

Oakland Mills Community Association
The Other Barn • 5851 Robert Oliver Place • Columbia, MD 21045
(410) 730-4610 office • (410) 730-4620 fax • www.oaklandmills.org

January, 2012

Dear Oakland Mills Resident:

The Oakland Mills Community Association Board of Directors, the Architectural Committee and Resident Architectural Committee are pleased to provide residents with the **Architectural Committee Guidelines**. This document is also available online at www.oaklandmills.org by clicking on “Buying Selling and Maintaining Your Property.”

The purpose of the Oakland Mills Covenants and Architectural Guidelines are to preserve and maintain the architectural character of Oakland Mills.

For any questions or comments, please contact the Oakland Mills Community Association Covenant Advisor at:
(410) 730-4610 or (301) 596-5237 • (410) 730-4620 fax • omc cov@columbiavillages.org

Sincerely,

The Oakland Mills Architectural Committee

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STATEMENT OF RESPONSIBILITY AND AUTHORITY

In part, the Oakland Mills Community Association Covenants state that...

Anything that changes the exterior appearance of any lot and/or structure in Oakland Mills, any use other than the originally intended use of any lot or structure in Oakland Mills, and any matter, which involves the maintenance of any lot or structure in Oakland Mills, is subject to the review of the Oakland Mills Architectural Committee.

The Oakland Mills Architectural Committee has the authority to require property owners to abide by the provisions of the Oakland Mills Covenants.

DEFINITIONS AND POLICIES

Covenants

The Covenants are a binding contract among the residents of Oakland Mills Village. They assure residents of certain standards of land use, architectural design, and property maintenance throughout the village. Owners received a copy of the Covenants when the property was purchased. Additional copies of the Covenants are available at the OMCA Office; The Other Barn; 5851 Robert Oliver Place; Columbia, MD 21045.

Covenant Advisor

The Covenant Advisor serves as primary liaison between residents and the Architectural Committees. His/her role is to respond to resident inquiries regarding the Village's Architectural Covenants and Guidelines; and, to explain and facilitate the processes of application reviews and appeals.

Architectural Committee Guidelines

The Architectural Committee Guidelines are based on the Covenants and are available at the OMCA Office; The Other Barn; 5851 Robert Oliver Place; Columbia, MD 21045. The Guidelines define what in-home businesses are most likely to be approved. The Guidelines also provide recommendations for potential alterations residents would make to their properties. If a proposed alteration is not specifically mentioned in the Guidelines, contact the Covenant Advisor and submit an exterior alteration application.

Resident Architectural Committee (RAC)

The RAC is comprised of volunteers who meet twice a month to review applications for exterior alterations and in-home businesses. The RAC does everything possible to assist applicants in complying with the Covenants.

Property Owners interested in becoming members of the RAC can contact the Covenant Advisor.

Architectural Committee (AC)

An architectural committee enforces a village's land use through Architectural and Maintenance Covenants. In Oakland Mills the Village Board convenes as the Architectural Committee. The Covenant Advisor assists the AC in enforcing the Covenants. If covenant violations are not resolved after formal notification, the AC may ask the Columbia Association to join them in legal action.

Resolving Covenant Violations

Village property owners are responsible for complying with the Covenants. Residents may report suspected violations of the Village Covenants to the Covenant Advisor. Complaints about Covenant violations are confidential. The Covenant Advisor investigates alleged violations as promptly as possible and contacts property owners who are in violation. Generally, notification by the Covenant Advisor is sufficient to resolve most Covenant violations. Occasionally, notification by the Architectural Committee is necessary when property owners fail to comply with the Covenants.

LETTER OF COVENANT COMPLIANCE

Anyone purchasing property in Columbia assumes responsibility for existing Covenant violations. Property owners may ask the Covenant Advisor to inspect their properties. If a property passes inspection, the Covenant Advisor will issue a Letter of Covenant Compliance verifying that a property is free from Covenant violations. If a property does not pass inspection, notification will be given describing the Covenant violations. Prospective home-buyers purchasing property in Columbia should ask the real estate agent or the current owner for a Letter of Covenant Compliance.

RECEIVING ARCHITECTURAL APPROVAL

Application Process

Application forms for exterior alterations and in-home businesses are available at the OMCA Office in The Other Barn, 5851 Robert Oliver Place; Columbia, MD 21045 or at www.oaklandmills.org and clicking on “Buying Selling and Maintaining Your Property.” (See “Appendix”) The Covenant Advisor is able to assist with any aspect of the process. (See “Useful Numbers”)

Please note the following information:

- Homeowners are required under Maryland State Law to call Miss Utility before digging, excavating or altering the surface of the ground in any way. (See “Useful Numbers”)
- Townhouse owners should be aware that townhouse associations might have additional requirements or restrictions with which owners must comply. Townhouse associations may require separate approval in addition to what is required under the Oakland Mills Village Covenants. The most restrictive criteria apply when properties are subject to multiple covenant agreements. Townhouse owners should contact their townhouse association officers for further information.
- No application is required for replacing siding, roofing, windows, doors of the house and outbuildings when the same color, material, and style are used.
- No application is required for changing from aluminum or wood siding to vinyl siding if the color, style, and orientation remain the same.
- Generally any permanent changes to your property that have never received approval will require an application.

