

River Oaks Condominium Association, Inc.
Architectural Rules & Regulations
(Revised 1/1/20)

A. Application and Approval of Architectural Modifications

1. Pursuant to the Bylaws of River Oaks Condominium Association, Inc., (“Bylaws”) Article XI, “*Architectural Control*”, except for the original construction or purposes of proper maintenance and repair, or as otherwise provided in the Bylaws, all changes, alterations or modifications of any kind in any manner whatsoever to the exterior of the Condominium Unit or upon any of the Common Elements within the project require the submission of an Architectural Change Application (“ACA”) in the form approved by the Association.
2. A completed ACA, including plans and specifications which specify material list, color sample(s), etc. must be submitted and approved by the Association prior to construction or commencement of any related work. All incomplete ACAs will be returned to Unit Owner without review by the Association.
3. After an ACA has been approved by the Association, the Unit Owner must obtain the required building permits, if needed, from the Anne Arundel County Department of Permits and Inspections (“AACO”).

B. Decks and Privacy Dividers.

1. Association Approval Required. Prior to repairs, replacement or construction of any deck, privacy divider or similar improvement, a Unit Owner must comply with Art. XI of the Bylaws and Paragraph A, above, by submitting an ACA to the Association and obtain Association approval.
2. Deck Construction Materials.
 - a. New decks or replacement decks must be constructed of pressure-treated wood, Cedar, or composite wood, e.g., Treks, and must meet all applicable requirements under the Anne Arundel County Code, including those code sections addressing decks specifically.
 - b. Size/Location. The width of the deck to be installed shall not exceed the width of the Unit. A four inch (4”) minimum setback is required from adjacent Units. Decks may not extend further than twenty (20) feet from the rear foundation of the house, not including the bump-out. Steps must be contained within the aforesaid width and depth of the deck.
 - c. Color. Stain and wood treatments for newly constructed or existing decks must be clear or brown earth tones. The composite wood color range is limited to brown earth tones, e.g., Woodtone by ChoiceDek, and Saddle and Madeira by Treks. Deck stain must match the fence stain. No redwood stain is permitted.
3. Privacy Dividers. Lattice privacy dividers may be installed in the rear yard between two (2) Units wherever decks are adjacent to or are in open view of the neighboring Unit. The dividers may be no taller than four (4) feet above the rail of the deck and must be constructed of the same

material as the vertical rails of the deck. The color of the side of the fence facing the Unit and any privacy divider must match the color of the deck.

C. Fences.

1. Association Approval Required. Prior to any repair, replacement or construction of a fence, a Unit Owner must comply with Art. XI of the Bylaws and Paragraph A, above, by submitting an ACA and obtaining Association approval.

2. Design and Materials.

a. To ensure uniformity throughout the Association all rear yard fences must be of alternate board design also known as Wyngate style or shadow board. See **Addendum 1** for permitted fence style. Existing fences, not currently in compliance, shall be brought into compliance within five (5) years of the date of approval of these amended Rules and Regulations.

b. The fence must be six (6) feet high.

c. Slats are to be 1 x 4 pressure-treated lumber or cedar.

d. Gate posts must be of 6" x 6" pressure treated lumber or cedar.

e. Fence posts must be of 4" x 4" pressure treated lumber or cedar.

f. Fence and gate posts must be set two (2) feet below ground in a concrete base.

g. The fence must be constructed with galvanized or non-rusting screws or nails. It is recommended that all fence slats be secondarily secured by screws.

h. All fence sections must have a top board plate affixed with galvanized or stainless-steel screws.

i. Gates must be of "single swing" construction and be six (6) feet high and a minimum of 36 inches to a maximum of 48 inches in width, with the finished side facing out.

j. Gate hardware must be black painted metal.

k. Post caps must be black.

l. Fence color on a Unit's side of the fence must match deck color. This requirement does not apply to a Unit that did not install a fence (fence is installed by adjacent Unit(s)) until the Unit Owner that did not install the fence, fences in their rear yard, then that Unit Owner must paint their side of the fence to match their deck.

3. Location. Fences must fully encompass the rear yard and be located on the boundary lines of the Unit and its designated Limited Common Elements. Fences installed on the rear yard Limited Common Element shall not be located beyond the Unit's designated Limited Common Elements as shown on the Association's plats. If a fence extends into the Association's General Common Element, the Unit Owner must correct at their own expense.

a. Interior Unit fences may extend only to the Unit sideline and to the rear plat line.

