

PREFACE

On August 24, 1994, the Board of directors adopted the attached Architectural and Environmental Committee (AERC) Rules as the result of an intensive effort by the members of the AERC and provide a process oriented way to interpret and enforce the covenants under which WCA is incorporated. An Ad-Hoc committee had previously provided a set of temporary rules prior to the community gaining control of the Board of Directors. The Ad-Hoc committee provided an excellent interim solution but these rules were never adopted since the residents did not control the Board of Directors. The AERC Rules supersede any previous Ad-Hoc rules.

Each resident should possess a copy of the Walden covenants, sub-association covenants (if applicable, e.g., townhouse association), and the Walden AERC Rules. The covenants originally appeared in a document entitled "Declaration" and some sub-association covenants were inadvertently distributed as Walden covenants to earlier residents. If there is any doubt if you possess copies of the correct covenants or AERC rules contact Procom for WCA documents and your sub-association's management company for sub-association documents. Procom can be reached at 410-721-0777.

WCA Architectural Rules of August 24, 1994

WHAT ARE THE COVENANTS?

The Covenants are a binding legal obligation between the developer of Walden Community Association and the residents. All homeowners should receive a copy of the covenants when they sign a contract for their dwelling in Walden. Our covenants assure residents of certain minimum standards for land use, architectural design, and property maintenance throughout the community. Covenants also provide for your membership in the Walden Community Association, Inc., and establish a mechanism for operation of this association.

The covenants "run with the land" as part of your deed of ownership. When the development period of the community is complete, the covenants will become a contract between the Association, as represented by its elected Board of Directors, and each resident of the community. The Board of Directors' intent and duty is to help you in every way to obtain the fullest enjoyment of your private property and the common property consistent with your obligations to other residents.

HOW DOES THE ARCHITECTURAL REVIEW PROCESS WORK?

Our Covenants provide for an Architectural and Environmental Review Committee (AERC). The AERC is appointed by and serves at the pleasure of the Board of Directors. Architectural review is a board responsibility conducted by the AERC with input from homeowners. The AERC reviews all exterior alterations proposed by homeowners to ensure compliance with community covenants and architectural rules. The architectural rules were established by the Board and AERC to ensure compliance with covenants and establish a process for the homeowners to make alterations. The review process is completed by the AERC within 60 days of receiving a submittal as stated in the Walden Community Association covenants. See Appendix A for a detailed outline of the review process.

The AERC addresses many other architectural and environmental issues within the community as required. Anyone interested in participating as a committee member should contact the AERC Chairperson directly, the community management company, or a member of the Board of Directors.

All changes to the appearance of the exterior of your home must be submitted to the AERC for approval. Applications for changes may be obtained from the community management company. Once your plans have been approved, construction must commence within six months following the date of approval and be substantially complete after twelve months. Should this time-frame lapse, your approved plans will be considered void and will need to be resubmitted.

Please remember that AERC approval does not supersede any zoning or permit requirements set forth by local, State, or Federal law. AERC approval is at the community level and residents belonging to a sub-association must also receive approval from the appropriate sub-association. The community management company will forward all applications to the proper sub-associations. It is the responsibility of the homeowner to contact all relevant branches of government prior to construction and for obtaining any required permits. Additional approval of submitted alterations may be required within

your sub-association following approval from the AERC. Non-compliance with the covenants or AERC rules will be handled through separate enforcement procedures and processed by the AERC.

RULE #1 - ANTENNAE/AERIALS

Under revision.

RULE #2 - ATTIC VENTILATORS & AWNINGS

Requires a complete application and approval.

RULE #3 - MAINTENANCE AND PARKING OF VEHICLES AND EQUIPMENT

1. Outside repair and renovations (other than plugs, tires, tune-ups, etc.) of vehicles or equipment within the community is unacceptable and not permitted.
2. Parking of the following vehicles/equipment on individual properties, WCA streets, and common areas is not permitted:
 - Boats
 - Trailers (of any description)
 - Motor homes, House Trailers
 - Recreational vehicles, Campers, Camper Trucks - Vehicles-- Junk, Wrecked, without current registration plates [See Appendix B for definition of excluded commercial vehicles.]
 - Trucks (except non-commercial pick ups, vans & mini-vans (1 ton or less).
 - Equipment of any description--motorized or towed--construction, business or recreational

RULE #4 - CLOTHESLINES

No clothesline, clothing, laundry or similar type items shall be hung from any part of any Lot or exterior of any Dwelling thereon, any balcony or patio thereof or upon any of the general common elements. No dog line or other hanging lines are permitted.

