

Summer Place East Village Property Owners’ Association, Inc. Architectural and Landscape Standards

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General guidelines

These Architectural and Landscape Standards (Standards) were adopted pursuant to the Articles of Incorporation; Declarations of Covenants, Conditions, and Restrictions (CCR); and Bylaws of Riva Trace Section 4 – Summer Place East Village Property Owners’ Association, Inc. (SPEV). [Complete copies of the governing documents are on the SPEV website.](#)

The Architectural Committee (AC) and Landscape Committee (LC) serve as the representatives of the Board of Directors (Board) to ensure compliance with these Standards.

These Standards set forth guidance and restrictions relating to the overall appearance and maintenance of the exterior and grounds on homeowners’ properties. Homeowners renting their homes are responsible for compliance with these Standards.

SPEV includes homes from the Gatehouse Collection (Mockingbird Court) and the Regent Collection (Gingerview Lane and Summer Village Drive). Where applicable, these Standards address unique features of each collection.

These Standards are not exhaustive or all inclusive. All modifications to the exteriors of homes and grounds that do not have standards specifically addressed in this document require the AC or LC approval before any work is performed.

The materials included in these Standards represent “best choices” that either replicate original construction materials or provide better solutions. Homeowners are encouraged to submit requests to use alternative materials. This will provide the Board with the opportunity to provide additional options for SPEV homeowners.

Homeowners are required to request formal prior permission for modifications that require the AC or LC approval. Modifications requiring approval by the AC or LC are indicated on pages 4 to 8. Homeowners are required to follow the architectural/landscape modification request procedures and submit a completed [Attachment A – Architectural or Landscape Modification Request Form](#) to obtain approval.

If you are unsure or have questions, please contact the Board boardofdirectors@spevpoa.com or 1-800-525-1589.

Summer Place East Village Property Owners' Association, Inc. Architectural and Landscape Standards

Homeowners' responsibilities

1. Homeowners are responsible for complying with these Standards.
2. Homeowners are responsible for maintaining existing exterior structures and grounds on their properties in good repair. This includes and is not limited to:
 - a. Siding and exterior walls including trim, doors, and window sills must not be warped, rotted, cracked, or damaged.
 - b. Paint and stain must not exhibit fading, discoloration, peeling, chipping, cracking, excessive mold, or other signs of damage.
 - c. Roofs must not be warped, missing tiles, rotted, cracked, damaged, or exhibit excessive mold or vegetation.
 - d. Chimney caps, metal flues, gutters, downspouts, and attic vents must not show signs of rust, chipping, or peeling.
 - e. Driveways, sidewalks, steps, and landings must not exhibit excessive discoloration, cracking, crumbling, or mold.
 - f. Deck and porch boards must not be warped, detached, missing, broken, or damaged.
 - g. Patios and similar hardscape must be level and free of excessive cracking, crumbling, discoloration, or mold.
 - h. Lawns and gardens, including land between driveways, must be in good health and present a neat and well cared-for appearance on year-round basis.
 - All visible areas must be covered with turf, gardens/beds with plantings and earth tone colored mulch, or attractive groundcover.
 - Grass must be neatly trimmed around the foundation, trees, light poles, fire hydrants, utility boxes, driveways, sidewalks, and other structures.
 - Lawn clippings must be removed from all hardscape surfaces including driveways, sidewalks, and adjacent streets.
 - Driveways and sidewalks must be clear of fallen leaves and other debris.
 - Grass cuttings, leaves, limbs, branches or other debris must not be dumped in open spaces or common areas.
 - Dead or diseased trees, large tree branches, shrubs or bushes must be removed.
 - Trees and bushes must not obstruct streets, street lights, or access to backyards.
 - i. Front or back yards must not be used as storage areas.
3. Homeowners are responsible for completing and obtaining all building and other permits, standard grading and vegetation management plans and any other plans required for critical areas¹ before any work is performed.

¹ Most of SPEV homes are in a critical area.