- b. The side fence of an end-Unit fence may not be placed forward of the original rear foundation wall, regardless of a bump out.
- c. Full fences must completely enclose the rear yard and have at least one gate.
- d. A Unit Owner may not install a partial fence, unless they are completing the fencing for their rear yard to complete fencing already installed by adjacent Unit Owners.
- e. Fences must follow the contour of the land, which includes elevations.
- f. Windbreaks, corner, stand-alone, or "L" shape fences, chain link fences, pointed fence posts, and fence tops, 1" x 6" fence slats, and front yard fences are not permitted.

D. Sheds and Outdoor Storage Structures.

- 1. Association Approval Required. Prior to any repair, replacement or construction of any shed, outdoor storage structures (wood, hard plastic) or similar feature, a Unit Owner must comply with Art. XI of the Bylaws and Paragraph A, above, by submitting an ACA and obtaining Association approval.
- 2. Location and Size. Ground level outdoor sheds and storage structures may only be located in the rear yard. Sheds and outdoor storage structures may not be attached or secured in any way to the Unit's exterior. The approved location of a shed will depend on the configuration of the yard and the existence of any fence belonging to the Unit or the adjacent Unit. Installed height of outdoor shed or storage structure may not exceed six (6) feet. Length and depth are restricted to six (6) feet each.
 - a. In unfenced yards, sheds and outdoor storage structures must be placed next to the foundation wall at the rear of the Unit.
 - b. In partially fenced yards (fence installed by adjacent Unit Owner), sheds and outdoor storage structures must be placed next to the rear foundation wall or the fence. When abutting a fence, the shed or outdoor storage structure must be placed between the house and the midpoint of the side fence. Placement farther back in the yard requires a fence that fully encloses the rear yard.
 - c. In fully fenced yards, placement of the shed or outdoor storage structure is at the discretion of the Unit Owner.

E. Rear Patio.

- 1. Association Approval Required. Prior to any repair, replacement or construction of any rear patio or similar feature, a Unit Owner must comply with Art. XI of the Bylaws and Paragraph A, above by submitting an ACA and obtaining Association approval.
- 2. Location and Size. Patios may only be located in the rear limited common area of the Unit. Patios may extend to, but not beyond, the width of the Unit's designated Limited Common Element rear yard but may not extend into Association General Common Element. If a patio is constructed in the Association's General Common Element, it must be removed from that area at the Unit Owner's expense.

F. Doors and Shutters.

1. Association Approval Required. Prior to any repair or replacement of any doors and shutters or similar fixture, a Unit Owner must comply with Art. XI of the Bylaws and Paragraph A, above, submit an ACA and obtain Association approval.
2. Colors and Style.
 - a. Front storm door color must match the original color of the entry door when the Unit was constructed or the color of the existing door trim. See **Addendum 2** and/or the Association's website for a list of colors. The front storm door 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 or 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. Front exterior doors and shutters shall be painted in a color from the palette originally established by the builder and must match each other. Any door and/or shutters painted without first submitting an ACA and obtaining Association approval are in violation.
 - c. Rear exterior doors may be replaced with the identical sliding door style or a French door. If a French door, the doors must be full view with or without grids and the trim must be the same color as the existing door trim.
 - d. Exterior doors must meet AACO Building and Fire Code requirements.
 - e. Replacement exterior doors and shutters must be the same style as originally established by the builder, except:
 - Front facing doors will have two (2) parallel vertical glass panes positioned equally, filling the top half of the door, or be of a solid six (6) panel design.
 - Side entry end Units shall have only the solid six-panel door.

G. Gardening and Landscaping.

1. Authorization. Prior to any replacement or installation of any landscaping in a Unit's front yard or Limited Common Element rear yard that is not enclosed, a Unit Owner must comply with Art. XI of the Bylaws and Paragraph A, above and submit an ACA and obtain Association approval. The only exception is of the planting of annuals and perennial flowers. In addition, prior to the installation of hardscaping, lawn furniture, lawn ornaments, and/or figurines in front yards or in partially fenced rear yards, a Unit Owner must comply with Art. XI of the Bylaws and Paragraph A, above and submit an ACA and obtain Association approval.
2. Restrictions, Requirements and Prohibitions.
 - a. Lawn furniture, lawn ornaments, figurines, fountains, ponds, signs, and trellises are prohibited in a Unit's front yard and the side yard of an end-Unit.

- b. Lawn furniture, lawn ornaments, figurines, fountains and signs are permitted in a Unit's Limited Common Element rear yard without submitting an ACA or obtaining prior Association approval, subject to the following other restrictive covenants and rules, including that they may not exceed six (6) feet.
- c. Ponds and trellises are only permitted in a Unit's Limited Common Element rear yard if the rear yard is fully enclosed by fencing, but only after obtaining prior Association approval. The installed height of trellises may not exceed six (6) feet.
- d. Arbors and archways are not permitted on the exterior of a Unit, including the front yard or the Unit's Limited Common Elements rear yard.
- e. Birdfeeders of seed, suet etc., birdbaths, hummingbird liquid feeders and wind-chimes are not permitted on the exterior of a Unit including the front yard or the Unit's Limited Common Elements rear yard.
- f. American Flags are permitted on a Unit and in a Unit's Limited Common Element rear yard following the submission of an ACA and Association approval. Owners shall follow appropriate flag etiquette.
- g. Vegetable and herb gardens are only permitted in a Unit's Limited Common Element rear yard that is fully fenced without Association approval but must be contained in beds or containers. Plants may not extend over the top of the fence.
- h. Hedges, shrubs, and trees that give the appearance of, or serve as a fence are prohibited.
- i. Ground covers (other than grass) or flower gardens may not extend beyond the Unit's front yard, side yard or Limited Common Element rear yard.
- j. Ivy is prohibited unless it is contained. Contained means that it is not allowed to penetrate the earth with its roots or climb up the exterior walls of a Unit.
- k. Any additions or change to the exterior appearance of the Unit must be approved in writing prior to placement. No additions of decorative features on the exterior of a Unit are permitted except as provided herein.

H. Trim/Siding/Brick.

1. Authorization. Prior to any repair or replacement of trim, siding, brick or similar feature, a Unit Owner must comply with Art. XI of the Bylaws and Paragraph A above and submit an ACA and obtain Association approval.
2. Restrictions, Requirements and Prohibitions.
 - a. The color and style of a Unit's siding must be the same as originally installed by the builder if being replaced or repaired. The currently approved siding replacement is Norandex Summit Manor Double Dutch (4.5 inch) size in either Tan, Sand, Champagne, or Almond. Contact the Association Property Manager for information regarding your siding color.
 - b. Painting or wrapping in vinyl or PVC-coated aluminum of any trim must be in original construction colors in either Wheat (108) or Amber White (101) and an ACA must be submitted and approved by the Association.

- c. Painting any exterior brick siding is prohibited.
- d. By year-end 2030, all Units must have had their entire exterior siding replaced with approved materials as to color, style, quality, and size.
- e. Water protection material, (e.g. Tyvek) under the siding is now required by the AACO building Code. Therefore, it must be installed when the exterior siding of a Unit is repaired or replaced.

I. House Numbers.

- 1. Authorization. Prior to any repair or replacement of house numbers, a Unit Owner must comply with Art. XI of the Bylaws and Paragraph A, above, and submit an ACA and obtain Association approval.
- 2. Restrictions, Requirements and Prohibitions.
 - a. House numbers must be visible on the front of the Unit facing the street of the registered address.
 - b. House numbers must be maintained in 5" black numbers with all numbers presented in a clear, clean appearance.
 - c. Rear Unit house numbers must also be maintained and clearly visible to emergency response personnel from outside the fence. House numbers are to be placed above the first-floor rear window on the back wall of the Unit.
 - d. ACA must be submitted and approved by the Association for all existing, not previously approved decorative plaques or other style house numbers, including any existing as of July 2020.

J. Trash Cans.

- 1. All trash cans shall have their Unit number identified on the exterior of both their cans and lids.
- 2. Any unmarked cans found in the General Common Elements will be collected and discarded.

K. Copper Roof Maintenance.

- 1. The painting of a copper roof on the exterior of a Unit is prohibited. Cleaning with a proper commercial cleaner is permitted but not required. The gradual change in patina is acceptable and is normal aging. Any stain deposited on the area below should be cleaned if possible.

L. Grills, Hibachis, Fire Pits.

- 1. Charcoal grills, hibachi grills, or similar devices used for cooking, heating, or any other purpose that produces an open flame, including wood burning fire pits are not allowed for use on any deck, balcony, under an overhanging portion or within fifteen (15) feet of any structure. They may however be stored in the aforementioned areas when not in use.

2. Portable propane gas grills are allowed in a Unit's Limited Common Element rear yard, on decks or ground level provided no open flame is produced, however, not within two (2) feet of the house frame, deck, or sidewall.
3. Gas fire pits are not permitted on decks or within fifteen (15) feet of any structure. Gas fire pits shall be supervised while in use in permitted areas and shall not be left unattended while in use.
4. Wood burning fireplaces in Units are prohibited. Wood piles are not allowed in a Unit's Limited Common Element front, side or rear yard.
5. In all cases, it is recommended that an approved portable fire extinguisher be accessible when using any equipment of this type.

M. Window Treatments of Any Type, Drapes and Curtains/Replacement Windows.

1. Authorization. Prior to any repair or replacement of windows, a Unit Owner must comply with Art. XI of the Bylaws and Paragraph A, above and submit an ACA and obtain Association approval.
2. Restrictions, Requirements and Prohibitions.
 - a. Any window drapes, treatments, blinds, and curtains hung in the interior of a Unit's windows must be lined with white or off-white lining or must be white or off-white so that when viewed from outside, only the color white or off-white at the window will be seen.
 - b. All windows or replacement windows must contain white grids of the same style as originally presented during the construction by the builder, which are three (3) by three (3) white window grids.
 - c. Window films are permitted on a Unit's entry door side lights but must be translucent white or off-white.
 - d. The window screens for Units may only be light grey and must be the full length of the window.
 - e. Decals, stickers, and/or signs of any type are not allowed in or on Unit windows or doors with the exception of security and health safety stickers. However, those permitted stickers must not exceed 6 inches x 6 inches in size.

N. Satellite Dishes and Antennae.

1. Authorization. Prior to any installation or replacement of a satellite dish, antennae or similar feature, a Unit Owner must comply with Art. XI of the Bylaws and Paragraph A, above, submit an ACA and obtain Association approval.
2. Restrictions, Requirements and Prohibitions.
 - a. All satellite dishes and antennae may only be installed on the rear slope of the Unit's roof and should not be visible from the front of the Unit.

- b. All wires, cables, and conduit on the exterior of the Unit must be concealed from view.
- c. No wires and/or cables may be exposed or encased in conduit across the front, side or roof of any Unit, or the exterior of the Unit.
- d. Satellite dishes may not exceed one (1) meter (39”) in diameter.
- e. Satellite dishes must be safely secured but shall not be installed on the Unit’s Limited Common Element, deck (including railings), roof of first story bump outs, fences or sheds or the Unit’s exterior siding, bay windows or brick.
- f. All satellite dishes and antennae must be removed when no longer in use.

O. Exterior Lighting.

1. Authorization. Prior to the installation, repair or replacement of lamp post, post light or house carriage light fixture or similar feature on the exterior of a Unit or the Limited Common Area of a Unit a Unit Owner must comply with Art. XI of the Bylaws and Paragraph A, above and submit an ACA and obtain Association approval.
2. Colors & Styles.
 - a. Only the designated approved flat black fixtures may be used as replacements. No brass fixtures will be approved as a replacement fixture.
 - b. Original brass fixtures may not be repainted or replaced in kind.
 - c. All exterior brass lighting fixtures must be replaced by the end of the year 2025 and replaced with the authorized black lighting fixtures anywhere they are found on the exterior of the Unit including but not limited to the lamppost, carriage or side lights.
 - d. If either the lamp post fixture or the house fixture (coach light) needs replacing, then both exterior fixtures must be replaced at the same time to match with the authorized fixtures.
 - e. Light bulbs must emit white light. If LED is used it must be a soft white, not a blue hue. No colored lights will be permitted. Exception: during the fall and winter holiday seasons, temporary replacement with holiday specific bulbs will be allowed. These must be returned to white by January 7 of the following calendar year.
 - f. Glass panes on exterior light fixtures must remain clear, not frosted, printed, or any other configuration.
 - g. Lamppost lights must be a minimum of six (6) feet above ground and a maximum seven (7) feet tall above ground and be two (2) feet in the ground.
 - h. Lamppost lights shall contain a working light sensor and be operative from dusk to dawn as originally constructed by Builder.
 - i. Light poles must be flat black with crossbar and adorned with black round end pieces.

