

LIBER 1237 FOLIO 296

EXHIBIT "A"

FORREST FARM

CONSTRUCTION STANDARDS

AND GUIDELINES

LIBER 1 237 FOLIO 297

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**Forrest Farm
Construction Standards and Guidelines**

1.00 PURPOSE AND INTENT

The following design and construction standards are established for the enhancement of property values for Forrest Farm through the controlled development of harmonious architectural styles, aesthetically pleasing home sites, and consistently high quality maintenance of all community areas, common areas and private property within and throughout Forrest Farm.

These Residential Development Criteria are supplementary to the Covenants and Restrictions which are of Record. The criteria are intended to complement the Covenants and should a conflict arise the Covenants shall prevail.

2.00 MASTER PLAN CONCEPT

Forrest Farm has been carefully master planned in order to achieve the following objectives and features:

- (a) Establish a road network which will minimize traffic movement through the neighborhood and enhance the exclusive nature of the community.
- (b) Design a road layout which follows the natural topography of the land and enhances the natural settings for the homes.
- (c) Capitalize on the natural topography, and vegetative features of the site in order to provide home sites in harmony with the natural, wooded setting.
- (d) Preserve a buffer along the road frontage to provide for internal circulation, enjoyment of the environment and a consistent street frontage.
- (e) Appoint an Architectural Review Board to enforce the architectural and site development restrictions.

3.00 DEFINITIONS

- (a) **Association** - shall mean and refer to Forrest Farm Homeowners Association, Inc., a Maryland non-stock corporation, its successors and assigns.
- (b) **Board of Directors** - of the Association, initially appointed by the Developer (the "Declarant") during the period in which the Developer shall control a majority of the voting rights for the election of the Board of Directors, and then, after the expiration of such period, elected by the members of the Association as provided in the Association's By-Laws.

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(c) **Builder** - an individual or organization, properly licensed by the State of Maryland as a general contractor, constructing an individual house or houses at Forrest Farm. The Architectural Board retains the right to accept or reject each Builder.

(d) **Community Areas** - all real property owned or to be owned by the Association, for the common use and enjoyment of all owners.

(e) **Common Property** - shall mean and refer to all those parcels and tracts of land within the Property designated on the recorded plats as the "Open Space".

(f) **Declaration of Covenants, Conditions and Restrictions** - shall mean and refer to the covenants and restrictions set out in the attached document which will be recorded in the Clerk's Office of the Circuit Court of St. Mary's County, Maryland, and may be incorporated by reference to the book and page of recording in the land records of said Clerk's Office.

(g) **Developer/Owner** - Forest Acres, LLC, the organization which is subdividing land, building roads, utility lines and establishing the development criteria for Forrest Farm.

(h) **Forrest Farm** - defined as that certain real property shown on the plat entitled "FORREST FARM SUBDIVISION, Section 1," recorded among the Land Records of St. Mary's County, Maryland at Plat Liber E.W.A. No. 45, Folio 11, as described by the above referenced Covenants and Restrictions, and any additions which are annexed thereto.

(i) **Forrest Farm Architectural Board (AB)**- shall mean and refer to a committee of not less than three individuals designated by the Declarant. At such time as seventy-five percent (75%) of all lots within the entire Forrest Farm development have been improved, the Board of Directors of the Association shall have the right to appoint a maximum of two (2) additional members. At no time shall the AB have fewer than three (3) or more than five (5) members. At such time that 100 percent of the lots are sold, the Board of Directors of the Association shall appoint all members. This committee shall have the authority necessary to promulgate rules pursuant to which submissions will be made to it, to establish design criteria upon which its decisions shall be based and to otherwise carry out the purposes and functions attributed to it by General Property Covenants.

(j) **Lot Owner/Homeowner** - Record owner, whether one or more persons or entities, of a fee simple title to any Lot, including the Declarant, but excluding those having such interest merely as security for the payment of a debt or the performance of any obligation.

