

ST GEORGE'S HUNDRED HOME OWNERS' ASSOCIATION

ARCHITECTURAL RULES AND GUIDELINES

Before starting any construction, please familiarize yourself with the rules and regulations contained in Article II, Section 6, Article VI and VII of the Conditions, Covenants, and Restrictions. The Architectural Committee (or in absence of such committee, the Board of Directors) must approve your request prior to the start of any construction.

Submit duplicate copies of the request form, along with any dimensional drawings, lot surveys with dimensions, photographs, or pictures that will assist the committee in making an educated decision. Please ensure that all sections of the request form are completed. Incomplete forms will be returned to the owner for clarification. Upon approval of your request, you will receive a copy of your original request with an approval notation or a signed approval letter with additional instructions/conditions. Please retain these documents in a safe place, as you may be required to show proof of authorization when your unit is sold.

You may hand-deliver requests to any Board member or mail it to:

Saint George's Hundred HOA
Attn: Architectural Committee
PO Box 1754
California, MD 20619-1754

The following guidelines, established under Article VII, Section 7 of the Covenants, Conditions, and restrictions, were developed to assist owners in making architectural decisions. The cardinal rule for owner construction within the HOA is "*not to disturb the architectural appearance of the front of the residential unit as much as possible.*" Owners are responsible for ensuring all construction occurs within the legal boundaries of their lot. It is highly recommended that you use a surveyor's lot drawing (one should be included with your closing documents) to ensure you remain within the boundaries of your lot. No intrusion or construction is permitted on HOA common areas or other owner's lots. Fences or sheds extending outside the boundaries of the owner's lot must be relocated or demolished.

SHEDS

- No metal sheds are permitted, wood construction or resin (industrial grade plastic) only.
- 8'x8' or 8'x10' are standard sizes, larger sizes considered on a case-by-case basis depending on the size of the yard
- Sheds confined to the back or side yard, subject to approval
- Must be painted or sided (non-metal siding) to match color scheme of unit.

FENCES

- Wooden fences, shadow box type only, 6' high (allowances can be made of uneven ground slopes to maintain a level height around the unit), no latticework or fancy top dressings. No wire or metal fences.
- Placement is restricted to the back yard of the lot, with up to 80% encroachment towards the front of the unit on the open side (end units only)
- Fence must form an enclosure (adjacent existing fences along a shared property line can be used to form one or more sides)
- May be sealed with clear stain/waterproofing or left to weather naturally, but not painted

DECKS/PATIOS

- Evaluated/approved on a case-by-case basis
- No second-story decks permitted.
- Decks attached to the residence are subject to county building ordinances and codes and require a permit. Contact Planning and Zoning in Leonardtown for more information.

UNIT EXTERIOR PAINTING AND REPLACEMENT

- May be repainted using existing colors without architectural approval; Color changes require approval.
- Replacement of siding and roof shingles should be kept as close to original colors as practical, keeping in mind that some styles and colors may be discontinued or unavailable.
- Siding replacement and color changes require approval.

STORM DOORS

- Front: Must be FULL or THREE-QUARTERS VIEW style and match color scheme of unit. No high-view, mid-view, or cross-buck styles.
- Rear: Any style permitted, must match color scheme of unit



Full View



Full View with
Etched Glass



3/4 View



High View
Cross-buck



Mid View



High-View
Cross-buck
window-paned

SATELLITE DISHES

- In accordance with FCC regulations, dishes as large as 1m (3feet) including DISHNETWORK, PRIMESTAR, DSS, DIRECTV are permitted, including high-definition antennas.
- Installation is preferred in the back or side portions of the unit, either on a roof section or shed, reception patterns permitting. If your dish must be placed in the front section of your unit, please notify the committee before installation begins. We may be able to suggest alternate locations to maintain compliance.

LANDSCAPING

- Walkways, other than those installed by the developer, must be approved.
- Front yard shall not be landscaped in a manner that defines property boundary lines between units (e.g. a hedge along a property line)
- No restrictions on planting flower beds, gardens, shrubs, trees, scallop borders, etc, provided they are located on the installing owner's lot. No planting permitted on HOA common areas without written approval from the Board of Directors.