

# REDLAND STATION HOMES ASSOCIATION

## Architectural Control Committee (ACC) Standards 2021

The following standards have been adopted by the ACC and approved by the RSHA Board of Directors:

The ACC sees the community's feedback and opinions as an opportunity. We invite your thoughts and input both by post and electronically. While we anticipate a fruitful back and forth, these standards are based on the Covenant, Bylaws, Montgomery County regulations, subject experts and Community traditions.

These standards update the current Architectural Standards in the Governing Documents and are in accordance with the authority of the Architectural Control Committee (ACC) to interpret the Declaration (Covenant) and Bylaws and define the community standards. They will be reviewed by and recorded with Montgomery County, Maryland.

ADDITIONAL GUIDELINES MAY BE FOUND IN ARTICLE VIII OF THE RSHA COVENANTS AND RESTRICTIONS. ANY ITEMS NOT SPECIFICALLY COVERED MUST SECURE THE APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE.

**The Architectural Control Committee (ACC) must approve all additions, changes and replacements/repairs/maintenance. At this time, the ACC is upgrading the standards in keeping with the 21st Century even for standard maintenance, so we ask your patience with our request for prior approval.**

Please feel free to contact the ACC with suggestions, concerns, and requests for specific changes to your property or with these Standards and process.

You can reach the ACC by emailing [rsha.ACC@gmail.com](mailto:rsha.ACC@gmail.com) or via mail @ ACC, RSHA, 7899 Briardale Terrace, Derwood, MD 20855. An approval form for work has been created and will be sent out to all residents.

In the event the Board of Directors (BOD) or its designated committee (ACC) fails to approve or disapprove such design and location within thirty [30] days after a completed application has been submitted, approval will not be required and this will be deemed to have been fully complied with. **The ACC 30-day review period will not commence until ALL required submissions have been received.**

If work is started despite ACC written disapproval (via hard copy, email or text), it is considered a violation, and work must stop immediately. Decisions by the ACC can be appealed, but no work is permitted until the appeal is settled.

The owner understands that the authority to perform an alteration granted by this application will automatically expire if the work is not completed within three months (90 days) following approval authorized by the ACC. Requests for extension should be submitted to the ACC.

A reminder that the owner is responsible for adhering to Montgomery County, MD permits, construction and other codes, either through the contractor or the owner in case of DIY activities. Permits MUST be displayed on the outside of the house during construction. Furthermore, ACC approval is required IN ADDITION to and PREVIOUS TO any needed County permits.

**No permanent structures or fixtures other than those cited in these Standards or in the Governing Documents are permitted. If a homeowner wishes to add an item not mentioned in these Standards, the ACC will consider the request through the application process.**

The RSHA and the ACC encourages neighbors to solve disputes, especially those involving lights, noise, trash, etc. between each other. However, neighbors should feel free to bring up concerns to the ACC and to the RSHA Board for issues that cannot be resolved.

See Declaration, Article VII of the Governing Documents for additional oversight of the ACC, especially Section 3.

See Declaration, Article XII, Section 4 of the Governing Documents regarding enforcement.

### **Process for submitting an application to the ACC:**

- Request or download an application form.
- Complete form including description of project, design plans, drawings, pictures, materials and include samples of materials and colors.
- Submit via email to ACC or request to meet with a committee member to show practical samples.
- Committee has 30 days to review and respond from **date of receipt of all requested documentation and materials.**

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## I. EXTERIOR PAINTING AND SIDING



### WHY IT IS IMPORTANT TO USE THE PAINTS AND COLORS SPECIFIED

**Only the brands and colors listed below are approved. Other sourced paints will be considered in violation.**

**While computerized color matching is now ubiquitous, it DOES NOT GUARANTEE a specific color match and will be considered a violation.**

Why? First, there is not a universal system for computer color matching; each company/brand has its own software for color matching, which means sampling will differ.

Second, any base paint, which is made of various pigments and fillers, such as titanium dioxide and chalk, differs with each manufacturer. This variety creates differences in appearance and durability; for example, a cheaper and chalkier base will be lighter in color, require more coats and be prone to bleaching with time.

Finally, matching a sample over 10 to 20 years old will mean the color has changed due to time and sun.

The ACC has tried to balance cost and durability. Both Benjamin Moore and Sherwin-Williams have excellent reputations for wear and coverage. (Benjamin Moore can be found locally at Regal Paints; Sherwin-Williams has multiple local stores).

**Each brand has various levels of Latex exterior paint; any level is acceptable. One can get coupons by signing up on their websites. The HOA has an account at Sherwin-Williams for our official paints sold there; mention “Redland Station HOA” account # 1644-8824-9 for a possible discount at any local Sherwin-Williams.**

**SIDING & TRIM COLORS:** All paints must be Exterior Latex Flat except for Trim which can be Exterior Latex Semi-Gloss as well as Flat.

- No two contiguous houses may be repainted in the same color group.
- Changes in siding color must be approved in advance by the ACC.
- Existing Brick or Concrete may not be painted.
- Trim is defined as around doors, windows, gutters, downspouts, railings, firewall copings and similar.
- Each row of contiguous houses must have a minimum of three colors. There will be no multi-hued homes outside of the trim (this includes touch-ups).

