

Barnside Condominium Association, Inc.
Revised-September 2005
Architectural Guidelines

These guidelines have been prepared to assist Barnside owners and residents as they consider exterior alteration to their homes. The intent is to retain the natural, contemporary architectural character of the association and to comply with the requirements of the Hickory Ridge Village Board. Part I of the guidelines provides exceptions to the 1986 edition of the Hickory Ridge Architectural Guidelines. Part II includes guidelines specific to Barnside. Failure to comply with these guidelines may result in fines assessed according to the attached schedule.

For additional information or clarification of any guideline, please contact a member of the Board of Directors or the management company.

Part I: Exceptions to the Hickory Ridge Architectural Guidelines

5. Fences

- a. Fences shall be well-maintained: panels and posts shall be kept level, upright and squared, repaired sections shall be painted to match surrounding panels, and gates shall hang squarely and securely. Infill material at the bottom of fences shall be wooden boards or lattice painted to match the fence, treated timbers, or interior wire mesh of durable material and not readily visible from the exterior. All replacement fences also require approval from Hickory Ridge Village Architectural Committee.
- b. All replacement fences must be constructed of pressure-treated or other weather-resistant wood materials. The posts should be 4x4's (with 6x6 at the gate acceptable to negate some of the weight). The fence is to be constructed of 1x6 boards, hung vertically between the fence posts on 2x4 horizontal supports. The vertical boards shall be installed tight against each other and the support posts. The tops are to be trimmed with a level 5/4 x 6" slab sided board covering both the posts and the stringers (no post caps are permitted). The fence itself is to be trimmed along the top and the bottom with 1x4 boards placed between the fence posts. These are referred to as fascia boards.
- c. Depending upon grade/terrain, stepping may be permitted with prior approval by the Board.
- d. The gate is to be constructed of 1x6 boards and to be square at the top (not rounded etc) and is to have the 1x4 fascia boards along the top and bottom. Top boards are not required. Each gate must have a handle and latch. An automatic closer should be considered.

- e. The top of the finished fence must be no higher than 5 bricks down from the bottom of the existing wood siding immediately above the fence.
- f. All repaired and replacement fences must be painted the same color of the house to which it belongs ASAP after the wood ages (usually 3 to 6 months depending upon the type of weather resistant wood used).
- g. All new or replacement fences require prior Board approval, whether or not the new fence meets the current requirements and whether or not the new fence matches an existing fence that is being replaced.
- h. Variations in these construction details may be considered by the Board under special circumstances.

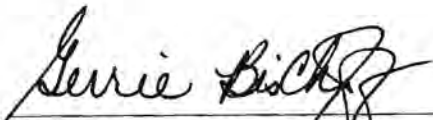
Part II: Additional Guidelines

7. Parking –

- a. To improve community security, all residents are advised to register their vehicles with the management company. Registration of long-term guests' vehicles is also recommended. Owners of unregistered vehicles will not be contacted regarding violations apart from towing notices posted on the vehicle itself. If you intend to be out of town for an extended period of time, residents are encouraged to have someone keep an eye on their vehicles and report problems to the management company and residents should inform the management company if the time away will exceed 3 weeks. The Association will make every reasonable effort to get in touch with owners of registered vehicles before tagging/towing for any reason. Likewise, any vehicle owner, registered or not, may notify the management company or a member of the Board at any time of a prolonged absence or delay in the repair of a vehicle, and said vehicle will not be tagged/towed.
- b. Storage of inoperable vehicles and abandonment of vehicles on Barnside property is prohibited. The management company will tag any inoperable or abandoned vehicle found on the premises for removal. If the vehicle's owner fails to return the vehicle to operable condition or to contact the management company to address the situation within ten days of tagging, the vehicle will be towed at the owner's expense.
- c. An inoperable vehicle shall be defined as one that is visibly not drivable, i.e. has flat or missing tires or structural damage severe enough to preclude safe operation. An abandoned vehicle shall be defined as any vehicle lacking valid, current license and state registration tags; any vehicle that is not driven at all for a period of more than three weeks shall also be considered abandoned.

