

# Architectural Guidelines

To: All Fox Chase Residents  
From: Fox Chase Townhome Association Board of Directors  
Re: Change to Architectural Guidelines  
Date: June 19, 2003

*In response to recent requests, the Board of Directors has adopted the following guidelines effective immediately:*

“Composite decking material must be in the color of natural pressure treated wood such as the color “cedar”. Colors other than natural pressure treated wood such as greens, reds, browns, white, gray, or redwood are not allowed. Composite decking rails must be of the same material and color as the decking material and not made of PVC.”

Fox Chase Townhouse Association, Inc.

Architectural Review Committee

Dear Owner,

The Architectural Review Committee would like to provide you with some valuable information concerning Exterior Alterations. This committee governs changes/additions to all structures that are visible on the exterior of the town home, including landscaping. The steps taken before making an alteration to the exterior of your town home are explained below. The committee's purpose is to govern these changes in accordance with Anne Arundel County codes, and the Covenants of the Fox Chase Townhouse Association, to ensure that the changes made do not diminish the value of the property, therefore reducing the community's worth. Beauty is in the eye of the beholder, so we understand that opinions vary greatly as to what is acceptable or not acceptable. You will find that applications are rarely denied as long as the changes meet the above codes and standards.

- ❖ The first step in the process is to fill out the Exterior Alteration Application to the best of your knowledge. You can obtain this form from Laurence Organization, Inc. (410.764.7100), from the Board of Directors members listed in the Newsletter, or from the Architectural Review Committee. Please attach all necessary documents, as explained in the application. The committee cannot consider any plans for approval until these items are provided.
- ❖ The second step is to mail the completed package to Laurence Organization, Inc. (the address is on the Exterior Alteration Application cover sheet.) If the package does not include all the items required, the package will be returned to the owner for completion,—this will delay the approval process.
- ❖ The third step is for Committee to review the application. If the Committee has any questions or is in need of further documentation, every effort will be made to contact the resident in a reasonable amount of time to resolve the issues at hand. The Committee will notify the owner of the approve or deny decision. If the owner disagrees with the decision he/she may appeal to the Board of Directors.
- ❖ The final step in the process is for the Committee to make periodic inspections of the construction site to verify that work is being completed in accordance with the approved application. Upon completion of the construction, the Committee will make a final inspection to verify total compliance

The Committee exercises fairness and objectivity in an effort to maintain a uniformly attractive and valuable community for the residents Fox Chase Townhomes. Please contact any member of the Committee with questions or concerns. Phone numbers of Committee members are provided in the Exterior Alterations Guidelines.

Thank you for your cooperation.

## Exterior Alteration Guidelines

Foxchase Townhouse Association, Inc.

Architectural Review Committee

The following guidelines are to be used in conjunction with Anne Arundel County specifications for the construction of a structure upon your residence. The guidelines below take precedence to any county spec, but where not specifically called out in the guidelines, the County code must be followed. The Architectural Review Committee must review any exterior alteration, no matter how small, for approval. An application must contain all items indicated on the Exterior Alteration Application, including an A.A. County building permit, where applicable. An A.A. County building permit application can be obtained by calling 410.222.7700. An Exterior Alteration Application can be obtained by contacting any of the committee members. Application for construction of a deck, fence, shed or patio must include an application fee of \$25.00. This fee is put toward the community's general accounting fund, and used for community expenses. No member of the Architectural Review Committee or employee of Laurence Organization Inc., may profit from this transaction fee. Any questions or comments can be made directly to the Architectural Review Committee.

- **DECK:** Must be constructed within county requirements. May not have a roof, rafters overhead beams or joists of any type. Sunburst baluster design is acceptable. ( See attachment "A" ).  
Composite decking material must be in the color of natural pressure treated wood such as the color "cedar". Colors other than natural pressure treated wood such as greens, reds, browns, white, gray, or redwood are not allowed. Composite decking rails must be of the same material and color as the decking material and not made of PVC.

Size: Can extend as wide as house. For end units, width may extend from edge of house. Length may extend no further from rear of house to a point 15 feet in from the rear property line.

Appearance: Only a CLEAR wood preservative may be applied.

- **FENCE:** Must match height and style of original privacy fence. Alternating or "same side" slat style may be used. (See attachment "B"). *It is recommended to obtain neighbor's acknowledgement for fence construction.*

Appearance: Only a CLEAR wood preservative may be applied.

- **SHED:** Cannot exceed 45 sq. ft. and 8 ft. in height. Must be located in either corner, in rear of yard. For end units, must be located on inside rear of yard. No more than one shed can be constructed upon a lot. No metal sheds are permitted.

Appearance: Roof shingles, siding, trim and door must match color and type of original house color pattern.

Exterior Alteration Guidelines, continued:

➤ Patio: Can be constructed of brick, block, stone or concrete. If top of patio surface is kept under an 8 inch height from ground level, and no underground footers are necessary a County building permit is not required.

➤ Storm Door: Full view , clear glass style, only.

Appearance: White, Trim color or Door color ONLY.

➤ Door, Shutters, Trim, Siding, Roof Shingles:

Appearance: Must match original style and color.  
( Contact your builder if you do not know the exact colors and brands used on your home.)

*Architectural Review Committee members:*

James Roberts (Chair)	410.553.6516
Carla Smith	410.787.8833
Michele Roberts	410.553.6516
Dave Allison	410.863.1114

**NEW POLICY**  
**Approved**  
**Fox Chase Exterior Colors**  
**4/07**

As residents and homeowners of Fox Chase we are committed to maintaining our properties and also stay in compliance with the Fox Chase Association rules and regulations. As this community continues to age we need to maintain its appearance to maintain value. Ryan Home builder used only a few colors for phase one and two of our town homes. We were unable to obtain the exact colors but have matched colors that are similar to the ones used. It is understood that many of the colors have faded. Therefore, please try to pick one of the colors below that matches closest to your original/unfaded home color. You may match the numbers with the color swatches at the Duron/Sherwin Williams store. You must choose the color closest to your original color when repainting.

If you wish to change to another approved color, you have to file an architectural change application with Laurence Community Management to have it approved before painting.

If your home color is not one that is close to one below you can take a small sample to your local Duron/Sherwin Williams store and they can match it.

**Shutters and Doors:** Duron Weather Shield Exterior 100% Acrylic Coating

Premixes are available in some colors or choose -

**Red Family:**

Bravado Red SW6320  
Fired Brick SW6335  
Bold Brick SW6327  
Fireweed SW6328

**Brown Family:**

Rugged Brown SW6062  
Turkish Coffee SW6076

Grey/Black Family:

Tricorn Black SW6258  
Iron Ore SW7069  
Attitude Gray SW7060

Green Family:

Secret Garden SW6181  
Courtyard SW6440  
Artichoke SW6179

**Trim:** Duron Weather Shield Exterior 100% Acrylic Coating -

Wheat - comes in premix gallons or quarts

**Storm doors should match the color of your door or the trim color (wheat).**

Duron

7950 Crain Hwy S  
Glen Burnie, MD 21061  
410-863-0020

Sherwin Williams

7566 Ritchie Hwy  
Glen Burnie, MD 21061  
410-761-0100

Another company that has been recommended by other homeowners that will paint and power wash your home is:

Whattablast

1095 Locust Drive  
Pasadena, MD  
410-255-6766 ask for Brittany

Confirmed contract prices WHATTA BLAST will be charging Fox Chase residents.

Pressure Wash entire house.....Inside unit / \$175.....End unit / \$250  
Shutters \$30 per set for first coat, \$15 per set for additional coat  
Door and frame \$80 for first coat, \$40 for additional coat  
Decorative door trim & door \$125 for first coat, \$60 for additional coat  
Decorative key ways above windows \$25 for first coat, \$12 for additional coat  
Bay window first floor \$350 for two coat application  
Bay window first floor to second floor \$550 two coat application w/ dental molding add \$50  
Dental molding \$225 for one coat, \$112 for additional coat  
Gable vent \$65 for one coat, \$32 for additional coat  
End units - side wall window trim w/ key way \$75 for one coat, \$37 for additional coat

Prices are based on a minimum charge of \$300 per unit and have been priced at a community discount. All pricing is good through May 30, 2007 although can be scheduled for later dates.

**Mention you are a resident of Fox Chase and get a 20% off coupon for deck washing or staining.**

FOX CHASE TOWNHOMES NEWS BULLETIN

**IMPORTANT NOTICE**

**TO: FOX CHASE TOWNHOUSE RESIDENTS**

**FROM: BOARD OF DIRECTORS**

**RE: BUILDING PERMIT CHANGE**

Please be advised, effective immediately, an Anne Arundel County Building Permit is not required for the construction of a Fence or Shed in our Community. An Alteration Application **IS REQUIRED** for the construction of a DECK, FENCE, SHED or PATIO as outlined in the Covenants and Architectural Review requirements of the Association. It is important to note an Anne Arundel County Building Permit is required for the construction of a DECK and certain PATIO installations.

