

GOVERNORS RUN

ARCHITECTURAL REVIEW & COMMUNITY DEVELOPMENT GUIDELINES

First Edition, June 1995

INTRODUCTION

The Governors Run community encompasses 183 lots on 157 acres consisting of wooded hillsides, stream valleys and ample open fields. The community provides an exceptional location served by public utilities (gas and electric only) and excellent public schools. This combination of factors, along with first class homes, provides for a superior living environment.

This booklet is issued pursuant to powers outlined in Article IX of the Declaration of Covenants, Conditions and Restrictions (the "Declaration") giving the Architectural Review Committee the right to adopt guidelines, policies, standards and procedures. The Declaration will apply to all 183 lots. The purpose of these guidelines is to provide specific criteria for the design and setting of homes to be constructed, as well as any other improvement such as additions, fences, pools, etc. It is intended for use by owners, their designers, and builders as a supplement to the general criteria spelled out in the Declaration.

These criteria were developed by the Governors Run Architectural Review Committee and should be helpful by providing the guidelines against which designs for homes, additions and yards will be evaluated.

The Architectural Review Committee may, at its sole discretion, amend these criteria or vary the application of such criteria where site planning or design considerations warrant. No inclusion in, omission from, or amendment or variance of these criteria shall bind the Architectural Review Committee to approve or disapprove any feature or matter subject to approval, but no change of policy shall affect the validity of any final approval granted prior to such change.

Any plan which is submitted which proposes a variance from any standard set forth herein or in the Declaration, should identify the proposed variance and the reasons for it.

Because each lot is unique -- in size, configuration and topography -- the Architectural Review Committee feels it is important that each home and/or improvement to home or yard include all listed information on the attached forms for a satisfactory review.

In accordance with Article IX of the Declaration, the Architectural Review Committee may charge a \$200 review fee to help defray the costs of reviewing plans submitted by an applicant for the review of a primary new residence or major addition plans only.

It is our intent to promote compatibility of architecture and therefore each plan will be evaluated on its own as well as in relation to plans for adjacent lots previously approved.

ARCHITECTURAL REVIEW PROCESS

Prior to construction of an improvement on a lot, plans for the proposed improvement to be constructed should be submitted to the Architectural Review Committee for study and approval.

Please submit the following items listed below:

1. A letter of explanation of your proposed improvement
2. ② Complete sets of architectural plans
3. 2 Site location and grading plans, if applicable, showing actual existing topo match to adjacent lots.
4. 2 Landscape plans
5. 2 Specification sheets (see outline following)
Include samples of exterior materials (brick, mortar, siding, paint or stain charts, lighting cut sheets, fencing styles, etc.)
6. \$200 review fee payable to Governors Run Architectural Review Committee (for primary new residence or major additions only)

Attention to the list of requirements for each submission is important. The Architectural Review Committee may at their discretion submit these documents to appropriate outside professional review, i.e., an architectural firm, an engineering firm, or a landscape consultant.

The Architectural Review Committee will make every effort to be helpful and to simplify the review process to save applicants time, money and frustration. With your cooperation on the above, the Architectural Review Committee should be able to complete its reviews under normal circumstances in 7 to 21 days.

If you have questions regarding the review process, they should be directed to the individual listed at the top of the Specification Sheet.

**APPLICATION TO HOWARD COUNTY FOR CONSTRUCTION
PERMITS SHOULD NOT BE MADE UNTIL FINAL PLANS
HAVE BEEN APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE.**

A plan submission is to include any of the following information necessary to convey the nature of the improvement:

1. A site plan to 1"-50' scale, locating all improvements and showing both existing topography and finished grading. All existing topography should be field verified prior to preparing your site plan; reliance on topo shown on subdivision grading plans may not be adequate.

2. Architecture showing all floor plans and elevations accurately to 1/4" scale, including trim, finish details, materials and colors.
3. Landscape plans specifying location, species and size of plant materials, both existing and proposed, location and details of any fencing, decks, pools or patios, walkways and exterior lighting.
4. A specification sheet for exterior treatments proposed (see outline following).
5. Samples of actual exterior materials and colors proposed. This would include brick and mortar samples, paint charts, lighting cut sheets, siding materials, fence styles, and the like.
6. Plan showing the location of any temporary construction trailer, storage area or sign.

