

**WORMAN'S MILL  
MAINSTREET HOMES**

**ARCHITECTURAL DESIGN  
GUIDELINES**

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# WORMAN'S MILL MAINSTREET HOMES

## **OPENING STATEMENT** **ARCHITECTURAL GUIDELINES**

Worman's Mill is planned to be more than an ordinary residential development. It is anticipated that it will evolve as a master-planned residential community with the ambience and quality of life typical of a small town. Scheduled to be developed in accordance with well-conceived design concepts and standards, Worman's Mill is projected to include various facilities and amenities to serve the needs of the residents. Such facilities include a community center, swimming pool, tennis courts, walking and biking trails and considerable open space.

These guidelines are established to ensure that the design concepts and aesthetic standards established for the benefit of all residents will be maintained. The guidelines are to preserve the curb appeal of the homes; the appeal that attracted the residents and encouraged them to come to Worman's Mill in the first place.

Each home within the community of Worman's Mill is within a 'Cluster'. Each cluster has architectural guidelines that are generic throughout the community, and each cluster has guidelines that are specific to the design concept and aesthetic standards of that particular cluster.

Please take the time to read these guidelines carefully. As previously stated, there are some features of these guidelines that pertain to the cluster in which you live, and therefore may or may not be acceptable in other parts of the community.

### **Design Review and Architectural Control.**

Design Review: Unless otherwise provided by the Design Guidelines set forth below, no changes or additions or modifications with respect to the exterior appearance of the housing unit and/or lot shall be made or done without the prior review by the Architectural Control Committee and/or the written approval of the Design Review Board. The Design Review Board shall:

- (1) Review and approve, modify or disapprove written applications from Owners and the Conservancy for all improvements, changes or additions to Lots, Living Units or the Common Area. Applicants shall submit detailed plans for any actions requiring approval of the Design Review Board.
- (2) Propose design guidelines and standards for adoption by the Board, which shall, upon adoption by the Board, become part of the Governing Documents.

## PROCESSING STEPS

As stated above, any permanent or temporary change to the home or property will require the submission of a Property Improvement Request form. Changes within any Mainstreet Homes home must be consistent with the design elevations and ambience of homes within the cluster.

Applications must include a complete and accurate description of the proposed improvement(s). Supporting exhibits are also required, such as a site plan showing the location and dimensions of the proposed improvement(s); architectural drawings or plans; landscape plan that includes direction of water drainage; material and/or color samples, etc. The design guidelines and Property Improvement Request form provide guidance with respect to the supporting documentation required for various types of improvements. The ACC members may be contacted for further information required documentation.

Homeowners seeking any change to the exterior of their homes or lots must submit an application to the cluster architectural committee. This must include a sketch of the area, a plot plan, a photo if applicable, a listing of materials, and color. These changes include landscaping, patios, storm doors, walkways, and other improvements.

**STANDARD:** Property Improvement Request (PIR) forms will be reviewed within forty-five (45) business days from the date the form is received by the DRB, from the Mainstreet Homes ACC (MARC).

**No work shall be commenced until the homeowner has received written approval from the Design Review Board (DRB).**

- **STEP #1:** Homeowner obtains a PIR from the community manager. The homeowner completes the PIR and submits it to the manager (It is suggested that the applicant make a copy of the application for his/her records, as the application will not be returned to the applicant but will remain on file at the office of the Conservancy). The manager will review it for completeness and accuracy. If the manager finds the application to be incomplete and/or inaccurate, the form is returned to the applicant.
- **STEP #2:** If the application is complete and accurate, it is logged in (by date) and forwarded to the Chairperson of the Mainstreet Homes Architectural Control Committee. The Mainstreet Homes ACC reviews the PIR and makes recommendations to the Conservancy DRB for approval or denial and forwards the application to the DRB.
- **STEP#3:** DRB reviews and approves/disapproves the PIR at the next scheduled DRB meeting. The decision is available to the ACC within 24 hours (it is incumbent upon the ACC to retrieve the DRB decision).
- **STEP #4:** The homeowner/applicant is notified by letter within 5 business days of the date of the decision. The manager acting on behalf of the DRB, sends the letter via regular mail if the request is approved by the DRB and by regular and certified mail if the request is denied.

