

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION, INC.
C/O VANGUARD MANAGEMENT ASSOCIATES, INC.
P.O. BOX 39 * GERMANTOWN, MD 20875-0039
(301) 540-8600

ARCHITECTURAL CONTROL REGULATIONS

INTRODUCTION

The appearance of the community of Montgomery Meadows affects all who live in the community. An attractive home in a pleasant and visually pleasing neighborhood is a source of pride and enjoyment for the residents of the community, and makes a good impression on friends and guests. The appearance of the community can also affect the value of a home, should one decide to sell or rent it.

In order to maintain a pleasing and attractive community, the documents that established the Montgomery Meadows Homeowners Association and that govern the operation of the Association prohibit you from making changes to the external appearance of your home or yard unless the change has been approved by the Association or its designated representatives. The purpose of the Architectural Control Regulations is to provide you with information about the regulation of the architectural appearance of Montgomery Meadows and to establish the procedures for requesting approval of architectural changes to your home or property.

AUTHORITY

Article VI of the Declarations of Covenants, Conditions and Restrictions ("The Declaration") states:

No building, fence, wall or other structure shall be commenced, erected or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted in duplicate to the Board of Directors of the Association and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after receipt of said plans and specifications, approval will not be required and this article will be deemed fully complied with.

Article VII of the Declaration also limits or prohibits certain uses of or changes to your property. Some of these limitations do not apply; however, if you obtain approval as required by Article VI of the Declaration. Paragraph (n) of Article VII of the Declaration states:

(n) Nothing contained in this Article VII shall be construed to limit in any way the rights and powers of the Board of Directors to approve or disapprove of the erection of buildings, fences, walls or other structures or of changes or alterations to the Property, as more fully provided in Article VI hereof.

The powers of the Board of Directors, including the authority to appoint committees to carry out its powers and duties, are set forth in the By-Laws of the Montgomery Meadows Homeowners Association. These Architectural Control Regulations are subject to the provisions of the Declaration and By-Laws.

THE ARCHITECTURE SUBCOMMITTEE

The Board of Directors has appointed the Liaison Committee to assist in the administration and government of the Association. In turn, the Liaison Committee, with the approval of the Board of Directors, has appointed the Architecture Subcommittee. The Architecture Subcommittee is composed of seven members, all of whom are appointed by the Liaison Committee to serve a one-year term.

The Architecture Subcommittee has four primary responsibilities:

1. To receive, review, and respond to homeowner requests for approval of architectural changes;
2. To monitor compliance with those provisions of the Declaration relating to architectural and environmental controls;
3. To administer these Architectural Control Regulations; and
4. To initiate ideas and receive suggestions for improving the appearance of our community.

In carrying out these responsibilities, the members of the Subcommittee serve with the best interest of the community in mind. It is not their intention to constrain the residents, but simply to protect everyone's investment in the community by maintaining an aesthetically pleasing environment. The Subcommittee meets at least once a month to act on requests for approval and other architectural matters. Members of the community are invited to attend the Subcommittee's meetings.

PROCEDURES FOR APPROVAL

All architectural changes must be approved in writing before the change is made, unless the change is covered by a Blanket Approval, as described below under the heading "Blanket Approvals." The procedures for obtaining approval are as follows:

1. A "Request for Approval" form must be submitted in duplicate to the Architecture Subcommittee Chairperson, either in person or c/o Vanguard Management, P.O. Box 39, Germantown, MD 20875-0039, (301) 540 - 8600. A copy of the form is attached to these Architectural Control Regulations. The Request For Approval must include the following information:
 - a. The name, address, and phone numbers (home and office) of the person requesting the change;
 - b. A description of the proposed change;
 - c. A sketch, drawing, or copy of plans showing the proposed change as it will appear when completed;
 - d. A description of the specifications for the proposed change, including colors, stains, sizes, materials, location and other pertinent information;
 - e. Any other materials which you believe would assist the Subcommittee in responding to the request.
2. Your Request for Approval will be reviewed by the Subcommittee for completeness. If additional information or clarification of the submission is required, you will be notified by the Subcommittee. An application will be denied if all information has not been provided; however, you will be given the opportunity to resubmit the application with the additional information.
3. The completed Request for Approval will be reviewed by the Subcommittee to determine whether the proposed change conforms as to harmony of external design and location in relation to surrounding structures and topography. In some cases, the Subcommittee may require modifications to the proposed change as a condition of approval.

4. The Subcommittee will notify you in writing of the approval or denial of your Request For Approval within 30 days of receipt of the completed application. Your application may be approved subject to the condition that you make modifications to the proposed change as specified in the approval, and you will be deemed to have agreed to those modifications unless you appeal the Subcommittee's decision, as provided below.
5. All modifications must be completed within 90 days from the start of construction or alteration.