**TRIM PAINT: Duron Chestnut Brown #990 Latex Flat or Semi-Gloss (found at Sherwin-Williams; Sherwin-Williams carries all Duron Colors).**

#### **SIDING PAINT:**

- **BROWN:** Benjamin Moore Bison Brown #2113-30 Latex Flat
- **ORANGE:** Sherwin-Williams Earthen Jug #7703 Latex Flat
- **RED:** Sherwin-Williams Red Barn #7591 Latex Flat
- **BEIGE:** Benjamin Moore Hillsborough Beige #1033 Latex Flat

#### **SIDING MATERIALS:**

- **The three approved siding materials (see below) require a “house wrap” or vapor barrier no thinner than 6.25mm or 1/4” thick. The thickness of each siding material varies slightly, so plans must ensure that the material is flush with windows and is neither too far below or too far beyond the window frame.**

- **Replacement or repair of siding or new siding requires prior ACC approval.**
- Siding of homes should only be of the T1-11 vertical pattern. The pattern comes with the vertical elements either 4" or 8" in width. Replacements must be made with the previous pattern unless approved in advance by the ACC.
- 10-foot sheets are required; any variation in size must be approved in advance by the ACC.
- Repair/replacement can be with T1-11 exterior plywood as used for the original construction.
- **T1-11 Composite siding in the vertical pattern is approved.** Any composite board must be painted.
- **T1-11 Vinyl Siding is approved. Vertical, not board and batten, with a minimum mil. grade of 46-48 is required. Specific style of vinyl and colors from one manufacturer, conforming to the current T1-11 vertical pattern and the paint colors of the community, has been approved, and this information is available through the ACC. Owners may do their own research for manufacturers and color and submit the manufacturer, color name and color sample, and a physical sample of the vinyl material with the application to the ACC for prior written approval. Remember: Colors must match the approved paint colors - the ACC will check the match between the vinyl color and the approved paint colors. The ACC suggests that the owner get a paint chip of the appropriate color of their house to assist them in selecting a color.**
- **TRIM MATERIALS, STYLES & COLORS FOR OTHER ITEMS:**

Modern technology means the norm for doors, windows, gutters, downspouts, railings, fire wall copings, screen windows, screen doors, etc. are generally pre-colored metal, resin or vinyl. Any of the listed materials are acceptable. The ACC understands each vendor will have slightly differing shades of dark brown. Submit color information and style to the ACC for pre-approval. As always, these items can be painted in the approved Trim color.

- However, color selection MUST BE a dark brown or, in the case of screen doors, flat black is acceptable, but as close to the official Trim color as possible. Otherwise, the homeowner must paint the item.
- These items include but are not limited to gutters, drainpipes, windows frames, door frames, storm window frames and storm doors.

## II. ROOFS:

- Patching of roofs must be the same color and brand as the original if possible. If not possible, get ACC approval.
- When replacing roofs, shingle colors must be either of the brown or gray family; dark, medium or light shades are permitted.
- Shingles must be asphalt, either 3-tab or architectural.
- HOA regulations cannot prevent owners from installing solar panels on their roofs. However, request forms to install solar panels must be submitted to the ACC for permission as to the panels' aesthetics and placement. No trees may be trimmed for solar panels without prior ACC approval. [See this link for more details.](#)
- A powered (not turbine type) attic ventilator may be installed on the rear roof slope with visible portions colored as close to the official Trim color as possible. Prior written approval from the ACC is required.
- Federal regulations permit the installation of antennas or satellite dishes on the roof. For more information, see [FCC Reception Regulations](#).
- However, such devices are not allowed on community property. Antenna wires must be on the exterior of any house; they must be securely fastened, concealed as far as possible, and painted the background color.



### III. WINDOWS, DOORS AND STORM DOORS:

- All windows and patio doors must be sliders except for lower-level back doors, which can be French doors.
- All windows, and patio doors' exterior frames/trim and surrounds **must be dark brown as close to the official Trim color as possible.**
- Storm door frames/trim should be dark brown, as close to the official Trim color as possible, or the manufacturer's flat black.
- Front doors can be of any material (steel, wood, fiberglass, etc.). Pre-finished doors must be either dark brown in color or matching the color of the siding. Front doors which are painted must be in either the approved Trim paint, approved Beige paint or the approved color of the house. Front doors may have "light inserts." Sidelights to the side of or above the front door must be maintained.
- Metal hardware can be finished in silver, brass, bronze, or brown close to the official Trim color or painted in the official Trim color. No white hardware.
- Sash/double hung windows and casement style windows are not permitted.
- Mullions are not permitted on any window, sliding glass door, French door or storm window/door.
- Permitted styles of storm doors are either with a full glass/acrylic panel or half glass/acrylic panel. Decorative items on the doors, such as grills, scallops, "X"s, etc. are not permitted.

### IV. SHEDS:

As the majority of the original sheds are either gone or deteriorated, and since vinyl/resin sheds are now the norm, the ACC and the Board have approved this material for sheds. New wood sheds or repair of old sheds

can continue to be in the original T1-11 style plywood. **New sheds, repair of old sheds or replacement sheds require prior ACC approval.**

