

CASCADE OVERLOOK HOMEOWNERS ASSOCIATION
Architectural Review Committee Guidelines
Approved by the HOA on May 19, 2008

CASCADE OVERLOOK HOMEOWNERS ASSOCIATION

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OVERVIEW

Pursuant to Section 2.1 of the Declaration of Covenants, Conditions and Restrictions by Cascade Overlook LLC ("Cascade Overlook Covenants" or "Declaration"), the Architectural Review Committee ("ARC") is comprised of three (3) members who have the right to establish architectural design criteria for the community and rules and regulations pertaining to the exterior use of Lots. These ARC Guidelines merely provide general guidance to the homeowners pertaining to the exterior use of Lots. In the event of conflict between the language of the Guidelines and the Declaration, the provisions of the Declaration at all times remain controlling. All questions regarding exterior use of Lots shall be decided by a majority of the members of the ARC.

SUBMITTING PLANS FOR EXTERNAL MODIFICATIONS

All plans for external modifications must be approved by the ARC prior to starting the projects.

A. Architectural Review Form Details

A completed application must include the following:

1. Copy of the Plat (property drawing of lot detailing the residence, structures, property lines, and easements provided to homeowner at mortgage closing; a copy can usually be obtained from your mortgage company) showing locations and dimensions of proposed modifications (recommend pencil to allow for any modifications)
2. Height, width, and depth dimensions
3. Materials, designs, and colors
4. Completion date
5. Additional information as required by the Board, ARC or the Declaration.

Any additional documentation that may facilitate review:

- a. Howard County permits
- b. Blueprints or drawings
- c. Brochures or photographs

B. Basis for Disapproval

The Architectural Committee may disapprove any plans submitted to it whenever any of the following circumstances exist:

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1. Such plans, or any structure or use covered by such plans, are not in accordance with the provisions of the Cascade Over Look Homeowners Association Declaration, or of the applicable rules and regulations and statements of policy;
2. Such plans do not contain information which the ARC may reasonably require to be contained therein;
3. Any structure covered by such plans is incompatible with any structure on or use of any Lot, due to the former's exterior design, height, bulk, shape, color scheme, finish, style of architecture, configuration, appearance, materials, location or relative cost;

If the ARC disapproves any plans or approves them only upon the satisfaction of any specified condition requiring the modification of such Plans or the taking of any other action, it shall promptly notify the applicant thereof in writing, and shall furnish with such notice a statement of the grounds on which it was based.

If the ARC approves any plans without conditioning such approval on the satisfaction of any such condition, it shall promptly notify the applicant thereof in writing.

C. Types of Applications

An Exterior Alteration Application is required for major alterations, as specified in these Guidelines under "Major Building Alterations". Unless different application requirements are set forth in these Guidelines for specific alterations, an Exterior Alteration Application must include the information set forth in Section 2.2 of the Declaration of Covenants by Cascade Overlook, LLC ("Declaration" or "Cascade Overlook Covenants"). Specifically, no structure shall be constructed on any Lot nor shall any addition, change, or alteration be made to the exterior of any structure of any Lot nor shall any work be performed which may result in a change of the exterior appearance of any structure on any Lot until the **plans and specifications showing the nature, kind, shape, dimensions, material, floor plans, color scheme, location, proposed topographical changes, the proposed construction schedule, and a designation of the party or parties to perform the work**, have been submitted to and approved in writing by the Architectural Review Committee.

The ARC may review certain minor alterations and/or plans, as set forth in these Guidelines, under a "Quick Review" process. A Quick Review Application will be reviewed within one week of submittal to the ARC. A basic description of the plan is required, including a description of the color, size and material. In addition, a basic drawing or sketch showing the location of the planned alteration is required.

ARC ENFORCEMENT PROCESS

Enforcement shall be conducted in accordance with Section 2.2(e) of the Declaration. Specifically, if any structure is altered, erected, placed or maintained on any Lot other than in accordance with the approved plans and specifications, such action shall be deemed to be a violation of the Declaration and promptly after the HOA gives written notice thereof to the owner of the Lot, such structure shall be removed or restored to its condition prior to such action, and such use shall cease, so as to terminate such violation.

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If within thirty (30) days after having been given such notice, the owner of the Lot has not taken reasonable steps to terminate such violation, any agent of the HOA may enter upon such Lot and take such steps as reasonably necessary to terminate such violation. The owner of the Lot shall be personally liable to the HOA for the cost thereof, to the same extent as he is liable for an assessment levied against such Lot, and, upon failure of the owner to pay such costs within ten (10) days after such owner's receipt of written demand thereof from the HOA, the HOA may establish a lien therefor upon such Lot in accordance with and subject to the provisions of the Declaration.

ADDITIONS

See "Major Building Alterations"

ANIMAL CONTROL

Please refer to Section 2.13 of the Cascade Overlook Covenants.

Howard County law requires owners to pick up after their pets and dispose of waste material in a sanitary manner or face legal penalties. This applies to dogs AND cats, ON and OFF of one's property, which includes all open space and public lands. Howard County animal control laws state, "a domesticated animal is 'at large' when it is not on a leash and under the control of a responsible person." All dogs in Howard County are required to be registered. No wild, exotic, or "game" type animals shall be maintained on any residential lot. Complete copies of the animal control laws and violation forms are available at the Village Office, or call Howard County Animal Control at (410) 313-2780. Citizens having animal problems may use these remedies:

- Personally bring the problem to the attention of the animal owner;
- Restrain the animal if found on your property and contact Animal Control for pick-up at (410) 313-2780;
- Write or call Animal Control about the problem requesting action; and
- File a Violation Affidavit. This is a formal, notarized statement describing the problem (dates, times, etc.) to be sent to:
ANIMAL CONTROL DIVISION
3430 Court House Drive
Ellicott City, Maryland 21043
- As a last resort, citizens can take the offense directly to the Commissioner of the Howard County District Court by having a summons issued to the pet owner.

ATTIC FANS AND RIDGE VENTS

An Exterior Alteration Application must be submitted for all attic fans.

Attic fans that are of low profile and mounted on the least visible slope of the roof will most likely be approved. They must be painted to match the roof color.

Application Requirements:

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Submit a site (plat) plan and a complete description and drawing and/or a manufacturer's drawing or photograph of the proposed fan, and show exact location and amount of projection on the roof. Color of unit and roof must be indicated.

ANTENNAS AND SATELLITE DISHES

Please refer to Section 2.16 of the Cascade Overlook Covenants

AWNINGS AND SUN TRELLISES

An Exterior Alteration Application must be submitted for all awnings and sun trellises. The ARC will use the following criteria in its review of awnings and sun trellises:

1. The style color, materials, size, and proportion must complement the architectural character and existing color scheme of the house.
2. Awnings are to be of straightforward design, of a solid, natural color, and without embellishments such as fringes, contrast trim, etc. However, awnings with very little or no visual impact may have stripes that are natural in color or that complement the house and will be considered on a case by case basis.
3. Awnings and trellises should be consistent with the visual scale of the house to which they are attached.
4. The location of any awning or trellis should not adversely affect views, sunlight, or natural ventilation of adjacent properties.
5. Awnings should not be placed on the front or side of any dwelling.
6. If awnings are removed for winter storage, frames must also be removed.

BASKETBALL BACKBOARDS AND POLES

Basketball hoops, backboards and poles will likely be approved by the ARC if the following criteria are satisfied:

1. All basketball hoops and supporting poles require written approval by the ARC prior to installation. This is required for any hoop that is not taken in each night regardless of whether it has a mobile or is fixed in the ground.
2. The hoop and stands or pole must be closer to the home than half the distance from the house to the front property line or at the end of the driveway turn-around if the lot has one.
3. All hoops and stands or poles will face driveways to provide a hard playing surface.

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4. Poles and stands must be at least five (5) feet from the property line.
5. All basketball hoop items should be commercially produced and no larger than regulation size.
6. Owners must maintain the items in good working and visual condition. Broken, peeling or rusting items must be repaired, repainted or removed.
7. The basketball apparatus must be stored in a garage when not in use.

Please also refer to Section 2.5 of the Cascade Overlook Covenants.

BOATS AND RECREATIONAL VEHICLES

No boat trailer, house trailer, trailer, truck or any similar items shall be stored or parked in the open on any Lot. Boats, campers, and motor homes are similarly regulated.

CARPORTS

Carports are prohibited.

CHIMNEYS AND FLUES

An Exterior Alteration Application must be submitted for all chimneys, flues and smokestacks.

The purpose of this guideline is to ensure that the flue installation will match the architectural style of the applicant's house. The guideline applies to single family homes, townhouses, and condominiums. The Homeowners' Association must be consulted for additional restrictions.

- A. Flues that exit the foundation or the exterior wall of the house and run vertically up the exterior wall:
 1. Flues shall be totally enclosed with brick or stone or a material that matches the exterior house finish.
 2. Height shall be in compliance with any Howard County requirements.
 3. Flashing and trim shall be painted to match adjacent materials.
- B. Flues which exit the rear slope of the roof and are not visible from the front:
 1. Flue cap shall be painted to match existing roof color.
 2. Flue shall not exceed 14" outside diameter.
 3. If the flue is visible from the street, the flue enclosure shall extend the entire length of the flue.

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4. If the flue is located on the rear slope of the roof and is not visible from the street, it may not need to be boxed in.
 5. Height shall be in compliance with any Howard County requirements.
 6. Flashing and trim shall be painted to match adjacent materials.
- C. Flues which exit the front slope of the roof or the roof ridge are discouraged and will be reviewed on a case by case basis.
- D. Multiple Flues

Additional flues must meet the guidelines outlined above. While each case will be reviewed individually, the following criteria will be considered.

1. If the flues can be simultaneously viewed, they must be identical with respect to design, proportion and materials.
2. If an additional flue is added adjacent to an existing one, both flues must be combined in one boxed enclosure.

Application Requirements:

The application must include a site (plat) plan and exterior elevations showing the exact location of proposed chimney, flue and/or smokestack and a complete description of materials to be used. In the case of an additional flue or multiple flues, complete information on any existing chimney or flues must be included. For all new chimneys, flues, or smokestacks a manufacturer's drawing or photograph should be submitted, if available.

CLOTHESLINES

Please refer to Section 2. 7 of the Cascade Overlook Covenants.

No exterior clothes dryer, clothes pole or similar equipment shall be erected or maintained on any Lot, nor shall articles of clothing, bedding, or similar items be hung outside.

COMPOST PILES

Compost piles on any Lot are prohibited.

DECKS, PORCHES, ADDITIONS

Please refer to guidelines for "Major Building Alterations".

DECORATIVE OBJECTS

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A Quick Review Application* is required for lawn ornamentation (such as sculpture, statuary, fountains, birdbaths, freestanding bird houses, trellises and decorative fences) unless all the following conditions are met:

1. Item is small in scale.
2. Item is located in the rear yard or least visible part of the lot.
3. Item is 10 feet from rear property line, within side lines of the house.
4. An excessive number of items may not be placed on the lot.
5. The ornamentation material is of a natural color.
6. The ornamentation is made of natural materials, including, but not limited to, stone and wood. Man-made materials, such as plastic, metal, artificial flowers and painted rocks are not permitted.

If the above conditions are not met, an application is required. A site plan showing the location, and a description of the color and materials must accompany the application.

*A Quick Review Application will be reviewed within one week of submittal. A description of the color, size and material of the ornamentation is required. In addition, a simple drawing or sketch showing the location of the ornamentation is required.

Please also refer to Section 2. 9 of the Cascade Overlook Covenants

Please note that holiday decorations do not fall within this category. Please refer to guidelines for "Holiday Decorations".

DOG RUNS AND DOG HOUSES

Under no circumstances is a doghouse to be placed in the front yard area. It is recommended that the doghouse be located as close as possible to the REAR of the dwelling and not extend beyond either side of the dwelling.

The doghouse must be compatible in color with the dwelling or left natural wood color.

If above requirements are followed, an application is not required.

DOORS

Replacement doors or storm doors of a different style than existing or new doors or storm doors require a completed application. The style and color chosen should match the house style and color scheme. Aluminum storm doors are not permitted.

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DRIVEWAYS AND PARKING PADS

An Exterior Alteration Application is required for any new driveway construction, including expansion. No application is required for the replacement of an existing driveway, without change of materials, size, shape or grade.

For modifications in grade, care must be exercised in any drainage change.

The completed application must also include drawings on the Plat showing the relationship of existing trees, dwelling, and property lines, to the proposed driveway.

FENCES

Please refer to Section 2.10 of the Cascade Overlook Covenants.

An Exterior Alteration Application must be submitted for all fence construction. The following criteria will be considered by the ARC:

1. Perimeter fencing shall not exceed 72 inches and should not extend beyond the front plane of the house.
2. Front yard fencing will not be approved.
3. All sections of the fencing should be installed within the rear yard area. Any section, or portion, of the rear yard may be fenced (within the owner's property line). Relationship of adjacent fencing should be used when establishing location.
4. Special consideration may be given to homes with unusually shaped lots or located next to thoroughfares.
5. Rear yard fencing, which would also create front yard fencing for a neighbor, will not be approved.
6. The ARC will not approve chain link, wire, wire with hedge fences, or privacy fencing of the basket weave or stockade styles.
7. Fence posts should be well secured or placed in concrete to prevent sections from blowing down.
8. For all fences, the "finished" side of the fence should face out.
9. Weather protective stains may be used provided the color is compatible with the architectural character of the house.

FLAGPOLES

Flagpoles are prohibited.

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FLOWER BOXES

Flower boxes are only permitted in the rear of the house. Flower boxes must match the trim color of the house and the size of the windows to which they are attached. Flower boxes must be planted with natural plant material and well maintained. Flower boxes must either be removed during the winter months or planted with evergreen plant material. Empty boxes must be removed.

GARDENS: FLOWER AND/OR VEGETABLE

An Exterior Alteration Application is required for all large gardens (size exceeds 225 square feet). Temporary wire fencing or welded wire mesh may be used to keep out small animals. Total height of fencing including support shall not exceed 36' and must be removed at the end of the planting season.

No Exterior Alteration Application is required when either of the following criteria is met:

1. Small plots, located at the back of the house that do not extend more than 3 feet from the house and do not exceed the length of the home.
2. One single plot per property located within the rear lines of the house and the rear property line in which ALL of the following conditions are met:
 - A. Size does not exceed 225 square feet
 - B. Garden is not placed on a grade that may lead to soil erosion or property damage.

For modifications in grading, care must be taken with regard to existing drainage swales.

GARDENS: ROCK

An Exterior Alteration Application must be submitted for all rock gardens with a site plan/plat showing the location of the garden and a detailed drawing describing its contents.

GAZEBOS

An Exterior Alteration Application must be submitted for all gazebos. Gazebos will be reviewed on a case by case basis. Gazebos should be located at the rear of the property and constructed of durable materials. All visible portions should be wood, vinyl or composites which may be natural, painted, or stained depending on the application. The location and size of a gazebo in relation to surrounding houses, properties, and open space will be taken into consideration.

Application Requirements:

Submit a site (plat) plan, detailed plan, and elevation drawings showing the size and elevation of the gazebo and details of all materials to be used as well as any description of treatment to be applied to the materials. Also include a description of any plantings to be removed for the construction of the gazebo and any equipment such as meters or heating and air conditioning sources that will be relocated.

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Include a description of proposed installation of and/or changes in exterior lighting. Description of proposed landscaping or screening must be submitted (see guideline on Screening).

GRILLS AND BARBECUES (PERMANENT)

An Exterior Alteration Application must be submitted for all permanent grills and barbecues. The application will most likely be approved if the following criteria are met:

1. Permanent grills must be located behind the rear of the house and at least 10 feet from the rear and side property lines. The materials should be compatible with the adjacent house and not so large as to dominate the space.
2. Gas grills, permanently installed on a concrete base, must be located at least 10 feet from the rear property line, at least 7 feet from the side property line, behind the rear of the house.

Application Requirements:

Submit a site plan/plat showing the location of the proposed grill, a scale drawing of the grill, and materials to be used for the grill.

GUTTERS AND DOWNSPOUTS

An application is not required for replacement gutters and downspouts provided they match the color of the house or trim.

An application must be submitted for all changes to gutters and downspouts.

Application Requirements:

Submit a site (plat) plan showing the location of the gutters and downspouts and a description of the color of the house and trim. Include paint chips showing the proposed color of gutters and downspouts.

HEATING AND AIR CONDITIONING UNITS

Heating and air conditioning window units on the exterior of the house are strictly prohibited.

HOLIDAY DECORATIONS

Holiday decorations, including temporary exterior holiday lighting, do not require an application; however, they must not be operative prior to 28 days before the holiday and must be totally removed within 28 days after the holiday.

HOT TUBS AND WHIRLPOOLS

An Exterior Alteration Application must be submitted for all hot tubs and whirlpools. Hot tubs and whirlpools will most likely be approved if the following criteria are met:

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1. The applicant's lot shall be of sufficient size that the hot tub does not create a substantial acoustical or visual impact on adjacent property owners.
2. All hot tubs shall be located in the rear yards, within rear lines of the residence, and not more than 20 feet from the back of the house.
3. Generally, hot tubs shall not protrude more than 3 feet above the adjacent ground or deck level and shall be made of material that will blend with surrounding structures.
4. Additional screening with fences and landscape buffers such as shrubs may be required to reduce the impact on adjacent property owners (see guideline on Screening).
5. All hot tubs and whirlpools located on townhouse or condominium property will be reviewed on a case by case basis.

Application Requirements:

Submit a site (plat) plan showing the location of the hot tub in relation to the applicant's house, property lines, and adjacent dwellings. Obtain signatures of all adjacent property owners who would be visually and acoustically affected by the hot tub. Include the dimensions, type, and color of proposed materials. Include a manufacturer's drawing and/or photograph if available. Include details of proposed screening (see guideline on Screening).

Please also refer to Section 2.4 of the Cascade Overlook Covenants.

HOUSE NUMBERS/SIGNS

An application for a change in house numbers is not required if the following criteria are met:

1. Numerals must be Arabic numerals in plain, block style.
2. The color of the numerals is black.
3. Numerals must be at least 3 inches high and no larger than 5 inches high.
4. Numerals must face the street named in an address.
5. Numerals must be clearly visible from the street.
6. Numerals must be attached to the front porch, front door trim, garage trim, or within three (3) feet of the front door.

An application is required for all other house numbers including house numbers on plaques.

Application Requirements:

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Submit a site plan (plat) showing the proposed location of the numbers, a detailed drawing or picture of the proposed installation with color, materials, size and style of numbers indicated, and any additional information that might be helpful in the review of the application.

IN-HOME BUSINESSES AND PROFESSIONS

Please refer to Section 2.3 of the Cascade Overlook Covenants.

LANDSCAPING

Landscaping includes, but is not limited to, the planting of trees as a barrier, hedges, flowers, and changes in drainage. A master plan for landscaping is recommended even if planting is to be done in stages.

Please also refer to guidelines for "Gardens: Flower and/or Vegetable" above.

An Exterior Alteration Application must be submitted for, but is not limited to, the following:

1. Removal of any tree whose trunk is over 20 inches in circumference (approximately 7 inches in diameter) when measured at a point 2 feet above the ground, whether the tree is alive or presumed dead.
2. Any plantings with four or more plants in a row or used as a hedge or windbreak or for screening purposes.
3. Landscaping that involves a change of slope and/or installation of a retaining wall or other structure.
4. Planting "islands" or clusters.
5. Major changes to existing approved landscaping.
6. Any edging materials not used as a part of foundation.

An Exterior Alteration Application is not required for planting the following:

1. Individual shrubs (unless used as a hedge), plants around the foundation, small annual or perennial plantings, ground covers, and single specimen trees that at maturity will be in scale with the house size.
2. Stepping stones flush with the ground and of a color that blends with the surroundings.

Application Requirements:

Submit a site (plat) plan showing the location and a complete description of plant material, including the size of plants at maturity, the size and shape of flower/shrubbery beds, type of ground cover, and other preexisting landscaping.

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LIGHTING

Please refer to Section 2.15 of the Cascade Overlook Covenants.

MAINTENANCE

Please also refer to Section 2.11 of the Cascade Overlook Covenants.

Except for any maintenance and repair for which the HOA may be obligated to perform, Owners shall, at all times, maintain their Lots and appurtenances thereto in good repair and in a state of neat appearance, including but not limited to, the watering and mowing of all lawns and yards, and the painting of all structures on the Lots, all in a manner and with the such frequency as is consistent with good property management and maintenance.

MAJOR BUILDING ALTERATIONS

Exterior Alterations & Additions (as approved by the ARC September 20, 2007)

An Exterior Alteration Application must be submitted for all additions. Building additions include, but are not limited to, greenhouses, porches, rooms, and deck enclosures any enclosed or partially enclosed extension of the house is considered an addition. The design of additions must be consistent with the existing shape, style, and proportion of the dwelling as follows:

1. The color and texture of the siding, roofing, and trim materials shall be the same or equal with the existing materials of the primary dwelling.
2. The style and color of new windows and doors shall be the same or equal in style and proportion with those of the existing dwelling. New windows and doors shall be located vertically on walls at the same approximate height as those of the existing dwelling, and be trimmed in the same or a similar manner.
3. Eaves and fascias shall be the same depth, style, and approximate height of existing eaves and fascia's. New roofs should be the same or comparable slope as those of the existing dwelling and of the same material as the existing roof.
4. Additions should not significantly impair the view, amount of sunlight, or ventilation of adjacent residences or the public's use or enjoyment of open space. New windows, doors, lighting or viewing areas from the addition should not impinge upon existing internal or external private areas of adjacent residences.
5. Additions should not create situations in which adjacent neighbors will have difficulty adding to, modifying, or maintaining existing dwellings.
6. Additions shall not adversely affect drainage conditions on adjacent properties.
7. If an existing deck, screened porch, etc., is to be further modified for year-round use (glass enclosed, etc.) all materials must match the house exactly as to siding, roof, etc.

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8. The homeowner shall be responsible for complying with all Howard County laws and regulations pertaining to the construction of exterior alterations, including but not limited to, ascertaining the applicable laws and regulations and obtaining all necessary permits and approvals for construction of any exterior alteration.
9. For building permit information contact the Howard County Department of Inspections, Licenses, and Permits at (410) 313-2455. Before digging, call "Miss Utility" toll free at 1-800-257-7777 for existing utility and cable locations.

Application Requirements:

The application must include drawings to scale of new construction, including a site (plat) plan, floor plan, roof plan, and elevation views of each new exterior wall area. These plans/views must show all pertinent dimensions and locations of such features as floors, windows, rooflines, trim, and new exterior fixtures in relationship to the existing structure. A description of materials of the primary dwelling, including the type and color of siding material, roof material, trim material, light fixtures, and windows is needed. In addition, a description of materials to be used for the exterior alteration, including type and color of siding material, roof material, trim material, lighting fixtures, and windows, is needed.

OPEN SPACE

Please refer to Section 2.20 of the Cascade Overlook Covenants.

PAINTING AND STAINING

An application must be submitted for any repainting, staining or residing, excluding the re-use of existing color, with actual paint/stain samples on wood or an actual piece of proposed new siding.

The number of colors used should be limited to one for siding, one for trim, with a compatible accent door color allowed. Garage door color must match either siding or trim. Care should be taken to compliment the roof color.

When repainting or re-staining, medium to dark earth tone colors (browns, grays, tans) are encouraged. Very bright or pastel colors will not be approved. Trim should remain close to, but not lighter than, house siding color. Only "flat" finish paint or stain is to be used except semi gloss may be used on front doors. Duplication of colors used on neighboring homes must be avoided and the ARC will take this into consideration when approving a color change. In general, house foundations must be painted the color of siding, not trim, when repainting occurs.

Application Requirements:

Submit a site (plat) plan as well as paint/stain on wood and samples of all colors selected.

PATIOS, DECKS AND WALKWAYS

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This guideline refers to any new or expanded patios, decks and walkways, or to any material changes in existing patios, decks and walkways. All new materials should be of similar material, neutral color, stone or clay brick, or treated wood.

1. Decks and patios may be constructed of wood, masonry, stone, concrete, composite material or vinyl, provided that the color and texture of the material is in harmony with the adjacent structures. Weather protective stains may be used provided the color is compatible with the architectural character of the house.
2. Decks and patios must be located to the rear of the dwelling and may not extend beyond either side of the dwelling.
3. The height of the deck or patio is limited to the finished floor line. Railing and bench height is limited to 42" above the finished deck surface.

An application is not required if a patio, deck, or walkway replaces an existing area of approved same type and construct with an identical material or a material in color and texture.

PLAY EQUIPMENT

Play equipment, including but not limited to, play sets, swing sets, play houses, and sandboxes should be inconspicuously located in the rear or side yard of the house.

An Exterior Alteration Application is required for all play equipment:

POOLS AND PONDS

An application is required for all permanent in-ground pools, all fish ponds and any portable wading pools more than 8 feet in diameter or more than 24 inches deep. **No above ground pools are permitted.**

A site plan showing the location of the pool, lighting, all pool apparatus and equipment, and screening (both fencing and landscaping) must be included with the application. In addition, any details of any proposed grading, deck areas, walkways, patios or any other associated changes to the property must be included with the application.

Each application is evaluated on individual factors such as size of pool in proportion to lot size, location, visual impact, grading, and landscaping requirements. Landscape screening on the outside of the pool fence may be required due to location of pool, pool accessories, or type of fence used.

Approval will likely be granted if the following conditions are met:

1. Pool must be enclosed with privacy fencing 5 feet to 6 feet high.
2. Fencing is limited to a maximum distance of 18 feet from the side of the house to the side property line or 24 feet from the rear of the house to the rear of the property line, but may not be closer than 12 feet to any property line.

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3. All pool apparatus and equipment, including but not limited to diving boards, slides, etc., must be screened by fencing and must not extend above the top of the fence.
4. Lighting equipment should be lower than the fence and must not illuminate the adjoining properties.

Please also refer to Section 2.4 of the Cascade Overlook Covenants. Above-ground pools are not permitted. In-ground pools, spas and Jacuzzis are allowed if approved in advance by the ARC.

PORCHES AND PORTICOS (FRONT)

Please refer to guidelines for "Major Building Alterations".

PORCHES: SCREENED AND ENCLOSED DECKS

Please refer to guidelines for "Major Building Alterations".

RAMPS AND RAILINGS

An application is required for any exterior alteration, such as a ramp, to accommodate persons with disabilities. A site plan showing the location of the proposed structure, along with a detailed description of the structure will be required.

Railings and sides of ramps must be painted to match the siding or trim color of the house and otherwise follow the color and style guideline for porches. Ramp structures may include stairs as part of the overall structure.

Ramps should be removed when no longer needed or upon sale of the house.

REAL ESTATE SIGNS

"For Sale" or "For Rent" Signs do not require applications provided the following guidelines are met:

1. Signs shall be no larger than 20 inches by 28 inches;
2. Signs shall be erected on posts of sufficient strength to avoid bending or warping;
3. Signs shall stand no more than 3 feet above the ground; and,
4. No more than one sign shall be erected on any given property, unless it is a corner lot of sufficient size (larger than one acre) to warrant two signs. Two signs are the maximum allowable number on any lot.

Off-Site Directional Signs (Open House)

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1. Off-site signs are permitted only at the entrance to cul-de-sacs. Only one sign is allowed at the intersection; and,
2. The sign shall remain standing no later than 1 hour after the open house.

RECREATIONAL VEHICLES

Please refer to Section 2.12 of the Cascade Overlook Covenants.

RENTAL PROPERTIES

Please refer to Section 2.19 of the Cascade Overlook Covenants.

REPAINTING DWELLINGS

Please refer to guidelines for "Painting and Staining"

RETAINING WALLS

An application is required for all retaining walls and should include:

1. A site plan to scale showing the proximity of the proposed retaining wall to existing structures, trees and property lines.
2. A description of material to be used.
3. The proposed change in grade.

SATELLITE DISHES

Please refer to Section 2.16(a) of the Cascade Overlook Covenants and guidelines for "Antennas and Satellite Dishes" above.

SHEDS AND TOOL STORAGE

An Exterior Alteration Application must be submitted for all sheds and outside storage sites. This includes any permanent structure built to house tools and provide extra storage outside the existing house.

The application will most likely be approved if the following criteria are met:

1. Sheds should be located behind the house as close to the house as possible and preferably attached to the house or within privacy fencing where the shed does not extend above the fence. However, if a more desirable location such as the back of any lot in heavily wooded areas is available, the ARC will give it consideration. Landscape screening will be required.

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2. Material shall be the same as the house (i.e., wood for wood siding houses, aluminum for aluminum siding houses) and of the same quality and color. If the house is restyled, resided or paint color change is made, the shed must match. Decorative embellishments (e.g., eagles, etc.) typically will not be approved;
3. Size should be based on lot size, and conform to Howard County Building Codes, and be in reasonable proportion to the house and/or fenced area.

Application Requirements:

Submit a site (plat) plan which shows the relationship of the shed to the house and property lines, a statement as to the architectural style of the house/townhouse, a list of materials to be used. Include a description of the color along with all color samples (i.e., shed, house and trim). In addition, a detailed drawing of the shed including elevation drawings, dimensions, style and location of door(s) must be included. Proposed landscape screening, if applicable, must be submitted (see guideline on Screening). The shed must be a sturdy, permanently anchored structure, which will be maintained.

Please also refer to Section 2.14 of the Cascade Overlook Covenants.

SHUTTERS

No Exterior Alteration Application is required to replace existing shutters with the same color shutters.

An Exterior Alteration Application is required for changing the color of existing shutters or adding additional shutters where none previously existed.

SIDEWALKS, SNOW REMOVAL AND STREET TREES

Snow removal, of adjoining sidewalks is the responsibility of the adjacent property owner under Howard County law. Sidewalk must be shoveled within 48 hours after the snow has fallen.

