

Deerfield Community. Oakland, Maryland 21550.

DECLARATION OF RESTRICTIONS AND COVENANTS, ARTICLE V, ARCHITECTURAL CONTROL & STANDARDS

Guideline 1. Review and Approval.

Prior to the beginning of any construction of any house or accessory building, the lot owner shall submit to the ARB a set of construction plans and architectural design specifications showing the site locations, design, style, construction material and color. No building, fence, wall or other structure shall be commenced, erected, or maintained upon any lot, nor shall any exterior addition to or change or alteration therein, including a change of exterior color, be made until plans and specifications showing the nature, kind, shape, height, materials, exterior color and location of the same shall have been submitted to and approved in writing by the Board of Directors of the Association, or by an Architectural Review Board (ARB) composed of three or more representatives appointed by the Board of Directors. Approval may be granted or refused, as a whole or in part, by the Board, which shall take into consideration the harmony of the proposed structure's appearance and location in relation to surrounding structures and topography, its effect on the outlook from neighboring lots, and other esthetic criteria. Any approval will become void unless construction is commenced within six (6) months of the date of the approval. All structures are to be completed within 12 months of construction commencement.

In the event the Board or Committee fails to act within sixty (60) days after plans and specifications have been submitted, approval will not be required and this Article will be deemed to have been fully complied with.

All living units must be devoted exclusively to residential use.

All livable dwellings shall not be less than 1,000 sq feet. of finished living space, exclusive of garages.

No temporary structures permitted as living quarters. No outside toilet facilities are allowed except during the permanent construction phase.

All pools, tennis courts, dog runs will be considered on a case by case basis, with no guarantee of approval.

Guideline 2. Architectural Guidelines

One single-family detached dwelling may be constructed per lot. The structure must be a livable dwelling. A livable dwelling is one that is permanently connected to a water source, sewer disposal system and heating system. The structure must contain at a minimum 1 bedroom, 1 bathroom as well as cooking/kitchen facilities. The building must be a permanent structure. At no time will trailers, mobile homes, tents, be accepted or approved. Garages without an existing house on property will not be allowed. The exterior siding must be a natural material (i.e. wood, log, stone), no aluminum or vinyl siding. Aluminum trim is acceptable. Exterior or additions must match the color of the existing building.

Sheds and garages should match the tenor of the main home structure in appearance and color selection. No metal storage or sheds are permitted. All structures must conform to all Garrett County building codes and building setback guidelines.

Upon written approval of written ARB application, it is expected that Contractors will abide by the community's noise ordinance;

- No loud construction noise is permitted after 5pm on Friday, Saturday or Sunday and before 9am Saturday, Sunday.
- Additionally, any and all road damage beyond normal wear and tear to the roads must be corrected/repared by Homeowner/Contractor within 30 days of completion of build.
- Trash, beyond normal building material, is to be kept to a minimum. We have found that the bears like to visit the construction sites and forage for leftover food.
- Construction vehicles must not block the road or other driveways at anytime.

Section 3. Landscaping & Trash

In connection with the approval of plans and specifications, the Board or ARB may establish minimum standards of landscaping and planting of trees and shrubs appropriate to the particular structure, lot, and topography under consideration.

All trash containers will be properly secured in bear proof containers with appropriate trash pickup or disposal by HO or outside contractor.

Section 4. Enforcement

The Association will enforce the above guidelines and covenants. Any violations are subject to remediation, and failure to comply may result in a lien being placed on said property.

Please visit our website at <http://www.deerfieldhoa.com> for a list of the Associations bylaws.