

FAIRWOOD COVENANTS

Covenants Guidelines. The covenants, conditions, and restrictions included with the homeowner's settlement papers contain the specific instructions for each property owner. Outlines below are the rules of procedure for administering covenants matters in Fairwood and the **general** guidelines to be followed by the Covenants Committee as they review covenants applications and monitor for covenants violations. It is the responsibility of each property owner to be familiar with the covenants pertaining to his property.

Covenants Administration. The Fairwood Association Board of Directors shall be the decision making body for all covenants matters.

1. All applications for variance to the covenants shall be mailed to the Association (P.O. Box 1084, Pasadena, Maryland 21122) or delivered to a member of the Board of Directors or of the Covenants Committee. The Board will review each application, make a decision, and notify the applicant in writing within 30 days from receipt of the application.

2. Similarly, the Board will notify any homeowner within 30 days of the determination of a covenants violation.

3. All applications for variances must clearly describe the nature of the variance and must include floor plans (if appropriate), construction plans, specifications, plot plans, and exterior design.

Covenants Committee. The Covenants Committee shall consist of three members of the Association selected by the President and shall serve for one year, coincident with Association elections. One member of the Committee will be a member of the Board of Directors. The responsibilities of the Covenants Committee shall include:

1. Preparing written guidelines on Covenants do's/don'ts for distribution to all homeowners.

2. Reviewing all applications for variances.

3. Recommending approval/disapproval of variance applications to the Board of Directors.

4. Identifying violations for the covenants and reporting them in writing to the Board of Directors.

5. Insuring all new residents are made aware of the covenants.

General. As specified in the covenants, conformity and harmony of exterior design with the existing buildings in Fairwood will be the principle guidelines followed by the Covenants Committee.

Fences. Fences are not permitted on any lot between the street and the front building line. Fences are permitted in the back yard **upon written permission.** Chain link and chicken wire fences do not conform to the general appearance in Fairwood while stockade, picket, alternate board and split rail fences do.

Recreational Vehicles. One recreational vehicles, not exceeding 24 feet in length, may be parked behind the homeowners rear building line. Parking on any road or in the front of the house is prohibited. Pop-up trailers, boats, and mobile homes are subject to this restriction.

Animals. No fowl, livestock, or other animals of any kind shall be kept, maintained, bred or boarded on any lot or in any building except that each homeowner may keep not more than two dogs or cats as household pets.

Sheds, Pools, Structures. No building or structure of any kind shall be erected upon any lot without prior approval. Metal sheds and above ground pools do not conform to the general appearance in Fairwood. Wooden sheds, with harmony of exterior design, do.

Building Additions. No building shall be enlarged or altered without prior approval. Conformity an harmony of exterior design are essential. No building shall be closer than 40 feet to any road or closer than 10 feet from the division line of any lot.

Applications for variances/Permission to build. All applications for variances or for permission to build/modify must clearly describe the nature of the work to be done and must include, as appropriate:

1. Floor plans
2. Construction plans
3. Specifications
4. Plot plans
5. Exterior design