If your law abuts any sections of sidewalk, you are responsible for the sidewalk. Deteriorated sidewalks must be replaced with concrete. (NOTE: No application is required to repair or replace existing sidewalks with concrete; however, any deviation from the original design or location requires that an Exterior Alteration Application be submitted to Cascade Overlook HOA.) Maintenance of the grass areas between the sidewalk and curb, including street trees, is also the adjacent property owners' responsibility and must include appropriate mowing, trimming, weeding and fertilizing in the same manner and frequency as regular lawn care. Trees must be pruned to allow clearance for walkers/bikers.

Application Requirements:

Submit a site (plat) plan detailing the changes in material, design and location of the sidewalk. A list of all materials must be included.

SIDING

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Residing with aluminum or vinyl must follow the same guidelines as for house repainting as to color and an actual sample is required. Horizontal siding is preferred. All window and door trim must remain contemporary in style.

Application Requirements:

Submit a site (plat) plan as well as a piece of the proposed new siding and samples of all colors selected.

SIGNS

Please refer to Section 2.18 of the Cascade Overlook Covenants.

SOLAR COLLECTORS

An Exterior Alteration Application must be submitted for all solar collectors. Solar collectors can represent a large visual impact on a structure due to their size. Therefore, it is important to properly integrate the collector into the design of the house to minimize visual impact.

Solar collectors will be evaluated subject to the following guidelines:

1. Collectors should be located to give maximum advantage to the use and minimum impact on the structure.
2. Large collectors on a sloping roof should appear to be flush with the roof and not lying on top. Collectors on a flat roof should be set back and concealed with a parapet unless collectors may be laid on top of a sloping roof finished to appear like a skylight.
3. Collectors should be constructed of glass with wood or metal trim. All trim should be painted to match the background color of the roof or house trim. Plexiglas is not acceptable as it sags and yields an unsatisfactory appearance. All pipe work should be concealed.
4. Freestanding collectors should normally be located behind the structure and completely concealed from the road, neighboring properties and open space or worked into another architectural element.

Application Requirements:

Submit a site (plat) plan along with elevations of the house showing the appearance of the collector, size and material of the collector, details showing how the collector edges will meet the roof, materials and a manufacturer's drawing and/or photograph.

STORAGE OF BOATS, TRAILERS AND CAMPERS

Please refer to Section 2.14 of the Cascade Overlook Covenants.

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TRASH AND RECYCLABLES

Please refer to Section 2.21 of the Cascade Overlook Covenants.

- Trash shall be disposed of in lidded hard rubber or plastic containers.
- Trash and recyclables must not be put out before 6:00 p.m. the night prior to pickup. Receptacles must be collected the same day of the pickup and stored in such a manner so as to not be visible from the roadway, other Jots, or common areas.
- Trash pads are for the use of residents of the Private Access Places only.
- According to Howard County regulations, residents are responsible for the cleanup of trash spilled and/or spread by animals or wind. The owners of the lots on the Private Access Places are all responsible for maintaining the trash pads.

Information about trash and recycling is available by calling 410-313-SORT or at http://www.co.ho.md.us/DPW/Trash_Collection.htm and <http://www.co.ho.md.us/DPW/recycling.htm>.

TREE REMOVAL

Please refer to Section 2.23 of the Cascade Overlook Covenants.

No homeowner shall have the right to remove any of the healthy growing trees located on any of the Lots within the subdivision except upon ARC approval. Any dead trees may be removed by the homeowner.

WINDOWS

An Exterior Alteration Application must be submitted for all additional windows, replacement windows (if the style of the replacement windows varies from the original), and for all films or coatings. Replacement of broken windowpanes does not require an application. Alterations and materials should be in keeping with the existing style and exterior color scheme of the house. Films or coatings will be considered on a case by case basis. Films must be neutral in color and nearly invisible from the exterior of the home.

Application Requirements:

Submit a site (plat) plan including elevation drawings with complete details about the style, color, size and location of all windows to be added, replaced, or coated, including the color and material of film or coating. Submit manufacturers' drawings, photographs or material samples, if available.

WOODPILES

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No application is required for woodpiles if the following criteria is followed (all other woodpiles must be applied for):

1. Woodpiles should be located at the rear of the house and within the lines defined by the sides of the house extended to the rear.
2. Stacking of wood on sidewalks, driveways, rights-of-way, etc. is not permitted, nor is the storage of excessive amounts of wood.

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