

AMENDMENT TO HOMEOWNERS DISCLOSURE STATEMENT FOR

Colonial Park Homeowners' Association, Inc.

For deposit with the Circuit Court for Anne Arundel County.

Attachments to Disclosure Statement

- a. **SUPPLEMENTAL GUIDELINES, RULES & STANDARDS** Colonial Park Homeowners' Association, Inc., dated and approved December 2013.

CERTIFICATION

I HEREBY CERTIFY that I am duly authorized by the Board of Directors of the Colonial Park Homeowners' Association, Inc., a homeowners' association property located in Anne Arundel County, Maryland, to deposit material on behalf of the Association with the Homeowners' Association Depository for the Circuit Court of Anne Arundel County, Maryland, in accordance with the requirements of Section 11B-113 of Title 11B, Real Property Article, *Annotated Code of Maryland*.

Date: March 3, 2014

By: Kathleen M. Elmore
Kathleen M. Elmore, Esquire

Filed among the depository records on or about March 2014.
10916.001/998

Return to: *Elmore, Throop & Young, P.C., 5 Riggs Avenue, Severna Park, Maryland 21146*
Telephone 410 544 6644
kelmore@elmore-throop.com
O:\kelmore\KME\DEPOS\COLONIALPARK.CV1-140301.wpd

LE - HOA Dep Amendment 25.00
HOA Name: colonial park
Reference/Control #:

Total: 36.00
#2532406-1
03/06/2014 02:31
CC02-LK
#2532406 CC0501 - Anne Arundel
County/CC05.01.09 -
Register 00 15

RECEIVED FOR RECORD
CIRCUIT COURT A.A. COUNTY
2014 MAR - 6 P 2: 32

Supplemental Guidelines, Rules & Standards ***Colonial Park Homeowners' Association, Inc.***

Each homeowner has a significant investment in his/her home and Colonial Park. These supplemental guidelines, rules and standards have been created as a means to help protect that investment's value and ensure we have a safe, attractive and pleasant residential neighborhood.

The Colonial Park community has variability in lot size and the placement of the home on the lot. While this document may refer to, for example, "rear" or "side" yard, exceptions may be granted on a case-by-case basis due to the unique circumstances of a homeowner's lot. As such, what might not be permissible on one lot may be permissible on another.

As allowed in the documents governing the Association and its operation, this document has been designed and adopted to clarify, strengthen and enhance those outlined in the Declaration of Covenants, Conditions and Restrictions (CCRs). This document will be used when reviewing exterior change requests submitted to the Board or the Covenants Committee (CC).

The Declaration of Covenants, Conditions & Restrictions, Article VII permits the Board of Directors (Section 7.1) or Covenants Committee (Section 7.2) to adopt, from time to time, rules and regulations regarding the form and content of plans and specifications to be suitable for approval, and may publish and record such statements of policy, standards, guidelines and establish such criteria relative to architectural styles or details, fences, colors, setbacks, materials or other matters relative to architectural control and the protection of the environment as it may consider necessary or appropriate.

Grandfather Clause: Any provisions of this document will not affect any existing or prior Change Request (s) approved before the effective date of this document.

If any one provision of this document is determined to be invalid, it shall in no way affect any of the other provisions, which shall remain in full force and effect.

Throughout this document the HOA or the CC are interchangeable.

****ACCESSORY UNITS (Section 7.8-J):** Accessory units (including, but not limited to, a detached garage, gazebo, pergola and pool house) shall be permitted only with approval. Accessory units must be complementary to the main dwelling and design flow of the Community. Accessory units for the purpose of dwelling, permanent or temporary, are not permitted. All permitted accessory units shall be approved by the HOA prior to construction.

AIR CONDITIONERS: Individual air conditioning units extending from windows do not conform to the design of the Community and are expressly prohibited. If adding an additional unit to a home, approval is required. Approval is not required for adding to or replacing existing air conditioning units.

ATTIC TURBINES OR ROOF VENTS: If on the front of the home, HOA approval is required and justification for this location must be provided. Otherwise, these are permitted without approval if located on the rear of the home and are not visible from the street.

AWNINGS: Exterior awnings require approval and will be allowed over decks or patios only and demonstrated to be clearly compatible with the architectural design and qualities of the home. To be approved, awnings must meet the following criteria:

- They shall be consistent with the visual scale of the house to which attached.
- They shall be retractable in style and be extended only while in use.
- Support poles must retract when not in use.

