

SENECA FOREST COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL AND ENVIRONMENTAL CONTROL COMMITTEE
RESOLUTION #10

WHEREAS, Article VII Section 2 of the Bylaws states that the Architectural and Environmental Control Committee shall adopt or promulgate rules or regulations; and

WHEREAS, For the benefit of the Association and for the equitable disposition of individual homeowner's request for changes as defined in Article VII of the Declaration, the Architectural and Environmental Control Committee deems it necessary to amend the present rules of the committee.

NOW, THEREFORE, BE IT RESOLVED THAT the following rules and regulations are hereby established and adopted:

I. COMMITTEE MEMBERSHIP

- A. Membership - The Architectural and Environmental Control Committee shall consist of a minimum of three (3) voting members and a maximum of 7 members.
- B. Qualification - Requirements for membership of the Architectural and Environmental Control Committee shall be:
 - 1) Must be a property owner in the Association.
 - 2) Association fees shall not be in arrears.
 - 3) Shall not be in violation with any AECC rules or regulations.
- C. Appointment - The Chairperson of the Architectural and Environmental Control Committee shall recommend any person who meets the qualifications to the Board of Directors for appointments.
- D. Attendance and Removal
 - 1) No member of the Architectural and Environmental Control Committee shall miss more than three (3) consecutive monthly meetings. Any member missing more than three (3) consecutive monthly meetings may be removed by the Board from the Architectural and Environmental Control Committee.

II. DUTIES AND RESPONSIBILITIES

As specified in Article VII of The Declaration applicants seeking modifications to the outside of one's home or to the common property shall make application and seek approval in writing from the Architectural and Environmental Control Committee, unless defined as a "BLANKET APPROVAL".

- A. Applications - All requests for approval from the AECC, for any applicable required changes as specified in Article VII, shall be made on the form approved by the AECC.
- 1) All applications must be filled out and signed by the owner(s) of the property.
 - 2) Detailed drawings of any proposed alternation or construction changes must be submitted with the completed application. Drawings should show side elevation, front elevation and plan view.
 - 3) Request for exterior color changes will require a "patch" of the proposed color change and/or the color name, manufacturer or other information as may help the AECC in making a decision, and provide current color scheme.
- B. Approvals - The approval of all requests or action by the AECC shall be made by a majority vote of the members present, but in no case less than two members.
- 1) All approval for any excavation or digging in excess of 18" shall require calling "MISS UTILITY" at 800-257-7777 prior to the commencement of any work.
 - 2) BLANKET APPROVALS - (No applications required)
 - a) Plants, shrubs and flowers planted within your property line or anywhere in the backyard. Vegetable gardens are permitted in the backyard only (within property lines). No plants may be taller than six feet.
 - b) Any tree other than silver maple, bamboo, tulip poplar, American Beech, elm, weeping willow, or female gingo Biloba provided it is planted on your property. The tree(s) must be planted at least three feet from the property line.
 - c) Picnic tables in rear yards only. Umbrellas seasonal only.
 - d) Decorative fencing around flower beds (front or back yards) up to 12" in height.
 - e) Storm doors must be white or the same color as the front door or existing trim.
 - f) Deadbolt locks, door knockers and doorknobs

- g) Hose caddy no higher than 36" from ground level.
- h) Seasonal decorations may be displayed on one's property, but must be removed once the season or holiday has passed.
- i) Patios and ground level decks under 16 sq. feet.
- j) Exterior door color must be selected from, or identically match, McCormick Paint's following colors:*

100 through 224
450 Powder Mill Grey
452 Flintstone
464 Elizabeth Blue
479 Cape Blue

Shutter color must be selected from the above, or the following:

453 Marble Ice
457 Ocean Fog
473 Mauvewood
480 Persian Plum

Trim color must be selected from the following:

100 Super white
101 Amber white
108 Wheat

The intent of these color restrictions is to have door and shutter color match or be coordinated with each other.