- Tearing down an original shared shed needs approval of affected homeowners and the ACC. If agreement is not made between all parties, the ACC will determine the condition of the shed and either require the shed to be removed or rebuilt. No rotted shed will be allowed to remain on the property.
- Sheds no larger than 7 ft. H x 8 ft. W x 4 ft. D are permitted in the privacy fence area. Beige, gray/beige or dark brown colors are permitted within the privacy fence. NOTE: the 7 ft. H standard is measured to the top of the peak of the roof excluding the foundation. When looking at vinyl/resin sheds, be aware that these products' dimensions are often listed by the width and depth and/or wall height ONLY, excluding the roof. The overall height of a shed at its roof peak is generally found in the specifications.
- **Please do not buy a vinyl/resin shed until you have prior ACC approval.**
- Replacement or new sheds on the owner's property, outside the privacy fence, must be approved in advance by the ACC, must be in a back corner of the lot, and must be the official Trim color ONLY. These sheds should be no larger than 7 ft. H x 8 ft. W x 4 ft. D, excluding foundations.
- The height dimension for any shed on a foundation cannot be higher than 7 1/2 ft.
- End units can request permission to place sheds on side property line as long as it remains behind the rear building line.
- If a vinyl/resin shed color is not the appropriate color, it must be painted. Sherwin-Williams has a paint entitled "Vinyl Safe" which can be mixed in the official Trim color.

- Sheds must have a flat shed roof or gable roof covered with dark brown asphalt shingles. Manufactured sheds must have a roof molded to resemble shingles.
- **NO NEW SHEDS MAY BE PLACED ON COMMON PROPERTY.** Existing sheds on common property except those placed by the developer at the time of original construction must be removed at the time of sale or transfer of the home involved.

## V. FENCES:

- **NEW CONSTRUCTION OF A FENCE REQUIRES** prior approval of the ACC as well as signatures of the unit owners on either side of your unit unless you are an end unit, then you only need the signature of the unit owner next to yours. This signature is only to verify that your neighbor is aware that you are erecting a fence. See the ACC request form.
- “Fence” means the official property line of the owner’s plat at the back of the house and/or side if an end unit.
- Fences may be of rustic split rail wood or unfinished wood stockade style with a variety of slope style and post cap, or board on board to be **no higher than four feet**. Stockade style fences may only have one layer. No other fence types or finishes are permitted. The unfinished side of any fence (such as the side with backer rails and posts) **MUST** face into the owner’s own property and not into neighbors’ property and/or Community Property.
- **Replacement/repair of privacy fences to be consistent in the Community must be in the same style, dimensions, materials, finish, and construction as the original. Privacy fences are unfinished wood board on board with two layers of vertical boards staggered one on each side for increased privacy. Consult with the ACC for details.**

## VI. DECKS & PATIOS:

- **DECKS & PATIOS WILL BE APPROVED ON AN INDIVIDUAL BASIS.**
- **Plans for all new and replacement decks and patios must be submitted to and approved by the ACC prior to construction. Plans must include construction drawings in addition to a written description. Patios of concrete, pavers, brick, flagstones or other materials secured to the ground or on footings count as a deck.**
- **NOTE: Decking or patio/flagstone or similar construction over the front or side stoop and sidewalk, and/or railings to either counts as a deck/patio and requires written approval.**
- **Requests for exterior changes for ADA concerns such as ramps, railings, special steps and similar must be submitted for prior approval - Montgomery County allows HOA reviews for aesthetics and placement, especially if Community Grounds or another owner's property is involved.**
- **No other permanent structures are permitted in the back or side yards.**
- **Any changes in size for replacement of a deck, patio or front porch stoop/deck must have ACC approval in advance.**
- **Decking over a patio counts as a separate structure.**
- **Any structure on a footing, even a "floating wood" deck, requires a Montgomery County, MD permit. [See Montgomery County Deck Regulations. \(DPS - Residential Decks Permit Process \(\[montgomerycountymd.gov\]\(http://montgomerycountymd.gov\)\)\).](#)**
- **To assist in planning, the following must be observed:**
  - **Decks and patios can be as wide as the house BUT cannot extend beyond the original privacy fence, 12 feet. They are only allowed at the back, except decking or similar over the front/side stoop is permitted.**
  - **No structures are allowed at the third/top level.**

- Wooden structures at the lowest level are considered decks.
- The only permanent structures allowed on a deck or patio are railings and/or benches built into the railing.
- Owners may use small sparkle strand lights on deck railings, but suspending lights above the decks and patios is prohibited.
- Decks must be constructed of pressure-treated pine. DECKS CANNOT BE OF COMPOSITE WOOD (**Trex** or similar).
- **Deck finishes can be weathered, natural wood, clear polyurethane or similar finish; a stain (clear, or natural wood colored) or painted in the approved TRIM color.**
- Patio materials should be included in ACC application.
- Patios can be made of wood, bricks, pavers, concrete or similar.
- Consult [Montgomery County's Deck Regulations](#) for construction details, required permits, required contact to Miss Utility, and other construction items.

## VII. GRILLING AND FIRES:

**Montgomery County fire regulations on open burning and recreational fires must be followed. See [the Montgomery County Regulations](#).**

- No open burning of any kind is permitted on owner or community property.
- ONLY gas and charcoal powered grills and smokers are permitted on decks. No chimineas or fire pits of any kind are allowed on decks. See [the Montgomery County Regulations on grilling safety](#).
- Do not store chimineas, fire pits or similar devices on decks.

- No permanent cooking or fire structure, such as a fire pit, is permitted to be installed on the owner's property.
- Any temporary portable fire device such as chimineas, fire pits, or such devices needs to be 15 feet from any structure and no less than 3 feet clearance around the device. Flammable items, such as mulch, tree limbs, etc. cannot be within the fire area. A fire suppression device must be within reach of the fire. This is in accordance with the [Montgomery County Regulations on Fire Pits](#).
- Propane tanks and/or fuel cans should be stored 20 feet or more from a structure.

## VIII. MAINTENANCE:

All homes need periodic repainting of siding and trim, as well as other exterior maintenance. It is the responsibility of the ACC to advise RSHA owners on appropriate and necessary maintenance procedures. Maintenance guidelines will be periodically updated in the RSHA newsletters, and owners will be notified when remedial maintenance work is needed.

Repairs should be done in the same material and color as the original. If the original color is unavailable, the entire structure may need to be repainted. Pro tip — thinning out older paint with water will often assist with color matching.

**Any work beyond simple repairs, especially any with a change in material, color or similar requires ACC approval in advance.**

No hardwood trees shall be removed from any lot without written approval of the Association acting through the Board of Directors or duly appointed Committee. Even dead trees must have prior written approval by the ACC, and all neighbors must be notified in advance to remove vehicles when needed.

Additional Guidelines regarding maintenance may be found in Declaration, Article VII of the Redland Station Governing Documents.

## NEW ITEMS:

### IX. LIGHTS AND SECURITY FIXTURES - Front of house:

- Security lights are not permitted on the front of houses and do not replace front porch lights.
- The original front porch light may be replaced in the style the owner desires as long as it is in the same location as the original and is in harmony with the community.
- Security cameras, whether placed on the siding or a video doorbell must have a dark brown or flat black finish for the item and its mount. Some video doorbells are two toned — half black and half silver — are permitted as long as the item is mostly colored black. If a camera or mount extends over a lighter area or brick the items should be colored to blend in.
- Security cameras can be placed as high as the bedroom level in an unobtrusive spot such as side of balcony or under an overhang. Placement is to be approved by the ACC. Video doorbells should be on the door frame, either left or right.
- Security cameras and video doorbells should be approximately 4" x 4" x 2" for the camera and 6" x 2" x 1" for the video doorbell.
- Security cameras and video doorbells should be on a motion-sensor.
- **Security cameras and video doorbells require prior written approval from the ACC. Model make, number and color should be part of the request in addition to the proposed location.**

## **X. LIGHTS & SECURITY FIXTURES - Back of house:**

- **Security lights and other fixtures for the rear of properties require prior approval from the ACC. Requests for approval must include the style and size of the fixture. Security lights can be only two lights at maximum on a single mount, and both lights and fixtures/cameras must be on a motion sensor or on a timer. The ACC prefers sealed beam lights as lights with bulbs are painted white on the inside to provide more light.**

**As this is a townhome community, the lights should be as small as possible to prevent disturbing one's neighbors.**

- Security fixtures (lights and cameras) mountings must be in a brown, dark bronze or flat black finish as close to the official Trim color as possible. If a pre-existing item is not finished in one of these shades, the ACC suggests using heat-resistant spray paint in flat black.
- A porch light is permitted overlooking a deck/patio at the rear of the house.

## **XI. DOOR AND WINDOW AWNINGS:**

Pre-fabricated solid and/or metal structures with fabric or hard acrylic awnings are not permitted, even folding ones. Market umbrellas are permitted on the front stoop as protection against the rain when removing wet shoes, etc., but must be folded in fair weather.

## **XII. YARD STRUCTURES:**

- Structures in yards are considered permanent if they cannot be simply removed and are secured/mounted/on footings/fixed to the ground.
- Gardens are not considered permanent structures, including raised beds.



- Flagstone or similar path markers are not considered permanent structures.
- Solar path lights, either in the front or the back, are not considered permanent structures.
- Decorative items such as flowerpots, garden statuary, bird baths, yard sculptures, and bird feeders are not considered permanent structures.
- Small rocks, such as marble chips or river stones, or mulch, including any border markers such as a raised bed created by stones, brick, or concrete, are not considered permanent structures.
- Seasonal accessories such as summer screens, or tent-like gazebos or pavilions are permitted ONLY for specific events and must be taken down at the end of the event, i.e., party, reception etc. They are disallowed by the HOAs Articles of Incorporation (Covenant)
- The ACC reserves the right to request the removal of such items if they prove to be a hazard, interfere with a neighbor's privacy or view, or are determined to be against County regulations.

### **XIII. MISCELLANEOUS:**

**The RSHA HOA is not responsible for any damages suffered by the homeowner or other parties caused by the work approved by the HOA. The homeowner is responsible for the protection of and costs for the restoration/repair of any damage, minor or otherwise, to Common Grounds Property as well as neighboring home owners' property through work done by the homeowner or other parties designated by the homeowner. This includes unintentional damage.**

- **ANY ITEMS NOT SPECIFICALLY COVERED MUST SECURE THE APPROVAL OF THE ACC.**
- **PERMITS** required for any construction as defined **MUST BE POSTED OUTSIDE.**  
**NOTE: A permit from Montgomery County DOES NOT mean work is approved by the ACC.**

- Be sure to contact Miss Utility for any construction.
- A four-foot x four-foot x 10-inch-high sandbox is permitted within the privacy fence.
- Materials from construction or renovations should not be left on Community Property and, even on Resident property, should be removed as promptly as possible.
- House numbers on the front should be replaced in the same location as the original, be in harmony with the community, horizontal, and be clearly legible for emergency purposes. The ACC recommends a wooden plaque painted the approved color Hillsborough Beige with black metal dimensional numbers pre-drilled to attach to the plaque via nails or screws, but this is not required. End units have a special exemption to have house numbers on the front set vertically in addition to the standard placement by their door on the side. If there are concerns about the visibility of one's numbers, due to age and weathering, plantings, location of the house on the lot, the house not facing a parking area, etc., please contact the ACC for assistance.