BASKETBALL EQUIPMENT: Hoops/nets may not be attached to the home's exterior. Permanent poles and nets are not permitted; portable poles are permitted without approval. Storage is acceptable in a homeowner's backyard or at the top of the homeowner's driveway. Basketball equipment may NOT be stored in the street nor on any grassy area (including the County front footage setback). Basketball may not be played between the hours of 9 p.m. and 7 a.m.

CLOTHES LINE / DRYING APPARATUS (Section 7.8-J): HOA approval of location is required. Rear yard/side yard (or out of view from the street) is the first preference for the location. All clotheslines/drying apparatuses must be properly maintained and not be in an unsightly condition (rotten wood, rust, damage to supporting structure, etc.).

Preferred styles include:

- Collapsible, umbrella-style (single pole).
- T-pole style in the rear yard only, with a maximum width of 25 feet.
- Retractable line anchored to the rear of the home; line must be retracted when not in use.
- Retractable line anchored between two trees, provided the trees are located on the homeowner's lot; line must be retracted when not in use.
- Collapsible drying apparatus attached to the home.

COMMUNITY COMMON PROPERTY (Section 7.8-O): Designated community common property areas must be kept clear of structures, homeowner's property, and debris at all times. Destruction or damage to community property is not permitted. Any violation will be considered vandalism and may be met with fines, removal, repair, and/or replacement costs payable by the homeowner who altered (or permitted the alteration of) community property.

CONSERVATION AREAS: Designated conservation areas within and outside a Homeowner's property must be kept clear of structures unless approved by the HOA and the County. Requests for architectural

alterations to any conservation area will not be accepted without appropriate documentation of County approval.

****DECKS:** HOA approval is required. When planning a deck, homeowners are advised to consider the following:

- **Location:** Decks shall generally be located in the rear of the home. Side yard locations will be evaluated on a case-by-case basis. Front yard decks are prohibited.
- **Scale and Style:** Decks shall be of a scale and style compatible with the home to which attached and the environmental surroundings.
- **Under deck Storage:** Elevated decks have an under deck area which can have a negative visual impact on adjacent neighbors, particularly when used as an informal storage space. The use of appropriate screening or landscaping to minimize adverse visual impacts is encouraged and may be required.
- **Maintenance:** Decks must be properly maintained. The HOA recommends cleaning and/or re-staining your deck every two or three years.
- **County Permission:** After receiving a conditional approval from the HOA, a County permit should be obtained. Final HOA approval (assuming no other changes were made without approval) will be granted when a copy of the County permit is provided to the HOA. Homeowner is required to provide the HOA a copy of the final inspection by the county.

DECORATIVE OBJECTS (Section 7.8-A): All exterior decorative objects placed in the visual frontage (front yard or any portion of a yard visible from the street) of a home, whether natural or man-made which were not part of the original construction design, either as a standard or optional feature, do not require approval provided they are not offensive, do not detract from the visual appeal of the neighborhood, and do not create an annoyance or nuisance to the neighborhood or other homeowners. If you are uncertain what is considered offensive, please contact the HOA for questions or clarifications.

DOG HOUSES AND DOG RUNS (Section 7.8-B): Kennels and dog runs are expressly prohibited. Dog houses do not require approval. However, they must conform to the architectural appeal of the home and neighborhood, be located in the rear yard only, be well-maintained, and exclusively for the purpose of temporary shelter. Dogs may not be housed permanently in dog houses.

DOORS:

1. **FRONT:** With HOA approval, a front door (and casing) may be replaced with a stained wood grain with or without glass windows. Front doors may be replaced without approval of the HOA provided the door and door color remain the same as the original door and casing.
2. **GARAGE:** If a replacement garage door incorporates a different design and/or color, HOA approval is required. If garage doors are of the same design and color as that which is being replaced, no HOA approval is necessary.
3. **STORM/SCREEN:** Storm/screen doors do not require HOA approval provided they are all glass and the casing to which it is attached matches the color of the exterior window trim, is white, or matches the color of the front door; otherwise, HOA approval is required.

****DRIVEWAY PAD:** Extensions and additions must be approved by the HOA and must be of the same material as the existing driveway. Replacement driveways do not require approval if the same material is used as the existing driveway; if a different material or design is intended, approval is required.