*Procedures for **Color Matching**, using manufacturers other than **McCormick**:

1. Obtain approved **McCormick color chart**.
2. Identify correct color code/match for your house. (see "J" for details on specific colors)
3. Take the McCormick chart to your preferred paint manufacturer/supplier, ie; Dutch Boy, Sherwin Williams, Martin Seynor, Hechingers, Home Depot.
4. Have them "Computer Color Match" the color. Most paint Reps offer this service. A "Supply Representative Expert" can be substituted if "Computer Color Matching" is unavailable.
5. They can custom mix and reproduce the matched color with their own brand.
6. This is the only way to accurately reproduce the color scheme for Seneca Forest.
7. Some colors may be stock colors, but usually they will have to be mixed.
8. Don't attempt to "eye ball" color charts. This will not suffice! It must be Color matched by an expert or computer.
9. Seneca Forest does not assume any responsibility for pricing.

- k) Motion sensor security fixtures at the front of a home must be decorative in nature and have no exposed wires.

Motion sensor security fixtures at the back or side of a home may be directional or decorative.

Total wattage shall not exceed 300 watts and in some cases a shielding device may be necessary.

- l) The diameter of any satellite dish may not be larger than 1 meter (39”).

If good signal quality can not be achieved by adhering to the following steps, variations may be sought through submission of an application to the AECC.

The satellite dish is to be installed in the rear of the property.

If the satellite dish is installed on the roof the mounting bracket must be mounted on the back of the roof, below the peak.

All wiring must be concealed below ground or behind siding, gutters, or downspouts.

- C. Denials - Any homeowner whose application has been denied shall be notified in writing, listing the specific cause for such denials, and their right to appeal the decision to the Board of Directors.

III. BUILDING SPECIFICATION

- A. DECKS -
1. Size - Cover entire backside of home up to one foot from center line of party wall. End units, flush on non-party wall side only.
 2. Steps - Not to extend beyond property line. Steps on end units may not extend beyond building line.
 3. Railings - 36" minimum and 42" maximum from surface deck. Trimming 2 x 2 pickets not to exceed 4" spacing or board not to exceed 6" in width with a maximum of 4" spacing or lattice.
 4. Overhead Trellis - Open wood structures only. May encompass the entire deck. Height is not to exceed seven feet from decking.
 5. Materials – a) wood, pressure-treated pine or cedar or equivalent. DO NOT paint. Approved stains are natural, pressure treated, cedar and clear b) white, grey or natural wood colored composite.

B. PATIOS AND GROUND LEVEL DECKS

1. Size - Can cover entire rear of home up to the privacy fences, and extend from the home of the property line. It can not be visible from front of dwelling. Anything over 16 sq. ft. must be submitted for review by AECC.
2. Materials - Pressure treated or equivalent wood, brick, concrete, or slate (exceptions will be reviewed).
3. Trellis - Same as A. 4 and (under decks) not to exceed the height of 6-feet from ground.

C. FENCES

1. Styles - a) Board on board to conform with original privacy fence. 1" x 4" or 1" x 6" slats b) solid panels, with or without lattice top c) split rails (to replace existing split rails).
2. Materials – Same as decks, above.
3. Gate - Solid or board on board.
4. Size - Within property lines. End units may extend half of the distance to the front along the side.
5. Six-foot maximum height from ground.

D. WINDOWS

1. Styles to match existing windows in the home or equivalent.
2. Flower boxes permitted in rear of home only, not to extend beyond window area and not permitted on top floor. Maximum 12" out from home and 12" deep.
3. Greenhouse window not to exceed length and width of existing window, depth not to exceed 12' placed on rear only and not above main floor.

E. SHUTTERS

1. Same standard as builder, must match existing trim or color or door.
2. Front of house only.

F. CHIMNEYS - Individual basis for location. Boxed style to match existing Porten Sullivan installations. Siding to match.

G. SWING SETS - Wooden only. May hang from bottom of deck (swing only) within property line.

H. LIGHTING - Any changes in external lighting must be approved.

I. HOT TUBS

1. All hot tubs are subject to approval by the Seneca Forest AECC.
2. A copy of an approved Montgomery County electrical and structure permit shall be submitted to the AECC which will be attached to the applicant's previously approved AECC application.
3. Plans should include sufficient allowance for a proper drainage system.
4. The manufacturer's specifications and brochure identifying the exact tub to be installed shall be submitted with the AECC application. If deviation from the installation model specified is required, a new AECC application shall be necessary.
5. Request for additional external lighting shall be submitted for approval in accordance with Seneca Forest guidelines.
6. The installation of a hot tub shall be permitted only on the ground level deck. No upper level installations shall be permitted.
7. The backyard in which the hot tub is installed shall be fenced with a self locking or manual lock mechanism.
8. The hot tub shall be of fiberglass or acrylic construction with a cabinet of wood.
9. The maximum size for hot tub and enclosure shall not exceed 64 square feet.
10. The depth of the hot tub shall be no more than 40 inches.
11. The cabinet shall be constructed with pressure treated wood or equivalent. The cabinet and fence may be treated with a clear sealer.
12. The hot tub shall have a lockable, rigid cover as supplied by the manufacturer or equivalent. When not in use, the hot tub shall be covered and locked.
13. The hot tub pump and heater shall be enclosed in a sound-proof cabinet, if not enclosed within the structure of hot tub cabinet.
14. In accordance with current Seneca Forest Covenants overhead coverage of hot tubs shall not be permitted.

15. The anticipated installation date shall be provided to the AECC.
16. A post installation inspection shall be conducted by the AECC to verify the installation was conducted as specified in the AECC approvals.
17. A copy of the County Final Inspection Certificate must be submitted to the AECC.

J. **SHEDS** **Two sets of criteria shall apply for shed construction and/or installation of pre-constructed, heavy duty, plasticized or rubberized outdoor sheds.**

In the case of **shed construction**, the following items, #1 through #11 shall apply:

1. Shed measurements shall not exceed 5 feet deep by 7 feet long by 8 feet high and shall be anchored on a concrete slab with 4 inch by 4 inch corner posts.
2. An existing fence shall not be incorporated into the frame of the shed.
3. Sheds shall only be built with the 7-foot side parallel to the side fence/property line with a 2-inch space between the property line/fence and the shed.
4. Shed shall not be built closer than 8 feet from the end of party wall. In situations where the adjacent neighbor has an existing shed it is recommended that the new proposed shed be built "back to back."
5. Sheds are not required to be in an enclosed or fenced yard.
6. The installation of sheds shall not interfere with drainage pipes.
7. Sheds shall be constructed of a board-on-board construction. Materials shall consist of pressure treated wood or equivalent. If siding is used the color must match the siding on the house.
8. The roof shall be black asphalt shingles or match the shingles on the house.
9. If the shed exterior is painted the color must match the color of the house's siding. Alternatively, the wood may be sealed with a clear sealant.
10. The shed door shall be lockable (lock and key). Width of door shall be 2 feet 6 inches to 3 feet wide by 6 feet 8 inches in height. Door may be positioned anywhere on the 7 foot facade.
11. No electrical connections shall be permitted for sheds. This is in accordance with current covenants.

In the case of **pre-constructed**, heavy duty, plasticized or rubberized outdoor sheds, the following items, #1 through #6, shall apply:

1. Measurements for vertical sheds may not exceed 52 inches by 32 inches by 78 inches, and for horizontal sheds 60 inches by 48 inches by 30 inches.
2. Sheds must be of subdued colors and wherever possible consistent with exterior paint color schemes as approved by AECC color guidelines.
3. Sheds are not required to be in an enclosed or fenced yard.
4. Shed shall not be installed closer than 8 feet from the end of party wall. In situations where the adjacent neighbor has an existing shed it is recommended that the new proposed shed be placed "back to back."
5. The installation of sheds shall not interfere with drainage pipes.
6. No electrical connections shall be permitted for sheds. This is in accordance with current covenants.

- J. AWNINGS - Any superstructure on a deck or patio requires approval. Awnings are acceptable only if they are the retractable variety and are fully retracted to the rear wall of the house when not in use.

Awnings are allowed only in conjunction with covering a deck or patio, not unfinished areas of the yard. The awning may be smaller than the surface of the deck/patio but shall not be larger than required to protect the surface. Materials for the awning shall be of a color which coordinates with the existing colors on the house or be earth-tone, or green/white stripes.

These rules and regulations became effective on the 22nd day of May 1995.

Amended June 27, 1996, June 27, 1997, January 30, 1998, July 27, 2000 and October 17, 2012.