P. Roof Shingles.

1. Authorization. Prior authorization by the Association of minor repairs to a Unit's individual exterior roof shingle(s) repair is not required, provided the shingles are being replaced with the original brand, specifically GAF Timberline 3-tab shingles. The color of the shingle must be the same as the color of your current shingle, either Weathered Wood or Shakeswood. Contact the Association Property Manager if you have any questions. For all other work on the exterior roof of a Unit, a Unit Owner must comply with Art. XI of the Bylaws and Paragraph A, above and submit an ACA and obtain Association approval.

2. Restrictions, Requirements and Prohibitions.

a. Complete roof replacement or the replacement of large sections (more than 25% of the entire roof area) of shingles will require an ACA be submitted for consideration and approval by the Association before any roof work may be done.

b. All Units must have their exterior roofs entirely replaced by the end of the year 2025. The shingles to be used for replacement must be GAF better than or equal to the Timberline HD Lifetime Roofing System 50-year warranty. This includes the GAF version of approved water abatement material, TWO (2) TAB/ architectural shingles in either Weathered Wood or Shakeswood and requires submission of an ACA to the Association for consideration.

c. The color of the shingle must be the same as the color of your current shingle, either Weathered Wood or Shakeswood. If a Unit's exterior roof is not entirely replaced by that date, fines can be imposed by the Association because of the potential damage that can be caused to the Unit and the adjacent Units. In addition, under the Maryland Condominium Act, Unit Owners **may** be liable for the first \$5,000.00 worth of damage to the Unit.

Q. Solar Panels.

1. Authorization. Prior to the installation or replacement of solar panels, a Unit Owner must comply with Art. XI of the Bylaws and Paragraph A, above and submit an ACA and obtain Association approval. The ACA must contain and be approved for placement, fastening information, and electrical wiring.

2. Restrictions, Requirements and Prohibitions.

a. Solar panels may be placed on either the front or rear exterior roof of the Unit.

b. All wiring must be run through the interior of the Unit.

c. Exterior conduit for the solar panels cannot run down the exterior front, rear or side of the Unit.

d. All exterior control and shutoff boxes must be contained within the "Utility Control Area" of the Unit previously established by the original builder of the Association, which are located on the front of interior and non-garage Units, and are located on the side of garage end-Units.

- e. Each Unit Owner installing solar panels on the exterior of the Unit shall execute an indemnity agreement in the form approved by the Association and pay the cost of recording the agreement in the Land Records Office of Anne Arundel County, as well as all reasonable legal fees incurred by the Association in review of the agreement.

R. Exterior Security Cameras.

1. Authorization. Prior to any replacement or installation of exterior security cameras or similar feature on a Unit, a Unit Owner must comply with Art. XI of the Bylaws and Paragraph A, above and submit an ACA and obtain Association approval. The ACA shall contain actual field of vision photos for the cameras or similar devices, or a drawing of the field of vision. Once installed, the camera field of vision must be verified for the Association by submitting an actual print to the Association's management company.

Doorbell cameras do not require field of vision photos provided they have fixed, short-range capabilities limited to the immediate door area.

2. Restrictions, Requirements and Prohibitions. All cameras must be of a fixed view style that cannot be remotely re-directed and may only view within the boundaries of the Unit or its Limited Common Elements, e.g. front yard/driveway or rear yard. Placement on the Unit will be subject to approval of the Board of Directors.

S. Backup Generators.

1. Authorization. Prior to any replacement or installation of backup generators, a Unit Owner must comply with Art. XI of the Bylaws and Paragraph A, above and submit an ACA and obtain Association approval.

2. Restrictions, Requirements and Prohibitions.

a. Use of a power generator device is only allowed for power failure, i.e. inclement weather. Use of power generators will not be allowed when a Unit's electrical supply is intentionally cut-off by their electrical supply provider for non-payment, etc.

b. Use of generators by contractors is authorized but only between 8:00 am - 6:00 pm.

d. Backup generators are not permitted in Unit's front or side yards.

Effective Date: _____