- d. Trash or refuse shall not be stored in or on vehicles on Barnside property. Supplies and equipment stored in vehicles shall not be visible.
- e. **Commercial Vehicles:** The following commercial vehicles are permitted to park on the parking lots of Barnside Condominium: standard pick-up trucks and vans, properly licensed and operative with a carrying capacity of 1-½ ton or less. The following commercial vehicles are not permitted: tandem wheeled and/or tandem axle vehicles; vehicles with a payload or carrying capacity in excess of 1-½ tons, as well as all boats, trailers, campers, recreational vehicles, limousines, tractor trailers, tractor trailer cabs, step vans and stake-body vehicles. It is the intent of this rule that all permitted vehicles fit comfortably within the dimensions of the parking spaces in order to promote the safety of persons and other vehicles, and to prevent damage to parking lots, sidewalks and other common areas. Delivery trucks, moving trucks, vans and trucks providing temporary services to owners may park on Barnside Condominium property while providing a service. Any vehicle in violation of these or any other rules of the Association may be towed at the vehicle owner's expense.

Approved:


Gerie Bischoff, President

Passed Sept 2005
October 22, 2005
Date


Roslyn Johnson, Secretary

October 24, 2005
Date

Barnside Condominium Association, Inc.

Architectural Guidelines

Revised November 2004

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For additional information or clarification of any guideline, please contact a member of the Board of Directors or the management company.

Part I: Exceptions to the Hickory Ridge Architectural Guidelines

1. Telecommunications Equipment – Aerial radio antennas are prohibited. Satellite dishes shall be securely mounted on the subscriber's home only, and shall be neatly kept. In accordance with FCC regulation, dishes may be mounted on subscribing household's fence only when adequate signal reception is unobtainable elsewhere. Dishes do not require Board approval for installation. Cables shall be placed as unobtrusively as possible, i.e. along roofline or under eaves, and shall be securely fastened to prevent draping.
2. Basketball Backboards and Skateboard Ramps – Permanent backboards and ramps are prohibited. Portable equipment shall be neatly stored within the owner's fence when not in use.
3. Chimneys and Smokestacks – Chimneys shall match those existing on other units. Chimney caps may vary in design but not in color.
4. Clotheslines – Permanent clotheslines and portable clotheslines visible above fence are prohibited.
5. Fences – Fences shall be well-maintained; panels and posts shall be kept level, upright and squared, repaired sections shall be painted to match surrounding panels, and gates shall hang squarely and securely. Infill material at the bottom of fences shall be wooden boards or lattice painted to match the fence, treated timbers, or interior wire mesh of durable material and not readily visible from the exterior. Replacement fences shall conform to Barnside standard.
6. Grills – Permanent grills are prohibited.

7. Gutters and Downspouts – Repaired gutters and downspouts shall match the color of existing gutters on the structure. Replacement gutters and downspouts shall be made of paintable material and painted to match siding.
8. Heating and Air Conditioning Sources – Window-mounted units are prohibited on first and second floors; such units may be installed in third-floor lofts may be installed with prior approval by the Board. Window units should be as unobtrusively designed and placed as possible.
9. Hot Tubs and Whirlpools – Exterior hot tubs and whirlpools are prohibited.
10. Landscaping – Board approval is not required for planting annual or perennial plants within the fence of an individual home. In order to protect foundations and underground water pipes, large trees shall not be planted within the fence; ornamental trees require Board approval. A list of appropriate trees is available from the Landscaping Committee upon request. Planting in common areas (i.e. outside fences, along sidewalks) is permissible with Board approval, and is encouraged.
11. Maintenance – Owners are responsible for all exterior maintenance, including but not limited to fences, gates, yards, siding, battens, roofing, exterior lighting, house number signs, gutters, downspouts, windows, and doors of their homes.
12. Major Building Additions – Major additions are prohibited.
13. Patios and Walkways – Board approval is required for decks and paving within fenced area.
14. Painting and Staining – The color of all siding shall match the existing color. Brick shall not be painted. Wood window and door trim shall match siding. Front doors may be painted any “land” or “earth tone” color, subject to Board approval. The Board provides exterior painting of all homes at regular intervals; siding, trim, gutters, and fences repaired or replaced between scheduled paintings must be painted to match the existing color by the homeowner. Color formulas for paint may be obtained from the management company.
15. Pools – Private pools are prohibited.
16. Re-siding or Restyling Structures – New siding shall match original siding in color and design.
17. Screen and Storm Doors – Vestibule enclosures require Board approval. Approval will generally be granted provided style, materials and color match or complement that of the home. Storm doors shall match existing window frames. Exceptions may be permitted with prior Board approval.

18. Sheds, Tool and Storage – Sheds visible above fence shall be approved by the Board, and shall be neatly maintained.
19. Swingsets and Play Equipment – Permanent play equipment shall not be installed within the fenced area. Portable equipment shall be neatly stored within the owner's fence when not in use.
20. Exterior Lights – Additions or changes to exterior lights on individual homes shall be approved by the Board, and must not unduly impact neighboring homes.