While this change may cause some confusion, it may be helpful to note the only change in the Architectural Review Application process is that the County no longer requires a building permit for building a fence or shed. **ALL** Architectural Review requirements of the Covenants **REMAIN IN EFFECT.**

As noted in the March, 2004 Newsletter, Architectural Review information is available on the community website at [www.foxchasetowns.com](http://www.foxchasetowns.com). Click on the Architectural Review & Landscaping link for Guidelines and Applications. Please help maintain the integrity of your community by adhering to the Architectural Review requirements ( Article V ) of the Covenants.

Board of Directors  
Fox Chase Townhouse Association, Inc.  
April 1, 2004

# Deck Construction Guide

BP# \_\_\_\_\_  
 Joist Size     x     @     "o/c  
 Beam Size:     x     @     ' max. span  
 Cantilever Length     ' max.

Decks to be designed for 60 p.s.f live load as per a.a. county code bill 75-91

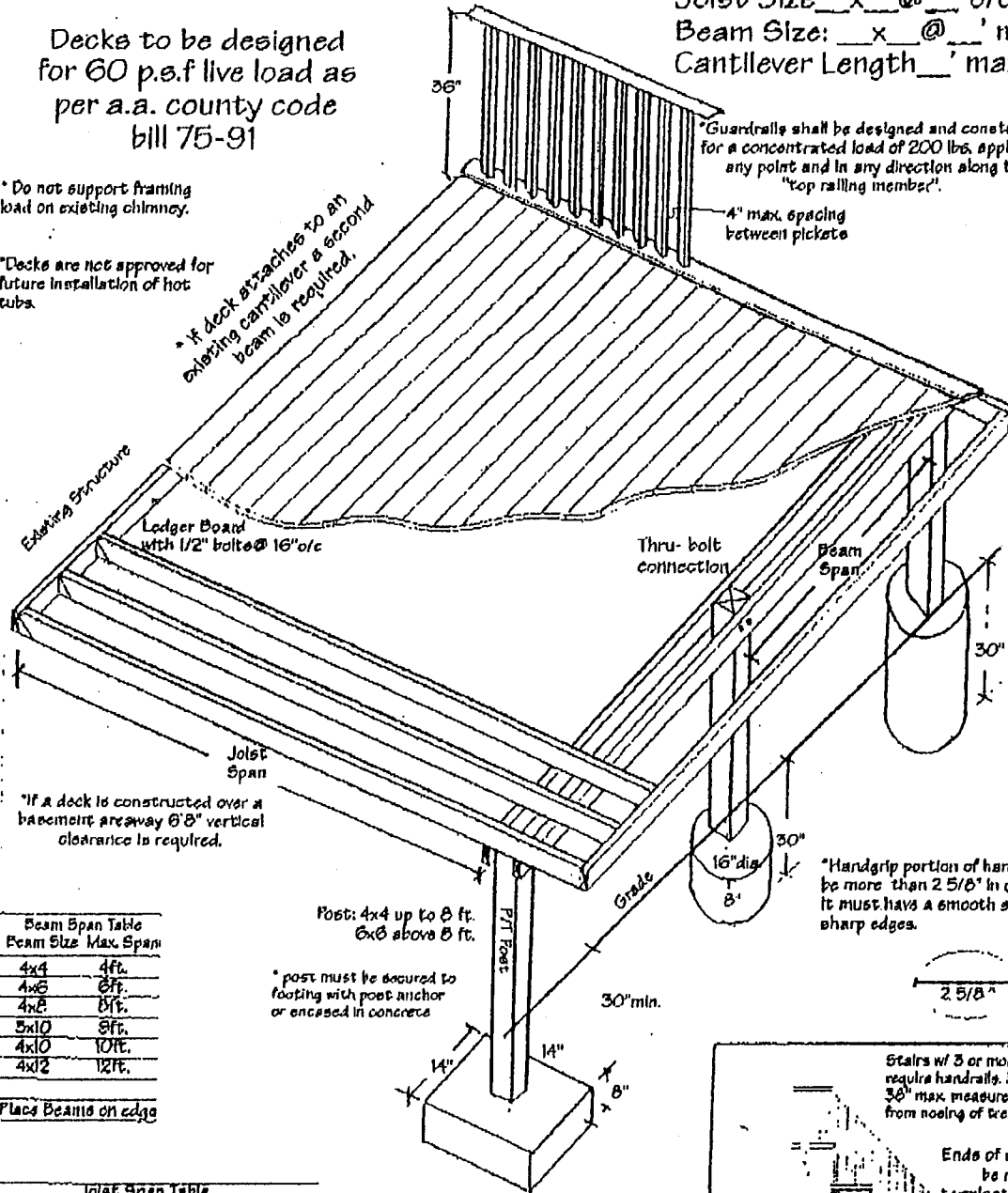
\* Do not support framing load on existing chimney.