Written approval is required before starting exterior alterations or initiating in-home businesses. The owner risks the cost of removing the alterations when alterations are performed without approval. Reviewing an application normally takes 16 to 30 days; although, the Covenants allow up to 60 days for review.

Step 1: Submission

Submit a complete and detailed application form for exterior alterations or in-home businesses to the Covenant Advisor.

To avoid delays in processing, all applications should include the following information with the application as appropriate:

- Signature of applicant
- Neighboring residents’ signatures of acknowledgment.
- Site plan or location survey if the alteration will change the footprint of the lot, for example, a deck, shed, addition, etc.
- Elevation drawings that show the proposed alteration from all sides
- Colors and samples of materials to be used for the alteration.
- For alterations that only change the outward appearance of existing structures, such as siding, windows, doors, etc., no site plan or location survey is necessary.

Step 2: Review by the Resident Architectural Committee (RAC)

At least one member of the RAC visits each proposed alteration site prior to presenting the application to the entire RAC at a designated meeting. Applications are discussed in detail. The RAC evaluates applications using the architectural guidelines and covenants. After discussion, the RAC members vote on a recommendation for each application. Applications are recommended as approved as submitted, approved with provisions, tabled for further study, or disapproved. The RAC’s recommendation is forwarded to an Architectural Committee member for approval and signature.

Step 3: Review by the Architectural Committee (AC)

An AC member reviews the recommendation of the RAC and may agree with, overturn, or revise the recommendation. Once this is done, the AC member signs the application; this becomes the official decision. Residents disagreeing with this decision may appeal to the full architecture committee. (See “Appeal Process”)

Terms of Approval

- Approval of an exterior alteration or in-home business application does not authorize violating Howard County building and zoning codes. It is the resident's responsibility to ensure that the proposed alteration or business complies with applicable laws and regulations. (See "Useful Numbers")
- It is not required that an approved project be performed. However, once construction on an approved project has begun, the entire project should be completed within 180 days.
- Changes made to an approved application must be submitted to the RAC in a new application.
- Contact the Covenant Advisor with questions about the Guidelines or the approval process.

Appeal Process

An applicant disagreeing with an adverse decision may appeal the application to the full AC.

Step 1: Request

Requests for appeal hearings must be submitted in writing within 10 days of the receipt of the decision to The Other Barn, 5851 Robert Oliver Place, Columbia, MD 21045. The Covenant Advisor will notify applicants when and where their appeal will be held.

Step 2: Hearing

The AC hears appeals at a time agreed upon by the AC and the applicant. The AC may call upon the Covenant Advisor or designated representatives of the RAC for information relative to the case under appeal. The appellant, if present, may present both written and oral information to support the appeal. Other residents may speak at the discretion of the AC Chairperson. The decision of the AC is final and may not be appealed again.



ARCHITECTURAL COMMITTEE GUIDELINES

1.0 AIR CONDITIONERS

- 1.1 An application is required for window, through-wall or freestanding air conditioning units placed on the front or street-facing side of the structure.
- 1.2 Window or through-wall units should not be installed so that they are visible from open space areas.
- 1.3 No application is required for new whole-house air conditioners as long as they are placed at the rear of the structure or are replacing an existing air conditioner in any currently approved location.
- 1.4 No application is required for a window or through-wall unit as long as it is at the rear of the structure, not in plain view, and removed at the end of the cooling season.

2.0 ANTENNAS

2.1 Satellite Dish Antennas

- 2.1.1 No application is required for a satellite dish or a Multichannel Multipoint Distribution Service (MMDS) antenna that is 3 feet 3 inches or less in diameter.
- 2.1.2 Satellite dishes or MMDS antennas that meet the size criteria should also meet the following provisions:
 - 2.1.2.1 Install the dish or antenna in an inconspicuous location without substantially degrading reception. Possible locations include: a rear deck surface, rear roof, or adjacent to a chimney;
 - 2.1.2.2 Run and secure any associated cables and wires in an inconspicuous location;
 - 2.1.2.3 Screen the dish or antenna from view if it is to be installed in a visible location, e.g., visible from nearby streets and/or adjoining properties.
- 2.1.3 An application is required for all satellite dishes or MMDS antennas that are greater than 3 feet 3 inches in diameter.
- 2.1.4 An application is required for all dishes or antennas, regardless of sizes, that are mounted on a pole exceeding 12 feet in height.