The Architectural Review Committee shall have the right to disapprove the plans and specifications submitted because of any of the following.

- a. The failure of such plans or specifications to comply with the Restrictions.
- b. Failure to include information in plans and specifications which is required or has been reasonably requested.
- c. Objections to the exterior design, appearance or materials of any proposed structure.
- d. Incompatibility of any proposed structure with existing or approved structures for any other lot in the Governors Run subdivision.
- e. Objection to the location of any proposed structure upon any lot or with reference to other lots in the subdivision.
- f. Objection to grading plan for any lot.
- g. Objection to the color scheme, finish, proportions, style or architecture, height, bulk or appropriateness of any proposed structure.
- h. Any other matter which, in the judgment of the Architectural Committee would render the proposed structure or structures inharmonious with the general plan of improvement of the property or with structures located upon other lots in the subdivision.

SPECIFICATION OUTLINE

Date of Submission: _____

SUBMIT TO: Governors Run Architectural Review Committee
1829 Reisterstown Road,
Woodholme Center, Suite 410
Baltimore, Maryland 21208

ATTN: Mark A. Bennett

410-484-8400 OFFICE
484-1943 FAX

Lot Number: _____ Street Address: _____

Applicant's Name: _____

Applicant's Address: _____

Phone Numbers: (H): _____ (W): _____

Builder's Name: _____

Builder's Address: _____

Builder's Contact Person & Phone No.: _____

Foundation Treatment: _____

Roofing Materials: _____ Exterior Walls: _____

Trim Colors: _____ Fencing: _____

Patio and Walkway Materials: _____

Exterior Lighting Fixtures (with pictures or copies): _____

Any other pertinent features or selections: _____

In all cases, please provide as much information about the materials selected as possible. Include manufacturer name, color selection or finish, reference number if appropriate. As part of the sample package, paint charts and catalog cut sheets for fixtures should be included.

Any changes to previously approved treatments must be submitted for approval prior to making the change.

SITE PLANNING AND GENERAL REQUIREMENTS

1. Grading and Topography: The basic land form of each lot should be preserved throughout construction. No lot will be permitted to be altered to accommodate an incompatible house type or building form.

Grading should follow the natural topography. New grades should meet existing grades in a smooth transition. Steep banks from new grades to existing grades will not be permitted. Fill from excavation must not be placed in existing tree areas.

2. Building Locations, Setbacks: Buildings must be constructed within the building envelopes established by the Architectural Review Committee. These may, in some cases, be more restrictive than the County's setbacks. The Architectural Review Committee reserves the right to require owners to stagger setbacks in relation to adjacent houses to achieve some diversity in the streetscape.
3. Heights: The Howard County Building Code does not permit wood frame structures to exceed 35' in height, measured from the average foundation grade to the mean level of the gable.
4. Garages: Each home shall have at least a two-car garage. Side entry garage door openings are preferred. Waiver of the Covenant provision requiring that a garage be attached to the house will be considered. Carports will not be permitted.
5. Driveways: Should be bituminous concrete (asphalt) or other approved hard surface material, except that concrete shall not be allowed without prior written consent.
6. Walkways: Sidewalks along the street must be constructed to County standards and placed in accordance with the approved Development Plan for the Governors Run subdivision. Other walkways may be constructed of brick or other decorative paving material.
7. Swimming Pools: Pools will only be permitted if constructed in the ground. On steeply sloping lots, partial protrusion of a pool above ground will be permitted provided it is surrounded by an approved deck designed to screen the exposed wall satisfactorily.
8. House Numbers: Shall be 3" in height, mounted horizontally on the front of the house.
9. Mailboxes: Shall conform to standard U.S. Postal Service Standards and be mounted on a 4 by 4 pressure treated post.

TRADITIONAL HOMES, DESIGN FEATURES AND MATERIALS

1. Roofs

- a. Pitch shall not be less than 8/12.
- b. Any Dutch colonial roof shall be properly framed. Furring out of an exterior wall surface to stimulate a Dutch roof will not be approved.
- c. False parapets or mansards will not be approved.
- d. Roof material must be high quality, composite material shingles, cedar shakes, or slate.