#### **XIV. PARKING REGULATIONS:**

On the following pages are maps of each Section of the community showing those parking spaces which have been reserved for each home. **(See Attached)** ask all residents and their visitors and guests to observe the following regulations:

- Residents should park only in the "RESERVED" space which has been assigned to their home.
- All visitors and guests should be advised NOT to park in "RESERVED" spaces.
- All unreserved spaces are available to residents, visitors and guests on a first-come, first-served basis.

- Residents, visitors, and guests should observe the “NO PARKING ANY-TIME” and “NO PARKING - FIRE LANE” zones at all times. Violations may result in ticketing by the Montgomery County Police.
- At no time may any vehicle be parked on the grassy common areas of the community.

## XV. VEHICLE REGULATIONS:

**Trash or any other unsightly materials shall not be kept in any vehicle of any type other than for immediate disposal.**

- **Prohibited Vehicles in General**
- **Under Article V, Section 2-f of the By Laws of the RSHA Declaration of Covenants and Restrictions defining the Powers and Duties of the Board of Directors, any vehicle that the Board deems unacceptable within the community may be prohibited from parking therein.**
  - General types **prohibited** include but are not limited to: all vehicles over  $\frac{3}{4}$  ton capacity; all vehicles longer than the parking slots, with no part protruding over the sidewalk or lawn curbs; any modifications which permanently extend the width or height of any vehicle; Box trucks; trailers, motor homes, junk vehicles, and boats.
  - Permitted additions and/or modifications include roof racks, trailer hitches, tool or storage bins in pickup trucks which are part of the bed liner and/or do not extend above or over the bed perimeter, bicycle racks, kayak or canoe racks or similar recreational carrying items. However, roof bins or shells, bicycles, kayaks or canoes, surfboards or similar must be removed when not being transported and stored out of view.

- Trucks and Vans:
  - Permitted: pickup trucks and vans up to and including  $\frac{3}{4}$  ton capacity or up to Class 2 and Class B for vans.
  - Vehicle modifications not allowed include but are not limited to: wooden sides or wood-stake sides; pipe racks; lift-tow equipment; top or side-mounted ladders; exterior metal or wood work bins which extend above the bed and/or over the sides of the bed, drawers or cupboards; cube and step vans with the steps outside of the back doors.
  
- Campers
  - Permitted: converted vans or wagons with maximum sleeping capacity of two, and pickups with caps.
  - Prohibited: pickup with cab-over or side over conversions and or any modifications which permanently extend the width or height other than caps.
  
- Lettering on all vehicles:
  - Permitted: lettering identifying government vehicles, provided such vehicles do not violate any of the above prohibited uses.
  - Prohibited: any lettering announcing or advertising a commercial enterprise, association, society, etc.
  
- Garaging of Vehicles:
  - Any unused vehicle may not be permanently parked in a non-reserved space even though it bears current plates. A two, (2), week notice will be given before towing.
  - Any unused vehicle, not moved within 30 days, may not be stored in any reserved space. If a vehicle is not being used and is stored in a reserved space, and a resident, owner/tenant, is using an

unreserved space, this is considered a violation and infringement on others.

- Storage and Operation of Vehicles other than those listed above.
  - Any licensed vehicle, such as a Motorcycle, must follow the rules above. Motorcycles may not be stored in public view except in a parking space.
  - Any vehicle, licensed or otherwise, motorized or otherwise (including bicycles, skateboards, scooters or similar), may not be stored/parked in any yard except if hidden in a permitted shed, the privacy fence, or behind an approved screen similar to those permitted for garbage containers.
  - None of the vehicles listed in this section may be operated on Association Lands. Association Lands or Community Grounds do not include Association roads, curbs, parking areas or sidewalks. Steps are included, even those leading up to the Bridge.

## **XVI. ELECTRIC VEHICLE CHARGING STATIONS**

- The ACC and Board are studying the use and type of charging installations that may be allowed for use by owners, on a case by case basis. Owners will be notified when policy and options are approved.

## **XVII. ANIMAL CONTROL REGULATIONS:**

The Association receives frequent complaints about residents' dogs and cats which are permitted to damage neighbors' yards and common areas of the community. In addition, there are complaints about dogs barking, and dogs and cats stewing trash and garbage in various parts of Redland Station.

The following is a brief summary of Montgomery County Animal Control Ordinances. Please see [Animal Control and Anti-Cruelty Laws, Office of Animal Services, Montgomery County, MD \(montgomerycountymd.gov\)](https://www.montgomerycountymd.gov/AnimalControl/Pages/AnimalControlandAntiCrueltyLaws.aspx) for a full description:

**1) At Large-** Any dog is at large if it is outside the owner's premises and not leashed, unless it is a service dog, is in a dog exercise area designated by the Maryland National Capital Park and Planning Commission, or is participating in an approved activity.

Any other animal (i.e., cat or livestock animal) is at large if it is outside the owner's premises and not leashed or immediately responsive to verbal or non-verbal direction.

