

## **Whispering Woods Community Association Architectural Rules and Regulations**

**Television and Radio Antennas:** Television and Radio Antennas, including satellite TV receivers of any kind, must meet FCC regulations. Placement on dwellings must be such that antennae/dish is not visible from the front of the dwelling. Placement on the outside of fences is prohibited. Placement must be inside the residential property line.

**Fences:** Fences located in back or side yards shall be wooden or polyethylene (vinyl) and meet Anne Arundel County Building Codes. Chain link, cyclone, or wire fences are not permitted. Split rail or other open type fences may have a protected mesh (plastic-coated) material attached to the dwelling side of the fence for retaining children or pets. Fences must follow the contour of the terrain on which they are built; maximum height is 72 inches above ground level. Fences may not extend past the front face of dwelling, or outside of property lines onto WWCA Community property or Anne Arundel County property.

Front yard fences are prohibited for totally enclosing the yard or delineating property lines; permissible uses are for decoration or landscaping purposes only. These fences must be of a style with at least 75' open surface area. Maximum height for front yard fences is 36 inches. Fences may be stained or left natural.

**Free Standing Structures:** Freestanding structures must be located in side or rear yard with proper setbacks as required by Anne Arundel County zoning codes. Temporary structures, carports, or kennels are not allowed. One freestanding structure will be allowed per lot. Children's play equipment is not deemed to be freestanding under these guidelines, except for clubhouses or similar structures. Storage sheds shall be of wood or man made plastic type of material (e.g. Rubbermaid) only, no metal sheds will be approved. Maximum height of a freestanding structure shall be 9 feet; maximum size shall be 150 square feet. Sheds may be stained, left natural, painted, or have siding applied to match dwelling.

**Patios and Decks:** Patios may be brick, concrete, or stone and may not exceed 4 inches in height. Wooden patios are considered to be decks. Decks must be wood or a man made type of plastic material, which meets Anne Arundel County Building Codes for this type of construction, with at least one side attached to the dwelling. The height, size, and configuration of decks depend on the topography of the building lot and will be considered on an individual basis. Decks or patios fully or partially enclosed with screen or other material, and/or fully or partially roofed will be considered a building addition and must meet Anne Arundel County Building Codes. Appropriate building permits must be obtained and made available to the WWCA Architectural Committee if requested.

**Retaining Walls:** Retaining walls shall be wood(railroad ties, etc.), stone, or

decorative stone(pavers) material and must meet Anne Arundel County Building Codes.. No concrete(except “pavers”) or ”cinder block” walls are permitted. Height and configuration of retaining walls will be reviewed on an individual basis; both the topographical contours and drainage requirements of the building lot will be considered. Significant contour changes are not permitted.

**Building Additions:** Building additions shall match the dwellings to which they are attached in style, material, and color. Additions may not be located closer to the front property line than the existing dwelling. County zoning codes will dictate the setbacks from the side and rear property lines. Maximum height and size will also be governed by County zoning regulations.

**Play Equipment:** Play Equipment must be located in the rear of the building lot. Basketball hoops of any kind may not be placed on community property (sidewalks, parking lots, etc.) at any time.

**Awnings:** Awnings, whether permanent or temporary will be considered on an individual basis.

**Swimming Pools:** Permanent or Semi-permanent swimming pools may be located in the rear portion of the building lot only and must comply with Anne Arundel County Building Codes.

**House Paining/Staining and Siding:** Repainting/Staining with the same color is permitted without written approval. The painting of trim with the same color may be done without written approval. Changing the color of the house or trim requires written approval. Siding shall be vinyl and color should follow color schemes of the immediate neighborhood. Wood Cedar siding may be replaced with cedar wood grain finish vinyl siding. When siding is replaced it must be placed on all visible sides when changed or replaced. Requests will not be approved to put siding on one side of a dwelling only, unless it matches the same material type and color on the dwelling.

**Energy Efficient Apparatus**(Solar Panels, Wind Generators, etc) require an Architectural Request Form be filled out, submitted, and approved prior to install.

### **Miscellaneous**

- 1 Clotheslines are prohibited unless they are retractable, and must not be visible from adjacent streets.
- 2 Attic fans must be mounted on the rear of the dwelling.
- 3 Repair of trim (e.g. window box, windowsills, gutters) must be of same material and color as that being replaced and does not require approval.

- 4 Window air conditioner units should not be placed in the front or side window of any residence.

These are the most common construction requests received for approval by the Board of Directors. Article VII, Sections 1 through 13 of the Covenants, Restrictions, and Affirmative Obligations of the Whispering Woods Community Association list all of the Use Restrictions binding on the residents of Whispering Woods. Any changes to the outside of a dwelling not specified within the above stated "Rules and Regulations", or Article VII Sections 1 through 13, require owner/occupant to notify the WWCA for specific approval before beginning work to effect change. See the appropriate section of WWCA Covenants for fines imposed for failure to comply with WWCA Architectural "Rules and Regulations".

**WHISPERING WOODS COMMUNITY ASSOCIATION  
POST OFFICE BOX 242  
ARNOLD, MARYLAND 21012**

**Architectural Specifications Purpose:**

The primary reason for providing these guidelines is to describe more fully the Use Restrictions of the Whispering Woods Community Association and to assure each homeowner that Whispering Woods will continue to be a community everyone can enjoy. The Use Restrictions provide for architectural continuity in our neighborhood, which has several benefits.

**Benefits:**

Neighborhoods that have established architectural guidelines:

- 1 Have enjoyed higher resale values for their homeowners,
- 2 Are more aesthetically desirable, and therefore its homes sell more quickly,
- 3 Help assure that no unsightly or unsafe structures will become a problem or hazard in the community.

**Request Procedure:**

The Homeowner will complete and return to the Architectural Committee of the Board of Directors the enclosed Request form for any proposed construction projects.

The Architectural Committee will review all requests for compliance with the Use Restrictions. The Board of Directors will then issue a response letter to the Homeowner stating its approval or disapproval.

In the event of disapproval, an appeal form will be attached to the response letter. The Homeowner has 30 days to file an appeal containing additional information for consideration to the Board.

The Board of Directors has the obligation to identify and correct violations of these "Rules and Regulations" and the Use Restrictions, both on common areas and on individually owned properties. Violators will receive written notification of the violation from the WWCA Board of Directors. This letter will outline the violation and date by which the violation must be remedied. Fines(if any) may be imposed at the direction of the WWCA Board of Directors in accordance with the WWCA Covenants in force at the time the resident is notified of the violation. In the past, residents carried out projects without regard to the provisions contained in the Use Restrictions regulating their approval, construction, and use.

## **Requirements of Anne Arundel County**

Anne Arundel County requires building permits for additions, fences, sheds, decks, swimming pools, retaining walls, and other construction as required by County Code. It is the resident's responsibility to make sure they or their builder obtains all required permits from the County.

### **Setbacks:**

- 1 Single-family properties- Attached structures must have at least 20 feet total setback from both side property lines, with a minimum of 7 feet from one property line. Any unattached structure must be at least 10 feet from all property lines.
- 2 Townhouse properties- Attached or unattached structures must be located at least 10 feet from the rear property line; side property line setbacks do not apply to town homes.
- 3 Duplex or End unit Townhouse properties- Side setbacks of 10 feet are required on the non-common property line; townhouse setbacks apply for the other property lines.

**WHISPERING WOODS COMMUNITY ASSOCIATION**

**ARCHITECTURAL CONSTRUCTION REQUEST FORM**

The purpose of having architectural guidelines is to assure each homeowner that Whispering Woods will continue to be a community everyone can enjoy and will retain a "respectable look." Houses enjoy a higher resale value due to their aesthetically desirable appeal. Guidelines help to assure that unsightly and unsafe structures will not become a problem or hazard in our neighborhood. All plans and forms must be approved prior to starting work. Non-compliance or lack of approval can result in the structure or architectural item being removed or brought into compliance. Kinds of projects that need approval are: fences, decks, storage sheds, patios, retaining walls, pools, building additions, exterior house painting (or new vinyl siding), play equipment, roofs (if the type of material or color changes), etc. Please fill out the form and mail to WWCA, Architectural Committee, at the address below:

Post Office Box 242  
Arnold, Maryland 21012  
(410) 757-5555

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Unit Address (*if rental*): \_\_\_\_\_

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This is a request to construct or install a \_\_\_\_\_

on the premises stated above. The overall dimensions will be \_\_\_\_\_.

The following materials will be used for construction: \_\_\_\_\_

If painted or stained, the colors and types of coatings will be: \_\_\_\_\_

The expected starting date is \_\_\_\_\_ and the completion date will be no later than \_\_\_\_\_. It is my intention to obtain a building permit, and follow all applicable zoning and building codes.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Sketch of property and location of project:**

(If possible, use plat received at settlement to show the location of the project on your property.)

*(Use separate sheet of paper for sketch of project)*