2.2 Television Broadcast Service Antennas

- 2.2.1 No application is required for a television broadcast service antenna that is 12 feet in height or less from the roof of the house.
- 2.2.2 Antenna installations that are inside a structure are encouraged. Possible exterior locations for an antenna include an inconspicuous corner formed by the junction of an exterior flue and wall, rear roof, or adjacent to a downspout.
- 2.2.3 An application is required for all television broadcast service antenna poles exceeding 12 feet in height.

3.0 ATTIC VENTS

- 3.1 No application is required for attic vents and exterior attic vents provided the following conditions are met:
 - 3.1.1 No part of the vent protrudes more than 12 inches above the roof.
 - 3.1.2 All exposed vent parts are painted to match the exterior color of the roof or surface from which they project.
 - 3.1.3 The vent must be roof mounted, located on the least visible side of the roof and below the ridgeline, and not be visible from the adjacent streets.
 - 3.1.4 No application is required for ridge-line vents less than 3 inches in height and shingled to match the roof.
- 3.2 An application is required for all other vent installations.

4.0 AWNINGS and TRELLISES

- 4.1 An application is required for all awnings and trellises
- 4.2 The style, color, and materials should be compatible with the architectural character of the house. Cloth or wood is the preferred material.
- 4.3 Awnings and trellises should be free of decorative embellishment.
- 4.4 Awnings and trellises should be proportional to the visual scale of the house to which they are attached.
- 4.5 Pipe frames for canvas awnings should match the trim or the dominant color of the house. If awnings are removed for winter storage, pipe frames should be removed too.

5.0 BASKETBALL BACKBOARDS and POLES

- 5.1 No application is required for portable poles, as long as the following conditions are met:
 - 5.1.1 Poles are located close to the residence, within the building restriction lines when stored.
 - 5.1.2 The backboard is clear plastic or a neutral color.
 - 5.1.3 Basketball nets are maintained in good repair.
- 5.2 No application is required if a backboard is attached to the front of the house, carport, or garage, and is either clear plastic or a neutral color.
- 5.3 An application is required for a freestanding pole that is sunk in ground.
- 5.4 An application is required for a basketball court. The preferred location for a court will be one that is located behind or beside of the house not facing the street.

6.0 CHIMNEYS and SMOKESTACKS

- 6.1 An application is required for all new chimneys and smokestacks.
- 6.2 Brick, stone masonry or boxing with materials matching the exterior wall are the most architecturally appropriate styles for chimneys.
- 6.3 Under certain circumstances it may be possible to use a non-enclosed chimney pipe. Exposed pipes will be considered only in inconspicuous locations, and when they meet the following criteria:
 - 6.3.1 All sections of pipe are plumb.
 - 6.3.2 The pipe is painted to blend with the structure.
 - 6.3.3 Zero-clearance pipe is used and mounted directly against the structure.
- 6.4 The height of the exposed metal section or the boxed in chimney shall be determined by the minimum permitted by County building and fire codes.
- 6.5 Dissimilar chimneys on the same structure should not be used unless it is impossible to see both at the same time.
- 6.6 Additional chimneys should use existing flue enclosures whenever possible.

7.0 CLOTHESLINES

- 7.1 No application is required for umbrella or retractable clothes drying devices. The devices must be removed from view when not in use unless they are enclosed by a privacy fence or other enclosure which has been approved.
- 7.2 An application is required for all other configurations.

8.0 COMPOST BINS

- 8.1 No application is required for compost bins as long as the following conditions are met:
 - 8.1.1 The bin should be in the backyard in an inconspicuous location.
 - 8.1.2 The bin should be no more than 16 square feet and no more than 3 feet tall.
 - 8.1.3 Stir the bin regularly to speed decomposition and to avoid attracting pests and vermin.

9.0 DECKS, PATIOS and WALKWAYS

- 9.1 An application is required for all new decks, patios and walkways.
- 9.2 Patio and walkway materials should be of a neutral color, such as unpainted concrete, stone, brick, pressure-treated wood, or composite material.
- 9.3 Decks should be constructed of pressure treated wood or composite material. Railings should be compatible with the existing architectural style of the house. An application is required for colored stains, seals or paints on the deck. County code may require railings on stairways. (See "Useful Numbers")

10.0 DOG HOUSES and DOG RUNS

- 10.1 An application is required for all dog houses and dog runs.
- 10.2 Locate dog houses and dog runs behind and as close to the house as possible. They should not be located near property lines.
- 10.3 The colors, materials and style of dog houses or dog runs should match existing structures or fences as closely as possible. Wire mesh fencing will be considered only to fill the spaces between rails in split rail fences. (See "Fences")

11.0 DOORS and WINDOWS

- 11.1 No application is required as long as the color, size and style of new windows or doors do not change. This includes changes from old style to new style materials, such as from wood to vinyl.
- 11.2 Generally, casement and slider windows are interchangeable.
- 11.3 Mixing window styles such as casements and/or sliders with double-hung windows will be considered. Choose a window style that is appropriate for the style of house.
- 11.4 New windows and doors should have the same style, size, and color trim as existing windows and doors.
- 11.5 New windows should be located at the same “head” height as existing windows on the same floor.

12.0 DRIVEWAYS

- 12.1 No application is required to replace a driveway as long as the materials, size, shape, and grade do not change.
- 12.2 An application is required for resurfacing an existing driveway if the material, size, shape or grade differs from the existing.
- 12.3 An application is required for construction of a new driveway. Contact Howard County Department of Licensing and Permits regarding the need for an entrance permit for the new driveway. (See “Useful Numbers”)
- 12.4 An application is required for expansions to existing driveways.
 - 12.4.1 Expansions to existing driveways should use the same materials as the existing driveway.
 - 12.4.2 Any changes in grade should be shown on a site plan.
 - 12.4.3 Driveway aprons are part of the county right of way and should remain concrete. Contact the county for deviations from this condition. (See “Useful Numbers”)

13.0 FENCES

- 13.1 An application is required for all new fences and changes in configurations of existing approved fences.
- 13.2 Split rail fences, 48 inches in height, are commonly approved for property line fencing. Other types of fences, such as paddock and estate, will be considered based on consistency with the house and compatibility with the neighborhood.
- 13.3 Privacy fencing will be approved only if located near the structure or on a townhouse yard.
- 13.4 Fencing should not extend forward of the rear lines of the house. On corner lots, fences should not extend past the sideline of the house on the street-facing sides or the rear lines of the adjoining houses.
- 13.5 Fencing should match in height and style with the existing adjacent fencing. Include color selection for stain or paint if applicable.
- 13.6 General guidelines:
 - 13.6.1 Chain link fences, stockade fences, and picket fences may not be approved.
 - 13.6.2 Hedge fences may not be approved for property line fencing.
 - 13.6.3 Property line fences shall not exceed 48 inches in height except where county laws require a greater height, such as surrounding swimming pools.
 - 13.6.4 Solid and opaque fences should not exceed 6 feet in height from the ground.
 - 13.6.5 An application is required for the addition of wire mesh to a new or existing fence. Wire mesh may be attached to the interior of an approved fence. It should be a flat dark color and rustproof. Chicken wire is not a recommended material.
- 13.7 Gates and fences should be the same material, height and color. Include the gate style in the application.

14.0 GARDENS

- 14.1 No application is required for a garden as long as:
 - 14.1.1 The garden is within 15 feet from the rear of the house.
 - 14.1.2 The garden is less than 200 square feet.
 - 14.1.3 The garden is planted on a grade which does not cause drainage problems to other properties.
- 14.2 An application is required for all other gardens.
- 14.3 Vegetable garden fencing should be no taller than 36 inches and should be as inconspicuous as possible.
- 14.4 Vegetable gardens should be active only during the growing and planting season, and should be cleared at all other times.

15.0 GAZEBOS

- 15.1 An application is required for all gazebos.
- 15.2 Gazebos should be designed and constructed with materials that are consistent with the house.
- 15.3 The size of the gazebo should be proportioned appropriately to the size of the lot and house.

16.0 GRILLS (Permanent)

- 16.1 An application is required for all permanent grills and should include location, materials, dimensions and style.

17.0 GUTTERS and DOWNSPOUTS

- 17.1 No application is required for adding gutter guards, replacing gutters or replacing downspouts as long as materials match the color of the house or trim.
- 17.2 An application is required for all other gutters and downspouts.

18.0 HOT TUBS and WHIRLPOOLS

- 18.1 An application is required for all outdoor hot tubs and whirlpools.
- 18.2 Hot tubs and whirlpools should be located at the rear of the property.
- 18.3 Screening, fencing and landscaping are encouraged to provide privacy.
- 18.4 Safety measures, such as secure lids or fences, should be considered for hot tubs and whirlpools.

19.0 IN-HOME BUSINESSES

- 19.1 An In-Home Business is any business or commercial enterprise conducted on a residential lot, except for licensed in-home day care as provided in the Maryland Real Property Code. It is neither the intent nor the desire of the AC to regulate the lifestyle of village residents; however, the AC is responsible for ensuring that In-Home Businesses do not adversely affect the character of the neighborhood.
- 19.2 Under this guideline, assisted living is considered an In-Home Business.
- 19.3 An application is required for all In-Home Businesses, unless all of the following are true:
 - 19.3.1 The business has no clients, sales people or others visiting the home.
 - 19.3.2 The business has no employees other than the property owner.
 - 19.3.3 The business has no sign or other advertising device.
 - 19.3.4 The business is conducted by telephone or computer.
- 19.4 The following conditions must be met in order to receive approval for the application:
 - 19.4.1 An applicant for any in-home business must reside on the property.
 - 19.4.2 The business may employ one person in addition to those residing on the property.
 - 19.4.3 The business must be clearly incidental or secondary to the residential use of the property.
 - 19.4.4 The business must not require the use of a commercial vehicle or require one to be parked on the property, except when enclosed in a garage.
 - 19.4.5 The business must not involve the sale of goods or merchandise from the property.
 - 19.4.6 The business must not require the outdoor storage of materials, equipment, or supplies.
 - 19.4.7 The business must not require the alteration of the dwelling unit in any way which would make it unsuitable for future use as a residence or require the construction of accessory buildings.
 - 19.4.8 The business must not create safety hazards, odors, noises, pedestrian traffic or vehicular traffic.
 - 19.4.9 The business must not make unusual demands on community facilities or services.
 - 19.4.10 The business must not use Village land or open space as part of the business.
 - 19.4.11 The business may not have signs or advertising devices of any nature anywhere on the lot, including advertisements on vehicles. Small nameplates on doors or adjacent to doorbells are permitted.
- 19.5 Conditions for maintaining an In-Home Business:
 - 19.5.1 An application is required annually for an In-Home Business.
 - 19.5.2 Approval of an In-Home Business is non-transferable.
 - 19.5.3 Any architectural or operational variance from the terms of an approved application will be considered a violation. Permission to operate the business could be revoked.
- 19.6 No approval is required for occasional businesses, such as children's ventures and yard sales, provided all evidence of the use is removed at night.

20.0 LANDSCAPING

- 20.1 No application is required for individual shrubs, foundation plants, annual beds, perennial beds or ground covers.
- 20.2 An application is required for:
 - 20.2.1 Any plantings used as a hedge, windbreak or screen.
 - 20.2.2 Landscaping which involves a change of grade or slope.
 - 20.2.3 Landscaping which involves the installation of a wall or any other structure.
 - 20.2.4 Artificial decorative objects such as fences, landscaping rocks, railroad ties, birdbaths, ornaments or any other permanent landscaping feature.

21.0 LIGHTING

- 21.1 No application is required for replacing a light fixture with a similar style in the same location on the structure.
- 21.2 No application is required for new lighting that suits the style of the residence as long as the following conditions are met:
 - 21.2.1 Lighting located on the front of the house is covered or enclosed in a fixture.
 - 21.2.2 Lighting must not be invasive or directed to adjacent properties.
 - 21.2.3 Lighting must not be harsh in color or intensity.
 - 21.2.4 Post lights must not exceed 6 feet in height.
 - 21.2.5 Light fixtures are designed for residential use.
- 21.3 An application is required for installing a post lamp in a new location.
- 21.4 No application is required for temporary lighting for seasonal decoration, holiday and festival use; however, such lighting should be removed after the appropriate period of time.

22.0 MAINTENANCE

- 22.1 Section 6.01 of the Oakland Mills Village Covenants state:

“Each owner shall keep all lots owned by him and all improvements therein or thereon, in good order and repair, 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 external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management.”

“Consistent with good property management” refers to the appearance of the lot in general, including, but not limited to lawn, trees, shrubs, buildings or improvements. Property owners are responsible for maintaining their sidewalk and driveway apron areas even though they are on the County rights-of-way. This includes snow/ice removal.
- 22.2 The Covenants further state: *“No lumber, metals, bulk materials, refuse or trash shall be kept, stored, or allowed to accumulate on any lot...”* Refuse and trash includes but is not limited to garbage, items no longer in use, vehicle parts, dead vegetation and tree branches.
- 22.3 Seasonal items and tools may not be stored in the open. Ladders must be stored inconspicuously.
- 22.4 Trash cans and recycling bins may not be put out before 6:00 p.m. the night before pickup and receptacles must be collected promptly and stored inconspicuously.

23.0 NEW CONSTRUCTION

- 23.1 An application is required for all new construction, including but not limited to tear downs done prior to building a new home on an existing lot, additions and new outbuildings such as garages, greenhouses, porches and carports.
- 23.2 For all new construction beginning with a tear down, applications should include an anticipated date for tear down of existing house or structure.
- 23.3 For all new construction, applications should include
 - 23.3.1 Elevation drawings of all sides of the house showing style, siding of façade materials, window placement, door and garage door placement, roof lines, walkways, driveways, porches, deck, gutters, shutters, and skylights. Elevation drawings do not have to be done professionally, but should be easy to read and clearly understood.
 - 23.3.2 Dimensions of every side.
 - 23.3.3 Site plan showing full footprint of house and other structures.
 - 23.3.4 Description and color samples of all exterior building materials

23.3.5 Landscape plan

23.3.6 Lighting Plan

23.3.6 Time line of start date and completion date for the new construction.

23.4 New construction should not adversely affect drainage conditions on adjacent properties through changes in grade or other significant run-off conditions, including conditions during construction.

23.5 If the corners of the proposed structure are different from the existing house, residents should stake out these corners to provide a visual reference.

23.5.1 New construction should not significantly impair the view of adjacent residences.

23.5.2 New construction should not create situations in which neighbors will have difficulty adding to, modifying, or maintaining their dwellings.

23.5.3 Consideration should be given to the proportional scale and architectural style of the proposed construction as it relates to the lot and other properties in the neighborhood.

23.6 Additions should be architecturally consistent with the existing shape, style, and size of the dwelling, including siding, windows, doors, roofing, etc.

23.7 Roof eaves and fascia should be the same depth, style, and approximate height as existing eaves and fascia; new roofs should have the same slope as the existing roof.

23.8 Any construction close to the Columbia Association's open space must not adversely affect that open space. Contact the Land Management Division of the Columbia Association for their permission to use open space prior to any construction. The owner is responsible for ensuring that contractors do not dump materials or damage open space land. (See "Useful Numbers")

23.9 Any request for extensions of the time line must be submitted in writing to the Covenant Advisor.

23.10 Work should be done in a professional manner. Trash, bulk materials, and general disruption of the work site should be kept to a minimum.

23.11 Any changes to the original application that take place during the planning or building phases of construction, including those made by the county or other authorities, will require a new application.

24.0 PAINTS and STAINS

24.1 No application is required for repainting or restaining in the same approved color as the existing.

24.2 An application is required for color, saturation, or hue changes of any exterior surface.

25.0 PLAY EQUIPMENT

25.1 No application is required for playsets less than 10 feet high and 15 feet wide, and located in the rear of the house.

25.2 An application is required for play houses and all other permanently installed play equipment regardless of size.

25.3 Play equipment should be located behind the house and at least 10 feet from the rear and side property lines.

25.4 No application is required for sandboxes as long as they are less than 10 feet wide, 10 feet long and 1 foot high.

26.0 RADON REMEDIATION EQUIPMENT

26.1 No application is required for radon remediation equipment.

26.2 Radon remediation pipes should be placed in an inconspicuous location and should be painted to be consistent with the surface to which it is attached.

27.0 RAIN BARRELS

27.1 An application is required for all rain barrels.

27.2 Applications should contain the following:

27.2.1 Height, diameter and capacity of the rain barrel.

27.2.2 Style, color and material of barrel and supporting structures.

27.2.3 Provide screening plan.

27.2.4 Pavers or a concrete pad should be used to keep the rain barrel level. Include sample of pavers and the dimensions of pad, if applicable.

27.2.5 Location of rain barrel.

27.2.6 Number of rain barrels. The number of rain barrels should not exceed the number of downspouts.

27.3 Rain barrels should be kept free of standing water.

27.4 Assure that drainage/ overflow/ runoff are properly diverted and do not flow onto neighboring properties.

27.5 To be sure that the rain barrel does not pose a safety hazard, place on a level surface and secure.

27.6 Winter storage of rain barrels is recommended to prolong the life of the barrel.

28.0 SHEDS

- 28.1 An application is required for all sheds.
- 28.2 A site plan showing the shed location should be submitted with the application.
- 28.3 Sheds designed to match the house should be located as close to the house as possible, preferably attached to house.
- 28.4 Roofing, siding, and trim materials should be of the same type and color as the house.
- 28.5 Metal sheds should be rust proof.
- 28.6 Sheds should be proportioned appropriately to the house and lot, and should be no bigger than 10 feet wide by 12 feet long.
- 28.7 Freestanding sheds should blend into the background and be painted neutral colors such as dark brown, dark green, or tan.
- 28.8 Sheds placed away from the property should not be located on common property line with adjacent residences.
- 28.9 Sheds should be placed behind the front site lines of the house when possible.

29.0 SIGNS

- 29.1 For purposes of this guideline, the village of Oakland Mills follows the Howard County Sign Code.
- 29.2 No application is required for:
 - 29.2.1 Temporary signs advertising the sale or rental of residential property. No temporary sign shall be larger than 20 by 28 inches or stand more than 3 feet above the ground measured from the top of the sign.
 - 29.2.2 Political signs associated with official elections
 - 29.2.3 Garage sale signs provided they are removed at the end of the day of the sale.
- 29.3 An application is required for all other temporary signs, permanent signs or other advertising devices.
 - 29.3.1 Applications for a sign should include detailed drawings of the sign, including lettering, size, color, materials, and exact location on a plat/survey of your property.
- 29.4 Signs shall be maintained in good condition.
- 29.5 “Sold” signs or strips across “For Sale” signs are not permitted.

30.0 SKYLIGHTS

- 30.1 An application is required for all skylights.
- 30.2 The frame should blend with the roof.

31.0 SOLAR PANELS

- 31.1 An application is required for all solar panels.
- 31.2 Solar Panels on a sloping roof should be parallel to the roof surface. Solar Panels on a flat roof should be set back and concealed with a parapet unless integrated with the roof design.
- 31.3 Solar Panels should be constructed of glass with wood or metal trim. All trim should be painted to match the color of the associated element. All pipe work should be concealed.
- 31.4 To the extent possible, freestanding collectors should be located behind the structure and completely concealed from the street, neighboring properties, and open space. Otherwise, collectors should be worked into another architectural element.

32.0 STORM WINDOWS, DOORS and SCREENS

- 32.1 No application is required for screens or storm windows as long as color and style matches the existing windows.
- 32.2 No application is required for storm doors as long as they are of a straightforward design without decorative embellishment.
- 32.2 An application is required for all other types of door and window alterations. (See “Doors and Windows”)

33.0 SUBDIVISIONS

- 33.1 An application is required to subdivide a property lot.
- 33.2 Applications should include a plat showing the actual and proposed property line changes.
- 33.3 Howard County Department of Planning and Zoning approval may be needed for all subdivisions.

34.0 SWIMMING POOLS

- 34.1 No application is required for portable children's wading pools less than 8 feet in diameter and 24 inches deep.
- 34.2 An application is required for all other swimming pools.
- 34.3 The effect of noise and lighting on neighboring properties will be the primary consideration when considering applications for pools.
- 34.4 A fence compatible with the design and style of the house is required to enclose the pool, pool deck and related equipment.
 - 34.4.1 The fence must meet the fencing guidelines and may be subject to county requirements.
 - 34.4.2 Landscape buffers such as shrubs and planting beds are encouraged to soften the visual impact of the pool and fencing.
- 34.5 Pools should be located behind the house.
- 34.6 Above ground pools, with the exception of children's wading pools, will not be approved.

35.0 TREES

- 35.1 Any tree that presents an imminent safety hazard should be reported to the Covenant Advisor immediately.
- 35.2 New planting of trees should take into consideration both proximity to a neighbor's property and also the size of the tree when fully grown.
- 35.3 An application is required for removing any tree, living or dead, whose trunk is over 6 inches in diameter when measured at a point 2 feet above the ground.
- 35.4 All trees removed from a property are recorded in the property's file.
- 35.5 The following provisions apply to tree removal:
 - 35.5.1 Applications for tree removal should include a plan for replacement if:
 - 35.5.1.1 There are fewer than 3 trees on a single-family lot, excluding street trees planted in the county right of way
 - 35.5.1.2 There are no trees in the front yard on townhouse lot; or
 - 35.5.1.3 There is no tree in front of the adjacent townhouses of a multi-family dwelling.
 - 35.5.2 Stumps are to be cut flush with or below ground level, or ground out of the land.

36.0 VEHICLES, BOATS, TRAILERS, and CAMPERS

- 36.1 Major repair or renovation of vehicles, including but not limited to automobiles, vans, SUVs, trucks, tractors, boats, trailers, and campers is prohibited on the property, except in enclosed garages.
- 36.2 Boats, trailers, campers, recreational vehicles, any vehicle larger or wider than a standard parking space, any vehicle with commercial lettering or signs, commercial vehicles, inoperable vehicles, or unregistered vehicles, shall not be parked or stored in the open on any lot without the written approval of the Architectural Committee.
- 36.3 Discreet business lettering on vehicles may be permitted with Architectural Committee approval.
- 36.4 All vehicles must be parked on driveways or parking pads unless otherwise approved by the Architectural Committee.
- 36.5 An application is required for parking vehicles in locations other than driveways or parking pads.

37.0 WOODPILES

- 37.1 No application is required for woodpiles stacked and maintained in good order.
- 37.2 Woodpiles should be located behind the house or in an inconspicuous location.