(k) **Lot** (building lot or building lots)- any Lot depicted on any subdivision plat approved by the Department of Planning and Zoning of St. Mary's County, Maryland, and recorded in the Clerk's Office which effects a subdivision of any land within Forrest Farm, including any lot

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upon which a single family detached residence can be constructed. The definition of "Lot" does not include any area depicted as community area, easements, etc.

(l) **Improved Lot-** a lot upon which a residence has been substantially completed. A residence shall be deemed to be substantially completed upon the earlier to occur of (i) issuance of a temporary or final certificate of occupancy or (ii) twelve (12) months from the date that a building permit for the residence is issued.

(m) **Property and Properties** shall mean and refer to all of Forrest Farm except the Community Area or Common Property.

(n) **Forest Conservation Areas** - designated as Forest Retention Areas on the recorded plat in accordance with the 1991 Forest Conservation Act. These retention areas are protected through the St. Mary's County Zoning Ordinance, Section 44.

4.00 ARCHITECTURAL BOARD

4.01. Membership:

The initial Forrest Farm Architectural Board consisting of three individuals will be appointed by the Developer. The members of the Board may be replaced by the Developer.

4.02. Procedures:

The Forrest Farm Architectural Board is empowered to administer and enforce the architectural style and site development restrictions included herein. All construction on individual lots and Common Areas to be included in the residential community shall be reviewed by the Board. Homeowners and Builders desiring to construct any improvement in Forrest Farm shall submit two (2) copies of each set of plans to the Secretary of the Architectural Board. Such submission shall include a site plan and elevations of all sides of the proposed house. Members of the Architectural Board may meet formally or informally to discuss compliance of the submissions with the restrictions contained herein. Two weeks will be allowed for the review of site and construction plans. On or before the end of the two week period the Architectural Board may:

- (a) **approve the plans in writing;**
- (b) **deny approval of the plans in writing;**
- (c) **approve the plans in writing subject to certain conditions or suggested changes;**
- (d) **give written notice of a one week extension of time to review the plans.**

In the event the Board does not respond to a Builder or Homeowner in writing at the end of the review period, including any extension, if applicable, the plans shall be deemed to be approved.

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When revisions are required, amended plans shall be resubmitted within two weeks for final approval prior to the commencement of site clearing or any construction activity.

4.03. Authority to Waive Requirements:

The Architectural Board has the sole authority to waive the requirements set forth herein, but may do so only when the intent and quality required of the design elements at Forrest Farm are satisfied. Waiver of specific requirements shall be consistent with the recorded Covenants and Restrictions.

4.04. Alterations and Additions:

Subsequent to review and approval of construction by the Architectural Board, no structure shall be altered, modified or expanded without the prior written approval of the Architectural Board.

5.00 SUBMISSION REQUIREMENTS

5.01. Local Code and Ordinance Compliance:

No architectural or site restriction contained herein alleviates a builder or homeowner from compliance with local, state and federal regulations for development or construction. In the event of conflict between these restrictions and governmental regulations, the more restrictive shall apply.

5.02. Schematic Design Submission:

Two (2) copies of the following information shall be submitted to the Secretary of the Architectural Board for consideration [See Architectural Board Checklist, p. 18]:

(a) **Architectural Design:** Builders or individuals who wish to construct a house in Forrest Farm shall submit a description of the architectural design via drawings that illustrate the style proposed. [Although no specific architectural styles are expressly prohibited, the AB reserves the right to reject highly stylized houses with overstated eclectic design elements, houses with overly mixed styles, houses with insufficient stylistic theme or treatment of houses not in keeping with the neighborhood (See Article 6.03).]

(b) **Architectural Plans:** Floor plans and elevations of all sides, at a scale of 1/8"=1'0", or greater [note final plan requirement at 1/4"=1.0'].

