

Resolution November 2013

**RESOLUTION OF THE BOARD OF DIRECTORS OF
FOUR SEASONS HOMEOWNERS ASSOCIATION, INC.**

***(Rules, Regulations, and Restrictions regarding Parking of Vehicles
and Amendments to the existing Architectural Policies and Guidelines)***

WHEREAS, Four Seasons Homeowners Association, Inc. is a duly created association by virtue of the recordation of its Declaration and By-Laws in the Land Records of Anne Arundel County, Maryland, at Liber 5626, Folio 220 *et seq.*; and

WHEREAS, Article VII, Section 1(c) of the By-Laws states that the Board of Directors shall exercise for the Association all powers, duties, and authority vested in or delegated to the Association and not reserved to the Members by other provisions of the By-Laws, the Articles of Incorporation, or the Declaration; and

WHEREAS, Article VII, Section 1(a) of the Amendment to the By-Laws empowers the Board of Directors to adopt and publish rules and regulations governing the use of the Common Areas and the Lots and the personal conduct of the Members and their family members and guests thereon, and to establish reasonable penalties for the infraction of said rules and regulations and the Association's Declaration and By-Laws, including the imposition of monetary fines which shall become a continuing lien upon the Lot and shall be collectible in the same manner as an assessment; and

WHEREAS, Article IV, Section 5 of the Declaration provides that the right of each Owner to use the Common Area shall be subject to the terms, conditions, and provisions as set forth in the Declaration and to any rule or regulation now or hereafter adopted by the Association for the safety, care, maintenance, good order, and cleanliness of the Common Areas. All such terms, conditions, provisions, rules, and regulations shall inure to the benefit of and be enforceable by the Association and the Company, or either of them, their respective successors and assigns, against any Owner, or any other person, violating or attempting to violate the same, either by an action at law for damages or a suit in equity to enjoin a breach or violation, or to enforce performance of any term, condition, provision, rule, or regulation. The Association, the Company, and the Builders shall each have the right, summarily, to abate and remove any breach or violation by any Owner at the cost and expense of the Owner; and

WHEREAS, Article V, Section 3 of the Declaration provides that each Owner shall fully and faithfully comply with the rules, regulations, and restrictions applicable to the use of the Common Areas as these rules, regulations, and restrictions are from time to time adopted by the Association for the safety, care, maintenance, good order, and cleanliness of the Common Area. Each Owner shall comply with the covenants, agreements, and restrictions imposed by this Declaration on the use and enjoyment of the Common Area;

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of Four Seasons Homeowners Association, Inc. hereby establishes, effective November 8, 2012, the following

Rules, Regulations, and Restrictions regarding the parking of vehicles, and the following amendments to the existing architectural guidelines.

1. Rules, Regulations, and Restrictions regarding the Parking of Vehicles

NEW PARKING RULE:

At an open meeting of the Association, September 26, 2013, the Board presented the amended parking rule for open discussion. Following discussion and homeowner input; the Board, in accordance with the By-Laws, formally adopted the rule. The new parking rule reads as follows:

No vehicle may have visible graphics or visible lettering over four (4) inches in height or vehicle with a gross weight over 10,000 lbs, trailer, boat, bus, camper, recreational vehicle, tractor, or any other vehicle, other than private passenger vehicles (including vans and mini vans) in regular operation, shall be maintained regularly on any Lot unless garaged or on any street within the boundaries of the Four Seasons Estates Homeowners Association, Inc. All vehicles must display current registration plates. Vehicles parking in violation of this Rule, Regulation and Restriction will be tagged and may be towed, if the violation is not corrected within Forty-eight(48) hours or the vehicle owner(s) in violation of this Rule, Regulation and Restriction may be fined up to Twenty-five Dollars (\$25) per day the violation continues to exist.

This rule is effective immediately; owners have until November 16, 2013 in which to comply.

2. Amendments to the existing Architectural Policies and Guidelines

The existing Architectural Policies and Guidelines of Four Seasons Estates Homeowners Association, Inc., are hereby amended as follows:

3. Fences – The enclosing of the back yard area with a section of fence and gate must be approved. Wood or wood composite in a natural wood colored stain; color consistent with the dwelling color, or white or off white stain only. Fencing may be vinyl in a split-rail or spaced design. Vinyl may not be in a stockade design and may not be a panel-style fence. The color of the vinyl may be white or off-white.

