significantly impair the view, amount of sunlight, or ventilation of adjacent residences or the public's enjoyment of open space. New windows, doors or viewing areas from the addition must not impose on existing internal or external private areas of adjacent residences.
2. New additions should not create situations in which adjacent neighbors will have difficulty adding to, modifying, or maintaining existing dwellings.
3. Additions must not adversely affect drainage conditions on adjacent properties through changes in grade or other run-off conditions. You are responsible for making them whole.

Applications must include:

- I. Drawings to scale for new construction. Drawings must include
  - (a) Floor plans including dimensions;
  - (b) Exterior elevations including dimensions and specifications of all materials to be used including color and material samples where applicable. These drawings should show dimensions and location of such features as doors, windows, floor lines, trim and new exterior lighting fixtures; and.
  - (c) Site plan-showing relationships of addition to adjacent houses.
2. Applicant Signature.

## **ANTENNAS**

No outside television aerial or antenna, or other arterial or antenna for either transmission, shall be maintained upon the Property except that such aerial or antennae may be erected and maintained entirely within the dwelling located on the Property. Satellite dish antennas may be erected only if contained entirely within the rear or side of the dwellings/Lot. **No Satellite dish may be erected in the front of any dwelling without approval. All Satellite dishes must be approved by the Architectural and Covenants Committee or the Board of Directors.**

For the purposes of this section, satellite dishes must be screened in the following manner:

- I. 100% screening from all adjacent properties;
2. Screening may be either board-on-board or Wingate style wood fencing (maximum height or six feet) or evergreen trees and shrubs sized to provide **immediate impact**. If used as screening, planting which has been damaged, or dies, must be replaced as soon as possible with evergreen trees or shrubs sized to provide immediate impact.

### **ATTIC VENTILATORS**

Attic Ventilators include any attic ventilator that is exterior on the structure. The following criteria must be met:

1. No part of the attic ventilator protrudes more than 12 inches above the roof surface without approval of the South Hampton Associations.
2. **All** exposed part must be painted to match the color of the surrounding materials.
3. Roof mounted and located on the least visible side of the roof and does not extend above the ridgeline.
4. If it becomes necessary to block the airflow through the ventilator, this must be done from inside the structure.

Applications: All other installations require an application showing the elevation of the proposed ventilator installation.

### **AWNINGS and SUN TRELLISES**

Awnings and Sun Trellises provide an effective means for controlling glare and excessive heat buildup on windows and door openings which help reduce energy consumption and utility costs. The manner by which sun control is implemented has considerable effect on the exterior appearance of the house.

1. The architectural character of sun control devices should be compatible with that of the house, in terms of style, color, and materials. Cloth and/or painted wood are preferred materials. Metal awnings are not permitted.
2. The design of awnings should be straightforward, without embellishments, such as, scallops, fringes, and contrasting colored stitching. Awnings must be of solid color compatible with the color of the house.
3. The visual scale of awnings and trellises should be consistent with that of the house.
4. The location of any awnings or trellis should not adversely affect view, sunlight, or natural ventilation of adjacent properties.
5. Pipe frames for canvas awnings shall be painted to match the trim or dominant color of the house. If awnings are removed for winter storage; pipe frames should also be removed.

Applications must include:

1. Dimensions and location;
2. Style and color sample;
3. Detailed drawings; and
4. Description of method of support and attachment to structure.

## **BASKETBALL BACKBOARDS**

1. The location of permanent basketball backboards is restricted to the rear yard area right behind the dwelling.
2. Maintenance of the hoop, backboard and net is important to the appearance of the exterior of the house, and all must be properly maintained at all times
3. The hoop and backboard must be removed when the house is sold unless otherwise requested by new owner.
4. Mobil Basketball Backboards will not be placed on South Hampton Drive. Mobil Backboards must be maintained including netting and aesthetics at all times. They may be used during the daytime hours but must be stored in the rear of the home or inside the garage in the evenings. This is in effect until set time as the common courts of the association are restored.

## **BOATS, Trailers**

1. Boats and trailers that can be parked in garages.
2. Trailers and other large vehicles or containers may not be parked permanently in front of any property under the South Hampton Association. Temporary trailers required for moving, approved construction projects, etc. are permitted for up to 14 days. Beyond 14 days approval from the Board of Directors is required.
3. Boats and RV's may not be parked permanently in front of any property under the South Hampton Association. Understanding the nature of travel and recreational activities, they may be placed on the property temporarily (five days) on a carport, driveway, or at the rear of the home where permitted.

## **CAR REPAIRS**

The repair and maintenance of a resident personal vehicle is allowed only if all repairs are completed within five days; all tools and materials are removed daily for a safe and neat appearance; all repairs are restricted to driveways, garages and parking spaces; and no major overhauls of engine is performed. The homeowner is responsible for any damage done to public or private streets or parking lots (including oil spots on common areas and sidewalks) during car maintenance or repairs.

Cars without current state license plates, with flat tires, and/or inoperable for road use shall not be stored in the South Hampton Community except inside a garage.

## **CHIMNEYS**

Chimney installations must be in harmony with the applicant's home and the surrounding homes. Generally, the use of brick or siding enclosed construction is the most architecturally appropriate for houses in the South Hampton Community.

1. Chimneys which exit through a wall or foundation on which run vertically along a wall, should be of brick construction or boxed in materials which match the exterior wall finish on style and color.
2. Chimneys which exit through the roof:
  - (a) Boxing is required for chimneys or smokestacks located on the front slope of the roof or the roof ridge or any other location where it will be highly visible from the street **OR** other public area. Chimneys located on the rear slope of the roof and not highly visible from the fronting street need not be boxed in. Exposed metal sections shall be painted black or roof color. Conspicuous locations on the front slope of the roof should be avoided.
  - (b) In all cases the maximum height shall be limited to the minimum permitted by the County building and fire codes.

When there is an existing chimney on the roof, the following guidelines apply (in addition to those above). Special attention is needed to arrive at an architecturally suitable design when a second chimney is added. While case must be considered individually, the following guidelines must be considered:

- (c) Dissimilar chimney should be used unless it is impossible to see both at the same time.
- (d) When a second chimney is to be run along a different wall, it should be of the same design as the existing chimney.

Applications must include:

1. Detailed drawings of the structure (site plan exterior elevation) showing the dimensions and location of the chimney or smokestack; and,
2. Color samples and description of materials to be used.

### **CLOTHESLINES AND CLOTHESPOLES**

Clotheslines or clothes poles must be located in the rear yard. Clotheslines shall not be attached to the privacy fence in any way. Clothes poles must be portable and removed daily by sunset. Umbrella or retractable styles are recommended.

### **DECKS**

**Decks** are considered major additions and must comply with the Additions section of these Guidelines, including the provisions for applications.

Deck materials must be durable; all visible portions must be wood, composite, bamboo, or high-quality wood substitutes approved by the Architectural and Covenants Committee. Decks may weather naturally, or have a clear preservative applied. Natural stain is permitted. Painting the deck outside of a color that would appear naturally on a wood surface must be approved by the Architectural committee (i.e. blue, black, etc.)

Deck location must be in the rear of the house, no wider than the house, and no closer than 24 inches from adjacent houses.

### **DOG HOUSES AND PET CAGES**

All animals shall be maintained within the dwellings for the majority of the time, except where the home has the appropriate fencing and shelter for the animal. Animals should be inside the home/dwelling in the evenings. All animals as approved by the State/County laws. South Hampton Association abides by the leash laws. Animals should be under the control of their owners at all times. Owners are responsible for any and all damages caused by their animal.

Doghouses, pet cages and other animal shelters outside the dwellings must be of commercial quality and maintained at all times. Outside dwellings should be within a fenced back yard and may not serve as the primary dwelling of the animal as defined in the previous section.