APPEAL

You may appeal the denial or modification of your Request For Approval to the Liaison Committee, in accordance with the following procedures:

1. Your appeal must be submitted in writing within 14 days to the Liaison Committee, c/o Vanguard Management Associates, P.O. Box 39, Germantown, MD 20875-0039, (301) 540 - 8600.
2. Your request must state the specific reasons for your appeal from the Subcommittee's decision. You should provide any information or arguments which you want the Liaison Committee to consider in support of your position that the decision of the Subcommittee is wrong. If you want the opportunity to present your views to the Liaison Committee in person, you should say so in your appeal.
3. The Liaison Committee will have thirty days in which to affirm or reverse the decision of the Subcommittee. The Subcommittee's decision will only be reversed where it is shown to be clearly erroneous. the Liaison Committee's decision will be sent to you in writing. The Liaison Committee's decision is final.

BLANKET APPROVALS

To help expedite certain non-controversial improvements, the Subcommittee has given automatic or "Blanket" approval to many common alterations. The changes for which Blanket Approval has been granted are specified on Attachment I - BLANKET APPROVALS. Only changes which conform exactly to the specifications under Blanket Approvals are covered by the Blanket Approvals.

regulations. No one entering any such Lot for these purposes shall be deemed to have committed a trespass or wrongful or illegal act by reason of any such entry or inspection.

B. Violation Procedures

If a homeowner makes a change to their property and that change is not covered by a Blanket Approval, or has not been expressly approved by the Architectural Subcommittee, or is contrary to the terms of approval, or is in defiance of disapproval, the Subcommittee will so notify the homeowner in writing. The following procedures will apply:

1. The Subcommittee will send written notification to the homeowner specifically stating the violation, and the actions required to bring the property into compliance. If the homeowner is in the process of making an unapproved change, he must stop work immediately.
2. The homeowner will be given 15 to 30 days, depending on the nature of the violation, in which to correct the violation.
3. If the violation is a failure to request approval of a change which, in the sole discretion of the Subcommittee, would normally have been approved if submitted, the homeowner will be invited to file a Request for Approval, as described above. In such circumstances, the Subcommittee may grant retroactive approval, and may grant such approval subject to the condition that the homeowner make specific modifications. The decision of the Subcommittee may be appealed, as described above.
4. A homeowner may appeal a notice of violation to the Liaison Committee as described above under the heading "Appeal."
5. Homeowners with violations which are not corrected or, where permitted, who do not file a Request for Approval, within the time specified in the notice of violation will be subject to such enforcement actions as the Subcommittee may deem advisable, including, without limitation, withdrawal of the privilege to use the Common Area and Facilities and referral of the matter to the Association's attorney for appropriate legal action.

You must apply for approval, as described above, for any change that is not covered under Blanket Approvals, including, without limitation, all fences. The list of Blanket Approvals will be reviewed at least annually, at which time items may be added to or deleted from the list.

COMPLIANCE WITH APPLICABLE LAWS

All modifications or additions, whether specifically approved by the Subcommittee or covered by a Blanket Approval, must meet Maryland State, Montgomery County and City of Gaithersburg building, fire, sanitation or other applicable codes and regulations. They must be covered by a valid building permit and must not infringe on right-of-ways, property lines, or existing utilities. Coverage by a Blanket Approval or the grant of an individual approval by the Subcommittee does not constitute a warranty or representation by the Subcommittee or the Association that the proposed change conforms to applicable state, county and city laws, rules or regulations. Such compliance is the sole responsibility of each homeowner.

PROHIBITED CHANGES

Certain changes have been judged, in all cases, not to be in harmony as to external design and location in relation to surrounding structures and topography. These changes are listed on Attachment II - PROHIBITED CHANGES. Individual requests for approval of these changes will, in all cases, be denied. The list of Prohibited Changes will be reviewed at least annually, at which time items may be added to or deleted from the list.

ENFORCEMENT

A. Monitoring Compliance

It is the responsibility of the Architecture Subcommittee to monitor compliance with the provisions of the Declaration relating to architectural and environmental controls, and with these Architectural Control Regulations. In carrying out this responsibility, members of the Subcommittee are authorized to enter upon your property to make inspections and to enforce and administer the Declaration and these regulations. Article VI of the Declaration states, in part, as follows:

In carrying out the provisions of this Article VI, Article VII, Article VIII or any other Article of this Declaration and of any of the rules and regulations adopted and promulgated pursuant to the provisions thereof, the Board of Directors and/or the Declarant during the period of development, or their respective agents, employees, successors and assigns, may come upon any Lot during reasonable hours for the purpose of enforcing and administering those provisions or rules and

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION

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The Architecture Subcommittee, the Liaison Committee, and the Board of Directors welcome your suggestions and comments. Complaints by homeowners citing violations must be submitted in writing to the Chairperson of the Architecture Subcommittee and may be submitted in person or c/o Vanguard Management, P.O. Box 39, Germantown, MD 20875-0039, (301) 540-8600. All letters will be received in confidence; however, we request that you provide your name, address and phone number so that we may contact you if necessary. Of course, we will need a description of any suspected violation, and the address (and name, if known).

Attachment I
Blanket Approvals

To assist you, the following changes have received Blanket Approval for which no further written approval is necessary. Only changes which conform exactly to the following requirements will be deemed covered by the Blanket Approval.

1. Plants, shrubs, and flowers are permitted anywhere on your property. Flowers and flowering plants growing in the front yard must be limited to 40 inches in height. Fruit and vegetable gardens are permitted in rear yards only, and only provided the rear yard is completely enclosed by a fence. No garden plants may exceed 6 feet in height.
2. Any tree other than Silver Maple, Tulip Poplar, American Beech, Elm Weeping Willow, Female Ginkgo Balboa, or Bamboo.
3. Picnic tables, with or without umbrellas in rear yard only.
4. Decorative borders around shrubs and flower beds in front yard, up to 12 inches high, in the following styles:
 - a. Brick: consistent with house facade or similar.
 - b. Railroad ties or landscaping timbers.
 - c. Landscaping stones.
5. Storm and screen doors with the following characteristics:
 - a. The door is baked white enamel.
 - b. White doors are preferred, but black or brown are acceptable, provided they match the existing color of the shutters. Any other color desired must be approved by the Board of Directors and/or Architectural Committee.
6. Installation of deadbolt locks, peepholes, door knockers, door bells, and brass kick plates.
7. Green garden hose and caddie affixed to the front or rear of the house and extending no higher than 36 inches from ground level.
8. Display of seasonal decorations on one's property. These decorations must be removed once the season or holiday is over.

9. Antenna wire from an internal attic antenna or cable TV wire, may run down back side of the house provided any exposed cable is completely concealed.
10. Thermostatically controlled, electrically driven, roof top ventilator installed on rear slope of the roof, mounted height of fan housing not to exceed 10 inches from surface. Fans complying with these specifications may be mounted on the side of end unit homes.
11. Rear ground level patios when the rear yard is completely fenced and doesn't impede on any building restriction lines.
12. A dog house which does not exceed four feet in height, located only in rear yard and the rear yard must be completely fenced.
13. Railings for front stoop if it conforms to the existing railing in height, style, material and color, that is, black wrought iron with a maximum height of 36 inches. Railing may not extend past the last step.
14. Shutters: The shutters on the front of the house must remain as originally installed by the builder. Shutters on the rear of the house must meet the following specifications:
 - a. Must match the color and style of the existing shutters.
 - b. The size must be the same as originally installed by the builder on the front of the house, except on the Worthington and Ruxton models.
 - c. Placement must be the same as on the front of the house.
15. French style doors may be substituted in lieu of sliding glass doors.

REQUIRED APPROVALS

These items will be approved for construction if and only if proper written notification with design plans are presented to the Architectural Committee thirty days before planned construction.

1. Deck construction, or modification to existing deck.
2. Fence construction, or modification to existing fence.
3. Shed construction, or modification to existing shed.
4. Exterior lighting modifications.

Attachment II

PROHIBITED MODIFICATIONS

1. Window fans or air conditioners.
2. Window awnings.
3. Window flower boxes.
4. Exterior antenna of any kind.
5. Zoysia grass.
6. Clotheslines, clothes racks or poles.
7. Changes to the existing appearance as to color or surface of the front porch, front walkway, and front steps of individual units.
8. Changes to the existing exterior color of the house, including brick, poured foundation, shutters, and trim.
9. Solar panels.
10. Second story (in relation to rear elevation) decks exceeding 20 feet in depth from house or having less than 1 foot clearance from common wall(s) of house.
11. Security doors: storm/security doors with iron workings.
12. Bars on windows.

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION, INC.

