

**Fox Chase Townhouse Association, Inc.**

**Architectural Review Committee**

Dear Owner,

The Architectural Review Committee would like to provide you with some valuable information concerning Architectural Request. This committee governs the changes and/or additions to all structures that are visible on the exterior of the town home, including landscape. The steps taken before an alteration to the exterior of your town home are explained below. The committee's purpose is to govern these changes in accordance with Anne Arundel County codes, and the Covenants of the Fox Chase Townhouse Association, to ensure that the changes made do not diminish the value of the property, therefore reducing the community's worth. Beauty is in the eye of the beholder, so we understand that the opinions vary greatly as to what is acceptable or not acceptable. You will find that applications are rarely denied as long as the changes meet the above codes and standards.

- The first (1) step in the process is to fill out the Architectural Change Request Form to the best of your knowledge. You can obtain this form from [www.foxchasetownhouses.org](http://www.foxchasetownhouses.org), Brodie Management (410-825-6060), or the Board of Directors members listed in the Newsletter. Please attach all necessary documents, as explained in the application. The committee cannot consider any plans for approval until these items are provided.
- The second (2) step is to submit the completed package to Brodie Management, Inc. via email, fax, or the address on the Architectural Change Request Form. If the package does not include all the items required, the package will be returned to the owner for completion- this will delay the approval process.
- The third (3) step is for the Committee to review the application. If the Committee has any questions or is in need of further documentation, every effort will be made to contact the resident in a reasonable amount of time to resolve the issues at hand. The Committee will notify the owner of the "Approve" or "Deny" decision. If the owner disagrees with the decision, he or she may appeal to the Board of Directors.
- The fourth, and final, step in the process is for the Committee to make periodic inspections of the construction site to verify that work is being completed in accordance with the approved application. Upon completion of the construction, the Committee will make a final inspection to verify total compliance.

The Committee exercises fairness and objectivity in an effort to maintain a uniformly attractive and valuable community for the residents of Fox Chase Townhomes. Please contact any member of the Committee with questions of concerns. Phone numbers of Committee members are provided in the Exterior Alterations Guidelines.

Thank you for your cooperation.

## **Exterior Alteration Guidelines**

### **Fox Chase Townhouse Association, Inc.**

#### **Architectural Review Committee**

The following guidelines are to be used in conjunction with Anne Arundel County specifications for the construction of a structure upon your residence. The guidelines below take precedence to any county speculation, but were not specifically called out in the guidelines, the County code must be followed. The Architectural Review Committee must review any exterior alteration, no matter how small, for approval. An application must contain all items indicated on the Exterior Alteration permit, including an A.A. County building permit, where applicable. An A.A. County building permit application can be obtained by calling 410-222-7700. An Architectural Change Request Form can be obtained by contacting any of the committee members. Any questions or comments can be made directly to Brodie Management.

- **DECK:**

Must be constructed within county requirements. May not have a roof, rafters, overhead beams, or joists of any type. Sunburst baluster design is acceptable. (See attachment “A”)

Composite decking material must be in the color of natural pressure treated wood such as the color “cedar”. Colors other than natural pressure treated wood such as greens, reds, browns, white, gray, and redwood are not allowed. Composite decking must be of the same material and color as the decking material and not made of PVC.

- **SIZE:**

Can extend as wide as house. For end units, width may extend from edge of house. Length may extend no further from rear of house to a point 15 feet in the rear property line.

- **APPEARANCE:**

Only a CLEAR wood preservative may be applied.

- **FENCE:**

Must match height and style of original privacy fence. Alternating or “same side: slat style may be used (See attachment “B”). *It is recommended to obtain neighbor’s acknowledgment for fence construction.*

- **APPEARANCE**

Only a CLEAR wood preservative may be applied.

- **SHED:**

Cannot exceed 45 sq. ft. and 8 ft. in height. Must be located in either corner, in rear of yard. For end units, must be located on inside rear of yard. No more than one (1) shed can be constructed upon a lot. No metal sheds are permitted.

- **APPEARANCE:**

Roof shingles, siding, trim, and door must match color and type of original house color pattern.

- **PATIO:**

Can be constructed of brick, block, stone, or concrete. If top of patio surface is kept under an 8 inch height from ground level, and np underground footers are necessary a County building permit is not required.

- **STORM DOOR:**

Full view, clear glass style, only.

