

HABITAT 1, SECTION B CONDOMINIUM RULES & REGULATIONS SUMMARY

ARCHITECTURAL CHANGE REQUEST Change requests are routinely approved unless the requested changes conflict with established standards of the community. Common requests are for installation of rain gutters, replacement of a deck or fence, replacement of windows or unit doors, changing the paint color on the unit entry door, porch light replacement, and installation of flowerbeds or other landscaping requests. While seeking approval for these changes may trouble some owners, it is important to note that properly exercised design review protects property values by creating and preserving an attractive community.

To minimize problems and needless expenses incurred correcting unapproved modifications, a written application and approval is required prior to making any changes to the unit exterior. It is strongly recommended that approval of the replacement fixture be obtained prior to purchase. To avoid delays in the approval process, the application should include a detailed description of the proposed changes and any pictures or drawing available. Any unit owner contemplating changes to the exterior of their unit can obtain an *Architectural Change Request* (ACR) form by contacting Diane Collins at Procom at 410-721-0777 x142. The form can also be downloaded by going to the Procom website, www.procomgt.com and click on the Habitat B link.

Page 21, Article IV – Board of Directors, Section 8 Aesthetics; Page 23, Article VII – Obligation of Owners, Section 4 Structural Alterations

COURTYARDS Unit owners and residents must keep the interior of the patios and courtyards clean and free from obstructions. Cluttered patios and courtyards can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space.

Page 25, Article VII – Obligation of Owners, Section 9 Miscellaneous (m)

DECKS Decks and deck railings must be constructed of high-quality exterior grade pressure treated wood and architecturally consistent with similar structures in the surrounding units. All nails and fasteners must be galvanized or stainless steel. Deck railings may not exceed 4'-0" inches in height, measured from the deck floor to the top of the uppermost horizontal member. Decks and deck railings can be natural in color or painted or stained dark brown to match the trim on the units.

The attachment of a fine-gauge, vinyl-coated wire to the inside of open rail decks will be considered for the safety of small children and pets. An ACR form must be submitted.

Under deck storage of any kind is prohibited, as this is common area. Elevated decks have an under deck area which can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space.

Privacy screens or walls appended to decks are not permitted.

Page 21, Article IV – Board of Directors, Section 8 Aesthetics; Page 24, Article VII – Obligation of Owners, Section 8 Exclusive Easement Areas

DOORS An Architectural Change Request application is required before the installation/replacement of entry, storm door, or sliding door. **To minimize problems and needless expenses incurred correcting unapproved installations, it is strongly recommended that approval of the entry door, storm door, or sliding door be obtained prior to purchasing the door.** Please contact community manager Diane Collins at Procom at 410-721-0777 x142 to obtain a copy of approved door styles and/or an Architectural Change Request form.

Page 21, Article IV – Board of Directors, Section 8 Aesthetics; Article VII – Obligation of Owners, Section 4 Structural Alterations

FENCES Fences will be board-on-board style, with a 1 x 4 top rail, constructed of weather-resistant wood, with a minimum height of no less than 5-ft. and a maximum height of no more than 6-ft. Fences can be natural in color or painted or stained dark brown to match the trim on the units.

Page 21, Article IV – Board of Directors, Section 8 Aesthetics; Page 24, Article VII – Obligation of Owners, Section 8 Exclusive Easement Areas

FLAGS, BANNERS & PENNANTS Generally, flags, banners and pennants are not permitted. However, one portable, removable American flag may be displayed from a bracket mounted to the unit owner’s fence or deck. Flag brackets may not be mounted to the building.

Page 23, Article VII – Obligation of Owners, Section 3 Nuisances Prohibited; Board Resolution 04-10.1; Maryland Real Property Code, Section 14-128

GARBAGE & RECYCLING Garbage should be placed only in covered trash containers or bagged and tied, and placed in front of your garage on Monday and Thursday (collection days) by no later than 7 am. Trash may be placed in front of the garage after dark the evening before collection day. Please return your trash containers to your fenced yard or garage by the end of collection day. **Trash containers may not be left in the front of units that open to the common area or under decks.** Recycling is picked up on Wednesdays.

Page 24, Article VII – Obligation of Owners, Section 9 Miscellaneous (d); page 33, Article VIII Use of Property, Section 3 (f)

GARAGES & MOTOR VEHICLES Garage doors shall remain closed except to afford entry and exit. Repair of vehicles is not permitted within the Condominium property. Vehicles which cannot operate on their own power must be removed from condominium property within 24-hours.

Page 24, Article VII – Obligation of Owners, Section 9 Miscellaneous (g)

HOLIDAY DECORATIONS Lights of a steady or flashing nature are permitted to be used during the year-end holiday season. Exterior decorations must be taken down

not later than January 31. Please note that decorations may not be mounted to the roof or building and unit owners are never authorized or permitted to be on unit roofs.

Page 23, Article VII – Obligation of Owners, Section 3 Nuisances Prohibited; Board Resolution 03-02.1, 03-02.2.

LANDSCAPING Prior to the installation of plants and flowers, garden fencing, landscape timbers, and decorative rocks and flowerpots in the common area outside the unit, an ACR form detailing the proposed plan must be submitted to and approved by the Board. The cost to correct water and drainage problems resulting from unauthorized plantings and installations may be passed on to the unit owner.