\* Decks are not approved for future installation of hot tubs.

\* If deck attaches to an existing cantilever & second beam is required.

\* Guardrails shall be designed and constructed for a concentrated load of 200 lbs. applied at any point and in any direction along the "top railing member".

4" max. spacing between pickets



\* If a deck is constructed over a basement areaway 6" vertical clearance is required.

\* Handgrip portion of handrail shall not be more than 2 5/8" in cross section, it must have a smooth surface and no sharp edges.

\* post must be secured to footing with post anchor or encased in concrete

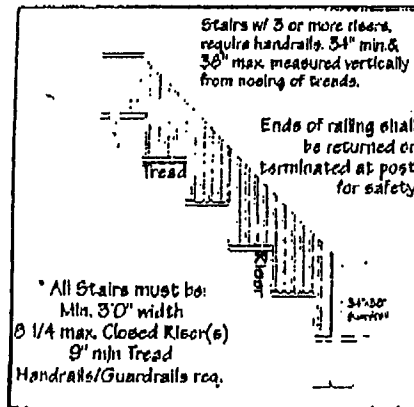
Beam Size	Max. Span
4x4	4ft.
4x6	6ft.
4x8	8ft.
5x10	8ft.
4x10	10ft.
4x12	12ft.

Place Beams on edge

Joist Size	Joist Spacing	Maximum Cantilever
2x6	8' 8' 6'	5'
2x8	13' 10' 8'	7' 2 ft.
2x10	13' 13' 10'	3 ft.
2x12	20' 17' 14'	4 ft.

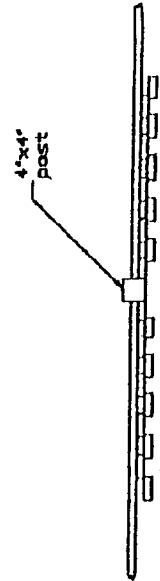
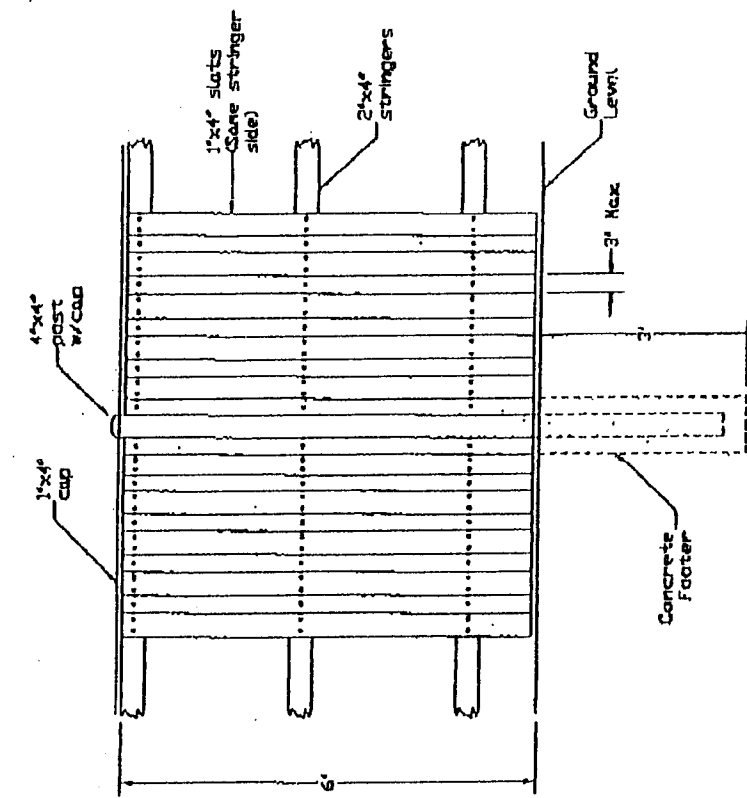
\* Exceeds Beam Span Table. Calculate Separately