ADDENDUM TO ARCHITECTURAL CONTROL REGULATIONS

September 14, 2006

Entryway Doors

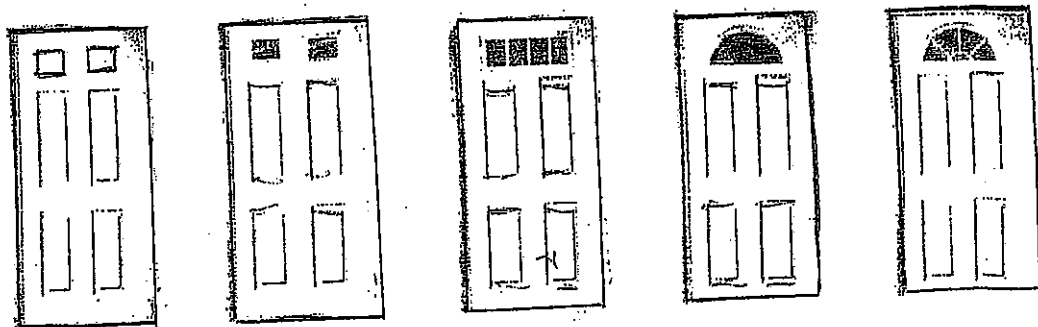
WHEREAS, Article VII of the Bylaws provides that the business and affairs of the Association shall be managed by the Board of Directors ("Board"):

WHEREAS, the associations's current Architectural Guidelines prohibits changes to the entryway doors;

WHEREAS, the Board and Architectural Committee wishes to adopt new guidelines for allowing selected entryway door styles.

NOW, THEREFORE, BE IT RESOLVED THAT the selected entryway doors will be allowed and the standard ACC process shall not apply is hereby adopted.

- a. entryway doors must be painted **ultra white** and in the following styles only:



- b. doors with glass must have **clear** glass with no color added.
c. no change is being made to the storm and screen door currently allowed under Blanket Approvals.
d. no change is being made to "strictly prohibited - security doors", which are the storm/security doors with iron workings that are not allowed under Prohibited Modifications.



MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION, INC.
ADDENDUM TO ARCHITECTURAL CONTROL REGULATIONS

APRIL 14, 1997
TELEVISION RECEIVING DEVICES

WHEREAS, Article VII of the Bylaws provides that the business and affairs of the Association shall be managed by the Board of Directors ("Board");

WHEREAS, Article VII, Section (c) of the Declaration of Covenants, Conditions and Restrictions prohibits the installation of outside television antennae or other reception devices without the prior written consent of the Board of Directors;

WHEREAS, the Association's current Architectural Guidelines prohibit all exterior antennae;

WHEREAS, pursuant to the Telecommunications Act of 1996, the Federal Communications Commission ("FCC") has issued regulations limiting the power of community associations to regulate certain types of television receiving devices, including such devices as direct broadcast satellite dishes and traditional broadcast antennae.

WHEREAS, the Board wishes to adopt new guidelines for direct broadcast satellite dishes and traditional broadcast television antennae, in compliance with the FCC regulations.

NOW, THEREFORE, BE IT RESOLVED THAT the prohibition of direct broadcast television satellite dishes and television broadcast antennae is hereby repealed and the following revised architectural guidelines for direct broadcast satellite dishes and television broadcast antennae are hereby adopted.

- a. Direct broadcast satellite dishes and television broadcast antennae may be installed, subject to the following guidelines, after written notice of the proposed installation, providing information about the type of device and the location and manner of installation, is provided to the ARC. The standard ARC review and approval process shall not apply. No other exterior antennae are allowed.
- b. No satellite dish other than direct broadcast television satellite dishes, measuring one meter or less in diameter, shall be permitted.

c. No satellite dish may be installed on a roof or attached to any part of a house (excluding a deck) unless such installation is the only alternative which permits the dish to receive an acceptable satellite signal.

d. No satellite dish may be installed in the front yard of a house unless such installation is the only alternative which permits the dish to receive an acceptable satellite signal.

e. If an acceptable quality signal can be received either by mounting the satellite dish on the house or by placing the satellite dish in the front yard, but in no other locations, the homeowner shall have the right to choose between mounting the satellite dish on the house or placing it in the front yard, subject to the remaining guidelines herein.

f. All efforts must be made to locate a satellite dish in the rear yard of the house and to limit the visual impact on the adjoining properties to the greatest extent possible, so long as the dish can receive an acceptable satellite signal.

g. If it is necessary to locate a dish where it is visible from the street or from adjoining properties, reasonable screening, by landscaping or otherwise, or other reasonable measures to reduce the visual impact, may be required.

h. Television broadcast antennae must be installed in the attic, unless it is demonstrated that such an installation, properly designed and installed, cannot receive an acceptable quality broadcast television signal from stations broadcasting in the Washington D.C. metropolitan area.

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION, INC.