## FENCES AND PRIVACY SCREENS

**FENCES AND PRIVACY SCREENS, DEFINITIONS AND PURPOSE:** The street frontage is a home's public, community face. Additionally, the backyard of many home's is also quite visible from the public spaces of the community. Requirements for fencing and screening having been established to maintain a high-quality environment for the public spaces of the South Hampton Community. For the purposes of these guidelines, fences are defined as decorative, low, and largely transparent means of defining the front yard; privacy screens are higher and higher are meant to be used to visually separate the rear yard of one house from the rear yards of another house and from adjacent public spaces.

### **Privacy Screens**

**Location, privacy screens:** Any section of the rear yard may be screened within the resident's property line provided that the fence ends at the rear corner of the dwelling. Only one fence may be placed on or within 4 feet of a property line. Placing the privacy screen on the property line is highly recommended. The use of tall evergreens in lieu of privacy fences is strongly encouraged.

**Size, privacy screens:** Privacy screen fences may not exceed 6 feet in height.

**Materials, privacy screens:** Wood board-on-board, Wyngate fences, or Vinyl fencing only. It is suggested that the best appearance will result from all privacy screens being left to weather naturally, but a clear preservative may be applied to both sides; paint may be applied to the inside wall only on the fence. Gates complimenting the fence in material and finish may be installed as desired. Fencing **must** be maintained.

**Sturdiness:** Approval is contingent upon resident's commitment to build a sturdy permanent fence.

**Application, privacy screens:** No applications are required if an existing board-on-board, 6-foot high fence is being extended along the resident property lines. For all other privacy screens, prior to construction, an application must be filed including the following information:

5. Position in the rear yard of the privacy screen;
6. Style and materials to be used in construction of privacy screen and gates;
7. Dimensions of fence (height, length; and,
8. Signature of applicant.

### **Fences**

**Location, fences:** Any section of the front yard may be fenced within the resident's property lines provided that the fence ends at the front corner of the dwelling. End units may fence the side of the property provided that the fence ends at the rear corner of the house. Only one fence may be placed on a property line.

**Size, Fences:** Support post or brick pier heights may not exceed 42 inches in height and top of the main portions of the fence may not exceed 36 inches in height.

**Materials, fences:** White-painted wood picket fences and black painted wrought iron (or approved wrought- iron look like), natural wood or wood look with natural clear coat/finish fences are permitted. Wrought-iron fences may include brick support piers. Gates complementing the fence in material and finish may be installed as desired.

**Sturdiness:** Approval is contingent upon resident's commitment to build a sturdy, permanent fence. Application fences:

**Application fences:** Prior to construction, an application must be filed to include the following information:

- I. Position of the fence in the front yard;
2. Style and materials to be used in construction of fence and gates;
3. Dimensions of fence (height, length; and,
4. Signature of applicant.

## **GARAGE CONVERSIONS**

**Garage space:** Converted to a living area (e.g. family room bedroom must be accomplished by one of the following:

1. The garage facade of which the interior walls of the garage may be finished over the existing garage doors. Glass windows on the garage doors must be removed and replaced with wood panels and painted to match the garage door.
2. The garage door may be removed and fully replaced with standard building materials. Windows or an additional exit, such as French Doors may be added once approved by the Architectural Committee.
3. The front facade of the garage is altered in the following manner:
  - (A.) Windows and the windowsill height above grade match the existing windows of the associate house facade;
  - (B.) All trim -- fascia, window trim, etc. - must match the existing house; '
  - (C.) The driveway must be left intact, to provide a parking space.

**Applications** must include:

- I. Drawings to scale for new construction. Drawings must include:
  - (A) Floor plans including dimensions;
  - (B) Exterior elevations including dimensions and specifications of all materials to be used including color and materials samples where applicable; and,
  - (C) Site plan-showing relationship of addition to adjacent houses.

2. A written statement recognizing and agreeing that homes with converted garages will be allowed. This statement will be recorded in County land records with the Deed to the Property.
3. Applicant's signature.