### **Appeals Procedure.**

A homeowner may appeal a decision of the DRB by submitting a written request to the Board of Trustees within ten (10) days after the date of an action by the DRB. This request should include any new or additional information that may clarify the requested change or demonstrate its acceptability. The Board may, at its discretion, conduct an informal hearing related to the appeal. The Board will respond in writing within sixty (60) days from the date of receipt of an appeal. The failure of the Board to override the decision of the DRB within 60 days shall be deemed a decision to uphold the prior decision of the DRB.

### **Enforcement Procedures**

Conservancy documents allow the DRB and the Board of Trustees to enforce compliance with the Association's Design Guidelines. The following procedures will normally be used. Exceptions may occur based on unusual circumstances.

1. A violation may be reported in writing to the Board of Trustees.
2. The Board of Trustees will appoint individual(s) to evaluate the complaint by a site visit.
3. Based on information obtained at the site visit, a Board Trustee or a designated representative will contact the resident(s) involved either in person or by telephone and attempt to resolve the problem. If this approach is unsuccessful, the Board will send a letter to the resident advising of the violation and requesting appropriate action to remedy the violation. Notice will be sent by certified mail where the violation is deemed to involve an immediate emergency or where such violation, if not remedied, will increase or enhance with the passage of time. The letter will reference the appropriate section as well as Article X, Section 3 of the Covenants, which describes the Board of Trustees' ability to impose fines.
4. The resident must comply with the Board's request within two weeks. If the resident believes that an error was made, he/she has the option to write a letter to the President of the Board of Trustees of the Worman's Mill Community Conservancy. The letter must include an explanation of why compliance is not possible and/or any other extenuating circumstances that will support their case.
5. If the issue is not resolved within two weeks, a letter will be sent to the resident asking that he/she meet with the Board at a mutually convenient time to discuss the matter. This will be a closed session. At the meeting, the resident will be afforded the opportunity to explain his/her position. If, at the end of this session, the Board believes that the resident remains in violation, it will explain the provisions of Article X, Section 3, Fines, and any decision to invoke the Article. Fines of up to \$25 per day may be imposed until the resident complies with the Covenants.

### **Guideline Changes.**

Proposed additions or changes to these Guidelines may be submitted to the DRB through the ACC.

**Failure to Act.**

In the event the Design Review Board fails to approve, modify or disapprove in writing a *complete and correctly filed application* within forty-five (45) days after receipt from the Mainstreet Homes ACC, approval will be deemed granted. Total or partial disapproval of an application should set forth the reasons for such disapproval.

## MAINSTREET HOMES DESIGN GUIDELINES

The Guidelines listed below have been approved and are to augment those in the governing documents.

**Application of Mulch:** All homeowners/residents are required to use mulch in landscape beds and tree rings that are visible from outside of the property, which is consistent in color and texture with that used by the community professional landscaping service.

**Antenna and Satellite Dish Placement:** Homeowners are encouraged to place antennae in locations that are not visible from the street if this placement would still permit reception of an acceptable quality signal.

Homeowners who install a satellite dish are encouraged to select colors that will blend into the background against which it is mounted.

Homeowners must accept responsibility if their placement of a satellite dish involves a safety issue.

**Location:** Devices are not to be installed in front of the lot or on the front façade of a residence, while another location exists from which an acceptable quality signal can be received. They are to be located so as to be visually unobtrusive as possible, without unreasonably increasing the cost of installation, maintenance and use and without precluding the reception of an acceptable quality signal. Whenever possible the devices should be located in the rear yard as close to the structure as is feasible.

**Exterior Color:** All residents seeking to make exterior color changes to their home must first obtain approval from the MARC and the DRB. Approval is not necessary for repainting; however, the color must match precisely. Residents can obtain the original colors for their home by contacting the community manager at the clubhouse. Any reputable paint company can match the original color of any home so long as they have the original color or name. The DRB will require any homeowner who changes the exterior color(s) of his/her home without pre-approval, to change the color back to the original color, at the expense of the homeowner.

Additionally, roofing has been color coordinated and consistency in the color, material, and type is important there as well.

**Air Conditioning Units:** Application and approval are not required to replace a ground air conditioning unit in its original location. Individual air conditioning or fan units extending from windows in the home or garage are not permitted.

**Carpeting:** Indoor/outdoor carpeting and synthetic grass are not permitted on any exterior surfaces (for example, front steps, decks, patios, etc.).

