

(As Amended on June 8, 1993)

HICKORY NUT OF WILDEWOOD ASSOCIATION, INC.

ARCHITECTURAL REVIEW PROCEDURES AND REGULATIONS

AMENDMENT II

ARTICLE I

PURPOSE AND ORGANIZATION

Section 1. Purpose. The Architectural Control Procedures and Regulations are intended to encourage an attractive, cohesive, and safe development in HICKORY NUT OF WILDEWOOD, (Part of Wildewood Neighborhoods Three and Four, Cluster Three - Plat Two), in order to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography.

Section 2. The Architectural Control Committee. There is hereby created a HICKORY NUT OF WILDEWOOD ARCHITECTURAL CONTROL COMMITTEE by the Directors of the HICKORY NUT OF WILDEWOOD ASSOCIATION, INC. The Committee or members of the Committee appointed by the Board of Directors shall serve at the pleasure of the Board of Directors. The Architectural Control Committee shall regulate the external design, appearance, location, and maintenance of properties and improvements thereon.

Section 3. Powers. The Powers of the Architectural Control Committee are established by the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HICKORY NUT OF WILDEWOOD ASSOCIATION, INC. and are relative to Articles I, II, II AND IV of the Architectural Review Procedures and Regulations.

ARTICLE II

ARCHITECTURAL REGULATIONS CONCERNING STRUCTURES

Section 1. Definition. A structure is defined as any attached or detached addition to or alteration of a permanent nature to the principle building (if the principle building is constructed by Paragon Builders Inc.) or property. Some examples are decks, screened in porches, dog houses, etc.

Section 2. Height and Build. The height and general bulk of new structures and of additions to existing structures shall be in relative scale and similar to those of existing structures in the vicinity.

Section 3. Out/Accessory Buildings. No out/accessory buildings (including dog houses), shall be erected until approved by the Architectural Control Committee. No out/accessory buildings shall be permitted in the front yard area. Such buildings shall be of the same surface materials, styles and colors as the principle building on the lot. The only exception is in the case of dog houses. A dog house does not require the same surface material as the principle building, e.g. siding. However, the dog house shall be of quality construction and appearance. The color shall match the principle building or be of an approved neutral color which blends with the

surrounding area. The roofing materials shall be constructed with neutral colored shingles.

Section 4. Colors. Exterior surfaces colors of all structures shall either match that of the existing unit or be in harmony with existing units in case of a total color change. All changes or modifications affecting exterior surface colors must be approved by the Architectural Control Committee.

Section 5. Fences. In keeping with the "Open Spaces Concept" of HICKORY NUT OF WILDEWOOD, no fences will be permitted unless specifically required by law or county ordinance. If, under these circumstances a fence is permitted, the fence will be the minimum height and area required by law and constructed only of natural colored wooden material. All fences must be approved in all particulars by the Architectural Control Committee prior to commencement of any work on any addition that requires the fence.

Section 6. Signs. Any sign used for the purpose of identification or direction such as owners name and street address shall be deemed as permanent. Such signs shall be erected on private property and must be approved by the Architectural Control Committee. House numbers are required, but do not require approval. House numbers shall be located in a conspicuous area observable from the street or driveway.

### ARTICLE III

#### ARCHITECTURAL REGULATIONS CONCERNING NON-STRUCTURAL

Section 1. Definition. Non-structural items are defined as any and all items of a non-permanent nature. Some examples include: antennas, drying lines, for sale signs, trash cans, vehicles, wood piles, landscaping, recreational equipment (i.e. swingsets, sky forts, basketball backboards, etc.), solar and wind energy collectors/generators.

Section 2. Colors. The color of non-structural items, where applicable, shall be such as to maintain a harmonious relationship among structures and the natural vegetation and topography.

Section 3. Exterior radio and television antennas are not permitted.

Section 4. Drying lines. Drying lines are to be placed in a non-conspicuous area, e.g. not observable from the main street or road, and removed when not in use. The Drying Line shall not remain in use and/or left out overnight.

Section 5. Pets. All dogs, cats and other pets will be regulated by existing, and future, county ordinances/regulations and/or additional regulations to be determined by the Board of Directors. When the pet is taken off the owner's property it is suggested the pet be controlled by a leash. The owner is further responsible for pet noise and clean up of pet feces.

Section 6. Signs. No sign, poster or billboard or advertisement, including but not limited to "For Sale" or "For Rent" signs of any character whatsoever may be placed or displayed upon any portion of common properties or right of ways, with the exception of the entrance to the cul-de-sac

serving the property. All signs must have approval of the Architectural Control Committee.

Standard size brokerage "For Sale" or "For Rent" signs not exceeding six (6) square feet advertising a home or lot shall be permitted only on the front yard owned by the owner of the unit or lot which is being advertised. Only one such sign shall be permitted for each lot.

St. Mary's County regulations prohibit any sign from being placed closer than five (5) feet to the front property line or ten (10) feet to any side yard property line nor closer than twenty (20) feet to any thoroughfare intersection.

Section 7. Household Trash. Household Trash to be collected shall be left at the end of the driveway on the day of collection only. All trash left for pick-up must be confined to a trash can with a secure lid which shall be removed the same day as pick-up. Yard waste, brush, and building materials (including wall board, carpet, etc.) are unacceptable and will not be collected. Trash cans shall not be stored in an area visible from the street.

Section 8. Vehicles. Parking of mobile homes, boats/canoes, recreational vehicles, trailers, machinery, commercial vehicles (larger than one-half ton), etc., on the property, driveway, or street is prohibited. The exception being short term (ten (10) days or less) visitors. Said vehicles shall not be occupied. Parking or storage of boats, and canoes is only permitted if enclosed within a garage with the garage door closed. To minimize congestion and maximize safety, parking on the streets is discouraged. Vehicles shall not park on mulched, grassy or common areas.

Section 9. Wood Piles. Wood piles should be neatly stacked in an inconspicuous area on the property. No wood shall be stacked in the front of the property. Wood coverings, if used, shall remain in good condition and replaced if tattered.

Section 10. Landscaping. Removal of trees/shrubs larger than six-inch in caliper must be approved by the Architectural Control Committee. Large scale planting and/or landscaping, including major topographical alterations (major changes to the grade of the lot) and surface covering modifications (removal of natural growth, conversion to mulch or to grass, etc.) must be in harmony with the existing environment and requires approval by the Architectural Control Committee. In the case of multi-family dwellings, landscaping shall also be in harmony with each of the attached dwellings and subject to prior approval by the Architectural Control Committee.

Section 11. Recreation Equipment/Swimming Pools. The location, size, material, and color of all recreational equipment, e.g. swing sets, sky forts, basketball goals and similar items (of a semi-permanent or permanent nature) including swimming pools must be in harmony with the existing environment and be approved by the Architectural Control Committee. No more than one "Little Tykes" or similar type play set will be allowed on the property, and shall not be placed in the front or side yards. Structures remaining for more than one week shall be approved by the Architectural Control Committee. Special consideration should be given to obscuring or hiding the playset from neighboring properties. Structures such as "Skyforts" shall have adequate vegetative screening to hide the structure from neighboring properties. Wooden swingsets are preferred over metal due

to their natural color. At all times, bright or multi-colored objects shall be avoided.

Section 12. Solar and Wind Energy Collectors/Generators. No solar or wind energy collectors/generators shall be erected with the approval of the Architectural Control Committee.

Section 13. Miscellaneous. Runoff from gutter downspouts and other landscape swales shall be handled in such a manner that the drainage will not flow onto, or affect adjacent property thereby causing problems.

#### ARTICLE IV

#### PROCEDURES

Section 1. Applications. Any property owner wishing to construct a new building or structure, to alter or make an addition to an existing structure, or to modify his property in HICKORY NUT OF WILDEWOOD, as outlined in ARTICLE II or ARTICLE III must submit a dated application for approval to the Architectural Control Committee.

A synopsis of actions made by the Architectural Control Committee shall be presented at regular Board of Director's meetings. The Committee shall consult with the Board on any decisions of a precedent setting nature. A member of the Architectural Control Committee shall attend all regular meetings of the Board of Directors.

Section 2. Special Impact submissions. If, in the opinion of the Architectural Control Committee, a structural change has a significant impact on the entire community, the applicant shall be notified that the request will be posted in the next monthly newsletter to solicit comments. The Architectural Control Committee will accept comments for ten (10) days after publication. If the Architectural Control Committee determines that a decision cannot be responsibly made within thirty (30) days from submission, they shall notify the applicant and request an extension of the designated period of time to reach a decision. If the extension is denied, the application shall be deemed disapproved.

Section 3. Review and Approval. The Architectural Control Committee shall approve, disapprove or approve with conditions the design as submitted. In the event the committee fails to take on the proposed design within thirty (30) calendar days of receipt of the application, the application shall be deemed to have been approved. The Board of Directors reserves the right to overturn any previously approved additions if conditions warrant that action (i.e. addition is a safety hazard, adversely affects drainage, etc.).

#### Section 3. Required Submission for Design Review:

1) New Construction - Principal Building. For the original construction of a principal building on a lot, the submission shall include two (2) copies of the following:

- a) Lot Number and street address,
- b) Architectural plans and elevations, if prepared, or a scaled sketch showing plan and elevation views of the proposed construction.

c) Description and/or samples of exterior surface materials and colors to be used.

d) A site plan showing the location on the lot and the general dimensions.

2) Additions, Alterations, and Construction of Accessory Buildings. For the additions, alterations, and construction of accessory buildings, two (2) copies of the following shall be required:

a) Same as required for Article IV, section 4., number 1 listed above.

Section 5. Notice to Board of Directors. The Architectural Control Committee shall forward a copy of each application, and its approval or disapproval to the Board of Directors. The Architectural Control Committee shall also notify the Board of Directors of all violators or potential violators of the Covenants, Conditions and Restrictions and of the Architectural Control Review Procedures and Regulations.

Section 6. Action By the Board of Directors. Upon notice, the Board of Directors shall notify the homeowner and occupant, if applicable, in writing of the violation or potential violation and request compliance.

Section 5. Amendment of Regulations. The regulations and procedures may be amended from time to time by recommendations from the Architectural Control Committee to the Board of Directors of the Association and approval by the Board of Directors. There will be no grandfathering of existing violations to the previous or amended regulations and procedures.

APPROVED this 8th day of June, 1993.

BOARD OF DIRECTORS  
HICKORY NUT OF WILDEWOOD  
ASSOCIATION, INC.

/signed/  
President

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Vice President

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Secretary

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Treasurer

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Member

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The original document was recorded on January 22, 1990 among the Homeowners Association Depository at Liber 001, Folio 415.

Amendment 2 was recorded on January 9, 1997 among the Homeowners Association Depository at Liber 0004, Folio 0009.