FENCES (Section 7.12): Approval is required. The erection of a fence must be of harmonious design (style, color and height) relative to bordering lots (including those with and without fences). Chain link fencing material will not be approved for use on any lot.

- General criteria for fence installation:
 - Maximum height is six (6) feet.
 - Vertical members must be plumb and, generally, the post and vertical boards must be in line.
 - Location: Fences in the front yard are expressly prohibited. The front-facing portion of the fence cannot extend beyond the front plane of the house.

FIREWOOD: Firewood shall be kept neatly stacked and shall be located to the rear of the home and in such a manner as to avoid adverse visual impacts for adjoining properties.

FLAG POLES: Flag poles are permitted if properly attached to the front of the home with brackets. Flag poles anchored into the front or side yards require HOA approval.

GRILLS & FIREPLACES/PITS: Permanent grills and permanent outdoor fireplaces/pits require HOA approval, placed in the rear yard of the house and as far as practical from adjacent property lines. All grills should be properly maintained, used in accordance with County code.

****HOT TUBS/SPAS:** Exterior hot tubs or spas require HOA approval, and must be located adjacent to the home. The incorporation of a hot tub as an architectural feature of a deck, patio, and/or a pool is encouraged.

HOUSE NUMBERS / MARKERS / PLAQUES (Section 7.8-K): Changing or replacing house numbers does not require HOA approval. Homeowners may also affix house markers/plaques to the exterior structure without HOA approval, provided they do not exceed 2 square feet in area. If uncertain, please ask the HOA before installation.

LANDSCAPING:

1. Hardscaping (Stone, Concrete or Similar Material)
 - a. Paths/Walkways: Approval is required.
 - b. Retaining Walls of any Height over 18 inches: Approval is required.
 - c. Patios: Approval is required.
 - d. Borders: No approval is required if border (s) are under 18 inches. Includes planting bed borders.
2. Front Lawn
 - a. Grass: 50% of the front and side lawns (area excludes driveways and walkways) is preferred to remain as grass. Any landscaping in lieu of grass lawns must be properly maintained (weeded, mulched, trimmed, etc.) at all times. Bare dirt is not permitted.
 - b. County Easement: Homeowners are discouraged, but not prohibited, from installing landscaping in the County easement due to the potential need for a contractor to access underground utilities.
3. Flower/Planting Beds

- a. New/Expanded: New/expanded planting beds are encouraged and do not require approval. It is preferred that planting beds do not exceed 50% of the front and side lawns. All planting beds must be properly maintained (weeded, mulched, trimmed) at all times. Bare dirt is not permitted.
 - b. Removal: Removal of planting beds (except for those adjacent to the front of the home) is permitted provided they are immediately (weather permitting) replaced with grass.
 - c. All planting beds must be maintained with live plants/shrubs/trees, kept weed-free, mulched, be appropriately trimmed, not overgrown.
 - d. The harmonious design of the community requires planting beds to be installed and maintained directly in front of the home. These planting beds must include some type of shrubbery or flowers.
4. Produce Gardens
- a. Produce gardens are permitted without approval provided they are located in the rear yard. It can be located in the side yard when behind a fence; if no fence is present, HOA approval is required.
 - b. Produce gardens may not take up more than 50% of the total area of the rear or side yard they are located in without HOA approval. There is no limit to the size of the total area when maintained behind an approved privacy fence.
 - c. Produce gardens or plants of any kind are expressly prohibited in the front yard.
 - d. Produce gardens must be maintained (weed-free, not overgrown).
5. Hedges (Section 7.8) (M)
- a. Except when planted immediately adjacent to a house, approval is required for plantings intended to form a hedge or natural screen and which will attain more than 3 feet in height.
 - b. Hedges located forward of the front plane of the house shall not be maintained at a height in excess of 4 feet and shall not restrict sight lines along a roadway.
6. Trees and Shrubbery
- a. Approval is not required for the planting of a tree on one's property, provided it is done with care and concern of neighbors, structures on adjacent lots, utilities, sidewalks and driveways, and according to additional guidelines outlined below.
 - b. Sidewalk Trees: Removal of trees at the edge of the sidewalk within the County front footage setback is prohibited without HOA approval. The planting of new trees in the County easement (between sidewalk and street) is prohibited.
 - c. Removal of any tree, on any lot, greater than six (6) inches in diameter 2 feet above the ground) must be approved by the HOA, and may require County approval.
 - d. Conservation Easement: Many lots have conservation easements that require County approval to remove trees, whether the tree is dead or alive. Documentation of County approval is required when submitting a request to remove a tree located on a conservation easement.
 - e. Tree limbs should be trimmed so as to not obstruct a pedestrian's path on a sidewalk. A minimum seven (7) foot clearing between the sidewalk and an overhanging tree branch is required to prevent the tree from becoming a hazardous condition to pedestrians.
 - f. Dead trees in front or side yards must be cut down (in accordance with County and HOA requirements, as applicable) and the stump removed.
 - g. Shrubby must be maintained (trimmed, not overgrown, etc.) and dead/dying shrubby must be removed or replaced. Shrubby/bushes/plants should not encroach on sidewalks (including those leading to the front door) and driveways