12. Roof alterations – Primary consideration will be conservation of the architectural scheme of the community. No windows will be allowed. Solar panels will be reviewed on a case-by-case basis. When submitting an application for roof alterations, include detailed drawings or pictures. Applications for solar panels must include the dimensions of the panels and the proposed placement on the roof.

16. Patios – Primary considerations will be placement and size. Brick, wood aggregate, wood composite, concrete, slate, flagstone, patio block, etc. are all acceptable with approval. Patios will be reviewed on a case-by-case basis. Patio must be in keeping with the architectural scheme of the community. When submitting an application for a patio, include a detailed sketch with the dimensions clearly indicated and the type of materials proposed for the patio.

17. Exterior Painting/Shutter Color Change/Siding Change – Primary consideration will be conservation of the architectural and color scheme of the community. Homeowners may request changes in the color scheme of their house. Requests to change exterior colors will not be approved if the requested color is the same as the color of either adjacent home. Siding changes are subject to the above color scheme rules. Vinyl and aluminum mixing on the primary structure may not be approved. Replacement siding must match the existing siding color unless the variation is specifically approved.

22. Electric Car Charging Stations – Electric car charging stations will be reviewed on a case-by-case basis. The charging station should be placed in a discreet location so as not to deter from the esthetics of the community. Applications for electric car charging stations must include the dimensions of the station, its proposed location, and a picture of the station.

C. Prohibited Improvements

8) ~~No solar arrays/panels~~

Solar arrays/panels are approved with a properly submitted Architectural Application.

11/8/13
Date

Tracy Malheur
President,

I hereby certify that this Resolution was adopted by the Board of Directors of Four Seasons Estates Homeowners Association, Inc., on November 8, 2013, and that a copy of this Resolution was mailed or hand-delivered to the Owners of Four Seasons Homeowners Association, Inc. on this 8th day of November, 2013.

This Resolution shall become effective on November 8, 2013.

ATTEST:

11/8/13
Date

Jennifer Laluro
Secretary,

2. Sheds / Playhouses

Only wood, wood composite, or mixed composite sheds/playhouses will be considered. Sheds/playhouses will be constructed only on the back or side of the dwelling. If shed is on the side of the dwelling, then it must not be any closer to the front of the dwelling than by half the distance of the side of the dwelling. Shed/Playhouse size is restricted to less than 171 square feet and no higher than 12 feet. Rubber/Vinyl prefabricated storage sheds of less than 36 square feet in area do not require ARC approval, but must follow placement guidelines stated above.

<u>Checklist Item</u>	<u>Required</u>
ARC Review Item	
ARC Approval	Yes
\$25.00/\$5.00 Check *	Yes
ARC Request Form	Yes
Plot Map	Yes
Installation Plan / Schedule	Yes
Sketch Of Structure	Yes
County Permit +	Yes
Final ARC Inspection Item	
General County Inspection Stamp	No
Electrical/Plumbing County Inspection Stamp	No
* If project is homeowner's first, then it is \$25.00 otherwise it is \$5.00. + If shed is greater than 64 square feet in area.	

3. Fences

The enclosing of the back yard area with a section of fence and gate must be approved. Wood or wood composite fences with natural stain, color consistent with dwelling color, or white stain only. Fencing may be even with the front face of the primary dwelling, but may not extend beyond the front face of the primary dwelling

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ARC Review Item	
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Installation Plan / Schedule	Yes
Sketch Of Structure	Yes
County Permit	Yes
Final ARC Inspection Item	
General County Inspection Stamp	Yes
Electrical/Plumbing County Inspection Stamp	No
* If project is homeowner's first, then it is \$25.00 otherwise it is \$5.00.	

4. Gates

Black iron rod, wood, or wood composite gates with natural stain, color consistent with dwelling color or white stain only. Iron rod gates consistent with iron rod railing with exterior entrance to dwelling basement will be considered.