

SECTION IV
RULES, REGULATIONS, & GUIDELINES
FOR
TALL OAKS CROSSING HOMEOWNERS'
ASSOCIATION, INC.

TALL OAKS CROSSING HOMEOWNERS' ASSOCIATION, INC.

POLICY RESOLUTION

RULES OF ENFORCEMENT

WHEREAS, the Board of Directors of Tall Oaks Crossing Homeowners' Association, Inc. is empowered to govern the affairs of the Homeowners Association pursuant to Article V of the ByLaws, and;

WHEREAS, there is a need to set up a formal procedure to enforce the rules and regulations fairly and equitably for all owners;

NOW, THEREFORE, BE IT RESOLVED that the following procedure is hereby adopted by the Board of Directors:

- A. In order to begin the rules enforcement process a complaint, including the date and approximate time of the violation, must be made in writing.
 1. Complaints can be submitted by an individual owner, groups of owners or residents or Committees.
 2. The person(s), Committee or group making the complaint must be identified in the letter.
 3. The person(s), Committee or group making the complaint will be called to testify at all hearings that may be called for the violation.
- B. Upon receipt of an alleged rule violation letter or form, a letter will be sent to the alleged violator by the Community Manager requesting they correct the problem. The Architectural and Covenants Committee will use a form to identify architectural violations and will place a note on the door of the unit in violation. This form will serve as the first notice.
- C. Upon receipt of a second alleged rule violation letter or form, a letter will be sent by the management agent of the Association to the unit owner or his/her agent, stating the alleged violation and a time period during which the alleged violation may be abated without sanction (not less than 10 days).
 1. A copy of this letter will be sent to the person(s), groups or Committees originating the complaint.
 2. If the violation persists past the grace period, a second letter or complaint form must be received by the Board of Directors from a complainant alleging that the violation still exists.
- D. After the receipt of the third letter or complaint form, a hearing will be scheduled.
 1. A hearing notice will be sent to the unit owner or his/her agent stating: nature of alleged violation; time and place of hearing; invitation to attend hearing and produce any statement, evidence or witnesses on their behalf; statement that a sanction may be imposed.

2. An invitation will also be sent to the person(s), groups or Committees originating the complaint(s) inviting them to the hearing in order to produce evidence to substantiate their complaint.

E. The Board or its designated representatives (a minimum of three persons) will hear testimony from both sides at the hearing held in executive session, then excuse both parties and render a decision.

F. The Board may impose sanctions such as a fine and/or suspension of voting rights and/or suspension of the right to use the recreational common areas. Should a fine be imposed on the violator, standard collection action will be pursued which includes a filing a lien on the unit for non-payment of the fine and ultimately foreclosure or lawsuit, if necessary.

RESOLUTION ADOPTED BY THE BOARD OF DIRECTORS ON: 8-22-91
Date

Vincent J. Carl
President

8-22-91
Date

Maureen E. Blawie
Secretary

8-22-91
Date

TALL OAKS CROSSING HOMEOWNERS' ASSOCIATION, INC.
c/o Condominium Venture, Inc.
7600 Hanover Parkway
Greenbelt, MD 20770
301-441-1070

TENNIS COURT RULES

1. Courts are for the use of Tall Oaks residents with valid tennis court keys and their guests only. The residents using the courts must accompany their guests at all times.
2. Gates to the courts must be kept locked at all times during play and must be locked when leaving the court.
3. Only tennis players are allowed on the playing surface.
4. Tennis courts are for tennis play only. No other activities are allowed on the courts.
5. Soft sole shoes must be worn on the playing surface.
6. No food or beverage is permitted on the playing surface.
7. Court times are limited to one hour when other players are waiting or signed up to use the court.

TALL OAKS CROSSING HOMEOWNERS' ASSOCIATION, INC.
c/o Condominium Venture, Inc.
7600 Hanover Parkway
Greenbelt, MD 20770
301-441-1070

POLICY RESOLUTION

WHEREAS, the Board of Directors has the responsibility to establish rules for the Association as stated in Article IV, Section 4.01 of the Bylaws, and

WHEREAS, the Board of Directors recognizes the need to set guidelines for architectural control of the community,

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors hereby establishes the attached architectural guidelines for the community.

These guidelines are effective this 11th day of April, 1991.

THIS RESOLUTION IS HEREBY ADOPTED BY THE BOARD OF DIRECTORS ON:

Date: 5-3-91
Vincent S. [Signature]
President
Date: 5-3-91
Maureen P. [Signature]
Secretary

TALL OAKS CROSSING HOMEOWNER'S ASSOCIATION, INC.
C/O D.H. Bader Management
14435 Cherry Lane Court
Laurel, MD 20707
301.953.1955

August 2009

Enclosed is a set of Architectural Guidelines developed by the Architectural and Covenants Committee. These guidelines have now been approved by the Board of Directors and are in force for all architectural changes to be pursued at Tall Oaks. A blank architectural variance form is also enclosed for your use.

These guidelines were developed so that the Architectural and Covenants Committee could make decisions that are consistent. Other communities have used similar guidelines very successfully in the enforcement of architectural control. The object of the Committee and the Board of Directors is to achieve architectural control of the community while allowing owners to make changes to their property. Our goals include the preservation and improvement of property values in the community, while creating harmonious living within our fine neighborhood.

Prior to commencing any exterior changes on your home, the architectural change needs to be approved by the Committee. We strongly recommend you submit your request early so the Committee has time to review and comment on the proposed change. Those of you who have already completed a project without Committee approval are requested to complete the enclosed form and submit it to D.H. Bader Management for forwarding to the Committee for review. This action will bring our records up-to-date.

Keep these guidelines with your papers for Tall Oaks and refer to them any time you decide to make an exterior change. Feel free to contact any Architectural Committee member or Board member or D.H. Bader Management if you have any questions regarding these guidelines. These guidelines should be passed on along with your other important papers to the purchaser of your home should you choose to sell. Thank you for your interest. We sincerely look forward to working with you on all architectural changes and on improving property values within the community.

TALL OAKS CROSSING DESIGN GUIDELINES

August 2009

FENCES

Fence height must not be greater than is necessary for its intended use since fencing can have a significant impact on adjoining properties and community open space. Fences will be either four or six foot heights as approved by the ACC. Six Foot fences require a permit from the city/county.

Planting schemes can be integrated with all fencing to soften the visual impact, and are encouraged. Fences exceeding the rear foundation line of a house should be landscaped.

Fences that extend into the front yard area of an adjoining lot will not be approved.

Gates must be compatible to fencing in design, materials, and height.

Fences should be no further forward than the back line of the house.

Fences made of wood should remain a natural wood color. See appendix for materials.

Application Contents:

1. Fence Style and Material.
2. Dimensions and location of fence gates.
3. Site plan which shows the relationship of the fence to adjacent houses and open spaces and to property lines.
4. Certification that all property owners adjacent to the proposed fence have been notified of the intent to install a fence.
5. Estimated start and completion date of fence construction.

STORAGE SHEDS

Tall Oaks Crossing is envisioned as a community in which each of its parts relates well and is properly integrated into the whole of its design. This depends largely upon the harmony of elements in the environment. One such element may be a storage shed, and the shed's relationship to the house it serves and to its neighbors. Any storage shed has an aesthetic impact on the neighborhood, and an inconsiderately placed or poorly designed shed can visually and functionally negate an otherwise desirable residential area. Therefore, it is important to remember in choosing and locating a shed that there are needs other than storage which must be considered.

Cluttering a neighborhood through uncoordinated selection and placement of sheds should be avoided, and will not be approved. Cooperation among neighbors in this matter can favorably affect the visual harmony of our community.

Shed Design Criteria:

The design must be related to its location. As the relationship between a house and a shed changes, so does the type of shed to be approved, its size, and its placement on the property.

The shed should be designed to appear as part of the landscape design theme, and may be a part of a gazebo, deck, or other outdoor improvement.

The shed must be designed to respect the aesthetic interest of neighboring parties.

The color scheme must be identical to the same colors as the house.

The roof should be sloped similarly to that of the house and must use the same color shingles.

Sheds should be constructed of wood or wood with siding matching the house. All-metal or fiberglass sheds will not be approved.

While sheds must provide sufficient size for the intended use, they must be appropriate to the property and compatible with the applicant's house and adjacent houses. Generally, sheds larger than 150 square feet in area will not be approved.

Applications Contents:

1. Site plan which shows the placement of the shed in relationship to property lines, the applicant's house and adjacent properties including houses.

2. Picture and/or detailed drawing and elevation, including dimensions.
3. Description of materials, including color of shed, trim and roof.
4. Color of house, including trim and roof color.
5. Estimated start and completion date of shed construction.
6. Certification that all property owners adjacent to the proposed shed have been notified of the intent to install a shed.

PATIOS & DECKS

Patio & Deck Location -

Patios provide a means for ground level extension of indoor space with less visual impact than elevated decks.

Applicants should review fence and shed design criteria with respect to visibility, privacy and materials.

Patios or decks must be located in rear yards.

When patio or deck schemes include other exterior changes, such as fencing, lights, plantings, etc., other appropriate sections of these guidelines should be consulted prior to application.

Under Deck Storage -

Raised decks include an under deck area which has a visual impact on neighbors in the surrounding area. When using an under deck area for informal storage, the impact on neighbors should be kept in mind. Storage must be maintained so as to present a neat, uncluttered appearance. Special screening or landscaping may be required to hide tall, spindly deck supports. Those items mentioned in Article VII, Section 7 of the Covenants may not be stored under any deck.

Material and Color -

Materials should have natural weathering qualities as do brick, wood and stone.

Wooden decks should not be painted, but remain its natural color. Wood may be left to weather naturally. [See the appendix for other material options other than wood.](#)

Drainage

If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Approval will be denied if adjoining properties are adversely affected by changes in drainage. In all cases in which a patio is contemplated, serious consideration should be given to making ground level surfaces of porous material, or to provide mulched beds to offset additional impervious deck or patio area.

Application Contents -

1. Drawings showing the size and style of the deck, details of railings and stairs, benches, etc.
2. Site plan showing the relationship of the deck to the house, lot and adjacent properties.
3. A description of materials to be used.
4. Dimensions of railings, posts, stairs, steps, benches and other details as required to clearly describe the proposal. Include height of deck off the ground.
5. Details of changes to windows and doors, if applicable.
6. Estimated completion date.
7. Certification that all property owners adjacent to the proposed deck have been notified of the intent to install a deck.

SUN CONTROL DEVICES

The manner in which sun control is implemented has considerable affect on the exterior appearance of a house and the desirable benefits of sun exposure in the winter, fall and spring.

Materials are available for application on inside of windows to reduce thermal transmission and glare. These materials may provide effective and economical alternatives to awnings and trellises. Effective sun control can often be provided by such simple measures as planting deciduous trees to shade windows from undesired sun exposure.

Sun control devices should be compatible with the architectural character of the house in terms of style, color and materials.

Awnings should be of straight-forward design without decorative embellishments, such as scallops, fringes and contrasting color stitches.

Awnings and trellises should be consistent with the visual scale of the houses to which they are attached.

Location -

Sun Control devices, other than materials applied to the interior glass surface, may not be placed on the front of the house.

The location of any awning or trellis should not adversely affect views, light, winter sun or natural ventilation.

Material & Color -

Solid colors must be used rather than stripes or patterns.

Trellis work should match the trim or dominant color of the applicant's house.

Pipe frames for canvas awnings should be painted to match trim or dominant color of the house. If awnings are removed for winter storage, frames must be removed.

Landscaping features are very important and should be integrated with sun control devices.

Application Contents -

1. Site plan showing location of trellis and/or awning.
2. Sketch, photograph or manufacturer's product information of proposed sun control device including indication of dimensions; construction details showing how the awning or trellis is attached to the house; materials and color. In the case of fabric awning, submissions of a material and color should be included.
3. Estimated completion date.
4. Details of changes to windows and doors, if applicable.
5. Estimated completion date.
6. Certification that all property owners adjacent to the proposed project have been notified of the intent to install sun controlled devices.

RECREATION & PLAY EQUIPMENT

Creatively designed play equipment is encouraged. The guidelines listed below are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact. Careful thought should be given to location and kinds of equipment to be installed since neighborhood facilities will be of a larger scale and have greater usage.

Location & Site -

Play equipment must be placed in rear yards. Consideration will be given to lot size, equipment size and design, amount of visual screening, etc.

Material & Color -

Play equipment constructed of wood is encouraged. Metal play equipment, exclusive of the wearing surfaces (slide poles, climbing rungs, etc.), and their poles should be painted dark earth tones to blend with the natural surrounding or, if located adjacent to a dwelling or fence, painted to match the background or screening structure. Other play equipment colors will be considered, contingent upon location and landscaping.

Application Contents -

1. Site plan showing relation of proposed play equipment to adjacent property lines, applicant's house and adjacent houses.
2. Photograph and/or sketch of proposed play equipment.
3. Dimensions.
4. Color and material.
5. Estimated completion date.
6. Certification that all property owners adjacent to the proposed project have been notified of the intent to install equipment.

SWIMMING POOLS

Only in-ground swimming pools will be considered. Pools that are 36" wall height or higher, round or oval, and or holds 1660 gallons of water or more are considered above ground/portable pools. These pools are prohibited. Pools for swimming must be located in the rear of the house.

Fencing -

A fence up to 6' high and compatible with the design style of the house is required to enclose the pool used for swimming and related pool equipment, and must meet the fencing criteria of these guidelines, especially with respect to property line set-back, material, and landscaping.

Application Contents -

Application to the Architectural and Environmental Review Committee must include:

1. A site plan showing location and dimensions of the pool, other related equipment, fences, etc., in relation to the applicant's house, property lines and adjacent dwellings.
2. Detailed drawings and plans of the pool, deck area, lighting arrangements, walkways, fences, etc. Additional pertinent information is needed regarding water supply system, drainage and water disposal system.
3. Planting plan for outside (exterior) fencing.
4. Estimated completion date.
5. Certification that all property owners adjacent to the proposed project have been notified of the intent to install a swimming pool.

MAJOR ALTERATIONS

Major alterations are considered to be those which substantially alter the existing structure or site plan by addition and/or subtraction. Room additions, porches or decks, attached greenhouses, fireplaces, chimneys, roof line changes, or driveway modifications all constitute major alterations.

Design criteria:

The design should be compatible in scale, material, and color with the applicant's house and adjacent houses, and in keeping with the lot size.

The location of major alterations should not impair the views or amount of sunlight and natural ventilation on adjacent properties.

Roofs must match the slope and shingle color of the roof on the applicant's house.

New windows and doors should match the type used on the applicant's

house, and should be located in a manner which relates well to the location of existing exterior openings on the house.

If changes in grade or other conditions *which will* affect drainage are anticipated, they should be indicated on the application. If adjacent properties are adversely affected by drainage changes, approval will be denied.

Application Contents

1. Site plan showing location of proposed structure or modification, and its relationship to property lines and adjacent houses.
2. Detailed drawings and plans, including exterior elevations and all dimensions.
3. Description of materials including type of siding, roofing materials, window and door materials, exterior lighting, and exterior colors. The type and color of siding and trim on the existing house structure should be included.
4. Please include duplicates of all *documents* which are to be submitted to city/county for a *building* permit, including drawings, materials, colors, and/or *photographs* to illustrate the relation of the alteration to the applicant's house and adjacent houses where necessary.
5. Landscape plans and any alterations to drainage.
6. Estimated start and completion dates for the alteration.
7. Certification that all property owners adjacent to the proposed project have been notified of the intent for a major alteration.

CHIMNEYS & METAL FLUES

Large metal flues and chimney caps through the roof must be painted, and any vent through the roof should be painted to match roof color. Chimneys must be masonry or enclosed in the same material as the exterior of the building.

Application Contents -

1. Site plan showing the relation of chimney/metal flues to the house, property line and adjacent neighbors.
2. Picture and/or detailed drawing of chimney/metal flue to include dimensions.
3. Color and style of house. If chimney was builder option, state how chimney differs from builder option.
4. Description of materials being used to construct chimney. If brick is being used and there is brick already on the house, the brick colors must match closely.
5. Estimated completion date.
6. Certification that all property owners adjacent to the proposed project have been notified of the intent to a chimney.

EXTERIOR DECORATIVE OBJECTS

Approval will be required for all introduced exterior decorative objects, including natural and man-made.

Exterior decorative objects include such representative items as bird baths, wagon wheels, sculptures, fountains, pools, stumps, driftwood piles, freestanding poles of all types, and items attached to approved structures.

Application Contents -

1. Site plan showing the relation of object to house, property lien and adjacent neighbors.
2. Picture and/or detailed drawing of object to include dimensions.
3. Color and material of object.
4. Estimated completion date.

5. Certification that all property owners adjacent to the proposed project have been notified of the intent to decorative objects.

EXTERIOR LIGHTING

No exterior lighting shall be directed outside the applicant's property. Light fixtures which are proposed in place of the original fixtures should be compatible in style and scale with the applicant's house.

Lighting which is part of the original structure must not be altered without approval.

Application contents:

1. Description of lighting to include wattage, height of light fixture above ground, and a complete description including descriptive material of the light fixture and location on the property.
2. Certification that all property owners adjacent to the proposed project have been notified of the intent to install exterior lighting.
3. Solar lighting is permitted from driveway to walkway only.

EXTERIOR PAINTING

Repainting a specific object to match its original color need not be submitted.

Color changes apply not only to the house siding, but also to the doors, shutters, trim, roofing and other structures. Change of exterior color should relate to the colors of the houses in the immediate area.

Application Contents:

Applications to the Architectural and Environmental Review Committee must include:

1. List of all exterior colors on the house and appurtenant

structures.

2. A color sample of the new color to be used.
3. Estimated completion date.
4. Certification that all property owners adjacent to the proposed project have been notified of the intent to do exterior painting.

FLAGPOLES

Permanent flagpoles should be of a height, color and location which are appropriate for the size of the property and background. Permanent free-standing flagpoles must be installed and maintained in a vertical position.

Homeowners wishing temporary flagpole staffs *which do not* exceed six feet in length and are attached at an incline to the front wall or pillar of the house or dwelling unit need not have an application.

Application Contents -

1. Site plan showing the relation of pole to the house, property line and adjacent neighbors.
2. Picture and/or detailed drawing of pole to include dimensions.
3. Description of material and color of flagpole.
4. Estimated installation date.
5. Certification that all property owners adjacent to the proposed project have been notified of the intent to install a flag pole.

PERMANENT GRILLS

Permanent grills should be placed in the rear of the house. It must comply with city code.

Application Contents -

1. Site plan showing the relation of the grill to the house, property line and adjacent homeowners.
2. Picture and/or detailed drawing of the grill and it should also

include dimensions and materials used

3. Estimated completion date.
4. Certification that all property owners adjacent to the proposed project have been notified of the intent to install a grill.

STORAGE OF BOATS, TRAILERS, CAMPERS, MOBILE HOMES OR RECREATIONAL VEHICLES

No recreational vehicle may be parked or stored in open view residential property, private streets or in open space.

The Board of Directors has defined "recreational vehicle" as follows:

1. Any boat or boat trailer.
2. Any motor home or other self-contained camper.
3. Any camper slip-ons where the camper backs are higher than the roof line of the cab of the truck.
4. Any mobile home, trailer or fifth-wheel trailer.
5. Any pop-up camper/tent, trailer or other similar recreation oriented portable or transportable facility or conveyance.
6. Any other vehicle not defined above which could not normally or regularly be used for daily transportation, including dune buggies or non-operative automobile collections or other automotive equipment not licensed for use on the highways of Maryland.

The following vehicles shall be treated in the same manner as recreational vehicles:

1. Any vehicle that is included in the State/County/City code as being defined as commercial.
2. Any private or public school or church bus.

SIDEWALKS & PATHWAYS

Stone or brick pathways or concrete sidewalks should be set back at least 4' from the property line and installed flush to the ground.