**The common area of a homeowner's association, condominium or cooperative is not the owner's premises.**

**(\$100 fine for first offense; \$500 fine for each subsequent violation)**

**2) Animal Defecation ("pooper scooper" law)** (Montgomery County Code, Sec. 5-203(a)(2)) - An owner must not allow an animal to damage or defecate on property outside of the owner's property. An animal may defecate on public property or the common area of property in which the owner shares an interest if the owner immediately removes and disposes of the feces by a sanitary method approved by the Director. Feces may be picked up in a plastic bag. If this bag is placed inside another plastic bag, it may be put out for disposal in your normal household trash. **(\$100 fine)**

**3) Animal Noise** (Montgomery County Code, Sec. 5-203(a)(6))

An owner must not allow an animal to cause noise that is loud enough and persistent enough to disturb another person's quiet enjoyment. **(\$100 fine)**

**4) Unwanted Contact** -The pet owner must prevent unwelcome or unsolicited threatening physical contact or close proximity to a person or a domestic animal that occurs outside the owner's property that may cause alarm in a reasonable person, such as biting, chasing, tracking, inhibiting movement, or jumping. **(\$500 fine)**

**Pet owners should remember that the common area of a homeowner's association, condominium or cooperative is not the owner's premises.**

## **XVIII. TRASH REGULATIONS**

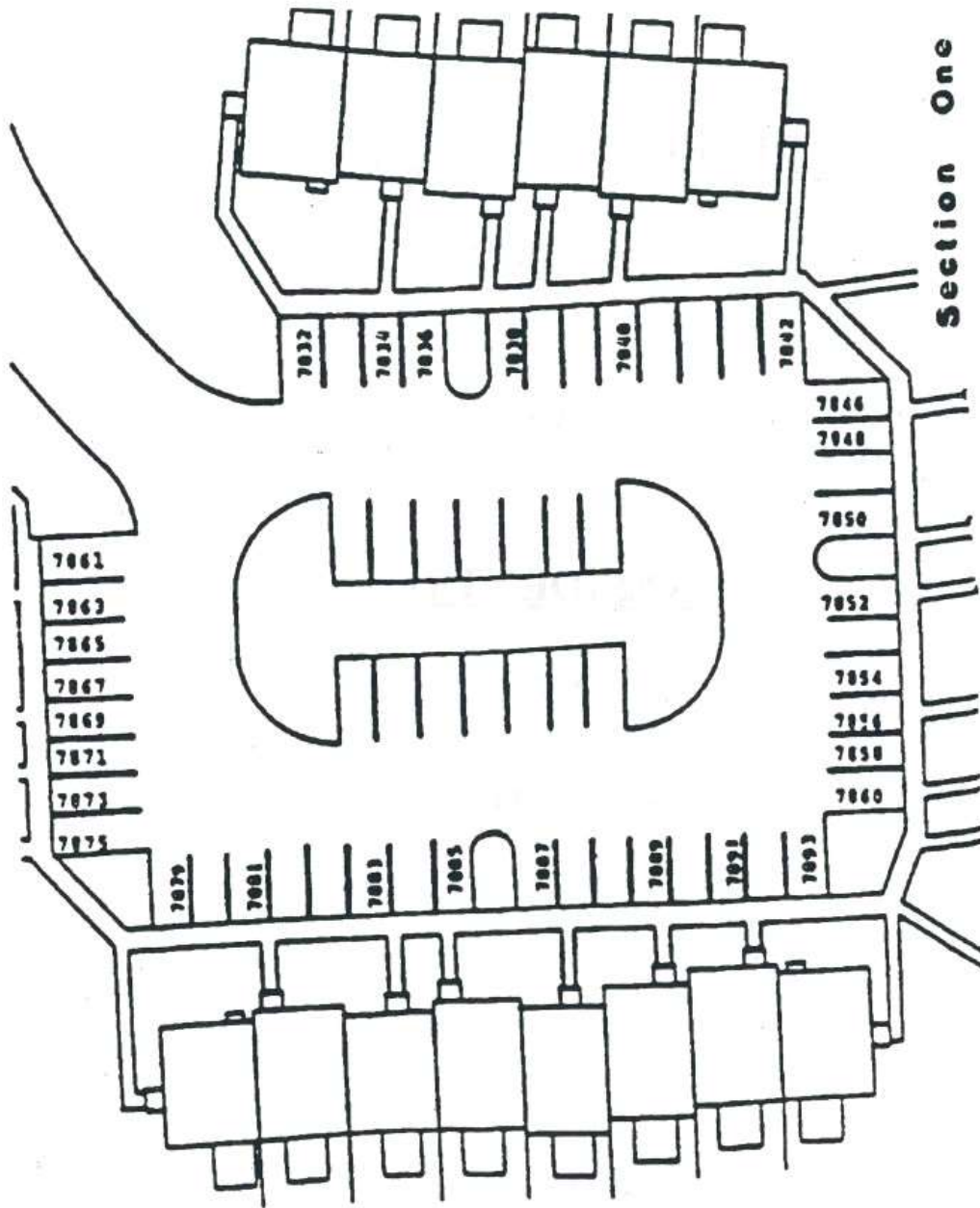
Article VIII, Section 3, of the Redland Station Declaration of Covenants and Restrictions reads:

**"Trash and garbage containers shall not be permitted to remain in public view except on the day of trash collection."**

Some residents have not complied with this provision and the result has been unsightly and unhealthy debris and litter on individual lots and on Common Areas of the community. To avoid these situations, the Board of Directors has approved the following regulations related to the packaging and placing of trash for pickup within Redland Station.

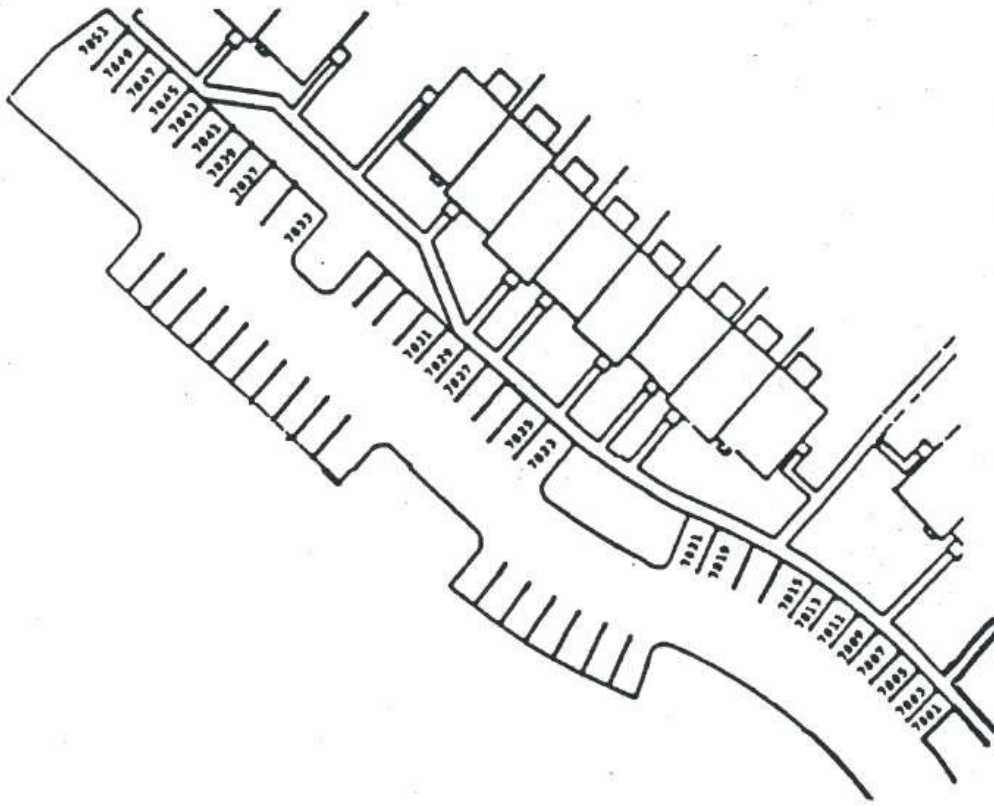
- All trash will be in secure containers with tight-fitting lids of either metal or plastic (trash within such containers to be in secured plastic trash bags), or in securely fastened strong contractor grade or exterior use plastic bags.
- Containers must be placed within the front or rear boundaries of the Resident's lot. No trash is to be placed on community Common Areas for pickup.
- Trash in securely covered containers may be placed outside after dark the night before pickup day. **If trash is placed only in secured strong contractor grade or exterior use plastic bags, such bags may be placed outside the morning of pickup only.**
- Containers must be returned to their usual place of storage by nightfall on the pickup day, regardless of whether the trash has been collected.
- Any trash or debris left or spilled by the collectors is the responsibility of the resident and should be picked up and removed by him/her.
- These regulations will be strictly enforced by the Association. Questions regarding these regulations may be directed to any member of the Board.