Part II: Additional Guidelines

1. Windows and Doors – Windows and doors may be replaced with models that match the original architectural character. Replacement windows shall be vinyl or vinyl-clad sliding windows. Replacement patio doors other than sliding doors require prior Board approval. Replacement front doors not matching original door design require Board approval.
2. Skylights – Skylights are allowed with prior Board approval.
3. Handrails – Handrails on exterior steps will match design and color of existing handrails. Replacement schedule and materials are to be determined by the Board.
4. Signs –
 - a. In accordance with the Maryland State Fire Code, each dwelling shall have its number posted on its fence and on the face of the building. Numbers shall be individual digits of uniform size and color, no more than five inches high, and shall contrast sufficiently in color from the surface on which they are mounted to allow easy visibility. On the fence, they shall be mounted next to the gate or on the front panel near the entrance walkway.
 - b. Traffic signs shall comply with uniform standards for traffic control devices.
 - c. Directional signs shall follow Columbia standards for color and layout, and must be approved by the Board prior to installation.
5. Balconies – Balconies require detailed design review and consent of adjacent homeowners for structures that will be attached to their exterior walls prior to Board approval.
6. Reroofing – Roofing materials shall meet or exceed original specifications. Owners should obtain appropriate shingle color for their home, available from the property management company. Homes currently in violation must be brought into compliance with the next roof replacement.

7. Parking –

- a. To improve community security, all residents are advised to register their vehicles with the management company. Registration of long-term guests' vehicles is also recommended. Owners of unregistered vehicles will not be contacted regarding violations apart from towing notices posted on the vehicle itself.
 - b. Storage of inoperable vehicles and abandonment of vehicles on Barnside property is prohibited. The management company will tag any inoperable or abandoned vehicle found on the premises for removal. If the vehicle's owner fails to return the vehicle to operable condition or to contact the management company to address the situation within ten days of tagging, the vehicle will be towed at the owner's expense.
 - c. An **inoperable** vehicle shall be defined as one that is visibly not drivable, i.e. has flat or missing tires or structural damage severe enough to preclude safe operation. An **abandoned** vehicle shall be defined as any vehicle lacking valid, current license and state registration tags; any vehicle that is not driven at all for a period of more than three weeks shall also be considered **abandoned**.
 - i. Exceptions – The Association will make every reasonable effort to get in touch with owners of registered vehicles before tagging/towing for any reason. Likewise, any vehicle owner, registered or not, may notify the management company or a member of the Board at any time of a prolonged absence or delay in the repair of a vehicle, and said vehicle will not be tagged/towed.
 - d. Trash or refuse shall not be stored in or on vehicles on Barnside property.
8. Refuse, Bulk Trash and Recycling - Trash/recycling should not be set out for collection until the evening before the scheduled day of collection. For sanitary reasons, garbage must be secured in heavy plastic trash bags or covered in trashcans and must be placed in areas designated by Howard County. Neither the Association nor Howard County provides for bulk trash collection. **Residents must transport bulk trash to the landfill themselves or through a contractor.** Trash/recycling containers must be stored out of sight between collections. Containers left out the day after pick-up will be discarded by the Association.



BARNSIDE CONDOMINIUM, INC.

December 2011

Dear Barnside Condominium Homeowners,

At the November 8, 2011 meeting, the Barnside Board of Directors updated the existing Parking Rules of Barnside Condominium. This was in response to owner complaints regarding continuing parking issues. The following regulations have been added:

7. Parking

- f. At no time may a vehicle be parked in such a manner that it extends beyond the boundaries of a parking space, as defined by curbing and tic marks. At no time shall a vehicle be parked in such a manner as to block another legally parked vehicle from reasonably exiting a parking space.
- g. Each home is allowed to park a maximum of two (2) vehicles, including guest vehicles within the marked community parking spaces that border the homes. Any additional vehicles should be parked in the overflow parking areas (those parking areas that do not directly border the homes) or available curb parking.

Please keep this information with your other important Barnside Condominium documents.

Sincerely,

Board of Directors

98.ho.park.rules

Managed By:

Barnside Condominium Association

Schedule of Fines

Revised November 2004

This schedule describes **monthly** fines for many violations of the covenants, conditions, and bylaws of the Barnside Condominium Association. The list is not all-inclusive; violations of covenants, conditions, and bylaws not included herein may incur a fine of up to \$100 per month, per violation, at the discretion of the Board of Directors. It is the homeowner's responsibility to correct any violation within thirty days of notification, although requests for reasonable extensions will be considered on a case-by-case basis.