Application Contents -

1. Site plan showing the exact location of pathway or sidewalk.
2. Materials to be used including color. If using brick, type should be blend with that on the house.
3. Method or installation, plus a description of grading changes required, if any, the resulting impact on neighbors.
4. Estimated completion date.
5. Certification that all property owners adjacent to the proposed project have been notified of the intent to install sidewalks.

Landscaping & Vegetable Gardens

Location - Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic. Also, the views of neighboring units and shade patterns of larger trees should always be considered.

Scale - Care should be exercised in selecting plant materials which, upon maturity, will be of an appropriate size in height and breadth for its intended use and location. Mature size, both in height and diameter, should always be considered especially when planting close to walkways and houses.

Consideration should be given to the effect which *planting* will have on views from neighboring houses and property.

Massing, the three-dimensional appearance of planting may be improved by augmenting trees and taller shrubs with low spreading shrubs and/or ground cover.

All gardens must be neatly maintained throughout the growing season; this includes removal of all unused stakes, trellises and dead growth.

Rock Gardens - Written approval is necessary for rock gardens in the event rocks or collection of rocks exceed twenty-four (24) inches in any direction. All rocks shall be left in their natural color.

An application is not required for foundation planting. However, an application is required for hedges for more than two (2) feet in height or other features which in effect become structures, fences or screens, and as part of other applications were required.

Applications should include a description of the types and sizes of shrubs to be planted and a site plan showing the relationship of *plantings* to the house and adjacent dwellings.

An application is required for railroad ties or garden timbers which form a wall over twelve (12) inches high and eight (8) feet long. Include a site plan with the location of ties or timbers drawn in and information on landscaping plans and any grading changes.

An application must be submitted for vegetable gardens which do not meet the following conditions:

1. It is located between the rear line of the house and the rear property line.
2. Its size does not exceed 1/4 of the area described in number 1.
3. It is not planted on a grade exceeding a ratio of five (5) feet to one hundred (100) feet.
4. It does not damage property below it through the flow of water onto lower property.
5. It does not encroach on Association open space.

Application contents:

1. Site plan showing the exact location of the garden.
2. Type of garden, type of plants, ancillary equipments (trellis, poles, etc.).
3. Type of tree, shrub and its size at maturity.
4. Outline any change to the drainage pattern, especially as it affects adjoining properties.
5. Construction details of all walls, screens, trellis, etc.
6. Certification that all property owners adjacent to the proposed project have been notified of the intent to landscape.

CONFORMING ITEMS NOT REQUIRING AN APPLICATION

Attic Ventilators must match the siding or trim on the house if mounted on gable end. Roof location shall be on the least visible side of the ridge pole.

House numbers have been installed in accordance with the Bowie City code and should not be altered.

Gutters & Downspouts - gutters and downspouts should match those existing in color and design, and must not adversely affect drainage on adjacent properties.

Trash Cans - Trash cans must be stored out of sight.

Firewood - Firewood shall be kept neatly stacked and shall be located to the rear of the residence. It should be located in such a manner to minimize visual impact. Per Article VI, Section 7 screening is required. Refer to Bowie and PG County codes for special environmental _r_3 construction requirements.

Firewood piles shall be kept off the building at least 6" - 12" in order to prevent termites from leaving the firewood and entering the house, thus voiding the termite protection.

Real Estate Sales/Rent Signs - Real estate signs must meet County regulations with respect to size, content and removal. Tall Oaks Covenants require the sign be no larger than 18" by 24". "Sold" signs are discouraged. Signs may only be placed in the front yard of the property available. Leader signs are not permitted.

MAINTENANCE GUIDELINES

Property ownership includes the responsibility for maintenance of all structures and grounds which are a part of the property. This includes, but is not limited to, items such as mowing grass, removal of trash 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 maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences, sheds and playground type of equipment.

The following represents some conditions which the Architectural & Covenants Committee considers a violation:

1. Peeling paint on exterior trim.
 - a. Dented mailboxes or mailboxes and/or stands in need of repainting.
2. Playground equipment which is either broken or in need of repainting.
3. Fences with either broken or missing parts.
4. Sheds with broken doors or in need of painting or repair.
5. Decks in need of repair.
6. Concrete or masonry block foundations and/or party walls in need of repainting.