Summer Place East Village Property Owners' Association, Inc. Architectural and Landscape Standards

Specific guidance


The following provides specific guidance for SPEV homeowners to comply with these Standards. These Standards indicate when AC or LC approval is required for a modification. Below is an index:

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Summer Place East Village Property Owners' Association, Inc.
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ITEM	REQUIRES AC OR LC APPROVAL	STANDARD – GATEHOUSE (MOCKINGBIRD COURT)	STANDARD – REGENT (GINGERVIEW LANE AND SUMMER VILLAGE DRIVE)
SIDING MATERIAL	AC only for deviations from these Standards	Plank lap siding with 6-inch exposure. Use original wood plank or composite product substitutes of equivalent dimensions, exposure, and surface texture are permitted. - <i>Vinyl siding is prohibited.</i>	Shakertown panels (1 course, 2 course, or 3 course), 8-foot lengths with even butt and 7-inch exposure. Corners can be Shakertown corners or corner boards. or Individual cedar or cement-fiber shingles that have the same texture as the cedar with 7-inch exposure. These require the installation of underlayment or sheathing. Corners may be woven or corner boards. or Cement-fiber composite clapboard with 7-inch exposure and corner boards. - <i>Vinyl siding is prohibited.</i>
TRIM MATERIAL INCLUDING DECK OR PORCH RAILS AND WINDOW SILLS	AC only for deviations from these Standards	Replace with an identical wood plank or composite product with equivalent thickness, width, and texture to the original wood. - <i>Aluminum cladding and vinyl are prohibited.</i>	
DECKS, PORCHES, AND PATIO INSTALLATION, EXPANSION, OR ENCLOSURE	AC	Installations, modifications, expansions, and enclosures of porches and decks will be consistent and in harmony with the neighborhood surrounding architecture look and characteristics. Deck, porches, and patio installations, expansions, or enclosures require AC approval and are permitted subject to the following conditions: a. The required setback is zero feet in the rear. The deck/patio can be expanded to the rear property line and to the adjacent plat property line. End unit decks cannot be extended beyond the rear outside corner. b. The decking material must be pressure-treated lumber, marine-grade lumber, or composite decking material. The finish for the wood on the deck must be an earth tone color. c. All railings, screening, or privacy walls should complement the original designs within the existing homes. d. Gates on the deck or at the foot of the stairs are permitted and must be consistent with the current railing design. e. Patios may be constructed from decking materials, stone, brick, pavers, exposed aggregate concrete or a combination of these materials. f. Enclosing porches is permitted, enclosing decks is not permitted. g. Patios should be designed with a goal of maximizing permeability.	
DECK OR PORCH SCREENING	No	Existing porches may be screened in. Screen doors with white trim are permitted. - <i>Screening in decks is not permitted.</i>	
LATTICE	No	Wood or composite materials are permitted in earth tone colors or white.	



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ITEM	REQUIRES AC OR LC APPROVAL	STANDARD – GATEHOUSE (MOCKINGBIRD COURT)	STANDARD – REGENT (GINGERVIEW LANE AND SUMMER VILLAGE DRIVE)
DECK AND WINDOW AWNINGS	AC	Deck or window awnings require approval by the AC before installation. The deck or window awnings must be earth tone color and be mounted to the rear of the building. When submitting the request to the committee, fully describe the proposed installation and method of mounting (permanent or roll-up) and submit a fabric sample or design sketch/photo/ manufacturer's literature.	
DECK INTERIOR – PAINT	No	Homeowners are permitted to paint interior walls of decks or porches in earth tone or white paint color provided the deck is not visible from any street. The interior of decks visible from the street must be the siding paint color.	
CHIMNEY	No exceptions are allowed	Chimney replacements must be installed in the existing chase.	
ROOF	No exceptions are allowed	GAF Materials Corporation - Timberline HDZ® Shingles: Weathered Wood	
SKYLIGHTS	No	Skylights are permitted.	
TUBULAR DAYLIGHTING DEVICES	No	Tubular daylighting devices are permitted.	
SIDING PAINT/COLOR (SEE PAINT SECTION OF SPEV WEBSITE FOR PAINT MIX SPECIFICATIONS)	No exceptions are allowed	Sherwin Williams Exterior Duration Latex Satin Greenish-Gray	Summer Place Dark Brown - Sherwin Williams Exterior Duration Latex Satin
TRIM INCLUDING DECK OR PORCH RAILS AND WINDOW SILLS PAINT/COLOR	No exceptions are allowed	- All trim except for deck rails: Sherwin Williams Exterior Duration Latex Satin Extra White - Deck rails: Earthtone colors	All trim including deck rails: Sherwin Williams Duration Satin Latex Super White
EXTERIOR SHUTTERS	No exceptions are allowed	Exterior shutters are not permitted.	
GARAGE DOORS, STYLE, PAINT, COLOR	AC only for deviations from these Standards	Style: 16 panel windowless design Materials: Wood, fiberglass, steel, or other low/no maintenance materials Color: White trim color	Style: Flush panels, windowless Materials: Wood, fiberglass, steel, or other low/no maintenance materials Color: Brown siding color