### **GARDENS, ROCK**

Rock gardens do not require special approval provided the rock garden is at grade, rocks are left in nature color. Rock gardens must not disturb the natural flow of water on the lot.

### **GARDENS, VEGETABLES**

Vegetable gardens do not require special approval provided:

- I. The garden is located between the rear of the house and the rear property line and does not exceed 25% of that area;
2. The garden is not planted on a grade which will cause damage to property below it through the flow of water onto the lower property; and,
3. Plant supports and dead materials are removed at the end of the growing season.

**Applications are required for all other situations.**

### **GAZEBOS**

Gazebos are considered major additions and must comply with the Additions section of these Guidelines, including the provisions for applications.

The design of gazebos must be located in the rear of the house.

Size and height: Gazebos may not exceed 144 square feet floor area. The floor may not exceed one foot above the ground and total height may not exceed ten feet above the floor.

Materials: Gazebos must be constructed of wood, composite, or other wood like material. They may either painted white or left to weather naturally or clear preservative may be applied.

Applications must include:

- I. Picture and/or drawing to scale of the gazebo with dimensions;
2. Site plan showing relationship of gazebo to adjacent houses and property lines;
3. Description and samples if possible, of materials and colors of proposed gazebo, and color of applicant's house; and,
4. Applicants signature.

## **GRILLS**

**Permanent grills** require an application. Grills should be located behind the house and not located within five feet of the side or rear property lines.

**Applications** should include:

1. Dimensions;
2. Location in relation to the house and the property lines; and,
3. Materials and colors to be used.

**Portable grills** should be located behind the house and not located within five feet of the side or rear property lines. If being used on occasion at the front of the property (celebration etc.) it must be removed and stored at the rear of the home.

Portable grills must be operated at a minimum distance from the home and combustible materials including vehicles as follows: Five Feet (Charcoal) Ten Feet (Gas).

## **GUTTERS and DOWNSPOUTS**

**Gutters and downspouts** do not require approval if they match the color of the house or trim. All other gutters and/or downspouts require an application.

## **LAWN Ornaments and Lawn Embellishments**

**Lawn ornaments and lawn embellishments** must be in keeping with the architectural and aesthetic character of the neighborhood. All lawn ornament and lawn embellishments over two feet in height must be submitted for approval.

**Temporary ornaments**, such as decorative holiday and festival occasions do not require application or formal approval. Holiday ornaments may be installed from October 20<sup>th</sup> through January 30<sup>th</sup>, of each year. All decorations shall be removed within three weeks of the occasion for which it is installed.

## **LIGHTING**

**Lighting** can enhance the nighttime appearance of a house, increase security and safety; and allow use of outdoor areas after dark. It can also be particularly unattractive if applied without care, and annoying to neighbors if installed thoughtlessly.

**Generally**, lighting should be installed so as to shine on adjacent property or public space.

**Security lighting** includes floodlights and various types of high output fixtures. Exterior lighting of this type must be considered carefully because of the potential impact on neighboring properties. Light fixtures of this type should be carefully aimed so that they illuminate only a specific area such as a doorway. Some high output light fixtures may have to be shielded in a manner similar to some streetlight installments to prevent unwarranted or excessive intrusion of light from one property to another. Should this lighting effect the enjoyable use of the neighboring homes by said owners, the security lighting will need to be adjusted at the owner's expense. This matter can be addressed by the Architectural Committee on a case by case basis.

**Existing fixtures** may be replaced with a realistic match of the old fixture without applications.

**New Light fixtures** including decorative sidewalk fixtures or lampposts require an application and approval.

**Permanent Fluorescent fixtures** used outdoors and in carports will not be permitted.

**Temporary lighting**, such as decorative holiday and festival lighting does not require application or formal approval. Holiday lighting may be installed from November 1 through January 30, of each year. All temporary lighting and decorations shall be removed within three weeks of the occasion for which it is installed.

**Bug lights** must be portable and kept 5 feet away from the property lines. Bug lights may be installed in the backyard and side area of single-family homes.

