



Architectural Request Form (revised 06/2020)

INSTRUCTIONS:

Review the attached guidelines to ensure that the proposed improvement or change meets the guidelines of the community association.

1. Complete the form below and prepare the following required documentation:
 - A sketch of the proposed improvement or change (including any required landscaping plans).
 - A plot map that includes the unit location and the location of the improvement or change.
2. Obtain acknowledgements from two adjoining neighbors on the form below.
3. Submit the completed form with the required documents to www.HarvestFarmsHOA2020@gmail.com

FAILURE TO SUBMIT ALL REQUIRED DOCUMENTATION MAY CAUSE YOUR REQUEST TO BE DENIED. ONLY COMPLETE REQUESTS WILL BE REVIEWED FOR APPROVAL.

Name:		Date Submitted:	
Address:		Telephone:	
Email:		Anticipated Project Start Date:	Anticipated Project End Date:

Description of request:

Acknowledgement from adjoining neighbors

Printed Name:		Printed Name:	
Address:		Address:	
Telephone:		Telephone:	
Signature:		Signature:	

Homeowners' Signature:	
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Revised 06/2020

Architectural Guidelines for the Harvest Farms Community Association

Structures

1. ALL permanent structures (including decks, sheds, fences, pools, and hot tubs) must be approved by the Harvest Farms Community Association Architectural Committee prior to installation.
2. A scale drawing must be submitted on plot plan for approval.
3. The plan will include details of color, distances, and landscaping.
4. Written plans and a request for approval should be submitted to the Architectural Committee and will be dated when received.
5. The Committee will respond to the homeowner in writing within thirty (30) calendar days after receipt of complete package with all required documentation. Failure to submit all required documentation may cause the Committee to return the submission with no action taken. The entire package will need to be resubmitted for review.
6. If the permanent structure is on a property line, the adjoining neighbors must sign the submitted plot plan and the request form.

Fences

1. Maximum height of 48”.
2. To preserve the scenic beauty and integrity of the development, wooden split-rail, wrought iron and picket fences are the only type permitted. Wire fencing behind the wooden-split rail is permitted.
3. Fences must not be closer to the street than the rear corner of the dwelling.
4. Allowable materials include vinyl, wood, and wrought iron. No chain link fencing is permitted on property fencing. “Stockade” fencing is not permitted.
5. A plot plan is required for submission.

Sheds

1. Sheds are to be clad with wooden materials or vinyl siding.
2. Sheds must coordinate with house colors.
3. Sheds attached to the house must be sided and match the color of the house.
4. Sheds cannot be closer to the street than the rear corner of the dwelling.
5. A plot plan is required for submission.

Antenna

1. Dish antenna larger than four (4) feet in diameter are not permitted in our neighborhood.
2. No other antennas are permitted.

Above-ground pools, in-ground pools, Spas Jacuzzis, & Hot Tubs

1. All in-ground pools, above-ground pools, and hot tubs must be approved by the Harvest Farms Community Association Architectural Committee prior to installation.
2. Detailed landscaping, lattice, or wooden enclosures around pools and hot tubs are required.
3. Fencing is required per Carroll County Code, for ALL pools. See fencing section above.
4. Resident must be able to demonstrate that safety precautions are
5. A plot plan is required for submission.

Porches patios, and decks

1. All porches, patios, and decks must be approved by the Harvest Farms Community Association Architectural Committee prior to installation.
2. Drawings showing decking and railing materials, paving materials, and the dimensions and orientations of the structures are required.

A plot plan is required for submission



Awnings and Canopies

1. Non-permanent canvas-like material may be used. Aluminum is not permitted.
2. The color of the awning or canopy must coordinate with house colors.

Door/Shutters

1. Colors must coordinate with house colors.

The following are additional architectural related notes and details taken directly from applicable sections of the HFCA Amended and Restated Declaration of Covenants, Conditions and Restrictions from November 2018:

2.6 SWIMMING POOLS. Above-ground pools, in-ground pools, spas or Jacuzzis shall be permissible on any Lot provided they have been approved in advance by the Architectural Review Committee; and further, the Architectural Review Committee has the authority to make such approval subject to certain landscaping or safety requirements.

2.7 TEMPORARY STRUCTURES. No Structure of a temporary character, trailer, basement, tent, shed, shack, garage, or other outbuildings shall be used on any Lot at any time as a residence, either temporarily or permanently, unless such type of Structures are approved in advance by the Architectural Review Committee in accordance with the provisions of this Declaration.

2.8 CLOTHESLINES. Clotheslines are permitted with the following restrictions: (a) Clotheslines may not exceed six feet by six feet (6' x 6') or twenty feet (20') in length; and (b) Clotheslines are only permitted in the backyard of a Lot.

2.9 TRAFFIC VIEW/OBSTRUCTIONS. No Structure, landscaping, shrubbery or any other obstruction shall be placed on any Lot so as to block the clear view of traffic on any streets. Each Owner must trim all trees, shrubs or other landscaping so as not to obstruct or interfere with the line of sight and/or clear ingress/egress on any roads, intersections or sidewalks.

2.10 FENCES. All fences must receive written approval of the Architectural Review Committee prior to installation. Chain link fencing and "stockade fences" are prohibited. Generally, no fence may protrude forward of the rear foundation wall of a dwelling on a Lot unless approved by the Architectural Review Committee because of specific site reasons. The Architectural Review Committee may recommend to the Board certain acceptable types of fencing.

2.21 SOLAR COLLECTION SYSTEMS. Any installation of rooftop solar panels on any Lot shall require the prior written approval of the Architectural Review Committee, subject to the provisions of Section 2-119 of the Real Property Article, Annotated Code of Maryland, 2015 Repl. Volume, as the same may be amended from time to time, and any other applicable laws.

Additional notes and details noted with applicable sections of the HFCA Amended and Restated Declarations.

Section 2.2(B) –Architectural Review:

The Architectural Review Committee shall consider applications for approval of plans and specifications upon the basis of conformity with this Declaration, applicable law, Rules and Regulations, guidelines if any, and shall be guided by the extent to which such proposal will ensure conformity and harmony in exterior design and appearance, based upon, among other things, the following factors: The quality of workmanship, nature and durability of materials; harmony of external design with existing structures; choice of colors; changes in topography, grade elevations and or drainage; factors of public health and safety; the effect of proposed structure or alterations on the use, enjoyment and value of other neighboring properties and/or on the outlook or view from adjacent or neighboring properties; and the suitability of the proposed structure or alterations with the general aesthetic appearance of the surrounding area.