**Change in Materials:** A change in materials, including but not limited to aluminum or vinyl cladding, may be used providing the materials do not alter the architectural design, conceptual design, and aesthetics of Main Street. Colors must match approved colors. A PIR form must be submitted including details of materials, changes and placement of all changes, color and material samples. All work must be of professional standard.

**Clothes Lines:** Clothes lines or similar apparatus for the exterior drying of clothes are prohibited.

**Decks:** All decks must be approved by the DRB. The application must indicate the location, material and size of the deck. Decks must be located entirely in rear yards and be constructed of high quality pressure treated wood or cedar, or TREX® material. Decks may be left to age naturally or may be treated with a transparent preservative stain. Applicants who want to color stain a deck must submit a color chip or sample with the PIR.

**Under Deck Storage:** Elevated decks have an under deck area which can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space. Proposals to use landscape or other type of screening to minimize adverse visual impacts must be submitted for approval by the DRB.

A building Permit must be obtained by the owner from the City of Frederick.

**Dog Houses and Dog Runs:** Dog houses and dog runs are prohibited.

**Exterior Decorative Objects:** Exterior decorative objects generally do not need approval. However, they must be appropriate in size and location, and compatible with the architectural and environmental design qualities. In addition, consideration must be given as to an object's visual impact on the neighborhood.

**Exterior Lighting:** Lighting fixtures which are part of the original structure may be replaced without prior approval. Proposed replacement fixtures must be compatible in style and scale with the house.

**Fences:** The maximum height of a fence may not exceed four (4) feet. The fence location must be within the property line and in accordance with City and County Regulations. A PIR must be submitted which indicates the proposed material to be used, the style, and the location.

**Front Door "Peep" Hole:** No approval necessary.

**Holiday Decorations:** must be specific and appropriate to the holiday occurring at the time of display. They must be within the boundaries of the lot of the resident making the display. Inflatables of any size or design are strictly prohibited. Winter Holiday (i.e., Christmas, Hanukah, New Year's) decorations may be placed out as early as the day after Thanksgiving and may remain on display until January 15<sup>th</sup>. Exterior decorations for all other holidays may be placed out for display 3 weeks in advance of the holiday and be removed no later than 1 week after the holiday.

**Hot Tubs/Spas:** Exterior hot tubs or spas require a PIR and must be in compliance with the City of Frederick codes.

**Landscaping:** Due to the uniqueness of the Main Street homes only major changes in the front landscaping require approval. Planting around the trees in the areas between the sidewalk and the street is prohibited.

**Patios:** All patios require approval. The size, location and materials to be used must be indicated. It is recommended that homeowners pay attention to how installation might affect the drainage of water to and from their property. Homeowners are responsible for the resolution of any drainage problems encountered by their neighbors as a result of changes that have been made.

**Recreation and Play Equipment:** Equipment must be placed in rear yards. The equipment should be generally compatible with size of the area and should have no adverse visual impact upon the lot or the neighborhood. Equipment constructed of wood and left in a natural condition to weather is encouraged.

**Basketball Apparatus:** The installation of basketball backboards, freestanding basketball poles with backboards, and portable basketball set-ups is not permitted, due to the close proximity of homes.

**Roofing.** If replacing original with the same product, no approval is necessary. Any change requires a PIR.

**Security Bars:** The use of security bars or grates on windows and doors is not permitted.

**Shutters:** No shutters may be placed on home fronts if they were not included in the sales contract. However, shutters may be added on garage windows or windows on the back of the house without approval if they are painted a color to match trim used on the home. If other colors are proposed, a PIR must be submitted along with a color chip.

**Signs:**

**Real Estate Signs:** Only one real estate sign, not to exceed four (4) square feet in area, advertising a property for sale or rent may be displayed on a lot. Signs may only be placed in the front yard of available properties. Such signs and posts must be removed within one week following the sale or rental of a home.

**Security Signs:** Two security signs, each not exceeding a total of sixty-four (64) square inches, may be posted on the property. Only one such sign may be posted forward of the front wall of the home. The suggested location is at the front door. A second sign may be posted in the rear yard.

**Storage Sheds:** All storage sheds are prohibited.

**Storm/Screen Doors:** No approval is required if the following guidelines are met:

**Front Doors:** A full view metal door must be used on the front door. A PIR must be submitted for approval of doors with other decorative treatment, such as grills. Doors must be the same color as the adjacent trim or front door, or white.

**Back Doors:** Back doors may be either metal or wood and are not required to be full-view. However, they must match the trim, back door color, or be white.