(c) **Site Plan:** A schematic site plan at a scale of 1"=50', or greater, including at a minimum existing grades (contour lines), all property set-back lines, building location, all hardscape elements (driveway, parking areas, sidewalks, terraces, steps, walls, fences, swimming pools, tennis courts, outbuildings, trash enclosures, etc.), and landscape elements (trees, shrub and flower mosses, lawn areas, etc.) A description of the following construction materials shall also be provided with the site plan:

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- foundation
- siding
- trim
- doors and windows
- roofing
- exterior light fixtures,

or any other materials or products which may affect the exterior appearance of the residence or its site.

6.00 ARCHITECTURAL REQUIREMENTS

6.01. Housing Type:

Only single-family residences are permitted in Forrest Farm. A single-family residence is defined as a free standing structure on a permanent foundation, with no more than one kitchen to accommodate a single household of related persons. As an accessory use, a separate guest house may be constructed on the same property.

6.02. Floor Area:

The minimum finished floor area of a single story residence shall be 1,800 square feet of heated living space, 2,000 square feet for a 2-story house, or as may be established by the Architectural Board for any specific site.

6.03. Context:

All residences are required to be of a design which, in the reasonable opinion of the Architectural Board, is consistent with architectural characteristics established in the community.

6.04. Massing:

Houses shall not be more than 2-stories in height above a crawl space or basement, except that a house with a sloped roof may include partial third floor living areas under the roof. Exterior walls, planes, and masses shall be of a residential scale with sufficient openings for light, view and air consistent with the residential scale of the community. The Architectural Board reserves the right to require that large planes be broken up with additional windows or offsets to maintain an appropriate scale.

6.05. Roofs:

(a) **Pitch:** The minimum roof pitch permitted shall be 8" in 12", except that flat roofs or lesser pitches will be considered only when they are part of an outstanding architectural design. As departures from the norm, they will be reviewed in the context of the total design of the house, its relationship to surrounding houses, and to its site.

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(b) **Penetrations:** Roof ventilations, etc. may require dormer treatment depending on orientation of house and exposure to public views. Roof ventilations and other penetrations must be painted to match the roof.

6.06. Fenestration:

Consideration shall be given to the overall exterior balance of the house in the type (double-hung sash, casement, etc.) and placement of windows. The AB reserves the right to establish minimum window sizes based solely on aesthetic considerations, over and above building code requirements for egress. Window design shall be consistent with the architectural character of the house.

6.06.1. Architectural Detailing:

Exterior architectural detail, including trim and siding, shall comply with the architectural context referenced in Article 6.03. A basic design may be inappropriate if consideration is not given to such details as trim around windows and doors, at the eaves or gables of roofs, or porch columns, railings or steps. Such consideration does not imply that very elaborate decorative elements are encouraged; however, a builder and homeowner should discuss this issue with the Architectural Board in conjunction with the schematic design approval. [See Article 5.02.]

6.07. Materials:

The following materials are recommended, and must be used as appropriate to the architectural style previously approved:

(a) **Foundations:** constructed of brick, stone, stucco or other material acceptable to the Architectural Board. No unfinished or painted concrete or cement block may be visible from any point on the home site or street.

(b) **Chimneys:** Brick, stone and stucco chimneys shall match foundation materials, and all chimneys must have a foundation. Wood frame chimneys are permitted on free-standing fireplaces. All chimneys shall project at least 3 feet above the highest point of the roof within 10 feet of the roof peak.

(c) **Exterior walls:** constructed of cedar, stone, brick, stucco, vinyl or other material approved by the Architectural Board.

(d) **Exterior trim:** made of wood, brick, stone or approved material as described above.

(e) **Windows:** pre-finished window screens, storm windows, windows or doors shall be finished in a color that complements the house colors, and must be approved by the AB.

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(f) **Roof:** finished with a minimum of 340# dimensional composition shingles, cedar shingles or shakes, or slate. Any other roof material must be specifically approved by the AB. All exposed flashing shall be pre-finished metal or copper.

(g) **Porches, railings, steps:** unfinished pressure treated wood shall not be used except as provided for under Article 6.08; front steps shall have closed risers.