RULE #5 – DECKS

1. All decks require a complete application. Applications should include the following information:
 - a. Site plan showing the dimensions of the lot.

- b. Descriptive drawings (plan and elevations) including dimensions, height above grade, and details of railings and stairs, and;
 - c. List of proposed materials, type of finish, color, and;
 - d. Indicate any removal or relocation of any landscaping, fences, meters or air conditioning equipment for deck construction and;
 - e. Description of proposed changes in exterior lighting (see lighting rules) or alterations to existing doors or windows.
2. Deck size shall conform with the dimensions of the house and surrounding lot size. County distance requirements should be strictly adhered to.
- a. Unless special circumstances exist, decks or stairs may not extend beyond the building sideline of the dwelling. Variances may be approved on a case by case basis.
 - b. Construction of the deck shall be of cedar or natural color pressure treated wood.
- Decking shall be either step down or door level. Any painting or staining must be pre-approved by the AERC.
3. Deck Height:
- a. If the deck is more than 1 foot and less than 4 feet from the ground, the entire deck must be skirted (skirting must match the deck in style and color the deck), or
 - b. A privacy fence must be provided to close in the property.

RULE #6 - FENCES

A complete application is required for all fences.

1. Fences will be made of natural materials (e.g. pressure treated lumber, cedar, brick, stone).
2. Gates must be compatible to fencing in design, materials, height, and color.
3. Fence height may not exceed 6 feet.
4. Any painting or staining must have AERC approval. 5. Fences are not authorized in front of dwelling.
6. Heating and air conditioning units may be concealed with material matching existing structures (property line permitting).
7. Chain link fences will not be permitted.
8. PLEASE NOTE: Fences also require a permit by the county.

RULE # 7 – HOT TUBS, WHIRLPOOLS, AND POOLS

A complete application is required for all hot tubs, whirlpools, and pools. In accordance with Federal Guidelines, all hot tubs must be either completely enclosed with a fence (no shorter than 48 inches) or if on a deck, the deck gate must be self closing and self latching. Fences or deck gate applications must be included or submitted separately.

The applications should include the following information:

- a. A site plan showing the location of the tub, whirlpool, or pool and its relationship - to existing structures and property lines.
- b. Dimensions, type, and color of proposed materials.
- c. A plan for drainage must be included. d. Type offence or gate to be installed.

RULE #8 - PATIOS AND WALKWAYS

A complete application must be submitted for all patios or walkways. Patios or walkways should:

- a. Be constructed of simple neutral color material such as, concrete, stone, clay brick, or treated wood.
- b. Be located to provide reasonable visual and acoustic privacy for both applicants and their neighbors.
- c. Applications must include plans for drainage.

RULE #9 - EXTERIOR LIGHTING

1. Permanent exterior lighting and wiring requires a complete application.
 - a. All exterior lighting should be installed *NOT* to shine on adjacent property or public space.
 - b. Fluorescent and sodium vapor light which have commercial applications, and are harsh in color, will not be approved for use outdoors.
 - c. Light fixtures should only illuminate a specific area (i.e. doorway) on the home installing the fixture. Some lights may have to be shielded to prevent unwanted or excessive intrusion of light from one property to another.
2. Permanent party lights are prohibited.
3. Holiday lighting does not require approval; however, such lighting shall only be in place for no more than one month prior to the holiday to one month following the holiday.

RULE # 10 - OPEN SPACE

Walden Community does not allow unauthorized private, exclusive, or proprietary use of the open community common area space such as for gardens, play equipment, pets, tree removal, motorized vehicles, etc. Proposed changes of open common area must be approved by the Walden Community Association Board of Directors. Temporary use of common area is permitted provided it is pre-approved by the AERC.