ADDENDUM TO ARCHITECTURAL CONTROL REGULATIONS

September 14, 2006

Painting Poured Foundation

WHEREAS, Article VII of the Bylaws provides that the business and affairs of the Association shall be managed by the Board of Directors ("Board"):

WHEREAS, the associations's current Architectural Guidelines does not clarify painting of the poured foundation.

WHEREAS, the Board and Architectural Committee wishes to adopt a clarification to the current guideline in regards to painting the foundation.

NOW, THEREFORE, BE IT RESOLVED THAT the foundation of the house is to be painted a complimentary color to match the color of the siding provided by the builder, slight changes in the color of the paint are acceptable due to fading of the siding..

- a. no change is being made to the "Prohibited Modification" in Attachment II in regards to changes to the existing appearance as to color or surface of the front porch, front walkway, and front steps of individual units.
- b. no change is being made to the "Prohibited Modification" in Attachment II in regards to changes to the existing exterior color of the house, including brick, poured foundation, shutters, and trim.



MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION

APPLICATION FOR ARCHITECTURAL CHANGE

Applicant Name(s): _____ Phone: (home) _____ (work) _____

Property Address: _____

_____ Lot# _____

I. DIRECTIONS: (Please print or type)

Please use area below to briefly describe all proposed improvements, alterations or changes to your lot or home. Attach required details by sketches, drawings, clippings, pictures, catalog illustrations and other data. Show location of item on your property on a copy of the survey. Include details of color(s), measurements, materials, and any other pertinent information.

NOTICE: IN ORDER TO PROCESS YOUR APPLICATION YOU NEED TO PROVIDE THE ORIGINAL PLUS (ONE) 1 COPY OF YOUR PAPERWORK INCLUDING ATTACHMENTS.

A SEPARATE FORM MUST BE USED FOR EACH PROPOSED CHANGE.

II. SIGNATURES:

Acknowledgment of at least four (4) property owners who are most affected because they are adjacent and/or have a view of your change is needed. Their signatures indicate an awareness of your intent and does not constitute or indicate approval or disapproval.

Name _____	Lot # _____
Address _____	Telephone: _____
Name _____	Lot # _____
Address _____	Telephone: _____
Name _____	Lot # _____
Address _____	Telephone: _____
Name _____	Lot # _____
Address _____	Telephone: _____

****NO OTHER FORM WILL BE ACCEPTED****

III. OWNER'S ACKNOWLEDGMENTS:

- A. I understand ...that nothing herein shall be construed to represent that alterations to land or buildings in accordance with these plans shall not violate any of the provisions or building and zoning codes of the city to which the above property is subject. Further, nothing herein contained shall be construed as a waiver or modification of any said restriction.
- B. ...that no work on this request shall commence until written approval of the Architectural and Environmental Control Committee has been received by me.
- C. ...that any construction or exterior alteration undertaken by me or in my behalf before approval of this application is not allowed: that, if alterations are made, I may be required to return the property to its former condition at my own expense if this application is disapproved; and, that I may be required to pay all legal expenses incurred.
- D. ...that any approval is contingent upon construction or alterations being completed in a workmanlike manner.
- E. ...that members of the Architectural and Environmental Control Committee are permitted to make a routine inspection.
- F. ...that a copy of this application will be returned to me after review by the Architectural Control Committee.
- G. ...that there are architectural requirements covered by the Covenants and a review board process as established by the Board of Directors.
- H. ...that the alteration authority granted by this application will be revoked automatically if the alterations requested have not commenced within 180 days of the approved date of this application and/or completed by the date specified by the panel.
- I. ...that all proposed improvements must meet city codes. My signature indicates that these standards are met to the best of my knowledge. I understand that application for a city building permit is my responsibility.
- J. ...that any variation from the original application must be resubmitted for approval.

OWNER/APPLICANT SIGNATURE: _____ DATE: _____

CO-OWNER/APPLICANT SIGNATURE: _____ DATE: _____

- ATTACHMENTS:
- (1) Sketch, photo, catalog illustration, etc.
 - (2) Site plan or house location survey marked with change being requested.

NOTICE: IN ORDER TO PROCESS YOUR APPLICATION YOU NEED TO PROVIDE THE ORIGINAL PLUS (ONE) 1 COPY OF YOUR PAPERWORK (INCLUDING ATTACHMENTS).

FOR COMMITTEE USE ONLY:	DATE RECEIVED: _____
APPROVED (Signature): _____	DATE: _____
DISAPPROVED (Signature): _____	DATE: _____
COMMENTS (Restrictions, additional requirements, reasons for disapproval): _____	

Mail To: COMMUNITY ASSOCIATIONS, INC. P.O. BOX 1130 * GERMANTOWN, MD 20875