Minimum Footing:  
 14"x14"x8" @ 30" below grade  
 w/ min. 8" concrete beneath post  
 or:  
 16" diameter (cono-tube)

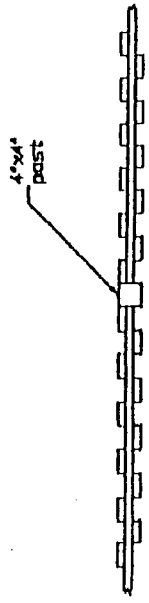
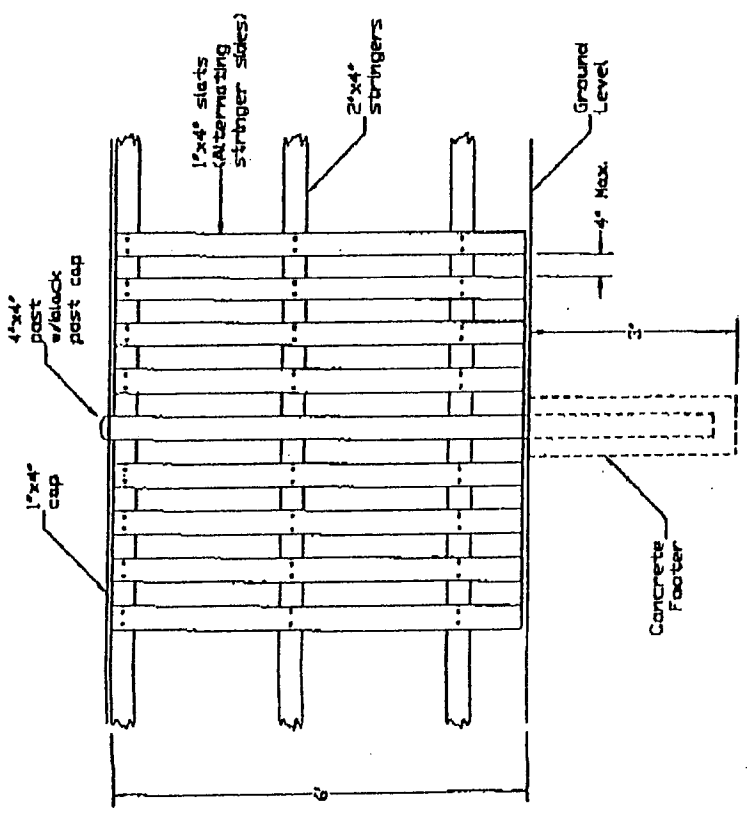


Attachment "A"

REV. 6/96



Same Side



Alternating Sides

(iv) use hazard insurance proceeds for losses to any Common Area property for other than the repair, replacement or reconstruction of such property.

(v) Abandon or terminate this Declaration, or modify or amend any material or substantive provision of this Declaration or the By-Laws of the Association; except, however, such approval shall not be necessary in the event of expansion of the project, by the filing of a Supplemental Declaration of Covenants, Conditions and Restrictions, to include the property described in Exhibit B, any such expansion being governed solely by the provisions of Article VIII hereof.

(vi) Assume self-management by the Association when professional management has been previously employed or required by any Mortgage holder, guarantor or insurer.

(vii) Fail to make any restoration or repair the project, after a partial condemnation or damage due to an insurable hazard, substantially in accordance with the Declaration and original plans and specifications

(viii) by act or omission seek to abandon, partition, encumber, sell or transfer the Common Areas owned, directly or indirectly, by the Association; except, however, the granting of easements for public utilities or for other public purposes consistent with the intended use of such Common Areas by the Association shall not be deemed a transfer within the meaning of this clause.

## ARTICLE XI

### General Provisions

Section 1. Enforcement. The Association, and/or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration, and all decisions of the Association, and if such enforcing party shall prevail, it shall be entitled to an amount of all costs and reasonable attorneys' fees in connection with such enforcement action. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgments or court order shall in no way affect any other provisions which shall remain in full force and effect.