2. Walls

- a. Brick color must be approved.
- b. Stone should be indigenous to the area such as Butler stone or equal. Reconstructed stone or flagstone will not be approved.
- c. Horizontal natural wood siding such as cedar or redwood, on traditional board and batten siding is acceptable. High quality vinyl or aluminum siding is acceptable. Stains, siding or paint colors must be approved. Note that plywood siding or other sheet goods and asbestos shingles will not be approved. Facia boards must be wood, or styrofoam composite with paint finish.
- d. Stucco or dryvit material is acceptable on some house styles. Color and finish must be approved.
- e. Brick shall be used on all front elevations where ever possible.

3. Foundation Walls

Front elevations shall be treated in accordance with the Declaration of Covenants, Conditions, and Restrictions. The finish is to be brick, stucco, parging or stone to grade.

4. Flashings

Copper or 0.032 aluminum painted to match the roof are all acceptable.

5. Windows

- a. Aluminum or all-metal windows will not be permitted without prior approval.
- b. All windows on traditional homes should be double hung sashes with mullion bars, or traditional style casements with mullions.
- c. Patio doors must be wood and/or vinyl coated.

6. Shutters

- a. Shutters are to be fabricated of wood or vinyl.
- b. Shutters shall be raised panel, or louvered.

7. Fireplaces

Exterior stacks are to be brick, stone, wood, vinyl or aluminum siding; metal stacks are not appropriate.

8. Vents

- a. All heating and mechanical ventilating elements should be located on the rear surface of the roof pitch. Any mechanical vent is to be painted to match the roof and is to be located so there is minimum visibility of it from any street.
- b. Flues for oil furnaces shall be accommodated in brick, stone, wood or vinyl stacks.

9. Garage Doors

Garage doors are to be constructed of wood or aluminum, framed and panelled.

10. Storage

Any ancillary storage or maintenance facilities must be integral with the house or garage.

11. Solar Heating

- a. Solar collectors will not be approved on the front of traditional houses.
- b. Any roof mounted collectors must be located on a roof slope so as not to be visible from any street.
- c. Collectors must be accommodated at grade and integrated with the landscaping and fencing in the rear yard to screen the view of adjoining homes.

12. Exterior Lighting

- a. One post light is required where entry sidewalk meets the driveway.
- b. Fixtures are to be crafted in copper, brass or tin and should be of high quality.

Landscaping

The manner in which the Governors Run site is landscaped will have a profound impact on the ultimate character of the community. A Street Tree Program will be implemented by the Developer and the Builders to unify the neighborhood and provide an appropriate human scale to the streets. The Developer will also install landscaped entry features at the main entrance to the site.

In addition to the plant material installed by the Developer, supplemental landscaping will be required to be installed by the individual Builder or Home Owner on a lot by lot basis.

Foundation and Yard Planting

A minimum of 30 shrubs should be planted at the foundation of the front and side facades of the house. The shrubs should be grouped to provide year-round interest. Minimum shrub sizes are 18"-24" in height unless a specific compact shrub is utilized thereby allowing a smaller size shrub. Variety should be achieved in color, texture and height with at least one-half of the total number of shrubs being evergreen. The planting design should respect the architectural features of the house; for example, plant material installed beneath windows should not be of a variety that would grow to a height above the bottom of the window. Taller plant material may be more appropriate at the house corners or flanking the front door for the purpose of framing and emphasizing or softening the architectural edges. A total of six additional trees should be planted in the front and/or side yard of each house. The trees may be of shade, flowering or evergreen varieties. A list of recommended plant material is provided on Table 1. Trees should be a minimum of 8 feet in height. Street trees do not count toward these requirements.

It is desirable to install backyard plant material along the back and side yard property lines to provide screening from adjacent homes while creating a "space" between the house and the planting. Ornamental or shade trees may be appropriate to plant in the created backyard space to provide an overhead plane and seasonal interest without filling up the space. Fences are not required, but if an owner plans the installation of a fence, it must be detailed on the submitted plans and conform to covenant provisions.

Fencing

Proper fencing and decking can have a unifying effect on a neighborhood, but an uncoordinated selection of designs and materials can detract and clutter the appearance. Cooperation among neighbors in this matter can affect the visual harmony of the area.

Privacy fencing should be limited to areas immediately adjacent to the house or a deck built off the house. This fencing should be made of pressure treated wood and left to weather to a natural color. Board on board or solid board fence finish side out are acceptable.

In no case shall the perimeter property line fencing be higher than 48", and shall conform to the type of fencing shown on Exhibit "G". These types of fences should be kept low with a maximum height of 4'0". If containment of children or pets is desired, vinyl-coated, rectangular wire mesh may be attached to the owners side of the fence. (Shown on Exhibit F")

The split rail fence should be made from cedar or pressure treated pine and left to weather or stained a natural grey tone.

The picket, narrow picket or running board fence must be painted an approved color and maintained to a neat appearance.

Fencing shall not be permitted in front yards.

Chain link or stockade fencing shall not be permitted.

Fencing should not be used where it would interfere with a prominent view.

Swimming Pool Fencing

A 48" high fence is required around in-ground swimming pools. The purpose of the fence requirements is to restrict children from gaining unauthorized access to the pool. The fence may be split rail with attached wire mesh as described above.

Accessory Buildings

It is preferred that buildings for storage of lawn equipment, fertilizer, etc. shall be an integral part of the house or site design. Free-standing accessory buildings shall be of materials and colors consistent with that on the house. They shall be reviewed and approved by the Architectural Review Committee on a per case basis.

Decks and Porches

Wood decks shall be permitted if constructed off the back of any house. While the shape of a deck is flexible, no part of it should extend beyond the side of the house. Where a deck occurs at the second level of a house and has a blank wall below (no windows or doors), it is desirable to enclose the space below the deck. Enclosures may be of a solid board or semi-open (lattice) construction. Enclosures should be stained or painted to match the deck as outlined later in this section.

A staircase extending from a second level deck to the ground should run parallel to the deck, not perpendicular to it. At the ground level, the stairs should end at a landing, not in the grass.

Railings should meet all local codes for height and permitted size of openings.

Individual rails within the railing should run vertically or horizontally. Diagonal or radial rails are less desirable, unless part of a specific design.

A fascia panel should be applied to all sides extending down from the level of the deck in order to screen the structure supports.

All decks should be stained with either a clear finish to preserve the natural color of the wood or a natural grey to reflect a weathered look. It may also be appropriate to paint the deck to match the color of the house.

Any enclosed porch should be designed as an integral part of the house. Materials and colors should be the same as those used on the house. If appropriate, roofing material similar to that on the house should be used.

Building Permits necessary from Howard County for any improvement are the responsibility of the homeowner, and separate from the Architectural Review Committee.

Table 1

The following is a list of recommended plant material which includes species that are native to the site or are adapted to the growing conditions of the area. In selecting plants, consideration must be given to specific site conditions (drainage, orientation, exposure, etc.) as well as to the purpose and intended effect of the planting. While other plant selections may be appropriate, this list has been created to assist the homeowner in maintaining a level of continuity throughout the site.

Suggested Planting Material

Trees - 8 feet height minimum

- Evergreen

- Ilex species - various Evergreen Hollies
- Ilex opaca - American Holly
- Picea abies - Norway Spruce
- Pinus nigra - Austrian Pine
- Pinus strobus - White Pine
- Tsuga canadensis - Canadian Hemlock

- Deciduous

- Acer rubrum - Red Maple
- Acer saccharum - Sugar Maple
- Amelanchier canadensis - Shadblow Serviceberry
- Fagus grandiflora - American Beech
- Fraxinus pennsylvanica - Green Ash
- Liquidambar styraciflua - Sweet Gum
- Platanus acerifolia - London Plane Tree
- Quercus rubra - Red Oak
- Quercus palustris - Pin Oak
- Quercus phellos - Willow Oak
- Quercus alba - White Oak