RULE # 11 – STORM WINDOWS AND DOORS

1. All doors and window alterations or additions require an application. A photo will help facilitate approval.
2. Color must reasonably match the exterior of the house.
3. Material and design will be of sturdy construction. Gray aluminum or jalousie styles are not permitted.
4. Louvered window types are not permitted.
5. Window bars are not permitted on the exterior of the home.
6. Security doors may be approved on a case by case basis with an application to the AERC.

RULE # 12 – LANDSCAPING AND DRAINAGE

1. No tree, hedge, planting or other landscape feature will be planted that would obstruct vehicle traffic sight lines, or prevent access to sidewalks or other community thoroughfares.
2. Landscaping which involves a change of grading or slope, or installation of a retaining wall or other structure requires a complete application and approval of "Aesthetic Architectural Continuity" by the AERC.
3. No landscape material may extend beyond the property lines of the home.
4. All lawn and landscaping will be kept orderly and neat.
5. Lawn ornamentation visible from the street is not permitted (e.g. no bird baths, statues, etc.).
6. No sound hard wood trees measuring in excess of six (6) inches in diameter at a point two (2) feet above the ground shall be removed from any lot without the written approval of the AERC. The AERC may from time to time adopt and promulgate such additional rules and regulations regarding the preservation of trees and other natural resources and wildlife as it may consider appropriate.
7. No structure, planting or other material shall be placed or permitted to remain upon any lot which may damage or interfere with any easement for the installation or maintenance of utilities, or which may unreasonably change, obstruct or retard direction or flow of an)' drainage channels.
8. No water pipe. Sewer pipe, gas pipe, drainage pi.pe, television cable or similar

transmission line shall be installed or maintained on any lot above the surface of the ground.

RULE # 13 – VISIBLE STORAGE

Lots should be kept in an orderly fashion, storage of items such as gardening tools and bicycles shall be entirely screened from view of other properties.

RULE #14 – TEMPORARY STRUCTURE

No structure of a temporary character such as sheds, trailers, tents, shacks, barns, pens, kennels, runs, stables, outdoor clothes dryers, or other buildings shall be erected, used or maintained on any lot at any time.

RULE # 15 – GARBAGE AND CONTAINERS

1. Storage of any type of garbage is prohibited unless stored in appropriate metal or plastic garbage containers with a tightly sealed lid. Containers will be stored out of public view.
2. Any garbage in metal or hard plastic containers with secure lids may be set out on the curb after 6:00 P.M. the night before pick-up. Garbage in plastic bags can only be set out the morning of pick-up. Newspapers for recycling may not be set outside unless string bundled or bag bundled and set inside recycling containers.
3. Under no circumstances is garbage to be set out on patios, or in backyards without a proper trash container as described in number 1 above.
4. No garbage, trash, litter or debris shall be allowed to accumulate on any property or -common areas.

RULE # 16 – RECREATION & PLAY EQUIPMENT

The guidelines listed below are provided in an effort to reconcile the need for recreational and play equipment with the goal of minimizing visual impact. Location and type of equipment to be installed will conform to the following rules:

1. Only outdoor recreational or play equipment that is permanent and left unattended when not in use, or needs to be secured to the ground or other structure, requires an application . and approval by the AERC.
2. Recreational and play equipment must be placed in rear yards and not encroach on common areas. Consideration will be given to lot size, equipment size and design, amount of visual screening, etc.
3. Basketball backboards may not be secured to houses. However, mobile or freestanding basketball backboards are allowed on private lots.
4. Freestanding play equipment, when stored, must not be taller than six (6) feet and/or the fence line.

5. Application contents - Applications to AERC must include: (a) a site plan showing relation of proposed play equipment to adjacent property lines. applicant's house and adjacent houses; (b) a photograph and/or sketch of proposed play equipment; (c) dimensions; color and material; and (d) estimated starting and completion dates.

RULE # 17 – MAINTENANCE OF PROPERTY

Property ownership includes the responsibility for maintenance of all structures and grounds which are part of the property. This includes, but is not limited to, items such as mowing grass, removal of trash and debris, and structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhood, and in some cases, safety.

Exterior Appearance - Residents are responsible for properly maintaining the exterior of their dwellings and any other structures on their lots, including decks, fences, patios, landscaping, play equipment and other approved alterations.