RESERVED PARKING SPACES





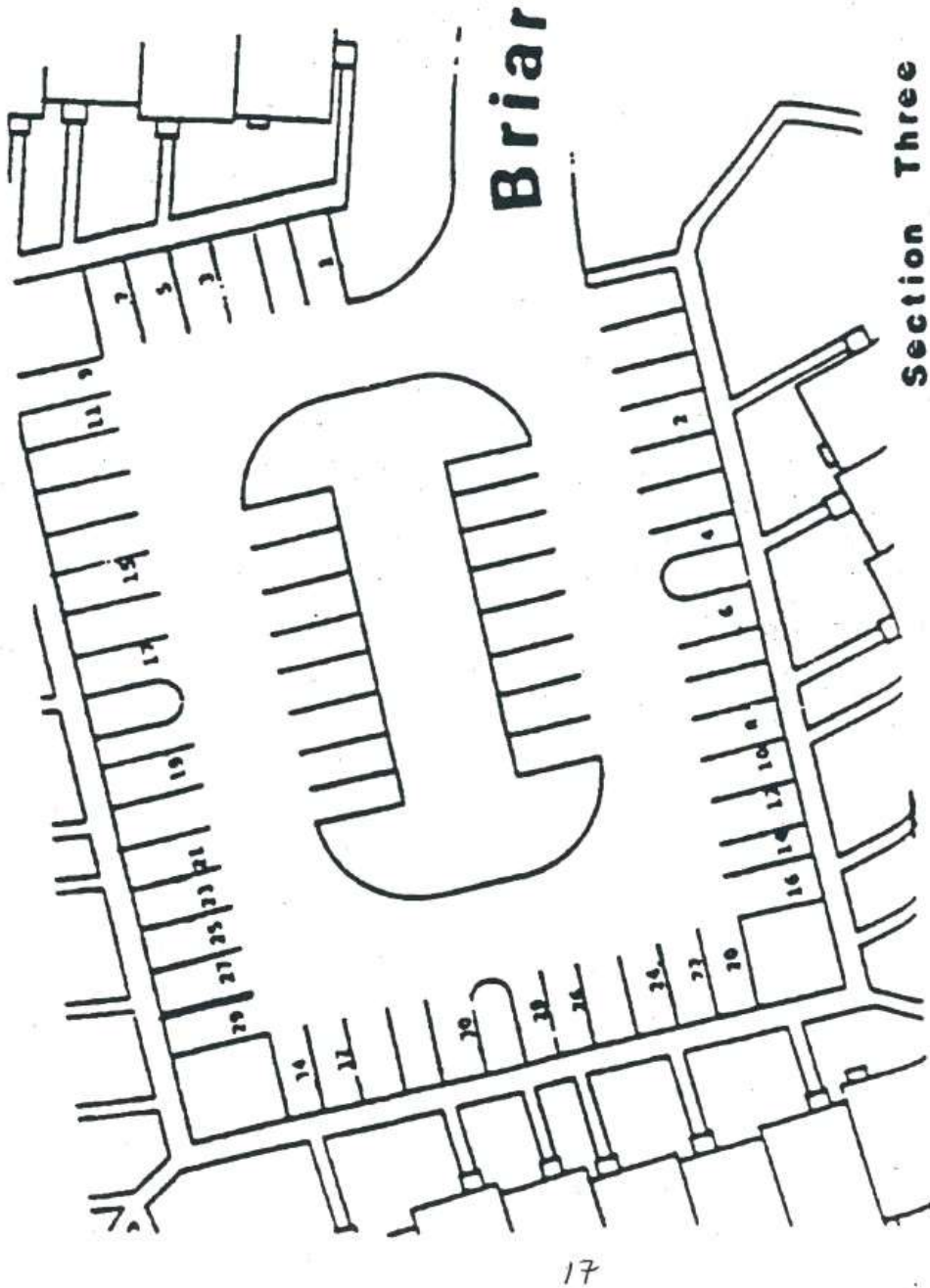
# RESERVED PARKING SPACES



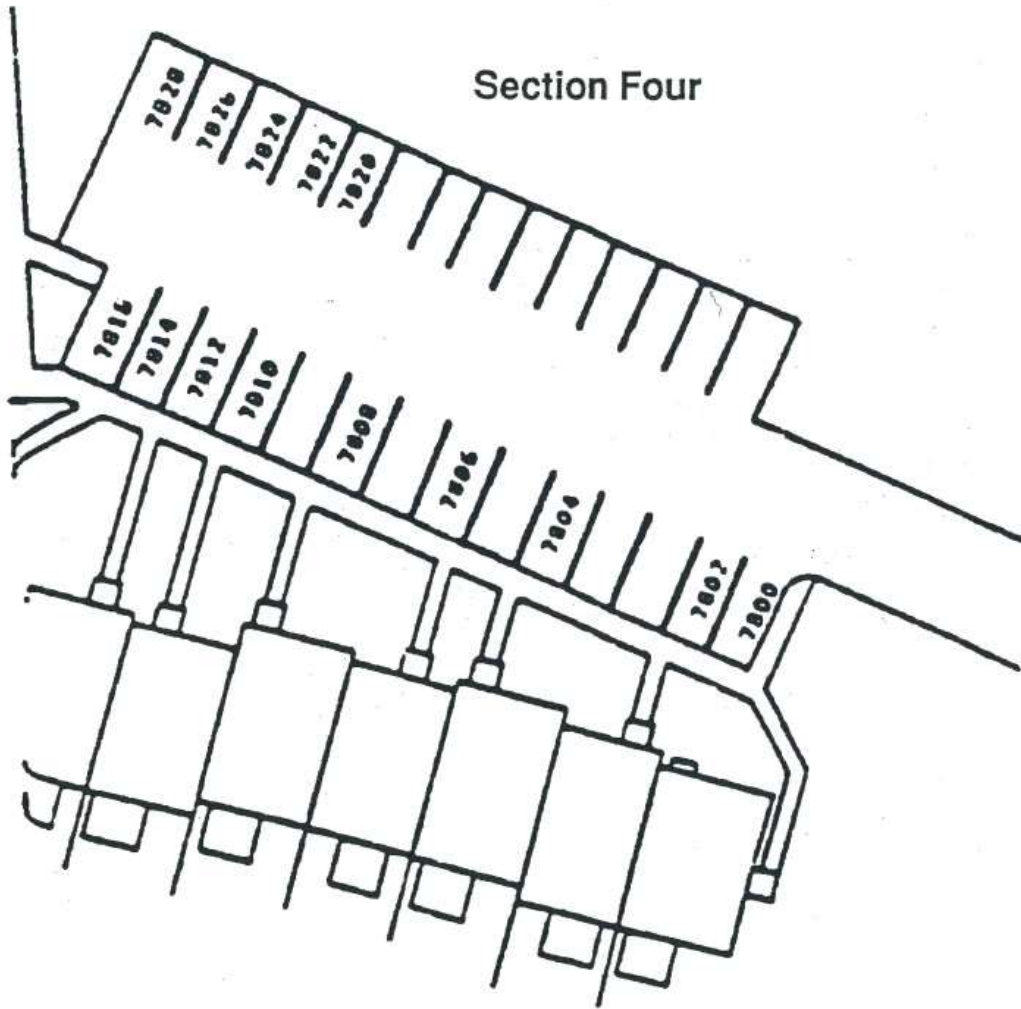
Section Two

15

RESERVED PARKING SPACES



RESERVED PARKING SPACES





**REDLAND STATION...**



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