- Flowering - 6 feet height minimum

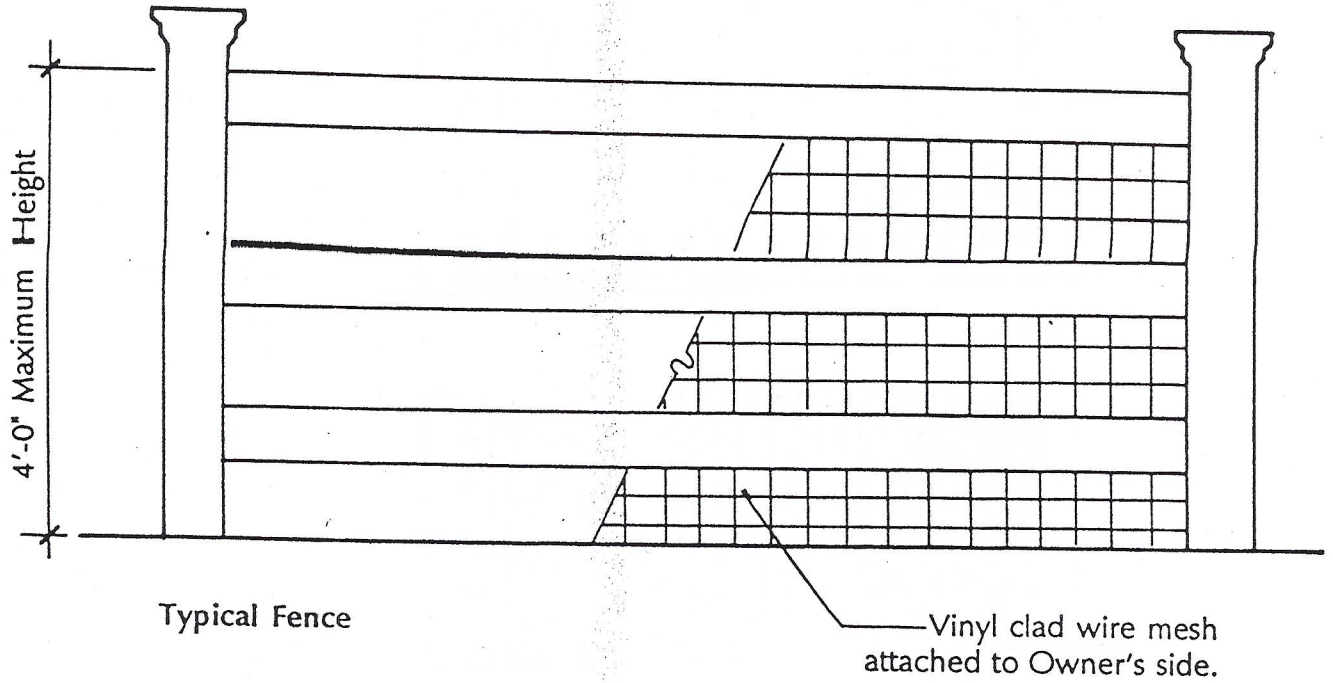
- Cercis canadensis - Eastern Redbud
- Cladrastis lutea - American Yellow-wood
- Cornus florida - Flowering Dogwood
- Magnolia grandiflora - Southern Magnolia
- Magnolia stellata - Star Magnolia
- Magnolia virginiana - Sweet Bay Magnolia
- Malus floribunda - Japanese Flowering Crabapple
- Prunus subhirtella - Higan Cherry
- Prunus yedoensis - Yoshino Cherry

- Shrubs & Groundcover - 18"-24" height minimum for shrubs, not including ground cover

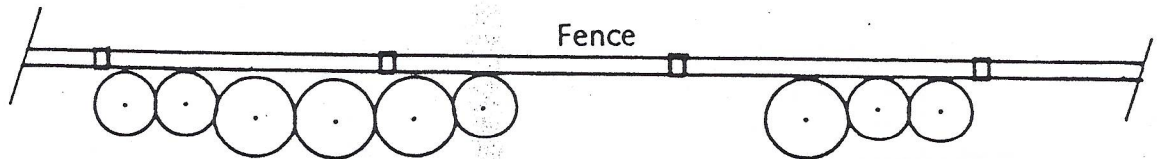
Abelia x grandiflora - Glossy Abelia
Azalea species - Azaleas
Cornus sericea - Redosier Dogwood
Cotoneaster species - Cotoneaster
Euonymus species
Ilex species - Hollies and Japanese Hollies
Prunus laurocerasus - Cherry Laurel
Rhododendron species - Rhododendron
Taxus species - Yew
Viburnum species - Viburnum

Hedera helix "Baltica" - Baltic Ivy
Hemerocallis species - Day Lily
Liriope muscari - Lilyturf
Pachysandra terminalis - Japanese Pachysandra
Vinca minor - Periwinkle
Juniper species