(h) **Paint or stain:** of a complimentary color must be applied to all homes. Rough-sawn siding shall be finished with either an oil based or latex solid color stain. Natural wood color siding and semi-transparent stains are subject to the approval of the AB. If the Architectural Board approves a semi-transparent stain, the Builder must adhere to the manufacturer's procedures and specifications for installation and application of the stain. Smooth siding shall be finished with an oil or latex based exterior house paint. Colors of houses adjacent to or across the street from one another should be differentiated; however, exceptions may be approved in certain circumstances by the Architectural Board. The color palette for homes will not be limited; however, extremely bright, offensive, or "jarring" colors will not be allowed. All exterior colors must be reviewed and approved by the Architectural Board. In the event that unauthorized painting occurs, the Architectural Board has the authority to require the repainting of a house. This will ensure the color coordination of the community and protect the investment of all Homeowners.

6.08. Wood Decks and Steps:

Wood decks, rails and steps within the rear yard may be constructed of pressure treated wood material. Unfinished pressure treated wood may be used in locations with the approval of the AB.

6.09. Continuity of Elevations:

No elevation (front, side, rear) of any residence shall be of substantially inferior appearance than any other elevation of the residence. Since most houses will be viewed from more than one side, this requires Builders and Homeowners to give as much attention to the design of the rear and sides of houses as is traditionally given the front, particularly if visible from any street or other residence.

7.00 LOT DEVELOPMENT REQUIREMENTS

7.01. Zoning and Required Conditions:

All site development shall comply with the current version of the Zoning Ordinance of St. Mary's County, Maryland. Requirements outlined herein which are more restrictive shall apply for Forrest Farm.

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7.02. Limits of Clearing:

Except for areas specifically approved for construction or as otherwise permitted by this Section, no existing vegetation shall be removed from any site in Forrest Farm. General clearing for construction of houses shall extend no further than 20 feet outside the actual house footprint. General clearing for driveways and walks shall extend no further than five feet beyond either side of the pavement. An exception may be granted upon review and approval of the AB. Under no circumstances shall any approval be granted for any clearing or grading not in complete compliance with all applicable federal, state or county laws, ordinances, rules and regulations.

7.03. Common Areas:

No clearing, grading, tree removal, or construction activity can take place in common areas without the prior written consent of the Architectural Board.

7.04. Stake Out Review:

Prior to beginning any clearing or construction activity, the Builder or Homeowner must obtain a permit for clearing, grading and home construction from St. Mary's County government and thereafter comply with all terms and conditions upon which such permit was issued.

7.05. Erosion and Sedimentation:

Builders and Homeowners are required to comply with applicable governmental regulations and code requirements. Silt runoff and mud from vehicular traffic will be contained on the lot. Erosion control devices shall be installed prior to construction. This includes but is not limited to silt fences and stone construction entrances. The builder/homeowner shall maintain all erosion control devices until construction has been completed and planting installed. Any mud or silt runoff shall be immediately removed by the builder/homeowner.

The Developer shall have the right, and hereby reserves an easement for itself and the Association, to enter any Lot whether improved or unimproved, for the purpose of performing necessary grading, landscaping or construction and maintaining erosion prevention devices, and the cost thereof shall be the responsibility of the builder/homeowner.

7.09. Storage of Construction Materials: Only usable construction materials may be stored on a construction site. They must be neatly stocked or placed in a way that they are not visible from adjacent building lots. Discarded construction materials refuse and debris must be disposed of daily. Storage or placement of materials within any public right of way or easement is not permitted at any time.

7.10. Temporary Facilities: Dumpsters or trash containment areas are required on all construction sites for the containment of debris. Open fires are not permitted. Portable toilets are required on all construction sites.