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FRONT DOORS, STYLE, PAINT, COLOR	AC only for deviations from these Standards	<p><u>Styles:</u> Six panel entry doors OR Craftsman style entry door with single pane window at top 1/3 of door. Muntins and optional dentil shelf are permitted. OR Panel style entry door with single pane of glass covering 3/4 or all of the door. Muntins are permitted.</p> <p><u>Materials:</u> Wood, fiberglass, or other low/no maintenance materials.</p> <p><u>Colors:</u> Paint - Ruby Lips 434-7, Pittsburg Paints OR Wood tone doors stained in a Mahogany color OR Sherwin Williams 6858 Tricorn Black Satin</p> <p><u>Glass:</u> Decorative clear, frosted, or textured colorless glass formed in a geometric pattern is permitted.</p> <p><u>Side panels:</u> Craftsman system with a single pane glass.</p>	<p><u>Styles:</u> Six panel entry doors OR Craftsman style entry door with single pane window at top 1/3 of door. Muntins and optional dentil shelf are permitted. OR Panel style entry door with single pane of glass covering 3/4 or all of the door. Muntins are permitted.</p> <p><u>Materials:</u> Wood, fiberglass, or other low/no maintenance materials</p> <p><u>Colors:</u> Brown siding color OR Stained wood OR Sherwin Williams Duration Satin Latex Super White OR Benjamin Moore HC-156 Van Deusen Blue OR Benjamin Moore 2080-10 Raspberry Truffle</p> <p><u>Glass:</u> Decorative clear, frosted, or textured colorless glass formed in a geometric pattern is permitted.</p> <p><u>Side panels:</u> Craftsman system with a single pane glass</p>
EXTERIOR DOOR HARDWARE	No	New or replacement hardware, including doorbell buttons, locks, doorknobs, handle sets and kick plates, should complement existing hardware.	
STORM AND SCREEN DOORS	No exceptions are allowed	Storm and screen doors must be white to match the existing trim colors. A single or split full height glass pane with wood or aluminum surrounding frame is permitted.	
DOORS – DECK/PORCHES IN REAR OF HOME	No	Deck or porch doors in the rear of the home may be replaced with sliding doors.	
WINDOWS – REPLACEMENTS	No	Windows may be replaced with like products with or without panes. Homes with atrium windows – framing the void out of the section in the roof and replacing with a roof is permitted.	

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ITEM	REQUIRES AC OR LC APPROVAL	STANDARD – GATEHOUSE (MOCKINGBIRD COURT)	STANDARD – REGENT (GINGERVIEW LANE AND SUMMER VILLAGE DRIVE)
WINDOWS – ADDING OR MODIFYING SIZE	AC	Adding windows or modifications to window sizes require AC approval.	
WINDOWS – FANS AND AIR CONDITIONER UNITS	No	Window fans and air conditioners may be installed. Units should be installed in locations that are not visible from the streets, whenever possible.	
OUTSIDE LIGHTING	No exceptions are allowed	Brand – Maxim Lighting; Style – North Church; color – black; glass – clear CL, part numbers: - Outdoor post lamp: North Church 1052BK - Wall Lantern (front doors, decks, and garages): North Church 1051BK 	Brand – Quoizel; Style – Newbury Americana; Color – Medici Bronze with beveled glass, part numbers: - Outdoor post lamp: Quoizel NY9042Z - Flush mount, front door Balmoral inside unit: Quoizel - NY1794Z - Small Wall Lantern, Front door, decks, and garages Quoizel - NY8316Z - End unit garages (Argyle and Somerset): Quoizel NY8317Z 
DRIVEWAYS AND SIDEWALKS REPAIRS	No	Driveways and sidewalks may be replaced using the same color aggregate concrete without approval from the AC. Raising concrete slabs does not require AC approval.	
DRIVEWAYS AND SIDEWALKS – MODIFICATION OF SIZE OR MATERIALS	AC	Altering the extent or changing the size of the driveway and sidewalks must be approved by the AC. Changing the color and/or texture of sidewalks requires AC approval. - <i>Changing the color and/or texture of driveways is not permitted.</i>	
HANDRAILS FOR ENTRANCES	No	Handrails for entrances are permitted. Handrails must be white, black, or earth tones.	
ANTENNAS AND SATELLITE DISHES	No	Antenna or satellite dishes must be installed on roofs preferably in a location that is not visible from any street.	
SOLAR PANELS	No	Solar panels must be installed on roofs preferably mounted on the rear roof and not visible from the front of the house.	
RAIN BARRELS	No	Rain barrels are permitted. Rain barrels must be earth tone color and blend in with the landscaping.	
GUTTERS AND DOWNSPOUTS	No	Gutters must be white. Downspouts may be white or light greenish-gray.	Gutters must be white. Downspouts may be white or brown.
GUTTER GUARDS	No	Gutter guards or similar products are permitted.	
COMPOST BINS	No	Pre-manufactured compost bins in earth tone in color are permitted. Bins must be located to the rear of the property and must be fully screened from the street, open space and adjoining and affected neighbors. All active compost must be treated at all times to prevent odors from escaping.	
RADON MITIGATION SYSTEMS	No	Radon mitigation systems are permitted.	

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SECURITY DEVICES	No	Security equipment including cameras, fixtures and conduits is permitted. Security equipment must be designed, located, and installed so as to be an integral part of the home and not detract from its design and appearance.	
ATTIC AND EXHAUST VENTS	AC	Replacement of attic vents by any type other than those installed by the builder require approval by the AC. Attic fans/vents must be mounted on the rear roof and not be visible from the front of the house. - Turbine exhaust fans/vents and whole-house exhaust fans are prohibited.	
HVAC COMPRESSORS	No	Air conditioning and heating compressors must be placed in a location where the unit is not visible from the street in front of the home. - Compressors in the front of the home are prohibited.	
CLOTHESLINES	AC	Clotheslines are permitted in accordance with Maryland Law Right to Dry Law Section 14-130 to the Real Property Code, provided the AC approves the dimension, placement, and appearance.	
EXISTING GARDENS	No	Homeowners do not need LC approval to modify existing gardens.	
GARDENS/PAVERS EXPANSION OR CREATION	LC	Expansion or creation of new gardens requires LC approval. Replacing lawn with pavers or gardens requires LC approval.	
LAND BETWEEN DRIVEWAYS	No	Homeowners do not need LC approval to modify existing grass or plantings in the land between driveways. Land between driveways should remain permeable and landscaped with grass, plants, rocks and other permeable materials.	
TREES	No	Trees on a homeowner's property that pose a danger to the property may be removed and should be replaced by the homeowner.	
WINDOWS – BOXES AND PLANTERS	No	Window boxes and planters are permitted, provided they are of a color and material complimentary to the exterior and must be maintained in a neat and attractive manner.	
HOT TUBS OR SPAS	No exceptions are allowed	New installations of hot tubs and spas are not permitted. Existing hot tubs or spas may remain.	

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ITEM	REQUIRES AC OR LC APPROVAL	STANDARD – GATEHOUSE (MOCKINGBIRD COURT)	STANDARD – REGENT (GINGERVIEW LANE AND SUMMER VILLAGE DRIVE)
STORAGE	No exceptions are allowed	<p>Homeowners are not permitted to use any part of their exterior property for storage, except for short term needs related to construction and/or modifications. Homeowners may store items under porches and in other spaces that are not visible from the streets. Homeowners are not permitted to park any moving vehicles on grass or in gardens.</p> <p>Homeowners are not permitted to store anything in common areas.</p> <p>The following are not permitted anywhere on the homeowner's property:</p> <ul style="list-style-type: none"> - Storage shelters or containers - Fences - Dog pens, runs, dog houses, electric fences - Flagpoles <p>Firewood or propane tanks must not be stored on either side of garage doors in recessed alcoves or in any area that is visible from any point along the street. Wood must be neatly stacked and stored in a manner that does not attract bugs, termites, or rodents or present infestation risk to dwellings.</p>	
ORNAMENTS, DISPLAYS AND DECORATIONS	No exceptions are allowed	Ornaments, displays, and decorations must not compromise the integrity of the community. Seasonal decorations and displays are permitted.	

Summer Place East Village Property Owners' Association, Inc. Architectural and Landscape Standards

Architectural Committee (AC)

In accordance with Article VIII, Section 8.01 of the Bylaws of SPEV, the AC reports directly to the Board. The Committee shall not at any time adopt any practice which shall be inconsistent with any applicable Maryland law or statute or the CCR. The Chairperson of the Committee shall be a Director. Members of the Committee shall be SPEV homeowners. The AC is responsible for:

- Maintaining and preserving the architectural integrity of the community
- Updating these Standards as needed
- Responding to homeowners' questions and concerns
- Reviewing and approving Architectural Modification Requests
 - + Approval by the AC is limited to approval of the exterior appearance
 - + The AC will not judge nor warrant the safety of any exterior modification
- Monitoring work to ensure conformity with approved plans
- Conducting annual inspections of each homeowner's compliance with these Standards

Landscape Committee (LC)

In accordance with Article VIII, Section 8.01 of the Bylaws of SPEV, the LC reports directly to the Board. The Committee shall not at any time adopt any practice which shall be inconsistent with any applicable Maryland law or statute or the CCR. The Chairperson of the Committee shall be a Director. Members of the Committee shall be SPEV homeowners. The LC is responsible for:

- Updating these Standards as needed
- Responding to homeowners' questions and concerns
- Reviewing and approving Landscape Modification Requests
- Monitoring all work to ensure conformity with approved plans
- Conducting annual inspections of each homeowner's compliance with these Standards

Architectural/landscape modification request procedures

The homeowner shall submit [Attachment A - Architectural or Landscape Modification Request Form](#) to the Architectural or Landscape Committee Chairperson. The following information is required to be included with the request:

- Description of the modification and materials to be used
- Architectural and Construction Drawings of the modification as applicable
- Comments from adjacent neighbors (*end units only need comments from the one adjacent neighbor if they are located at the following addresses: 2800 and 2809 Mockingbird Court, 100, 103, and 141 Summer Village Drive, 2778 Gingerview Lane*)
 - + The comments of your neighbors concerning the requested modifications will be taken into consideration
 - + The comments are for assistance in making a decision and are not binding on the AC or LC
- If the modification is within 1 foot of your property line, location drawing or boundary survey indicating the location of the modification and demonstrating it is on your property
- If new materials are proposed, samples of materials

Summer Place East Village Property Owners' Association, Inc. Architectural and Landscape Standards

Permits

Homeowners are responsible for all permits that may be required. Homeowners are encouraged to contact [Anne Arundel County Department of Inspections and Permits](#) to determine necessary permits before submitting modification requests.

No work shall commence until the AC or LC has provided written approval.

All applications shall be acted upon within thirty (30) days of receipt by the AC or LC. The homeowner shall be notified in writing as soon as possible after action has been taken by the AC or LC and be provided with an approved *Attachment A – Architectural or Landscape Request Form*.

Appeals of disapprovals must be submitted in writing to the Board within ten (10) days of the date on the disapproval notice.

Upon the filing of a notice of appeal, the Board will contact the owner in writing within ten (10) days to schedule a hearing before the Board.

The Board shall notify the homeowner in writing of its decision within ten (10) days of the hearing.

Annual inspections

In accordance with the SPEV Bylaws, Section 13.05. Maintenance and Repair of Homes, the Board of Directors will conduct an annual inspection that will result in notice provided to the homeowner of areas of non-compliance. Homeowner's properties will be rated A-D (A is best).

- A – The property is well maintained and in good order.
- B – The property requires some minor maintenance but otherwise is in good order.
- C – The property is visibly distressed and is in need of repair and maintenance.
- D – The property is in significant disrepair and requires major repairs and maintenance.

A homeowner that does not perform the maintenance and repair work within 120 days for homes with C or D ratings may be assessed a fine (Exterior Maintenance Fine) of \$100/month for the first three (3) months of non-compliance and \$200/month thereafter until the home is repaired.

Non-compliance

The Board will notify Homeowners that do not comply with these Standards, in writing or by email, including the nature of the non-compliance and the actions the Homeowner must take to correct the non-compliance. The homeowner will have thirty (30) days to correct the non-compliance.

The owner has ten (10) days from the date of the above notice to request in writing a hearing before the Board.

The Board shall, within ten (10) days of the request of the owner, schedule a meeting for review of the non-compliance. At this time, the owner may present evidence on his/ her behalf. The Board shall, within ten (10) days of the meeting, notify the owner in writing of its decision.

The Board will follow procedures established in the CCR and Bylaws to resolve disputes.

Summer Place East Village Property Owners' Association, Inc.
Attachment A – Architectural or Landscape Modification Request Form

Instructions: Please complete and submit this *Attachment A – Architectural or Landscape Modification Request Form* to the Summer Place East Village (SPEV) Architectural or Landscape committee. Packages can be emailed in PDF format to BoardofDirectors@SPEVPOA.com or contact us at 1-800-525-1589 to arrange a drop off. Please include (where applicable):

1. If the modification is within 1 foot of your property line, location drawing or boundary survey indicating the location of the modification and demonstrating it is on your property
2. If new materials are proposed, samples of materials

Homeowner information:

Name: _____
Address: _____
Phone: _____
Email: _____
Adjacent neighbor 1 name/address: _____
Adjacent neighbor 2 name/address: _____

Type of request: Please select the nature of the request (Committee to forward request to: AC = Architectural, LC = Landscape)

- | | |
|---|--|
| <input type="checkbox"/> Siding material (AC) | <input type="checkbox"/> Front doors style, paint, color (AC) |
| <input type="checkbox"/> Trim material including deck or porch rails (AC) | <input type="checkbox"/> Windows – adding or modifying size (AC) |
| <input type="checkbox"/> Decks and porches (AC) | <input type="checkbox"/> Driveways and sidewalks (AC) |
| <input type="checkbox"/> Patios (AC) | <input type="checkbox"/> Attics and exhaust fans (AC) |
| <input type="checkbox"/> Deck or deck awnings (AC) | <input type="checkbox"/> Clotheslines (LC) |
| <input type="checkbox"/> Garage doors style, paint, color (AC) | <input type="checkbox"/> Gardens/pavers expansion or creation (LC) |
| <input type="checkbox"/> Other – describe: _____ | |

Description of the modification and materials to be used:

Summer Place East Village Property Owners' Association, Inc.
Attachment A – Architectural or Landscape Modification Request Form

Drawing of the modification: Please provide a drawing(s) of plan for the modification and showing exactly where it is being proposed in relation to your home and property lines. Any modification to within 1 foot of your property line will require a location drawing or boundary survey. A plan prepared by a contractor or design professional can be provided instead of this drawing. For additions or modifications to the exterior of your home, or landscape modifications which require permitting, please provide architectural and construction drawings.

I (we) am (are) responsible for:

- ensuring the modifications proposed in this application will be completed in accordance with the those approved by SPEV,
- meeting any and all code provisions or other requirements as deemed necessary by Anne Arundel County, the State of Maryland or other governmental entities,
- for completing and obtaining any required Anne Arundel County building and other permits, and
- for completing and obtaining any Anne Arundel County standard grading, vegetation management or other plans required for critical areas

Homeowner signature: _____

Date: _____

Homeowner signature: _____

Date: _____

Adjacent homeowner 1:

Name: _____

Address: _____

Phone: _____

Email: _____

Signature: _____

Comments: _____

Summer Place East Village Property Owners' Association, Inc.
Attachment A – Architectural or Landscape Modification Request Form

Adjacent homeowner 2:

Name: _____
Address: _____
Phone: _____
Email: _____
Signature: _____
Comments: _____

SPEV approval: This section will be completed by SPEV.

Comments	
<input type="checkbox"/> Approved	_____
<input type="checkbox"/> Conditional approval	_____
<input type="checkbox"/> Denied	_____

Date received by SPEV: _____
Date approved by SPEV: _____
Name of approver/director: _____
Signature of approver: _____