- **APPEARANCE:**

White, Trim color or Door color only.

- **DOOR, SIDING, ROOF SHINGLES:**

- **APPEARANCE**

Must math original style and color. (Contact your builder if you do not know the exact colors and brands used on your home.)

# Deck Construction Guide

Decks to be designed for 60 p.s.f live load as per a.a. county code bill 75-91

BP# \_\_\_\_\_  
 Joist Size    x    @    " o/c  
 Beam Size:    x    @    ' max. span  
 Cantilever Length    ' max.

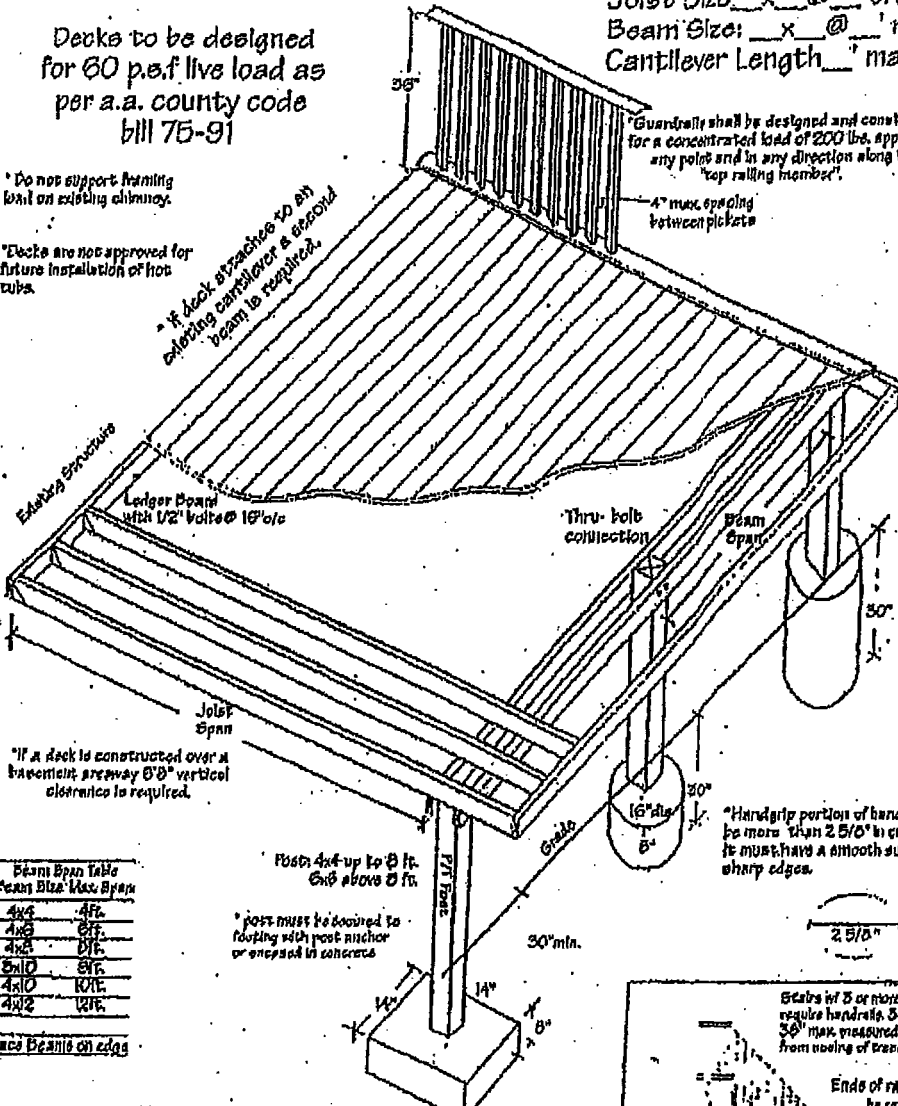
\* Do not support framing load on existing chimney.

\* Decks are not approved for future installation of hot tubs.

\* If deck attaches to an existing cantilever & ground beam, lb required.

\* Guardrails shall be designed and constructed for a concentrated load of 200 lbs. applied at any point and in any direction along the "top railing member".

4" max. spacing between pickets



\* If a deck is constructed over a basement, a 6\"/>

Posts 4x4 up to 8 ft. 6x6 above 8 ft.