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7.11. Protection of Existing Vegetation: Beyond the general clearing limits specified by 7.05, and subject to approved plans, specifications, applicable laws and regulations, clearing of existing vegetation for landscaping and view shall meet the following requirements:

- Within the required front yard, existing groundcover, shrubs and trees up to 4 inches in diameter may be removed and replaced with the Homeowner's landscaping which shall include some combination of grass, groundcover vegetation or mulch, shrubs, and trees. Except for driveway access, no pavement shall be permitted in this area. The AB may permit removal of larger trees on a case by case basis when requested.

- From front setback line to rear property line, only selective clearing is permitted beyond that approved for structures or other approved site improvements. Clearing for rear yard play areas will be permitted within building setback lines. Plans for selective clearing must be approved by the AB.

- No clearing is permitted within eight (8) feet of side property lines, except for corner side yards which may be treated as front yards.

- No clearing is permitted within twenty (20) feet of rear property lines that abut other lots.

7.12. Grading and Drainage: In general, alteration of existing topography will be permitted only as required to create positive drainage away from the house. Grading and drainage construction within the site shall not be permitted to visually detract from other residences. Subsurface drainage may be required, where necessary, to resolve unusual surface or subsurface drainage conditions.

7.13. Driveways and Parking Areas:

Layout: Driveways shall be located to provide access to the house and garage, and provide on-site parking for a minimum of three cars. In general, driveways with more than one entrance from the street will not be approved. Driveways and parking shall be laid out in an efficient and aesthetically pleasing manner. Driveways, parking areas and walks required for access to the house shall not come closer than ten (10) feet to any side property line, nor 35 feet from any rear property line. Minimum radii at entrances and from drives to parking areas for maneuvering space shall be 10 feet.

Construction: Recommended surface materials that will be considered are asphalt, concrete, interlocking concrete pavers or patterned concrete in a similar design, brick, brick pavers or exposed aggregate concrete.

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7.14. Walks and Terraces:

Walkways and terraces must be constructed of materials of compatible quality to the architectural materials in the house. The recommended construction materials are brick masonry, precast concrete paving units, stone and flagstone or slate set in a suitable base material. Any walkway or terrace constructed of any other material, if allowed, must provide for appropriate edging to maintain its structural integrity. A walkway must be provided from the driveway to the front door.

7.15. Accessory Buildings:

Including detached guest houses, garages, workshops, storage sheds, greenhouses, service and refuse facilities, the following shall apply:

Siting: Any accessory structures located on a building lot must be designed and located as an integral part of the house and its site plan. These structures should be massed with the house and incorporate appropriate landscaping, walkways and fencing as well as be of the same architectural style, finished materials and a compatible color. These requirements also apply to gazebos, playhouses and deck railings. Dog houses and/or kennels shall not be visible from any street or adjacent houses.

No accessory building may be constructed further forward on the site than the front plane of the house or extend beyond the minimum setback requirements established for the house. The AB reserves the right to restrict placement of accessory buildings on lots in such a manner as to protect viewing angles from adjacent lots.

Service Area: A single service area which incorporates heating and air conditioning equipment and electrical meter areas should be provided, appropriately located and properly screened.

7.16. Fencing:

Fencing should be designed as an integral part of the house. "Accent" fencing as part of an overall landscape plan may be used in the front yard only with the prior approval of the Architectural Board. Fencing of back yard areas for dog runs should extend as nearly as possible straight back from the back corners of the house. Chain link fencing will not be approved other than for dog runs or tennis courts, in which case they shall be constructed with dark green or black vinyl coating of posts and fabric, and shall not be visible from public areas. Fencing for a front or side yard along a street must be of a compatible style, material and color to the house and its trim.

7.17. Mailboxes/Paper Boxes:

Combined mailbox and paperbox design must conform to the configuration in the attached drawing. Mailboxes shall be located within five (5) feet of the driveway toward the center of the front property line and within three (3) feet of the road pavement.

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7.18. Lighting:

Site lighting shall generally be limited to indirect or "absolute cutoff" type lighting, meaning all lamps or light sources within a fixture shall be shielded from ordinary field of view. The only exception to this is that exterior post lamps, low intensity landscape lights and floodlights mounted on the house are permitted. Such ornamental fixtures shall be compatible in style, materials and placement with the architecture of the residence.