APPENDIX

Useful Numbers:

Columbia Association Open Space Management: 410-381-0194

Howard County Licensing and Permits: 410-313-2455

Howard County Department of Planning and Zoning: 410-313-2350

Howard County Department of Highways: 410-313-7450

Howard County Landfill and Trash: 410-313-6444

<http://www.howardcountymd.gov/default.asp>

University of Maryland Extension/
Howard County Master Gardeners:

<http://mastergardener.umd.edu/local/howard/index.cfm>

Miss Utility:

800-257-7777

www.missutility.net

Oakland Mills Covenant Advisor:

410-730-4610

omcacov@columbiavillages.org

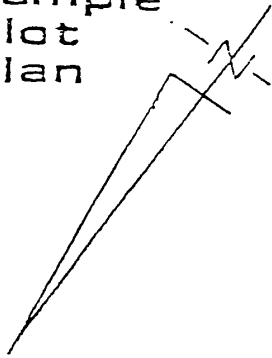
<http://oaklandmills.org>

Sample Sketch:



Sample Plot Plan:

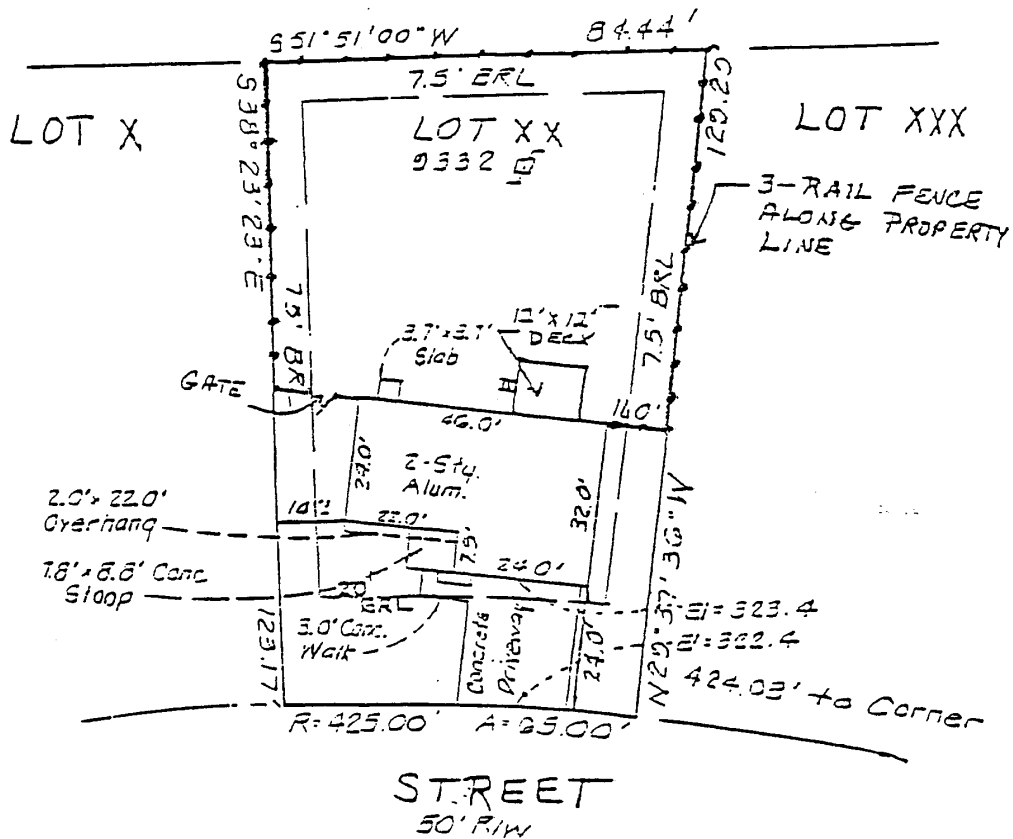
Sample Plot Plan



LOCATION OF HOUSE
 LOT XX
 COLUMBIA
 VILLAGE OF ...
 SECTION 2 AREA 3
 PHASE 1
 0TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

LOT Z

Wall Check: 7-18-85
 Final: 7-18-85



20-072

<p>SURVEYOR'S CERTIFICATE</p> <p>I hereby certify that the position shown on this plan and all improvements on the above described lot have been carefully established by a true and correct survey (that unless otherwise shown, this is in accordance with the laws of Maryland).</p> <p><i>Sidney A. ...</i></p>		<p>CLARK • FINEFROCK & SACKETT ENGINEERS • PLANNERS • SURVEYORS 11315 LOCKWOOD DRIVE SILVER SPRING, MD. 20904 TEL. NO. 593-3400</p>	
<p>REFERENCE</p> <p>Plot 4070</p>	<p>DRAWN BY VLB</p> <p>DATE 7-19-85</p> <p>SCALE 1" = 30'</p>	<p>CHECKED BY JLR</p> <p>FILE NO. 2875-K</p>	

Exterior Alteration Application:



In-Home Business Application:

