

ARCHITECTURAL RULES AND REGULATIONS RIVER OAKS CONDOMINIUM ASSOCIATION, INC.

Adopted as Revised Herein: August 28, 2014 To Take Effect: October 15, 2014

A. Decks and Privacy Dividers

1. Authorization

Prior to construction, unit owner must submit an Architectural Change Application to the management company, along with building plans and specifications, including material list and color sample(s), for approval by River Oaks Condominium Association (ROCA) Board of Directors (BOD) and/or the ROCA Architectural Control Committee (ACC). The Architectural Change Application must be approved prior to construction. After the plans and specifications have been approved, unit owner must obtain the required building permits from Anne Arundel County (AACO) Department of Permits and Inspections. Upon completion of project, unit owner must submit a copy of the final AACO inspection certificate to the BOD. A certificate of compliance for the project will then be provided to the unit owner.

2. Construction Materials

a. Construction Materials

New or replacement decks must be constructed of pressure-treated wood, Western Redwood Cedar, or composite wood, e.g., Trex, and must meet all pertinent Anne Arundel County deck codes.

b. Size/Location

Width of deck shall not exceed the width of the building unit. A 4" minimum setback is required from adjacent units. Decks may not extend further than 20 feet from the rear foundation of the house, excluding the bump-out consistent with Anne Arundel County deck codes. Steps must be contained within the width and depth of footprint.

c. Colors

Stain and wood treatments for newly constructed or existing decks must be clear or brown earth tones. Composite wood color range is limited to brown earth tones, e.g., Woodtone by ChoiceDek, and Saddle and Madeira by Trex. Deck stain must match fence stain.

3. Privacy Dividers

Lattice privacy dividers may be installed between two units wherever decks are in open view of each other. The dividers may be no taller than 4 feet above the rail and must be constructed of the same material as the vertical rails of the deck and be stained to match the deck.

B. Fences

1. Authorization

Prior to construction, unit owner must submit an Architectural Change Application to the management company, along with building plans and specifications, including material list and color sample(s), for approval by ROCA BOD and/or ROCA ACC. New and/or replacement fences must follow all fencing guidelines of the ROCA By-Laws. The Architectural Change Application must be approved prior to construction.

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2. Design and Materials

Fence design must be uniform throughout the community and must be of alternate board design also known as shadow board design. Fence height must be 6 feet high. Slats are to be 1 x 4 pressure-treated lumber or western redwood cedar. Fence must be constructed with galvanized or non-rusting screws or nails. It is recommended that all fence slats be secondarily secured by screws. All fence sections must have a top board plate affixed with screws. Gates must be of "single swing" construction and be 6 feet high and a minimum of 36 inches to a maximum of 48 inches in width, with the finished side facing out. Gate hardware must be black painted metal. Post caps must be black. Fence stain must match deck stain. Fence posts must be set 2 feet deep in concrete.

3. Location

Fences must abut the unit's plat/side lines. The property located beyond the unit's plat/side line is ROCA General Common Element and shall not be encroached upon. If a fence extends into the General Common Element, then the BOD may require correction at the owner's expense. End unit fences may not be placed forward of the rear foundation wall but may extend sideways to the plat line.

- a. Interior unit fences may extend only to the unit side line and to the rear plat line.
- b. Full fences must completely enclose the rear yard and have at least one gate.
- c. Partial fences must abut the house and run the full length of the plat/side line and must meet the same construction standards as full fence design.
- d. Fences must follow the contour of the land. Windbreaks, corner, stand-alone "L" shapes, chain link, pointed fence posts and fence tops, and front yard fences are not permitted.

C. Sheds and Outdoor Storage Units

1. Authorization

Prior to construction, installation, or placement, unit owner must submit an Architectural Change Application to the management company along with shed or outdoor storage unit plans and specifications, including photograph, material list, and color sample(s), for approval by the ROCA BOD and/or ROCA ACC. The Architectural Change Application must be approved prior to installation or placement.

2. Location and Size

Ground level outdoor sheds and storage units may only be located in the rear yard. Sheds and storage units may not be attached or secured in any way to the building exterior. Location depends on the configuration of the yard and any fence on or adjacent to the property. Installed height may not exceed 6 feet 6 inches. Length and depth are restricted to 6 feet each.

- a. In unfenced yards, sheds and outdoor storage units must abut the rear foundation wall. In partially fenced yards (fence on or adjacent to the property), sheds and outdoor storage units must abut either the rear foundation wall or the fence. When abutting the fence, the shed or outdoor storage unit must be placed between the house and the midpoint of the fence. Placement farther back in the yard requires a full fence.
- b. In fully fenced yards, placement is at the discretion of the unit owner.

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D. Rear Patio

1. Authorization

Prior to installation, unit owner must submit an Architectural Change Application to the management company along with patio plans and specifications, material list, and color sample(s), for approval by the ROCA BOD and/or ROCA ACC. The Architectural Change Application must be approved prior to installation.

2. Location and Size

Patios may only be located in rear yards. Patios may extend to, but not beyond, the width of the unit plat/side lines and may not extend into ROCA General Common Element. If a patio extends into the General Common Element, then the BOD may require correction at the owner's expense.

E. Doors and Shutters

1. Authorization

Prior to installation, unit owner must submit an Architectural Change Application to the management company along with plans and specifications, including photograph, material list, and color sample(s), for approval by the ROCA BOD and/or ROCA ACC. The Architectural Change Application must be approved prior to installation.

2. Colors and Style

- a. Storm door color must match the color of the entry door as originally presented during home construction or the color of the existing trim. The door front must be full view, meaning that the glass must be one solid piece from the top to the bottom of the door without interruption, with either plain, one or two straight parallel beveled edges. No center etched ovals, circles, or other designs, no half view, cross-buck, or scalloped doors are allowed.
- b. Exterior doors and shutters must be painted in a color from the palette originally established by the builder. A color change may be approved provided the proposed color is from the original palette and no other house within the same building already has that color. Changes will be considered on a case-by-case basis. Exterior doors must meet Anne Arundel County fire code regulations for townhouses.
- c. Replacement exterior doors and shutters must be the same style as originally established by the builder.

F. Gardening and Landscaping

1. Authorization

With the sole exception of annual and perennial flowers, unit owner must submit an Architectural Change Application to the management company, along with plans and specifications, including photographs or drawings, for approval by the ROCA BOD and/or ROCA ACC prior to planting, installing, or placing any trees, shrubs, hardscaping, lawn furniture, lawn ornaments, and/or figurines in front yards or in partially fenced rear yards. The Architectural Change Application must be approved prior to planting, installation, or placement.

Lawn furniture, lawn ornaments, figurines, fountains, ponds, birdbaths, trellises, arbors, and archways of any materials are permitted in fully fenced rear yards without prior review and approval of the ROCA BOD and/or ROCA ACC as long as they do not exceed the height of the fence.

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2. Restrictions and Prohibitions

- a. Vegetable and herb gardens are restricted to fenced rear yards and must be contained in beds or containers. Plants may not extend over the top of the fence.
- b. Trellises, arbors, and archways are restricted to fenced rear yards. Installed height may not exceed 6 feet -.
- c. Lawn furniture, lawn ornaments, and figurines made of plastic or vinyl are prohibited in front yards.
- d. Fountains, ponds, bird baths, arbors, and/or archways are prohibited in front yards.
- e. Hedges, shrubs, and trees that give the appearance of, or serve as, a fence are prohibited.
- f. Ground covers (other than grass) or flower gardens may not extend beyond the unit plat/side line.
- g. Ivy is prohibited unless it is contained.

G. Trim/Siding/Brick

No changes in color of trim or siding of individual units will be approved. Painting or wrapping in vinyl or PVC-coated aluminum must be in original construction colors and do not require prior ROCA BOD or ROCA ACC review or approval. Siding must be replaced with the same color and style as original material. Painting any brick is prohibited.

