

River Downs Architectural Committee Structure Guidelines:

Shed, Storage Partition, Pools and Fences

Sheds:

1. Vinyl siding or brick to match house.
2. Shingles to match color on roof of house.
3. No shed doors are to face street used in house address.
4. Side of shed facing the street used in house address must contain a window and shutters. Color of shutters to match house.
5. Shed roof pitch should be same or more than house roof pitch - min. 7/12.
6. Location of shed towards rear of property and side.
7. Approval from Carroll County may be required in addition to HOA approval.
8. Shed approval should be received prior to purchase. Please allow five business days for approval.
9. Landscaping around shed is required. Approval of the landscaping can be deferred after the shed is installed due to weather/ seasonal timing
10. All shed requests must include:
 - A. Material Specifications
 - B. Dimensions
 - C. Pictures or renderings of shed
 - D. Picture of and details of property placement
11. A site visit may be required for approval.
12. The committee shall have the ability to modify or accept any modifications to the aforementioned guidelines at its' sole discretion.
13. Only one approved shed is permitted on the property unless a pool house is approved
14. Guidelines are subject to change without notification.

Storage Partitions (Exterior) – Trash Cans:

1. Minimum two (2) sided solid PVC fencing (white) or wood, can not be lattice or see through
2. Must be L-Shape if two sided
3. Must be securely attached in ground via post and or attached to the home, structure may not lean and must hold its integrity with quality secure installation.
4. Portable structure must be no more then 4" from the home
5. Open side cannot face the street or neighbors home, must face towards back of home
6. Must be a minimum of 48" high but no more then 72" high, not more than eight (8) feet long and four feet wide. Width is referred to side that faces the street
7. Structure can be three sided with latching gate, three sided option must attach to the home
8. Trash cans must be fully concealed and not be visible, height of partition must be overshadow the trash cans
9. Exterior storage partition may be attached to shed but above specs apply
10. Only one exterior storage partition per property is allowed
11. Must submit for approval with blueprint to home and drawing / picture of type

Swimming Pools, Spas and Hot Tubs:

Design and construction details must be submitted for review and approved by the Architectural Committee and the HOA. Details pertaining to privacy or visual separation including location must be included in the submittal.

All swimming pools must be in ground. Raised decks, spa areas, etc. shall not project more than two (2) feet above the finished grade. Pools shall not be permitted on the street side of the residence unless heavily concealed, nor shall any portion of the pool, decking or enclosure be permitted to extend outside the building set-back lines.

Mechanical equipment should be concealed and located so as not to have an adverse effect on the use of adjacent property.

Spas/hot tubs shall be located in the rear yard away from adjacent property so that their use, presence, and noise of the mechanical equipment do not adversely affect the use of the adjacent property. They should be an integral part of a deck, patio, or landscaping. Mechanical equipment, pipes, and wiring must be concealed. Spas/hot tubs must be screened from adjacent property and all of the understructure of spas/hot tubs which are set into above ground decks must be screened.

Homeowner must comply with all county permits and regulations regarding pool construction, safety and fencing guidelines. All Fencing must be approved by the HOA for aesthetics.

<https://www.carrollcountymd.gov/government/directory/public-works/permits-inspections/residential-projects/installing-a-swimming-pool-spa-or-hot-tub/>

Fencing:

Perimeter fencing guidelines have been developed for the primary purpose of securing pets and children *within* the backyard of the homeowner's property. Perimeter fencing is defined as a fence that secures a portion of the homeowners backyard and attaches to the back side of their house. Fortress fencing or a fencing around the entire dwelling is not permitted. Architectural committee approval is required.

1. Only the following perimeter fence types are permitted
 - Barn or horse farm style / Split Rail
 - Wood or PVC
 - Three or Four railings
 - White is the preferred color, other colors will be reviewed and approved only on surrounding aesthetics
 - No taller than 48"
 - Ornamental fencing
 - Aluminum or other Metal material
 - Minimum four inch spacing between upright railings
 - Black, Dark Bronze or White are the approved colors
 - No taller than 5 feet
 - Swimming Pool Fence also known as Barrier fencing
 - Visit [carrollcountymd.gov](https://www.carrollcountymd.gov) for Swimming pool permit requirements and complete guidelines for barrier fence installation. Obtaining a permit is the homeowners responsibility
 - Fencing must be min 48" with no less than 4" spacing, solid fencing is not permitted
 - Barrier fence cannot have more than a 2" gap on the bottom
 - Homeowner must comply with all County Guidelines and submit plan for approval
2. Location of perimeter fence
 - Fencing is not permitted to enclose the entire dwelling or protrude beyond the back side of the home
 - Fence cannot exceed the rear part of dwelling and must attached to dwelling
 - Fence cannot be taller than 48" (four feet) for split rail and 5' or 60 " for Ornamental
 - Ornamental rod Spacing cannot be closer than 4 inches
 - Landscaping may be required based on committee's discretion

- Homeowner's are required to call missutility.net to have their property properly staked or flag to avoid all utility lines. It is the requesting homeowners responsibility to avoid damaging all utility / water lines on their property and that of their neighbors

The architectural committee at their discretion can limit the size and footprint of the fence based on aesthetics. The homeowner is strongly encouraged to discuss their proposed fence with their property line neighbors prior to submitting their plans to the architectural committee. Plans must be submitted in advance using the homeowner's plot map with measurements. Measurements must include length, width and height of proposed fence as well as a picture of the actual fence to be approved. In addition, the distance between existing neighbor's property line needs to be disclosed. The architectural committee may require that the area be visible marked with flags or designated visible in the event a site visit is required prior to approval.

If installing the fence along one or multiple homeowners property lines, the requesting homeowner must have the land surveyed in advanced to ensure that they are not encroaching on their neighbor's property. The land survey will need to be submitted with the approval and is at the Home Owners expense. The site must be marked for inspection and the homeowner will need to inform the neighbor regarding the land survey in advance. The land survey must be submitted to the Architectural committee with the initial request. A site inspection by the architectural committee will be required with the survey company marks visible. It is also required that the survey markings be present during installation. Encroachment by the homeowner will result in the removal of the fence by the homeowner at their expense.

Notes:

Above Effective September 1, 2021

Subject to change without notice, visit the River Downs Website for the updated release