Most residents would not allow any of the above conditions to exist as they seek to preserve and protect their investment in their homes and to limit their personal liability by keeping all improvements on their lots in good condition. The Association expects that all -residents will do this necessary maintenance to prevent any of the cited conditions from occurring in Tall Oaks.

Mowing - Turf areas need to be mowed at regular intervals, maintaining a maximum height of six (6) inches.

Planted beds must be kept in a neat and orderly manner.

Trash Removal - Each resident is responsible for picking up litter on his property and preventing wind-blown debris from originating on his land. Remember that household trash should be kept in a covered receptacle and except for collection days the receptacle should be kept out of the public view.

At no time is the Association open space considered a dumping ground for inorganic debris. Organic debris such as leaves, grass clippings and branches may not be dumped on open space.

Removal of trash and debris from all Association areas accumulating from resident usage will be completed as necessary.

Remember that the removal of trash costs the Association dollars and voluntary resident and neighborhood clean-tip, in

addition to controlling the litter at the source saves everyone money.

Erosion Control - Each resident is responsible for seeing that their lot area is protected from erosion and that storm drain structures are not blocked so as to cause additional erosion problems that will silt up ponds and stream valleys.

APPENDIX

Fence Materials

Accepted Materials: Aluminum, pressure treated lumber, cedar or vinyl/ PVC

Approved/ Alternative Building Materials

Siding

Vinyl



Hardie/ Cement Fiber Board



Decking Boards



There are now alternatives to wood decking boards made of synthetic material which will prevent rotting and future maintenance needs.

Natural woods are still acceptable, pressure treated pine is the most popular or exotic hardwoods such as epe are becoming trendy.

Rails

You now have options for rails such as, vinyl/ PVC, synthetic woods or the typical pressure treated pine.

Trim Board and plywood are also made of synthetic plastic/ vinyl materials.



Walkways

Stamped concrete and pavers have become common materials used for walkways & patios

**TALL OAKS CROSSING HOMEOWNERS ASSOCIATION, INC.
APPLICATION FOR EXTERIOR ALTERATION**

NAME: _____
ADDRESS: _____
PHONE NUMBER: (H) _____ (W) _____
LOT NO. _____ BUILDER: _____

WARNING: Exterior alterations commenced without prior approval of the Architectural & Covenant Committee are in violation of the covenants and are at the applicant's own risk.

INSTRUCTIONS: Give purpose and full details of proposed change. If any painting is required, attach paint color chip. *All structural changes require a plot plan with a scaled drawing of the proposed alteration or addition.* Please limit attachments to 8 1/2" by 11" and submit in duplicate. **Applications lacking full details of proposed exterior alteration will not be processed until all details are mailed or faxed to the Association.** FAX application to 301- 953-1912 or mail application to:

Tall Oaks Crossing Homeowners Association, Inc.
c/o D. H. Bader Management Services, Inc.
14435 Cherry Lane Court, Suite 210
Laurel, MD 20707
301-953-1955

DESCRIPTION OF CHANGE REQUESTED:

NOTES:

1. Acknowledgment of your request must be obtained by all adjoining or adjacent property owners prior to submission.
2. Prior to starting to build, building permits should be obtained from the City of Bowie and Prince George's County. Further, nothing herein contained shall be construed as a waiver of modification of any said City and County restrictions. If a permit is required, then the applicant is required to provide a copy of the approved permit to the Association prior to construction.
3. Applications usually take no longer than 30 days for review. A copy of the application will be returned to you after acted upon by the Covenant Committee and the Board of Directors.
4. Applicant must contact the Covenant Committee upon completion of proposed change for verification of compliance. Work as expressed herein must be completed within 12 months of approval. Extenuating circumstances regarding completion should be brought to the attention of the ACC.