7.19. Lawns and Planting:

In general, the selection of plant material must be complimentary to or in the same vernacular as the design theme established for each residence.

7.20. Satellite Dishes and Antennas:

Conventional satellite dishes are not allowed under any circumstances. Dishes up to 18" in diameter may be located on the exterior of the house only if not visible from the street or adjacent homes. Roof antennas are acceptable with specific approval. If approved, they may not exceed eight (8) feet in height above the highest point of the roof. It is suggested that the homeowner first try to install the antenna within the confines of the attic area.

7.21. Wood Decks and Steps:

As limited under Article 6.08, site structures above ground shall be constructed primarily of wood, including the following acceptable materials: pressure-treated southern yellow pine (unfinished, clear finish, or stained), redwood, cedar or cypress (clear or stain finish). Above ground structures may be constructed on masonry foundations or on pressure treated wood posts. Creosote treated wood products are not permitted.

7.22. Utilities:

All electric, telephone, cable and other utility services shall be placed underground. Individual homeowners shall be required to provide their own septic systems and well, if appropriate, in accordance with local and State health requirements, particularly with regard to the requirements of the St. Mary's County Health Department.

7.23. Construction Signs:

Only one construction sign per site is allowed for identification of the architect(s), general contractor, subcontractors and suppliers. This sign should be approximately 18" x 24" and shall not exceed 3.00 square feet in total area. This sign should be displayed on a 4 x 4 post or below the lot identification sign and shall be removed after substantial completion of the house. The building permit may be displayed on either the sign post or the lot identification sign post, or as directed by local ordinance(s). Special exceptions may be permitted for architectural renderings. Additional sign area will be allowed for renderings of the proposed dwelling which are incorporated into the construction sign.

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No other temporary signage is allowed except for sales signs and the lot identification sign provided by the Developer.

8.00 ADDITIONS AND MODIFICATIONS TO EXISTING STRUCTURES

8.01. Applicability:

All additions and exterior modifications to homes must be approved by the Architectural Board. This includes any construction, demolition, or refinishing. This does not include maintenance work or repainting with the same colors. Reference should be made to Article 5.00 for submission requirements.

8.02. Change In Use:

No proposed addition or modification shall change the permitted use of the property from single family detached residential as defined.

8.03. Size:

The size of any addition is not limited except as limited by applicable laws, ordinances, rules and regulations, zoning requirements, siting considerations outlined by Article 7.00 and this Article.

8.04 Architectural Style and Massing:

The style of any addition or modification shall match that of the house. Massing of the addition shall be similar in the size and use of shapes as that of the house, in proportion to other elements of the house so as not to overpower the existing design. Roof styles and slopes shall be similar to the existing house.

8.05. Site Considerations:

No addition shall extend beyond the minimum setback requirements established for the house in Article 7.00. The siting of additions shall not create a breach of privacy between the neighboring houses. Where unavoidable, the AB may require special screening. New windows or access created by the addition or modifications shall not create a breach of privacy between neighboring houses.

8.06. Existing Vegetation:

Except for areas previously approved as the "Limit of Clearing", no existing vegetation shall be removed from any site in Forrest Farm. General clearing for construction of additions shall extend no further than 20 feet outside the actual footprint. Beyond the general clearing limits approved by the AB, clearing of existing vegetation for additional landscape and view shall meet the requirements of the Forest Conservation Act designated on the recorded plat.

8.07. Grading:

Alteration of existing topography will be permitted only as required to create positive drainage away from the house.

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Openings shall be required in additions, including windows and doors, in a similar fashion and extent as in the original house. Windows and doors in additions shall be of matching material and type as those in the main structure. Exceptions may be granted by the AB for sun rooms or other sun affected rooms. Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters shall match the style of the same elements on the house. All exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is not acceptable.

