

OLD FARM HOMEOWNERS ASSOCIATION
ARCHITECTURAL GUIDELINES

Approved by the OFHOA Board of Directors March 1, 2004

Contact information updated 2014

Solar Energy Systems Addenda Approved by OFHOA Board of Directors 6/22/2016

The following items will be granted blanket approval:

1. Plants, shrubs, flowers, and trees that do not obstruct vehicular sight-lines or interfere with drainage. Plantings may not be installed within easements (Article VII, Section 7.02, paragraphs g and l on pages 19-20)
2. Vegetable gardens only in rear yards. Must be maintained in a neat and attractive manner.
3. Decorative fencing around flower beds in front yards so long as they are shorter than 18 inches and constructed of the following: white or natural wood picket, unpainted brick, railroad ties, stone, or landscaping timbers.
4. Mailboxes and newspaper boxes that meet postal regulations and City requirements. The City currently requires that mailboxes and newspaper boxes be placed behind the front sidewalk, out of City's right-of-way. For additional information about the placement of mailboxes, please contact the City of Frederick .
5. Storm doors of traditional design, full-view, crossbuck or three-quarter view; clear glass or screened; must match color of front door or trim surrounding front door (Article VI, Section 6.05, paragraph c, page 17)

Please submit an Architectural Change Request form for any exterior change or addition that is not listed above. If you have a question as to whether your proposed change falls under the blanket approvals, it is recommended that an architectural change request form be submitted. That form is available on our website, www.olfarm.org, under HOA DOCS.

The following list and guidelines are not intended to be all-inclusive. Refer to Articles VI and VII of the Architectural Control and Use Restrictions (“Covenants”) for more detailed explanations. This document is on our website, www.olfarm.org, under HOA DOCS.

These guidelines are intended to maintain the harmony of external design in relation to the surrounding structures in Old Farm. Any questions about a proposed change that is not covered in these guidelines may also be directed to the Covenant Committee through Diana Booth, the HOA Managing Agent, at Sunshine Management – phone 301-663-8383.

*****PLEASE SUBMIT ARCHITECTURAL CHANGE REQUESTS FOR THE FOLLOWING PRIOR TO CONSTRUCTION***:**

1. Decks and patios. Please note:
 - a. Colored staining or painting of decks or patios must be approved.
 - b. Clear or natural waterproofing is allowed.

2. Fences. Please note:
 - a. Chain link fencing is prohibited.
 - b. Colored staining or painting must be approved.
 - c. Natural or clear waterproofing is allowed.
 - d. With the exception of the townhouse units, consideration will be given to any style of wooden or non-wooden fence of composite material.
 - e. Composite material to be used must be white, gray, or natural (wood colored/brown)
 - f. Fences for the townhouse units should be an extension to, and of the same height and style as, the privacy fence constructed by Castle Homes.

3. Sheds and detached structures. Please note:
 - a. No metal sheds or detached structures will be allowed.
 - b. All sheds/detached structures must be placed in rear yards. They must be located behind the back surface of the house.
 - c. Sheds/detached structures must be of wooden construction with the exterior colors of siding, trim and shingles to match those of the house.

4. Exterior house additions and structural changes. This includes the addition of doors and/or windows.
5. Alteration of the color of the exterior siding and/or trim.
6. Hot tubs, spas, above- and in-ground pools. Children’s wading pools are excluded.
7. Fireplaces and wood stoves which require modifications to the exterior of the house.
8. Permanent planters and/or railings that are attached to the house.

9. Solar Energy Systems

- a. Proposed Solar Energy Systems (SES) must be reviewed and approved by the Old Farm Homeowners Association (OFHOA) Covenants Committee prior to commencing any construction activities on the exterior of the house.
- b. Completion of an Architectural Change Request is required to be submitted. In addition to the requested information on the Change Request Form, additional information shall include, but not be limited to, the following information to facilitate the review process:
 - A color schematic and/or simulated image of the finished installation.
 - A plan sheet layout showing the location and number of solar panels (collectors), location and detailed means attachment to the roof, and location of all exterior components must be shown.
 - Current roof material and color.
- c. The design and installation of solar energy systems shall be consistent with the architectural style and aesthetics of the house regarding style, location, size and color.
- d. All SES must be owned or leased by the homeowner.
- e. Ground mounted solar panels are not permitted to be installed on the ground or vertical walls of the house.
- f. It is preferred that solar panels be installed on the rear portion of the roof, unless this interferes with the collection of energy.
- g. Solar panels shall be as close to flat on the roof as possible (parallel to roof surface and flush mounted).
- h. Solar panel framing color shall be required to match the color of the roof as much as possible to be the most aesthetically pleasing.
- i. Associated wiring, conduits, and other components shall be concealed as much as possible.
- j. Any exposed wiring, conduits, and other components shall be colored to be color-matched to the roof and other background surfaces such as walls and fascia.
- k. Any required inverters and additional utility meters/equipment shall be concealed from view from the property frontage.