OWNERS SIGNATURE: _____ **DATE:** _____

ADJOINING/ADJACENT HOMEOWNERS ACKNOWLEDGMENT OF THIS APPLICATION :

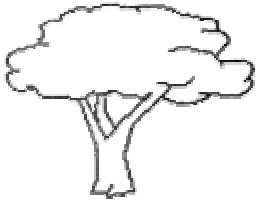
Printed Name	Signature	Address	Date
Printed Name	Signature	Address	Date

TALL OAKS CROSSING ARCHITECTURAL & COVENANT COMMITTEE ACTION:

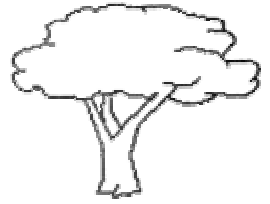
- Application Approved as Submitted.
 Application Approved with the following provision(s):

Application **DENIED** for the following reason(s): _____
Signed: _____ Date: _____
Committee Member
Signed: _____ Date: _____
Board Member

J:\HOA\to\ACC\tall oaks ACC.Application.doc



TALL OAKS CROSSING HOMEOWNERS' ASSOCIATION
c/o Condominium Venture, Inc.
7600 Hanover Parkway
Greenbelt, MD 20770
(301) 441-1070



ARCHITECTURAL GUIDELINES FOR DECKS

At their meeting on December 3, 1992, the Board of Directors voted to modify the Architectural Guidelines to permit the staining or painting of deck railings, subject to approval by the ACC. The change is effective immediately.

Original language:

“Wooden decks should not be painted, but remain its natural color.”

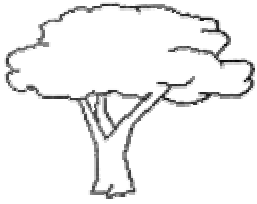
Modified language:

“Deck flooring and supports should not be painted but may be treated with a preservative. Railings may be stained or painted a color which is compatible with the house.

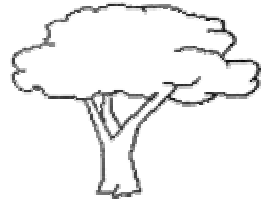
The board’s action was prompted by an appeal from a resident and was based, in part, on the fact that many Tall Oaks’ homes with front porches have railings painted to match the house’s siding or trim.

1999 DEC 20 A 11:38
 CLERK OF THE
 CIRCUIT COURT

RECORDING FEE 15.00
 TOTAL 15.00
 Rest # PC03 Acct # 65396
 VJ LJJ Bk # 4722
 Dec 28, 1999 11:39 am



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ARCHITECTURAL GUIDELINES FOR THE USE OF
PORTABLE BASKETBALL EQUIPMENT

Since the community has shown a great desire for the use of portable basketball equipment in the front yard, the Board of Directors voted at their meeting on November 3, 1994, to modify the Architectural Guidelines to permit the use of portable basketball equipment in the front yard.

The following guidelines are in effect delineating their use:

TYPE OF EQUIPMENT: Portable or Temporary Post and Backboard

HOURS OF USE: 10 A.M. UNTIL DARK

NOTE: Guidelines for installation and use of basketball equipment in the rear yard remains unchanged.

Recognizing the potential disturbance which may result from an active basketball game in an otherwise quiet neighborhood, residents are urged to be considerate of their neighbors in the placement of this equipment, the level of noise and number of children allowed to use this equipment at any particular time.

Tall Oaks Crossing Homeowners Association, Inc.
c/o D. H. Bader Management
14435 Cherry Lane Court suite 210
Laurel, MD 20707
301.953.1955

ARCHITECTURAL GUIDELINES FOR PAVERS

The Board of Directors voted on July 5, 2010 to modify the Architectural Guidelines to permit the usage of pavers for walkway leading to house, porch/stoop, driveway and patio, subject to approval by the ACC. The modified language is effective as of July 5, 2010.

Original language:

Walkways: Stamped concrete and pavers have become common materials used for walkways and patios.

Modified language:

Pavers will be a permitted material for driveway, walkway leading to house, porch/stoop, and patio. Color, texture, and design pattern should blend in with materials on house so that it compliments property aesthetic theme. Installation of pavers over existing driveway or concrete is prohibited.