- h. Bushes and shrubs, when planted beneath a window, should be maintained at an even height.

LEASING (Section 7.8-F): Section 7.8.F indicates only the entire home, not a portion of it, may be leased and in writing. A homeowner leasing his/her home is required to have a current copy of the lease on file with the Board of Directors. See Section 7.11 for additional requirements.

LIGHTING (EXTERIOR): Lighting which is part of the original structure may be replaced with approval of the HOA; no approval is required if replacing with the exact same fixture. Replacement fixtures on the front (including the top of the lamp post) and side of the home must be of the same design. Lamp post cannot be permanently removed and the post must remain black. No homeowner may permanently remove a light fixture (attached or pole) without HOA approval.

No exterior lighting shall be directed toward an adjacent homeowner's property. Proposed additional lighting will not be approved if it will result in an adverse impact to adjacent neighbors due to location, wattage or other features. Flood lights do not require approval, provided they are not directed toward an adjacent homeowner's property.

LIGHTING (LANDSCAPE): Low voltage lighting, such as, but not limited to, building accent lighting, landscape lights, solar path lighting, etc., not exceeding 12 watts per fixture, does not require approval.

MAILBOXES / MAILBOX POSTS (Section 7.12): Mailbox posts must be a straight post and colored white. Post caps must be installed and colored white to match the post. Mailboxes must be colored black (no exceptions will be granted). If a homeowner's installation of a mailbox conforms to these standards, no approval is required. Mailboxes and mailbox posts should be kept in good condition (no rust, missing door, missing flag, peeling paint, etc.) at all times.

PAINTING (EXTERIOR) (Section 10.1): An application is not required in order to repaint or restain an object to match the existing color. However, all exterior color changes must be approved. This requirement applies to siding, doors, shutters, trim, roofing and other structures. Door and shutter colors, where applicable, must be the same color. Many homeowners are unaware of the Builder's intent to not use the same exterior color on adjacent homes and the home across the street; the HOA desires to preserve the Builder's intent.

PARKING: Homeowners and their guests are asked to be considerate of neighbors' driveways and right of ways when parking vehicles on our Community's streets:

- If you/your guests have multiple vehicles parked on both sides of the street, you are responsible to ensure there is sufficient room for vehicles (including school buses, delivery trucks and emergency vehicles) to pass through.
- Your neighbor's mailbox should not be blocked by vehicles.
- Under no circumstances should a fire hydrant be blocked.
- Neighbors' driveways should not be blocked.
- Vehicles should never be parked on grassy areas.
- Vehicles shall be parked legally next to curbs.
- Vehicles parked in front of your neighbor's home greater than 48 hours without permission is prohibited.

- Authorized vehicles loaded with trash or debris parked in the community greater than 48 hours is prohibited.
- Vehicles legally parked or legally tagged, but are inoperable, are also prohibited from being parked on community streets greater than 48 hours (i.e. flat tire, dead battery, leaking fluids).
- The association reserves the right to tow any vehicle. The vehicle's owner shall bear any cost associated with the towing and removal from impoundment.

PET CONDUCT (Section 7.8-B): Homeowners have a responsibility to ensure their dogs' conduct in the community is not a nuisance to others. Dog owners are reminded to:

- Keep the dog on a leash (Anne Arundel County Law) when not inside a home or behind a privacy fence enclosing a yard from which the dog cannot escape;
- During walks, keep the dog on the sidewalk and off private property;
- Not permit the dog to wander through the Community;
- Use Community property when the dog (except for pit bull and pit bull cross-breeds, see "Pet Restrictions") must defecate (do not use private property); and,
- Immediately clean up and properly dispose of any and all solid waste deposited by one's dog.

PET RESTRICTIONS (Section 7.8-B): The presence of pit bull terriers and pit bull terrier cross-breeds on all Association-owned property is prohibited at all times. Maryland case law (Tracey v Solesky, et al. CA No.53 Sep. Term 2011) establishes for the State of Maryland that harboring any pit bull terrier or pit bull terrier cross-breed will automatically result in liability to the harboring party and to any third party (including a HOA and its Board) if the third party has the right or opportunity to prohibit such dogs on its premises. This does not prohibit a homeowner from owning such dogs; however, these dogs are not permitted on Association-owned property.

PLAYSETS (Section 7.8-J): Permanent or semi-permanent play sets (i.e., swing sets, large playhouses, tree houses of any size, etc.) require HOA approval. Portable and toddler play sets (i.e., small playhouses, small slides, etc.) do not require approval when placed in the rear yard. Play equipment placed permanently in the front yard or on a front porch is prohibited. Play sets must be located in the rear yard, or in a side yard when placed behind a fence. Temporary children's play equipment (moon bounce, ball pit, trampoline, etc) standing longer than 5 days requires HOA approval.

****PORCHES (SCREENED OR OTHERWISE):** Porches will be reviewed as room additions.

- **Size and scale:** Porches should be appropriate to the scale of the home as sited on the lot. They must meet County minimum setback requirements and should not be constructed across Building Restriction Lines (BRL) as shown on individual plats or site plans.
- **Material and color:** Porches should match the existing house in materials and color. Any siding on the porch must match the same type of siding and color on the house. All trim and fascia must be painted the same color as the house trim and fascia. In all cases, the porch roof must be shingled to match the existing house.

ROOF: A different color or style of roofing material requires approval. Replacement of a roof with the same color and style does not require approval.

SATELLITE DISHES (Section 7.8-N): Satellite dishes should be placed in the least visible location that does not obstruct its reception. The most preferred location is in the rear of the home, followed by the side of the home. Connecting wiring must be obscured from public view. Satellite dishes may not be mounted/installed on the front of the home or the front line of the roof unless (1) the reception of a quality signal cannot be obtained from the rear or side of the home or (2) the cost of installation in the rear or side of the home is significantly more or (3) installation in the rear or side of the home imposes unreasonable delay. In accordance with federal law, satellite dishes 39" (one meter) or less in diameter do not require HOA approval; greater than 39" (one meter) requires HOA approval.

SEASONAL DECORATIONS: All types of seasonal decorations are permitted without HOA approval provided the decorations are not put up more than 45 days before and are taken down within 30 days after the seasonal holiday with which they are associated.

SIDING: If a color change is desired, the entire home must be of the same color, and cannot be the same color as adjacent homes or the home directly across the street (which preserves the intent of the Builder). Replacement siding of the same color does not require HOA approval.

SOLAR PANELS (incl HOT WATER HEATER): Under Maryland law, HOA's cannot impose restrictions that increase the cost of a solar collector system or significantly decrease its efficiency. The HOA encourages a homeowner to install solar collector systems on the rear roof of the home.

STORAGE/PARKING OF VEHICLES (Section 7.8- D): If a "prohibited" vehicle can fit in a garage and is stored there at all times when not in use, the vehicle is permitted without approval.

The following prohibited vehicles may not be stored in the community anywhere on a homeowner's lot, community streets, and common area(s), without Covenants Committee approval:

- Self-contained camper
- Camper slip-ons
- Fifth wheel vehicle
- Pop-up tent trailer
- Vehicles larger than ¾-ton
- Non-operational vehicles
- Vehicles with Commercial Lettering
- Buses
- Boats & Boat Trailers
- Trailers

Storage of a trailer as registered by the MVA outside of a garage will be considered on a case-by-case basis. Generally, exceptions may be granted for trailers that meet the following conditions:

- Storage is behind an approved privacy fence, or out of sight of the street, when not in use (including overnight);
- The height of the trailer is less than the height of the fence; and,
- The trailer cannot have any commercial lettering, promotion or identification on it.

Boats, campers and recreational vehicles are permitted to be temporarily parked during the day and/or overnight in preparation for or the return from a vacation/trip. Temporary parked location cannot create a road hazard condition (e.g., blocking site of oncoming traffic). See the Covenants, Conditions & Restrictions (CCR) Article VII, Section 7.8D and 7.8J for more information. Motorized vehicles may not be stored in any location other than a garage, driveway or street at any time.

STORAGE SHEDS (Section 7.8-J): HOA approval is required. A conditional approval may be granted prior to obtaining the building permit from the County; final approval will be granted after the final County inspection (and assuming no other changes were made without approval).

An inappropriately located or poorly designed storage shed can visually detract from an otherwise pleasing and architecturally harmonious residential environment. Owners are encouraged to build storage sheds that are compatible with the design qualities of the house and adjacent houses. A shed may be constructed under a deck; however, the underside of the deck must be screened with lattice.

Placement of a shed shall be in accordance with County zoning setback restrictions and must be approved by the HOA. Placement is not permitted in the front yard, and will be considered on a case-by-case basis for the side yard; rear yard is preferred. More specific guidelines are provided below for different categories of sheds.

1. Sheds attached to the home:
 - a. Design: Shall be compatible with the design of the house.
 - b. Materials: The finished materials must be the same as used for the exterior of the house.
 - c. Color: The color scheme must be the same as that of the house.
 - d. Roof: The color of roofing material shall match the house.

2. Free Standing shed:
 - a. Design: The architectural design of the shed shall be compatible with the design qualities of the house and adjacent houses.
 - b. Materials: The finish materials must be complementary to that of the exterior of the house.
 - c. Color: The color scheme must be complementary to that of the house.
 - d. Roof: The roof must be shingled or have the appearance of shingles.

3. Plastic/Rubbermaid Sheds:
 - a. Are permitted without approval provided the shed is 7'W x 7'D x 6'H or less and provided that they are placed in the rear yard of the home or behind an approved fence on the side yard of the home.

****SWIMMING POOLS (Section 7.8-Q):** Only in-ground swimming pools will be acceptable and require HOA approval. Above ground pools (with the exception of inflatable/plastic kiddy pools no greater than 8' W x 30" H) are defined as that which is not portable and has a supporting framework and filtration system, are prohibited.

- a. Pool filtration equipment must be shielded from adjacent properties by the use of shrubbery and/or fencing.
- b. All private swimming pools shall be enclosed by a fence according to County code and community guidelines. Chain link fence is prohibited.
- c. Kiddy and inflatable pools placed in the front or side (where visible from the street) of a house must be removed by dusk and stored out of public view.

TEMPORARY STRUCTURES (Section 7.8-J): Temporary structures in place for more than five (5) days must have HOA approval.

Examples of Permitted Temporary Structures include, but are not limited to:

- a. Ladders / Scaffolding
- b. Party tents
- c. Misc. party equipment (tables, chairs, etc.)
- d. Children's party play equipment, such as moon bounces
- e. Batting cage
- f. Portable Storage/Moving Containers
- g. Dumpsters
- h. Construction Equipment and Material Used for Approved Architectural Changes or Repairs (such as, a Safety Fence).

TRAMPOLINES: Large trampolines require HOA approval; if approved, such trampolines must be stored and maintained in the rear yard. Portable trampolines do not require HOA approval.

TRASH CONTAINERS (Section 7.8-E): All trash/recycling containers must be stored out of view at all times when not out for retrieval on trash pickup days. Homeowners are responsible to clean up all debris on their property (and area/street adjacent to property) left behind by a refuse truck. Trash cans and refuse may be placed curbside the evening before a trash pickup day and must be re-stored out of sight by 7:00am the day after the trash pickup day.

TRELLIS (Section 7.8-J): Trellis (defined as an arbor under which one can walk) needs HOA approval.

WINDOWS OR SKYLIGHTS (REPLACEMENT/ADDITION/ALTERATION): If a new window (not replacement) is being added, approval is required. If an existing window is being replaced with a different size or design (or if the frame and/or casing are a different color), approval is required. Permanent glass alteration (etching, stained glass, etc.) requires approval. Windows, particularly those adjacent to a street, should incorporate the original grid design to maintain the design flow throughout the Community; windows without the original grid design require approval before installation to avoid potential replacement. Skylights are only permitted on roofs at the rear of the home and do not require approval in such a circumstance.

****WINDOWS (STORM/SCREEN):** Storm/screen windows do not require HOA approval provided they shall have frames or casing that matches the color of the exterior window trim and are of the same size and shape of existing window.

PROPERTY MAINTENANCE STANDARDS (Declaration of CCRs, Article X, Maintenance)

Homeowners and non-homeowners have a responsibility to maintain one's lot and home in a manner that preserves its aesthetic value, as well as that of our Community. See Section 10.1 and 10.2 of the Declaration of Covenants, Conditions and Restrictions for additional details.

1. Lawns should not be overgrown (maximum 8 inches), but be regularly mowed. Homeowners or their occupants are encouraged to periodically edge sidewalks, driveways, planting beds and fences.
2. Trees bordering/overhanging a sidewalk must be trimmed so as to not obstruct a pedestrian's path.

3. Bushes should not be overgrown but maintained at a height appropriate for the location of the bush.
4. Keep the mailbox in good repair. Annually (or as appropriately needed) paint the home's mailbox post.
5. Keep the home's exterior in good repair – replace missing shingles, broken shutters, missing/damaged flashing, repaint surfaces with blistering or peeling paint; remove algae growth; keep gutters clear of debris, etc. Any exterior building components (e.g., siding, gutter, downspouts, roof shingles, windows, doors, etc.) that are missing, broken or otherwise in a state of disrepair must be repaired.
6. Minor weather-related damage to a home should be repaired within 15 days. Minor is defined as "the home is habitable".

****Process for Change Requests that requires a County permit:**

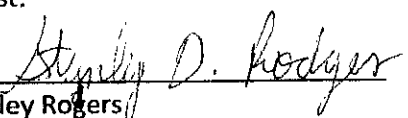
1. Homeowner will submit Change Request to the HOA
2. HOA will review, grant or deny a conditional approval pending AA County Planning and Zoning permit approval
3. Homeowner will then submit a copy of the permit(s) or permit(s) number
4. If no changes or modifications are made by the County then the HOA will grant a final approval.
5. If for any reason changes or modifications are made, either by the homeowner or the AA County Planning and Zoning, the application must be resubmitted to the HOA for review and approval.

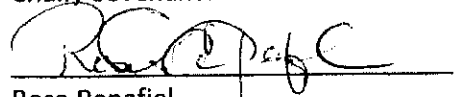
***If multiple permits are requested/obtained, the homeowner may submit all permits at the conclusion of the project.**


STATEMENT OF COMPLIANCE AND ADOPTION

The foregoing Guidelines, Rules and Standards were duly adopted in accordance with any and all applicable federal, state, and local laws and ordinances and in accordance with any and all requirements of the Colonial Park Homeowners' Association, Inc. covenants and bylaws. Said Guidelines, Rules and Regulations are intended to replace any pre-existing such Guidelines, and is further approved by not less than a majority of the members of the Covenants Committee the 6th day of December, 2013, and not less than a majority of the Board of Directors the 18th day of December, 2013:

Attest:


Stanley Rogers
Chair, Covenants Committee

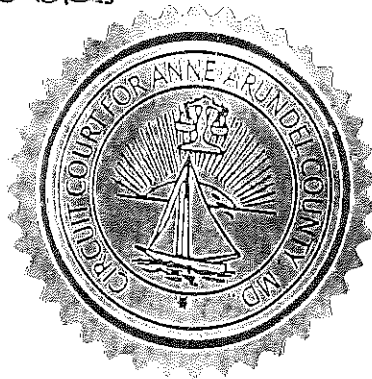

Rosa Penafiel
Vice President, Board of Directors


Matthew Lautzenheiser
Secretary/Treasurer, Board of Directors

in the State of Maryland, Anne Arundel County, Set

I HEREBY CERTIFY That the foregoing AMENDMENT TO HOMEOWNERS DISCLOSURE is truly taken and
copied from Liber RPD No 44 Folio 418 one of the
HOA DEPOSITORY Record books for Anne Arundel County

IN TESTIMONY WHEREOF I hereby set my hand and affix the
Seal of the Circuit Court for Anne Arundel County this 10th
day of March A.D. 2014



AK
Clerk

Robert P. Duckworth
Clerk of the Circuit Court for Anne Arundel County