H. House Numbers

House numbers must be clearly visible from the street of the registered address.

I. Copper Roof Maintenance

Painting of copper roof is prohibited. Cleaning with approved commercial cleaner is permitted but not required.

J. Grills, Hibachis, Fire Pits

Charcoal grills, hibachis, or fire pits are not allowed on a deck or within 12 feet of any structure, or as defined by the AACO Fire Code. Portable propane grills are allowed in the rear of units on decks or on ground level but may not be placed within 2 feet of the house frame, deck, or sidewall.

In all cases, it is recommended that an approved portable fire extinguisher be accessible when using any equipment of this type.

K. Window Drapes and Curtains/Replacement Windows

Any window drapes and curtains hung at windows must be lined with white or off-white lining, or must be white or off-white in color so that any outside viewer will only see the color white or off-white at the window. All windows or replacement windows must contain white grids of the same style as originally presented during the construction by the builder.

L. Satellite Dishes

All satellite dishes must be installed on the rear slope of the roof. All wires, cables and conduit must be concealed from view. No wires may be exposed across the front of the unit. Dishes may not exceed 1 meter in diameter. -Dishes must be safely secured on the inside of the rear deck, but not permanently installed on deck railings, fences, siding, or brick of the unit.

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M. Exterior Lighting

1. Authorization

Prior to installation of replacement lamp post or front house light fixture, unit owner must submit an Architectural Change Application to the management company, for approval by the ROCA BOD and/or ROCA ACC. The Architectural Change Application must be approved prior to installation. Photos and descriptive information on approved replacement fixtures may be found on our website or from the management company.

2. Colors & Styles

- a. Only approved black fixtures may be used as replacements. No brass fixtures will be approved as a replacement fixture.
- b. If either the lamp post fixture or the house fixture (coach light) needs replacing, then both exterior fixtures must be replaced to match.
- c. Light bulbs must emit white light.
- d. Glass panes must remain clear.

N. Roof Shingles

Prior authorization of shingle replacement/repair is not required if replacing with the approved shingles. The approved shingles are Certainteed XT25 in either Weathered Wood or Timber Blend and you must use the color that more closely matches the current color.

O. Solar Panels

1. Authorization

Prior to installation of solar panels, the unit owner must submit an Architectural Change Application to the management company, for approval by the ROCA BOD and/or ROCA ACC. The Architectural Change Application must be approved prior to installation. Placement, fastening information, electrical wiring must be included in the ACA.

2. Placement

Solar panels may be placed on either the front or rear roof of the house. All wiring must be run on the interior of the home. Exterior conduit may be considered in extenuating circumstances.

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P. Exterior Security Cameras

1. Authorization

Prior to installation of any exterior security cameras, the unit owner must submit an Architectural Change Application to the management company, for approval by the ROCA BOD and/or ROCA ACC.

The Architectural Change Application must be approved prior to installation.

2. Placement

Placement of exterior security cameras will be reviewed on a case by case basis. All cameras must be of a fixed style and may only view within the boundaries of individual unit plat.

Q. Backup Generators

1. Authorization

- a. An ACA must be submitted to install a generator in a partially fenced or unfenced rear yard of an interior or an end unit, or in the side yard or on the side of an end unit.
- b. An ACA is not required to install a generator in a fenced rear yard
- c. An ACA will not be approved to install a generator in the front yard.

ENFORCEMENT OF RULES AND REGULATIONS

Enforcement options are defined in the Declarations and the By-Laws, a copy of which was given to all owners or renters at the time of settlement or lease. Simply stated, the Board of Directors has the option, after proper notification to the unit owner in question, to have the violation(s) removed and/or corrected, and then to invoice the unit owner for all costs incurred. The Board has the additional option of fining the unit owner an amount as set forth in, and in accordance with, the Fining Policy adopted in 2007. The Board of Directors has the right to determine which option(s) they elect to pursue.