8.09. Decks and Porches:

The space beneath any structure constructed on piers higher than two (2) feet above grade but less than one story above grade shall be enclosed with lattice or other screening materials, or screened with shrubs. Decks constructed at or below the first floor level of a house may be constructed entirely of unfinished treated lumber as specified by Article 7.21. Decks or balconies constructed above the first floor level shall be finished to match the house.

8.10. Covered Decks or Porches:

Covered decks, open porches, stoops, and screened porches shall all be constructed from deck level up of finished materials to match the house and/or trim. Substructure and decking may be of unfinished treated wood. Greenhouse additions shall be constructed of finished wood framing or of a prefinished metal consistent with the house exterior color scheme.

8.11. Awnings or Sun Screens:

Awnings or other sun screen devices must be consistent with the architectural character of the house and approved by the AB.

9.00 MAINTENANCE REQUIREMENTS**9.01. Purpose:**

The maintenance requirements for Forrest Farm are established for the perpetual preservation and enhancement of neighborhood property values.

9.02. Homeowner's Responsibility:

Each Homeowner is responsible for maintaining the lot and all improvements to the highest standards in accordance with specifications and guidelines as may be adopted and amended from time to time.

Site maintenance responsibility for each Homeowner shall extend to the property lines of the lot. This responsibility will extend to the edge of the Right of Way along public streets or the edge of the designated buffer for the purpose of maintaining lawns and landscaping.

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The Association may designate Community Areas within the property for maintenance by the Association.

9.03. Association Responsibility:

The Forrest Farm Homeowners Association will be responsible for maintenance of the Community Area parcels. "Community Area" is land or improvements which have been so designated for common maintenance by the Association.

Association maintenance responsibility includes, but is not limited to, the following areas and improvements:

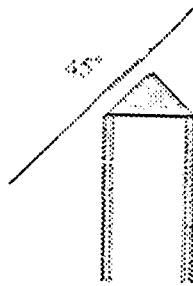
- All property and improvements in the Community Area.
- Common Area Lighting, if any.
- Improvements at the main entrance including signage, landscape, irrigation and lighting, if any.
- Street pavers or special treatments installed within public roadways not maintained by the Maryland Department of Transportation or the St. Mary's County Department of Public Works.

9.04. Violations & Enforcement: Violations of the general maintenance requirements or specifications are enforceable as provided for in the Declaration of Covenants and Restrictions applicable to Forrest Farm. Notification procedures and rights to cure are the same as for violations of architectural design criteria.