\* Post must be secured to footing with post anchor or encased in concrete

30" min.

\* Handgrip portion of handrail shall not be more than 2 5/8\"/>



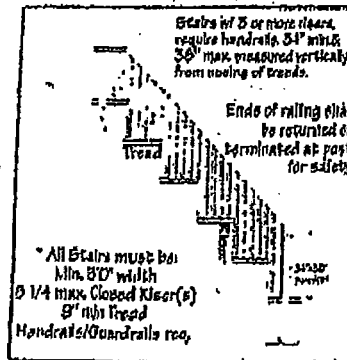
Beam Span Table	Beam Size	Max. Span
4x4	4 ft.	
4x6	6 ft.	
4x8	8 ft.	
6x10	10 ft.	
4x10	10 ft.	
4x12	12 ft.	

Place Beams on edge

Joist Span Table	Joist Size	Max. Span	Maximum Cantilever
2x6	6'	6'	6'
2x8	10'	8'	7'
2x10	16'	10'	8'
2x12	20'	17'	14'

\* Because Beam Span Table, calculate separately

Minimum Footing:  
 14"x14"x8" @ 30" below grade w/ min. 8" concrete beneath post  
 or  
 18" diameter (concrete)



\* All Stairs must be Min. 30" width  
 3/4 max. Closed Riser(s)  
 8" min Tread  
 Handrails/Guardrails req.

Recommended  
Fox Chase Exterior Colors

4/07

As residents and homeowners of Fox Chase we are committed to maintaining our properties and also stay in compliance with the Fox Chase Association rules and regulations. As this community continues to age we need to maintain its appearance to maintain value. Ryan Home builder used only a few colors for phase one and two of our town homes. We were unable

to obtain the exact colors but have matched colors that are similar to the ones used. It is understood that many of the colors have faded therefore please try to pick one of the colors below that matches closest to your original/unfaded home color. You may match the numbers with the color swatches at the Duron/Sherwin Williams store. You must choose the color closest to your original color when repainting. If you wish to change to another approved color, you have to file an architectural change application with Laurence Community Management to have it approved before painting.

. If your home color is not one that is close to one below you can take a small sample to your local Duron/Sherwin Williams store and they can match it.

Shutters and Doors: Duron Weather Shield Exterior 100% Acrylic Coating

Premixes are available in some colors or choose —

Red Family:

Bravado Red SW6320

Fired Brick SW6335

Bold Brick SW6327

Fireweed SW6328

Brown Family:

Rugged Brown SW6062

Turkish Coffee SW6076

Grey/Black Family:

Tricorn Black SW6258

Iron Ore SW7069.

Attitude Gray SW7060

Green Family:

Secret Garden SW6181

CourtyardSW6440

Artichoke SW6179

Trim: Duron Weather Shield Exterior 100% Acrylic Coating

Wheat - comes in premix gallons or quarts

Storm doors should match the color of your door or the trim color (wheat).

Duron

7950 Crain Hwy S  
21061 Glen Burnie, 410-  
863-0020

Sherwin Williams

7566 Ritchie Hwy  
Glen Burnie, 21061 .  
410-761-0100

Another company that has been recommended by other homeowners that will paint and power wash your home is:

**Whattablast**

1095 Locust Drive  
Pasadena, MD  
410-255-6766 ask for Brittany

Confirmed contract prices WHATTA BLAST will be charging Fox Chase residents.

Pressure Wash entire house ... . . inside unit 1 \$175.....End unit 1 \$250  
Shutters \$30 per set for first coat, \$15 per set for additional coat  
Door and frame \$80 for first coat, \$40 for additional coat  
Decorative door trim & door \$125 for first coat, \$60 for additional coat  
Decorative key ways. above windows \$26 for first coat, \$12 for additional coat  
Bay window first floor \$350 for two coat application  
Bay window first floor to second floor \$550 two coat application WI dental molding add \$50  
Dental molding \$225 for one coat, \$112 for additional coat  
•Gable vent \$65 for one coat, \$32 for additional coat  
End units - side wall window trim WI key way \$75 for one coat, \$37 for additional coat

Prices are based on a minimum charge of \$300 per unit and have been priced at a community discount. All pricing is good through May 15, 2007 although can be scheduled for late dates. Mention you are a resident of Fox Chase and get a 20% off coupon for deck washing or staining