

WOODMONT OVERLOOK HOMEOWNERS ASSOCIATION QUICK REFERENCE GUIDE

Welcome to Woodmont Overlook. We hope you enjoy being a part of this quiet, eighty-eight town home community nestled alongside Woodmont Country Club. Below find a brief summary of the governance and regulations of this community. More detailed information on each section can be found in the Community Governing Documents (Articles of Incorporation, Declaration, Bylaws, and Policy Resolutions). *Please note, this guide is for informational purposes only and does not constitute a legal document or a specific commitment. In the event of any conflicts, the Articles of Incorporation, Declaration of Covenants, Conditions and Restrictions, Bylaws, and Resolutions of the Woodmont Overlook Homeowners Association are authoritative and controlling.*

MANAGEMENT: The Woodmont Overlook Homeowners Association (WOHA) is managed by a volunteer Board of Directors, with management support services provided by Abaris Realty. The WOHA Board consists of no less than three and no more than five community members, and both owners and tenants are eligible to serve. The Board holds four quarterly business meetings which are open to all residents, as well as an annual homeowners meeting to discuss the community and hold elections. The property manager is Mr. Adam Landsman, CMCA, AMS and he can be reached at 301-468-8919 or alandsman@abarisrealty.com. His Assistant is Ms. Lawan Trent and she can be reached at 301-468-8919 or ltrent@abarisrealty.com. Abaris Realty's website is www.abarisrealty.com.

FEES: WOHA charges an annual assessment to fund community services and maintenance. The assessment must be paid in full by the end of January each year. Among other items, the assessment covers all trash/recycling pickup, landscaping, and snow removal in the community. In cases of extraordinary need, WOHA also reserves the right to levy special assessments. *Please refer to the Collections Resolution for additional information.*

The yearly assessment for Woodmont Overlook as of 2016 is \$1510.

PARKING: Each home is entitled to two parking spaces. For homes with a garage, those spaces are the garage and one car length in the driveway in front of the garage. Residences without a garage receive two numbered "Reserved" parking spaces near their home. All other spaces in the community are marked for visitors. Residents and guests are permitted to use these spaces freely during the day, but all overnights visitors must display a VISITOR hangtag in their cars. Each townhome is allotted one hangtag and WOHA rules allow for short-term overnight visitation (not exceeding 8 nights in one month). If you have a necessary need for a longer duration or multiple overnight visitors you may contact the WOHA Board to request a towing exception. Note that all parking hangtags are property of the community and should be transferred to all new owners/tenants. *Please refer to the Parking Resolution for additional information.*

TRASH/RECYCLING: Trash collection occurs on Mondays and Thursdays, with the exception of New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving and Christmas. All trash bags must be put out in secure containers. Recycling collection occurs on Tuesdays, except for the holidays as noted above. Recycling at Woodmont Overlook is mixed stream; please separate paper products and glass/plastic/aluminum. WOHA covenants require that all trash and recycling containers be stored out of sight until the evenings before a scheduled pickup.

Each residence has been provided with two containers for trash or recycling use—a large wheeled bin and a smaller open box; these black plastic containers are labeled with the standard recycling logo, a WOHA inscription, and the house number. The recycling containers belong to the community and should remain with each residence when it is sold. Please note that any future replacement of the cart due to damage or removal will be at the expense of the home owner or tenant. *Please refer to the Trash and Recycling Resolution for additional information.*

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PETS: Note that pit bulls are not permitted in Woodmont Overlook. All other dogs are permitted, free of charge, provided they have a required State of Maryland license and are registered with WOHA; a registration form can be obtained from Abaris Realty or downloaded from the WOHA Yahoo group page. All dogs must be kept on a leash at all times while they are being walked within Woodmont Overlook, and all waste is to be picked up immediately. Dogs are only permitted on the street in the front-facing part of the community; they are not allowed in the grassy areas behind the homes. *Please refer to the **Pet Resolution for additional information.***

SITE MAINTENANCE: WOHA is responsible for maintaining the common areas of the community including the streets, walkways, parking areas, greenery, basketball court, playground, and streetlights. The landscapers hired by WOHA will also cut and treat the grass at the front of each home and in the back yards of homes made accessible to them. In addition, WOHA arranges for the exterior painting of each home every four years, as well as the periodic re-paving of all home driveways. WOHA also handles all snow removal and ground salting for the common areas when needed, while each homeowner/resident is responsible for removing snow and ice from their unit's steps, porch, and driveway/parking spaces. *Please refer to the **Maintenance Resolution and House Rules Resolution for additional information.***

Each Woodmont Overlook homeowner is responsible for keeping the exterior of their home, yard, fence, and deck well-maintained and in good repair. The WOHA Board conducts regular inspections of the exterior of all homes and will notify owners of any issues they find. *Please refer to the **Dispute Resolution Resolution for additional information.***

ARCHITECTURAL CHANGES: Any architectural modification, addition, or removal to the exterior of your home, fence, yard, or deck—including color or hardware changes—require approval from the WOHA Board of Directors. All proposed changes must be submitted through an Architectural Control Committee (ACC) application, which can be obtained by contacting Abaris Realty or downloading from the WOHA Yahoo group page. *Please refer to the **ACC Resolution for additional information.***

OWNER/RESIDENT CHANGES: When you purchase a home here, you must provide a copy of the first two pages of your settlement sheet to WOHA; this legal document shows that a change of ownership has taken place and that you are now the homeowner of record. After purchase, please ensure that your contact information is kept up-to-date through the Homeowner Information Form. In addition, if you rent out all or part of your home, please fill out a Tenant Information Form and keep that updated as well following any tenant changes. Both forms can be obtained by contacting Abaris Realty or downloading from the WOHA Yahoo group page.

On behalf of the Woodmont Overlook Homeowners Association, welcome to your new neighborhood. We look forward to your joining us.

CONTACT: As noted in places above, information and forms related to Woodmont Overlook can be found on the **WOHA Yahoo group** page at <https://groups.yahoo.com/neo/groups/woodmont-overlook/info>. This is a private community group so you will need to request permission to join. **For any additional questions, please contact WOHA through Abaris Realty at 301-468-8919 or alandsman@abarisrealty.com.**