Page 24, Article VII – Obligation of Owners, Section 8 Exclusive Easement Areas

LIGHTING An Architectural Change Request application is required before the installation/replacement of the unit's exterior light fixture. ***It is strongly recommended that approval of the light fixture be obtained prior to purchasing the light.*** Please contact Diane Collins at Procom at 410-721-0777 x142 to obtain a copy of approved light fixture styles and/or an Architectural Change Request form.

Page 21, Article IV – Board of Directors, Section 8 Aesthetics

PARKING Since we have limited parking, please observe these guidelines:

1. Park only in the garage or driveway. Piggyback parking is not permitted due to navigational and safety issues with respect to emergency vehicles.
2. Vehicles parked on Habitat 1, Section B property must display a parking hangtag. Replacement cost for lost or stolen hangtags is \$12.
3. Only licensed and operating vehicles for personal use are allowed on Habitat 1, Section B property.
4. Only those commercial vehicles on official business are permitted to park temporarily on Habitat 1, Section B property. Residents driving work vehicles are asked to park on Holly Hill Lane or Tilghman Drive.
5. Garage storage may not displace vehicles.
6. RVs, trailers, snowmobiles, jet skis, and boats or any other recreational pleasure craft are not permitted on Habitat 1, Section B property and must be stored off site.

Page 24, Article VII – Obligation of Owners, Section 9 Miscellaneous (g); page 33, Article VIII Use of Property, Section 3 (d); Board Resolution 03-11.6, 04-03.2, 04-04.2

PETS Domestic pets are welcome at Habitat 1, Section B but we ask that you follow these guidelines:

1. All pets must be under owner's control (carried or leashed) when in the common area.
2. Chains, ropes, and tie-out lines are strictly prohibited in the common areas.
3. Breeding for commercial purposes is forbidden.
4. Clean up after your pet in the common area. *Unit owners may be held*

responsible for damage to common areas caused by pets urinating and/or defecating.

5. Barking must be strictly controlled. *It is unlawful for a person to permit the animal to disturb the quiet of a person or neighborhood.*
6. The owner of an animal may not permit the animal to damage the property of others, including common areas.
7. Aggressive animals are not permitted on the property.

Page 24, Article VII – Obligation of Owners, Section 7 Pets; Page 33, Article VIII Use of Property, Section 3 (h); Anne Arundel County Code, Article 12, Title 4

RULES & REGULATIONS Certain rules and regulations control use of Habitat 1, Section B common property. The governing documents specifically authorize the Board to enact necessary and reasonable rules. This is done to maintain a pleasant living environment for everyone, as well as for your protection and to safeguard your property value. All owners, renters and guests are subject to Habitat 1, Section B rules and regulations. It is the responsibility of each unit owner to inform renters and guests of Habitat rules and regulations. Additionally, the unit owner is held accountable for any violation by renters or guests. All rule violation notices may be appealed to the Board. To report a rule enforcement issue, you may contact Diane Collins at 410-721-0777 x142. However, it must be followed-up in writing.

Page 8, Master Deed, 7. Bylaws and Administration; Page 9, Master Deed, 11. Compliance by Owners; Page 14, Article I – Nature of By-laws, Section 2 Application; Page 20, Article IV – Board of Directors, Section 8 Rules and Regulations; Page 25, Article VII – Obligation of Owners, Section 9 Miscellaneous (n)(q)

SATELLITE DISHES Installation and placement of satellite dish must conform to FCC regulations. Please contact Diane Collins at Procom at 410-721-0777 x142 before having a satellite dish installed.

- The satellite receiver is 1 meter (39.37 inches) or less in diameter.
- No more than one satellite receiver is permitted at any unit.
- The satellite receiver shall be placed in a location which, while providing the resident with an “acceptable quality signal”, minimizes the visual impact to neighbors and the community.
- Satellite receivers may not be mounted to the roof or building.

Page 32, Article VIII Use of Property, Section 3 (c); Board Resolution dated 03/05/98; FCC Regulation 47 C.F.R. Section 1.4000 (1996)

SIGNS Only one professional quality FOR RENT or FOR SALE sign measuring no larger than 48 square inches is permitted. Posted signs may be 20” x 28” or 24” x 24” and must be professional in appearance. Hand written signs are strictly prohibited. Signs should be placed inside the unit window but not in the common area. Signs placed in the common area will be removed without warning. Please inform real estate agents of the policy.

Candidate signs may be displayed 30 days before the primary election, general election, or vote on the proposition and must be removed within 7 days after the primary election, general election, or vote on the proposition.

Page 23, Article VII – Obligation of Owners, Section 6 Signs; page 33, Article VIII Use of Property, Section 3 (i); Board Resolution 05-07.2; Maryland Condominium Act § 11-111.2.

TOYS, BICYCLES, CARRIAGES, ETC. Toys, bicycles, scooters, baby carriages or similar vehicles or other personal articles may not be left in common areas or driveways, and may not obstruct the use of common area walkways.

Page 24, Article VII – Obligation of Owners, Section 9 Miscellaneous (a) (b)

UTILITIES The Condominium Association pays for common area water and electricity, and water to the unit. You pay all other utilities that serve your home. For your convenience, following is a list of area utility companies:

Baltimore Gas & Electric (BGE)	410-685-0123 or 800-685-0123	Comcast Cable	888-266-2278
Verizon (telephone)	410-954-6260		

VEHICLE REPAIRS Repair of vehicles is prohibited within the Habitat 1 Section B property. Any vehicles which cannot operate on its own power must be removed from the property within 24 hours.

Page 24, Article VII – Obligation of Owners, Section 9 Miscellaneous (g)