The following represent some conditions which are considered unacceptable:

1. Peeling paint on exterior trim or doors.
2. Fences with either broken or missing parts.
3. Decks in need of repair.
4. Concrete or masonry block foundations and/or party walls in need of repair.
5. Walkways and driveways in need of repair.
6. Broken or cracked windows or torn screens.
7. Broken, corroded or cracked lighting fixtures.
8. Siding/shingles in need of repair or replacement.

Routine property maintenance should include:

1. Mowing - Turf areas need to be mowed at regular intervals.
2. Weeds must be kept under control.
3. Planted beds need to be kept in an orderly fashion.
4. Trash Removal - Each resident is responsible for picking up litter on their property and preventing wind-blown debris from originating on their property.

At no time is dumping of inorganic debris. or organic debris such as leaves, grass clippings and branches allowed on common areas.

Each homeowner is responsible for seeing that their lot areas are protected from erosion and that storm drain structures are not blocked causing additional erosion problems.

RULE # 18 – PET REQUIREMENTS

1. Only domestic pets, such as dogs, cats, or caged birds are allowed. Not more than 2 pets can be kept and maintained on any lot at any time.
2. Pet owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the common areas, and individual lots.
3. Pets shall not be permitted upon Common Areas unless they are carried or leashed.
4. No pet may be leashed to any stationary object on the Common Areas and left unattended.
5. Commercial breeding of pets is prohibited.
6. Pet owners are responsible for any property damage, injury or disturbances their pet(s) may cause or inflict.
7. All pets must have and display, as appropriate, evidence of all required registrations and inoculations.

Please be aware that pets will not be a source of annoyance or nuisance to the neighborhood or other members. The Board of Directors or, upon resolution of the Board of Directors, the AERC, shall have the authority, after a hearing, to determine whether a particular pet is a nuisance or a source of annoyance to other members, and such determination shall be conclusive.

APPENDIX A

WCA ARCHECTURAL CHANGE APPLICATION PROCESS

- (I) Pick up application from management company.
Return completed form with all necessary attached documentation to management company.
Please remember:
 1. To sign the application form! Without your signature your application cannot be processed!
 2. To attach all relevant paper work for your individual project. For instance: all request for decks and fences "must be accompanied by copies of your plat, with dimensions of tile project, etc.
- (II) The management company logs application into the community files, checks packages for proper paperwork, and forwards applications to the AERC chairperson.
- (III) After receipt of applications the Chairperson reviews the applications for completeness and submits applications to AERC committee for final review.
- (IV) The AERC committee will evaluate applications for compliance with community covenants, rules, and standards.
 1. The committee also makes non-engineering suggestions on possible changes or improvements to the project.
- (V) The committee will either approve or disapprove the application.
 1. If approved, applications are returned to Management company to have the approval recorded. The applications are forwarded directly to the sub-association as required. Homeowners will receive approved applications from their respective sub-association or management company.
 2. If disapproved, applications are returned to management company with an explanation of disapproval. The management company will return applications to the homeowner. The homeowner has the recourse/option to have the Walden Community Association Board of Directors review the application.
 3. Any disapproved applications can be re-submitted after corrections have been made.

Reminder: AERC approval does not supersede, nor remove any responsibility of the homeowner to acquire all proper permits from the appropriate county, state, or federal authorities.

APPENDIX B

Walden Community Association Crofton, Maryland

A "Commercial Vehicle" is defined as a vehicle meeting any of the following Characteristics:

1. Any motor vehicle registered under state law as a commercial vehicle.
2. Any motor vehicle with lettering, numbering or any other identifying nature of a commercial vehicle. Governmental public safety vehicles under three quarters of a ton, including law enforcement agency (LEA) vehicles, fire department command vehicles and ambulances are excluded. Private security service vehicles are included.
3. Any vehicle that is subject to Federal, State or local definitions and restrictions of a commercial vehicle.
4. Any vehicle that displays exterior racks containing tools, ladders, building materials or containers for same.
5. Any vehicle for hire such as taxis and limousines.
6. Any flat beds, tip-bodied, roll-off, stake-bodies, walk-in-box bodies or other single purpose specialty body configuration.

Adopted by the WCA Board of Directors March 18th, 2004