**Applications** must include the location of the light and a catalog cut of the proposed fixture. Applicants are urged to call "Miss Utility" prior to initiating any digging.

## **MAILBOXES**

**Mailboxes** must be properly maintained. This includes replacing boxes with excessive rust or that are not properly secured.

## **MAINTENANCE (General/Lawn) and IMPROVEMENTS**

Each Owner shall keep each Lot owned by him or her, and all improvements therein or thereon, in good order and repair and free of debris, including but not limited to the seeding, watering and mowing of all lawns. The pruning and cutting of all trees and shrubbery and the painting (or other appropriate care) of all buildings and other improvements, all in a manner and with frequency as is consistent with good property management.

Yards should be regularly. Understanding the nature of our location it is critical to maintain groomed lawns to prevent rodents and other nuisances. Weather permitting grass must not grow beyond 24 inches for more than three days. Homeowners may receive a warning notice for unkempt yards.

The Owner or tenant shall comply with all laws, ordinances and regulations pertaining to health, safety and pollution and shall provide for the storage and removal of trash and rubbish from the premises in a manner to be approved by the South Hampton Community Association.

The front yard and porches of dwellings shall not be used for the storage of material, which creates a cluttered and

disorderly appearance (This includes excessive children's items, planters, etc.).

Bikes, toys, dirt bikes or other motor vehicles, etc. shall not be parked or left on common sidewalks and public spaces (common areas of the community).

## **MOTORIZED VEHICLES**

**Dirt bikes or other motorized vehicles** are not permitted the ride on the common areas of South Hampton Community or streets maintained by the South Hampton Community Association.

## **PARKING, Commercial and Recreational**

The parking of large vehicles is prohibited in the South Hampton Community, unless, parked in garages and driveways. This includes all commercial/recreational vehicles.

Commercial/recreational vehicles fall into the following categories:

1. Vehicles with more than 6 operating wheels
2. Vehicles exceeding of length of 20 feet, not including trailer hitches.
3. All towed vehicles or towed carriers, regardless of size are considered commercial/recreational vehicles;
  - A. All vehicles weighing over 12,000 GVM; and
  - B. Semis, flat beds, buses, tow trucks and similar commercial vehicles.

If a truck-mounted camper is used by a resident as a primary means of transportation, it will not be considered recreational vehicles providing all of the following criteria are met:

1. It is moved on a daily or regular basis;
2. It is parked in the resident's garage or driveway while in the South Hampton Community; and,
3. If the camper is removed, it must be screened or placed in the garage.

## **PARKING, RESIDENTIAL**

**Sidewalks or front yards:** No vehicles are to be parked permanently on South Hampton Drive. Cars parked temporarily in front of a home should never touch sidewalks. Cars that park temporarily on side streets of the South Hampton Association must not prevent or block vehicles from traveling safely: this includes trash collection, mail delivery, or homeowners. This restriction applies to motorcycles as well as four wheeled vehicles. Homeowners are responsible for their guests understanding of this policy.

**Inoperable vehicles:** Vehicles that are inoperable for road use shall not be stored in the South Hampton Community. An inoperable vehicle is defined as one, which cannot be legally driven on a public roadway in the State of Maryland. Such vehicles may be subject to towing at the Owner's expense. Additionally, vehicles that are perceived to be dangerous, clutter, or abandoned may subject to removal.

**Regulations:** All use of parking areas at South Hampton must confirm to the South Hampton Parking Regulations issued by the Community Association and be in keeping with State and County laws.

## **PATIOS and WALKWAYS**

This section applies to expanded or new patios and walkways or to any material changes in existing patios or walkways. All new materials should be simple materials and natural colors, such as concrete, stone, tile, clay brick, or treated wood.

**Patio** locations are restricted to the rear of the dwelling and may not extend beyond the sides of the house. New patios must disturb the existing contours as little as possible and be located to provide reasonable visual and acoustic privacy for the applicants and their neighbors.