1. Trash and debris on property	\$ 50.00
2. Gutters in need of repair	50.00
3. Siding in need of repair	50.00
4. Broken windows and/or screens in need of repair	75.00
5. Roof in need of repair	100.00
6. Wood trim in need of repair	100.00
7. Wood trim requires painting	100.00
8. Storm door in need of repair/not in compliance with guideline	100.00
9. Fence or deck in need of repair	100.00
10. Improperly installed telecommunications equipment	100.00
11. Architectural change without prior Board approval (includes windows and roofs)	100.00
12. Window unit air conditioner in other than loft window	100.00

TO: ALL BARNSIDE OWNERS
FROM: THE BOARD OF DIRECTORS
RE: ROOF COLORS
DATE: MAY 4, 2022

Each home in Barnside has a specific roof color requirement in order to keep the uniformity of the community. If you are planning to replace/repair your roof, please refer to the following selections that have been approved by the Board.

Please remember that if you are planning to replace your roof, you will still need to submit an architectural application for approval, prior to having the work done. An application form is available on the website:

www.barnsidecondominiuminc.com.

* ALL UNITS ON: BARNWOOD PLACE
CALICO COURT
HARNESS COURT
TROTting RIDGE } 10901, 10903, 10905, 10907,
10909, 10911, 10931, 10933, 10935, 10937,
10939, 10941, 10943

<u>Manufacturer</u>	<u>Color</u>
Tamko	Weathered Wood
Certainteed	Weathered Wood
Owens Corning	Driftwood

* ALL UNITS ON: POWDER RUN
SLALOM LANE
TROTting RIDGE } OTHER THAN THOSE LISTED ABOVE

<u>Manufacturer</u>	<u>Color</u>
Tamko	Tweed Blend
Certainteed	Oakwood
Owens Corning	Brownwood
Certainteed	Burnt Sienna (must be architectural style shingle only)

PAINT/STAIN COLOR CODES BY ADDRESS

Olympic Maxum
latex solid hide stain product

1 = Sandstone

2 = Willow Mist

3 = Navajo White

4 = Cape Cod Grey

Regal Paints - WHEATON #4
(301)946-0323
OLYMPIC (CAPE COD GRAY)
Rev: 07/10/2014
Mixed On: 07/22/2014

M2000 - 33 (5-Gallon)

OY 1x 30.5000
BK 3x 13.2500
MA 0x 21.2500

CAPE COD GRAY

Regal Paints - WHEATON #4
(301)946-0323
OLYMPIC (NAVAJO WHITE)
Rev: 07/10/2014
Mixed On: 07/22/2014

M2000 - 33 (5-Gallon)

OY 2x 8.5000
RX 0x 1.2500
BK 0x 19.2500

NAVAJO WHITE

Regal Paints - WHEATON #4
(301)946-0323
OLYMPIC (Sandstone)
Original Formula Customized Rev: 07/10/2014
Mixed On: 07/22/2014

M2000 - 33 (5-Gallon)

OY 4x 30.7500
BK 2x 16.0000
MA 0x 20.0000

Calculated match quality may not be accurately predicted

SANDSTONE

Regal Paints - WHEATON #4
(301)946-0323
OLYMPIC (Willow Mist)
Original Formula Customized Rev: 07/10/2014
Mixed On: 07/22/2014

M2000 - 33 (5-Gallon)

OY 11x 14.2500
BK 4x 4.5000
MA 0x 15.0000

Calculated match quality may not be accurately predicted

WILLOW MIST



BARNSIDE CONDOMINIUM, INC.

TO: Barnside Condominium Owners
FROM: Board of Directors
RE: Replacement Siding
DATE: December 2012

The homes in Barnside are nearing 35 years of age. Many owners are finding the need to replace the wood siding on their home due to aging, rot, etc. There are many new alternative siding products on the market that can extend the life of your home. To help owners facilitate what types of products can meet their needs along with meeting the association's standards, the Board has approved the following product selections:

1. Traditional Wood – which includes plywood vertical board and separate wood battens installed at the appropriate width.
2. James Hardie fiber cement siding – HardiePanel Cedarmill Vertical Siding (unfinished) is the specific product that has been approved for use at Barnside. This particular type of siding has a wood/textured look and can be stained the appropriate Barnside colors. Battens will still need to be installed separately and are also available through James Hardie.

Residents are welcome to submit other alternative unfinished siding products for the Board's review and approval; you are not required to specifically use the above products. Please note that any alternative siding product must be textured, installed with battens and must be amenable to stain.

Even if using the above noted alternative siding product, all alternative wood products must be submitted for approval via the Architectural Committee review and approval prior to beginning the work.

98.ho.alt.siding.info

Managed By: