

## **Forrest Farm Homeowners' Association Architectural Rules Summary for Guidance**

The purpose of The Declaration of Covenants, Conditions and Restrictions for Forrest Farm, Forrest Farm Construction Standards and Guidelines, and By-Laws of Forrest Farm established and recorded in 1998 was to create a uniform plan for the operation of Forrest Farm, for the preservation of aesthetics and property values, and for the common welfare and enjoyment of all residents. In 2008, the Forrest Farm Architectural Rules and Standards were duly recorded in St. Mary's County, to supplement the Construction Standards and Guidelines and define and clarify additional architectural rules not in the original Covenants. All documents can be accessed, printed, or downloaded from the documentation section on the Forrest Farm website <http://www.forrestfarmshoa.com>.

**IMPORTANT:** This document is meant to provide guidance and understanding to the process and purpose of the Architectural Review Committee and Architectural Rules and Standards as they apply to Forrest Farm. The information presented **DOES NOT** replace or supersede the governing documents of Forrest Farm. It is meant solely to provide basic information for homeowners to reference when planning changes or additions to their property. In the event of any real or perceived conflicts between the Architectural Rules / Construction Standards and this document, the Architectural Rules / Construction Standards shall prevail.

**USE OF PROPERTY:** Forrest Farm is a community of single family homes. Properties may not be used for anything except residential use. The only exception is family day care as defined in the Maryland Homeowners Association Act<sup>1</sup>.

No property may be subdivided. Homes may not be subdivided for rental purposes. No portion of a lot may be leased, other than the whole lot including any improvements, for a period of less than 3 months.

**TREE PRESERVATION:** No trees measuring in excess of four (4) inches in diameter, two (2) feet above the ground shall be removed from the common areas or any lot without the approval of the Board. This does not include pruning for removal of dead trees.

**GENERAL GUIDANCE:** Owners in Forrest Farm are responsible for the upkeep and appearance of their principal dwelling and surrounding property so as not to detract from the overall ambiance of the neighborhood.

- **Exterior of the principal dwelling** shall be maintained free of peeling paint; damaged brick, stone or siding; faded or washed out stain or paint; missing roof shingles etc.
- **Lawns and shrubs** must be maintained and kept in a neat, trim condition.
- **Garbage can storage:** Trash and garbage containers shall not be permitted to remain anywhere in view from public roadways except on day of trash collections.

**ARC APPLICATIONS AND PROCESS:** Permanent, temporary structures and changes to your property require submission of an application to the Architectural Review Committee (ARC) for approval prior to building, installation or changes to your property.

**I. Application and review process:**

An application may be obtained from the documentation section of the Forrest Farm website, [www.forrestfarmshoa.com](http://www.forrestfarmshoa.com). For an application to be complete it must include: a completed ARC form, a copy of your plat diagramming where the changes/additions/installations are to be made, the homeowner's signature and neighbors signature (regardless whether they see it or not). Include pictures in your application for planned permanent or temporary structures.

Please note that if you are on a corner lot it is treated as if it has two front yards. Both yards that front the street will have the same HOA rules applied to them as any other neighborhood front yard. Unlike the plats downloadable from the county website, the plat should include your house location showing approximate distances and dimensions of the proposed change as appropriate.

Applications can be sent by US mail<sup>ii</sup> or by email (preferred) to [ARC@forrestfarmshoa.com](mailto:ARC@forrestfarmshoa.com).

Applications will be reviewed by ARC committee at the monthly meeting (1<sup>st</sup> Tuesday of the month at 7 pm in the Community Center).

The ARC has 30 days to review and provide a response to the application. No construction, installation or changes to your property can be started prior to receiving approval from the ARC. If your application is denied you may appeal the denial with the Forrest Farm Board of Directors.

**II. Permanent and temporary structures requiring an application:**

Note: this is not a complete list. Refer to Forrest Farm documents listed in the beginning of this document for further information or send a question to the ARC at [arc@forrestfarmshoa.com](mailto:arc@forrestfarmshoa.com).

- **Fences:**
  - Wood (neutral stained), white vinyl permitted
  - Stockade, chain link, and wire mesh are prohibited.
- **Swimming pools and hot tubs:**
  - Above ground should be located directly behind the house and screened from view
  - In ground should be located in the rear of the property, preferably behind the house and must be enclosed with a fence.
- **Sheds and gazebos:**
  - Location: Back yard only
  - Must match house (roof and siding)
  - No metal or molded plastic sheds allowed.
- **Decks and sun porches:**
  - Must be off the back of the home.
- **Play sets / tree house:**
  - Neutral and earth tones preferred.
- **Patios and landscaping:**

- Major landscaping and patio/deck projects need to be approved by the ARC prior to development.
- These modifications must complement the home and maintain community standards.
- **Lawn maintenance:**
  - A well-tended lawn and planting beds.
  - All lawn and garden areas must be kept free of weeds and maintained in a neat fashion.
  - You must cut your lawn weekly. (Cut every 10 days when conditions are dry and grass is growing more slowly.)
  - You must edge your lawn at least twice a year
  - Keep garden areas mulched and clear of weeds.
  - Remember any tree or major shrub removal needs to be applied for and approved by the ARC (this does not include pruning or removal .of dead trees and shrubs)
- **Dog houses and pet runs:**
  - Located completely behind the home.
- **Home additions or exterior modifications:**
  - Exterior home additions that add living space shall match the primary structure (roof, windows, siding , foundation)
  - Garages may not be converted into living space or any other improvements change it from its original purpose.
- **Satellite dishes and antenna:**
  - Are to be placed behind the roof on rear facing portion of the roof
  - Should not be seen from the street and neighbors.
- **Solar collectors:**
  - In addition to an application, a discussion may be required with the ARC
- **Recreational vehicles, boats, motor homes, campers, utility trailers (single axel trailers only):**
  - Temporary or short term storage requires ARC approval
  - Location is to be behind the front face of the house
  - Adequate screening is required for approval. Tarps or camouflage netting is not considered a primary screening solution, only a supplemental screening solution.
- **Storm/screen doors:**
  - The storm/screen door should be full length glass with option to have screen which provides natural ventilation
  - The door should match the exterior trim color of the house.

### III. Miscellaneous:

- **Sports equipment: (basketball hoops, freestanding nets, goals):**
  - Not to be stored in front yard
  - Basketball hoop placement: no further forward then the builder installed driveway turnaround.
- **Mailboxes:**
  - Model: The HOA approved mailbox is made by the Gaines Manufacturing company, it is their Keystone Series
    - Mailbox with eagle emblem: Black/Antique Bronze Model KS-21A

- Post: Keystone Series post kit (Deluxe)
  - Address Plaque: Deluxe post address plaque.
- Mailboxes installed prior to this standard being established will be grandfathered. Replacement mailboxes must adhere to the standard.
- **Parking and traffic restrictions:**
  - Vehicles are not to be parked or left unattended on the road.
- **Skate ramp guidance:**
  - All skate ramps must be stored or constructed out of view and adequately screened from the road and neighbors.
  - Skate ramps should not be left out on driveways or in the street when not in use.
- **Trampoline guidance:**
  - All trampolines must be adequately screened from the view of the road and neighbors
  - Trampolines must be placed behind the front edge of the house.

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<sup>i</sup> *Maryland Homeowners Association Act*; § 11B-111.1. Family day care homes.

<sup>ii</sup> Forrest Farm HOA  
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Hollywood, MD 20636