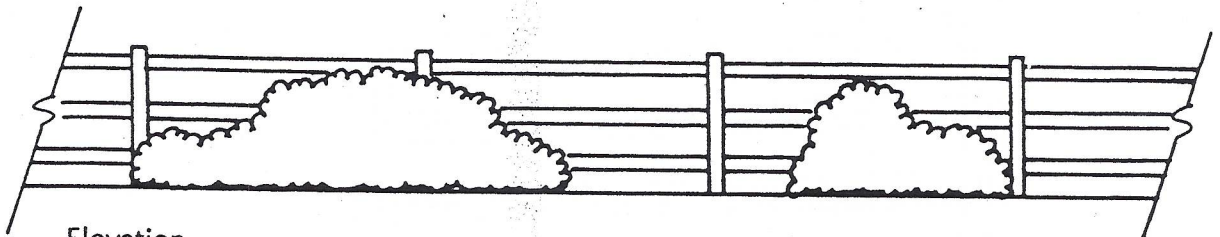
Exhibit F - Fence Details



Plan



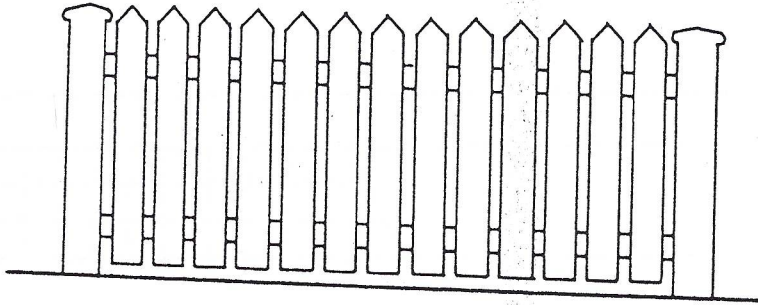
Elevation



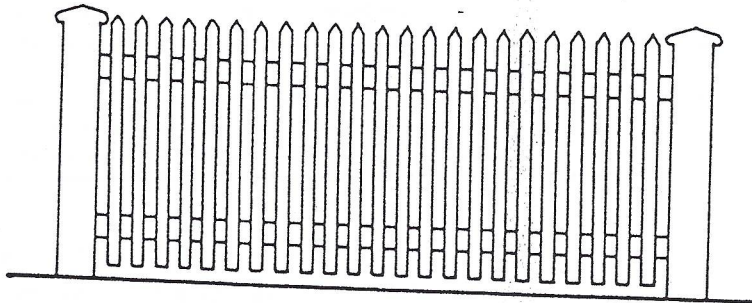
Fence Planting Requirements

Note: Where fences face a public right-of-way, a minimum of 1/2 of the total length of fence shall be screened with planting.

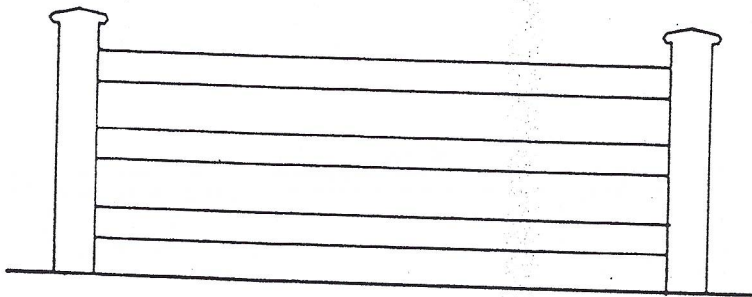
Exhibit G - Recommended Fence Types



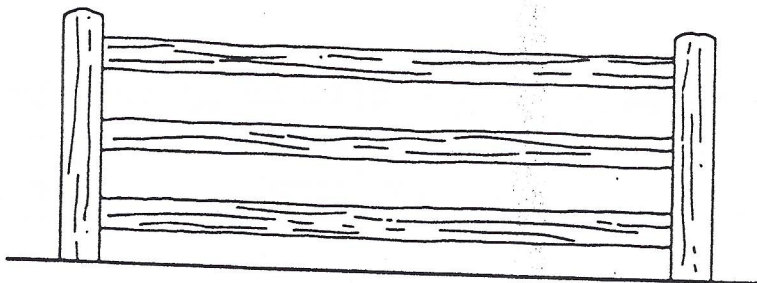
Picket



Narrow Picket



Running Board



Split Rail

NOTE: Fence shall be left to weather or stained a natural color. Painted fences shall be allowed in certain instances as approved by the Architectural Review Committee.