**Applications:** Replacement of existing walkways or patios with identical materials does not require application or approval.

All other new patios must include:

- I. Site plan with dimensions showing the walkway or patio in relation to existing houses, trees, and property lines; and,
2. Description of materials to be used and color sample (if applicable).
3. Must have a permit or inspection for concrete as listed in the addition portion of these guidelines.

## **PRIVATE POOLS and HOT TUBS**

**Children's wading pools** do not require an application providing they are not more than six feet in diameter.

Hot tubs require a complete application. Six-foot high privacy fencing must be employed to enclose all hot tubs and related equipment. The impact of required privacy screening on open space and neighboring property can be significant and will be taken into account. In addition, the homeowner should consider safety as well as the impact of increased noise levels on adjacent property.

**Applications** must include:

- I. Site plan showing location and dimensions of pool or hot tub, related equipment, fences, etc. in relation to applicant's house, property lines, and adjacent dwellings;
2. Detailed drawings or catalog cuts of the pool or hot tub and any equipment, lighting, fences, etc.; and,
3. Pertinent information concerning water supply system, drainage, and water disposal system.

## **REPAINTING GUIDELINES**

**Applications** are required when a house, siding, shutters or trim is to be painted a color different than its existing color. The new paint is considered to be different if the color itself changes from (yellow to green, for example) or if, while the color remains the same, it is lighter or darker than the original in both these respects.

Colors will be consistent with the pre-selected range appended to these Guidelines that will be provided upon request from the Architectural Committee, Board of Directors, or Management Company.

## **RESIDING/RESTYLING STRUCTURES**

### **Materials**

Brick and horizontal (lapped) siding, vinyl, or hardy plank all with a maximum width of 8") are recommended; stucco will be considered, depending upon the architectural design; exposed plain concrete block, honed concrete, oversized brick and painted flat paneling will not be permitted. Concrete block and formed concrete with a textured surface (split face block, brick pattern, etc.), honed concrete will be allowed for foundations and basements.

Secondary material may be used for trim and for subordinate volumes or elements, if visually compatible with primary materials.

Materials should not remain constant for walls, windows, doors, roofing, and trim on each home.

Materials should not change at arbitrary locations on facade wall surfaces.

All exposed woods, shall be properly painted, stained and treated.

It is the Owner's responsibility to ascertain whether the material meets the Charles County building and fire codes, which apply to exterior materials.

If the proposed residing material differs in color and texture from the existing siding on the residence, or if it results in a change in architectural style, **it** should be consistent or compatible with the style and color of siding materials on neighboring homes. It must also fall within the approved colors that can be acquired from the Architectural Committee, Board of Directors, or Management company.

**Trim** must be in the same style or a compatible style as existing trim work at soffits, comers, eaves, windows, doors, accent panels, shutters, or other stylistic features. This will be considered an important requirement where these similarities in style exist in nearby homes.

**Additional Architectural Controls and Use Restrictions** are contained Declaration of Covenants, Conditions and Restrictions. All designs and proposals are required to be consistent with these Guidelines and the Declaration of Covenants.

**Application:** In the event an applicant wishes to alter the stylistic features of an existing facade, the Committee will consider an application based on:

- I. A photograph or sketch of existing house including the color and texture of existing materials;
2. A description of the proposed residing material including the color, texture, and manner in which it will be applied. Color and texture samples must be submitted with the application. Significant changes in existing trim size and location and removal or addition of other stylistic features should also be noted; and,
3. A description of proposed treatment of out buildings, such as sheds. Residing or repainting may be required.

## SCREENS, STORM WINDOWS and DOORS

Applications are not required if color and style are chosen to match the house and/or time and, storm doors are of a straightforward design without extreme embellishment. Raw metal or silver-colored storm windows or doors are not acceptable.

## SHEDS, TOOLS/STORAGE

**Location:** Sheds must be located to the rear of a dwelling or the side close to the rear of the home.

**Size:** Sheds must not exceed 12 feet in width or length (i.e.: limited to 144 square feet in total area). Height may not exceed 8 feet. Metal shed; if permitted must not exceed 6 feet in height and 100 square feet in area.

**Materials:** If a shed is located adjacent to (i.e.: within 3 feet of) the dwelling, then one wall must be in common with the dwelling, and the shed must be constructed of the same type and color materials as the dwelling (i.e.: match the siding). Where a shed is located in conjunction with a privacy fence, then one wall must be in common with the privacy fence and the shed must be constructed of the same materials as the privacy fence (i.e.: if the fence is board-on-board, the finish on the shed must be visually similar to the board-on-board) or the shed must be located against the fence. Metal sheds are discouraged because they tend to be high maintenance problems but will be permitted if they are screened by privacy fencing on the three sides not facing the dwelling and well maintained.

**Screening:** All sheds not located adjacent to the dwelling must be built as an integral part of privacy fence in visual form and materials; or located against the fence. If the shed is not constructed of the fencing materials, the shed must be wrapped on three sides of the fence, or the yard must be entirely enclosed by a privacy fence. Sheds may be screened by evergreen trees and shrubs, which are least 80% as tall as the shed at the initial planting and reviewed and approved.

**Sturdiness:** Approval is contingent upon resident's commitment to build a sturdy permanent structure.

**Fencing:** Privacy screening must be constructed in accordance with the guidelines for "Fences and Privacy Screens" portion of these Guidelines.

**Application:** Prior to construction, an application must be filed including the following information:

- I. Position of the shed in the rear yard;
2. Materials to be used in construction of shed, and samples of colors to be used;
3. Extent of fencing, both existing and proposed;
4. Material and type of fence; and,
5. Dimensions of shed and fence (height, width and length).

## SIGNS

**Signs** posted for services, products, for sale, etc. can only be posted on common ground from dusk on Friday to dusk on Sunday unless specifically approved in writing.

Signs may not exceed 36" unless Board Approved or during the public election season.

## **SOLAR COLLECTORS**

**Solar collectors**, due to their size, can create a significant visual impact on a structure. Therefore, it is important to properly integrate the collector into the design of the house to conceal it or minimize its impact. Solar collectors will not be placed on the front (street side) of the roof unless approved by the Architectural Committee. Collectors must be located to give maximum advantage to the user and minimum visibility.

**Free-standing collectors** must be located in the rear of a house, completely concealed by screening or fencing from streets, neighboring properties and public open space.

**Large, roof-mounted collectors** should appear to be flush with the roof and not lying on top. Smaller roof-mounted collectors may be laid on top of the roof and should be finished to look like a skylight.

**Materials** used in collector construction are important to the appearance of the unit. Collectors should be constructed of glass with wood or metal trim. All trim should be painted to match the background color of the roof or house trim to conceal it. Plexiglas is not acceptable because it sags and creates an unsatisfactory appearance over time. All pipe work must be concealed. Any superstructure required to elevate the collector above the existing roof must be concealed by approved materials and color.

### **Applications:**

- I. Site plan;
2. Elevations of the house showing the proposed collector;
3. Details showing how the edges of the collector meet the roof; and,
4. Materials and color samples.

## **SWINGS, PLAYSETS, PLAYHOUSES and TRAMPOLINES, ETC**

**Location:** All large equipment or play equipment shall be located at the side of or the rear of the house. This includes portable swing sets, slides, and trampolines, exercise equipment. Trampolines should be enclosed in netting or placed within a privacy fence.

**Applications** are required for major permanent installations - treehouses or playhouses, for example - or for play equipment occupying more than one-half the area of the yard. Applications must include:

- I. Site plan showing location of proposed equipment installation;
2. A picture or sketch of the proposed equipment
3. Color and material samples.

## **WOOD STORAGE/FIREWOOD**

Storage of firewood shall be restricted to the rear of the dwellings, or to an otherwise approved-screened area. Firewood must be stored a minimum of five feet away from the foundation of the home.