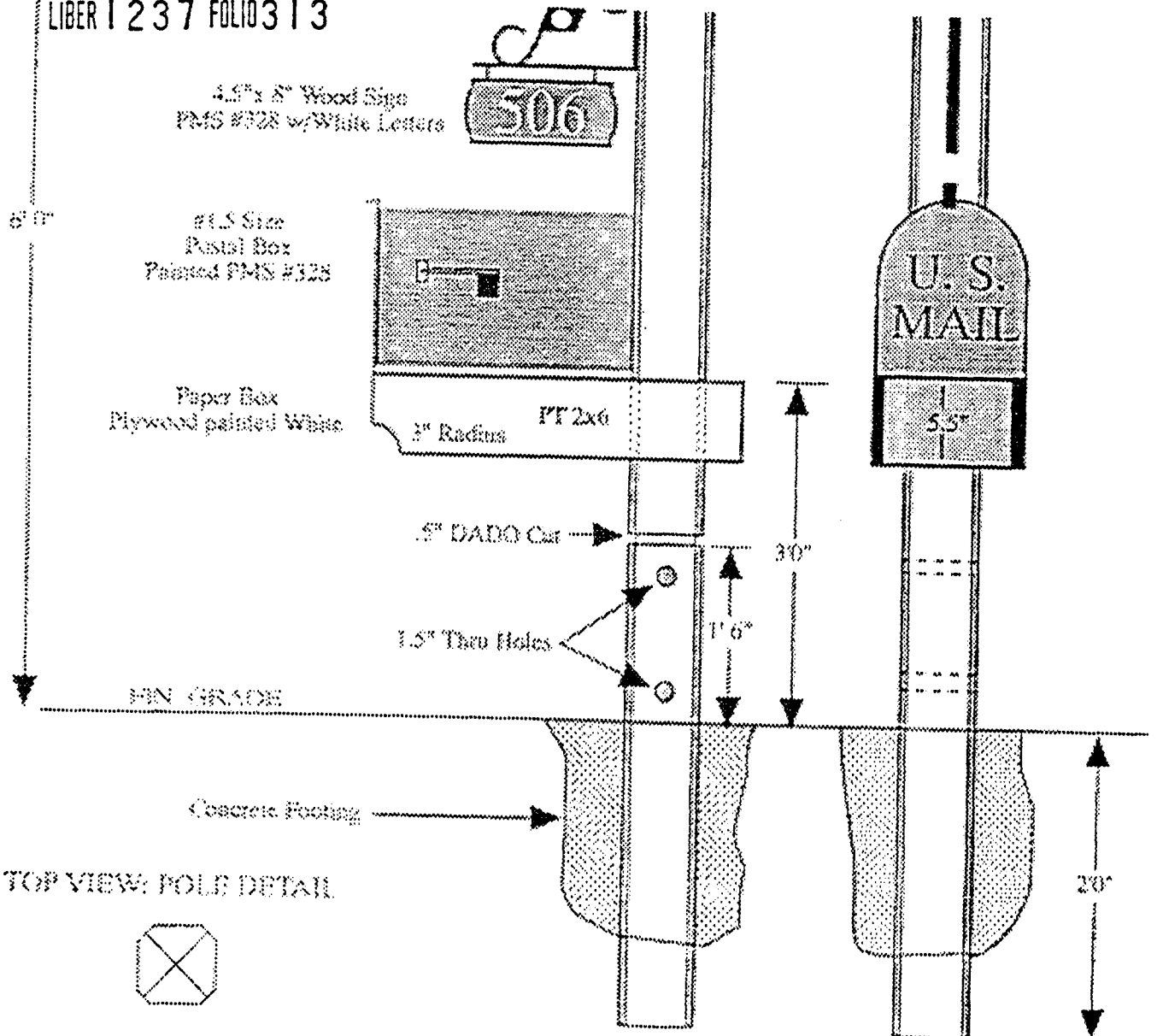
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MAILBOX/PAPERBOX DESIGN

- 4.5"x 8" Wood Sign
- PMS #328 w/White Letters
- 6," #1.5 Size
- Postal Box
- Painted PMS #328
- Paper Box
- Plywood painted White



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ARCHITECTURAL BOARD CHECKLIST

Comments	Approve	Deny	Date of Action	
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Schematic Design
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Design Theme
				Narrative
				Photographs or Architectural Drawings
				Architectural Plans
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Floor plans 1/8"=1' or greater
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Elevations (all sides) 1/8"=1' or greater
				Site Plan
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Walk and Driveway Layout 1"=20' or greater
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Site Layout and Existing Contour Lines 1"=20' or greater
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Proposed Completion Schedule
				Final Design
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Construction Schedule and Budget
				Architectural Design
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Conformance to Selected Style
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Continuity of Elevations
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Floor Plans 1/4"=1'0"
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Front Elevation 1/4"=1'0"
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Rear Elevation 1/4"=1'0"
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Left Side Elevation 1/4"=1'0"
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Exterior Details
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Architectural Materials
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Roof
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Siding
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Trim
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Foundation
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Doors and Windows
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Exterior Light Fixtures
				Site Design
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Layout 1"=20'
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Grading 1"=20" (one foot contour interval)
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Lawns and Planting 1"=20'
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Site Details
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Site Materials
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Walks
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Drive Surface
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Drive Edging
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Fencing
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Lighting
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Retaining Walls
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Rear Decks and Terraces
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Mailbox
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Trash Enclosure
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Other Site Structures
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	Stake-Out Review and Compliance