

**WOODMONT OVERLOOK HOMES ASSOCIATION, INC.
ADMINISTRATIVE RESOLUTION NO. 8
RULES AND REGULATIONS (“HOUSE RULES”)**

WHEREAS, pursuant to Article VIII, Section 1(a) of the Declaration of Covenants, Conditions and Restrictions of Woodmont Overlook Homes Association, Inc., recorded in Liber 6342, at Folio 240, among the land records of Montgomery, County, Maryland (the “Declaration”), nothing shall be done upon any Lot or within any dwelling situate upon the Properties which may be or become an annoyance or nuisance to the neighborhood or to the other Owners of any Lot; and

WHEREAS, pursuant to Article VIII, Section 1(m) of the Declaration, the Board of Directors has the authority to adopt rules for the use of the Common Areas and community facilities; and

WHEREAS, the Board of Directors finds that a failure to comply with any of the following rules and regulations constitutes an annoyance or nuisance to the neighborhood or to the other Owners of any Lot.

NOW THEREFORE, BE IT RESOLVED THAT the Board of Directors, at a duly convened meeting of the Board, after notice and an opportunity for owners to comment on the proposed rules, duly adopts the following Maintenance Regulations.

BIRD FEEDERS

1. Bird feeders are permitted in the rear yard only; they may be freestanding or attached to the fence provided that they do not exceed the height of the fence (6 feet) and that none of the seeds fall onto neighbors or common property.
2. Birdseed that falls to the ground should be removed as to not encourage the presence of rodents.

SIGNS

1. A single real estate/rental signs of standard size (no larger than 6 square feet in area) may be placed on the front of the property during a period of sale or rental provided that the sign does not obstruct any public walkway or common area and the sign is promptly removed following sale or rental of the unit.
2. Per Section 11B-111.2 of the Maryland Homeowners Association Act, signs showing support or defeat of a political candidate or issue may be displayed in a respectful manner. Such signs may not be placed in any common area. Candidate/issue signs may be displayed up to 30 days before and up to 7 days after the corresponding election or vote. Pursuant to the City of Rockville Code Section 25.18.15, signs shall be limited to 5 square feet in area.

3. Security signs are permitted, but can be no larger than 12" x 12" and on a post no higher than 12" from the ground.

4. Signs other than real estate/rental, candidate/issue, or security signs are prohibited pursuant to Declaration Article VIII, Section 1(i).

LANDSCAPING

1. City of Rockville regulations require homeowners to maintain their landscaping, and Woodmont Overlook expects no less.

2. Homeowners are responsible for the maintenance of their landscaping. Landscaping shall be within the homeowner's property only. Any plants in the front yard must be planted within five feet (5') of the front of the house or in the planters affixed to the property. No grass shall exceed four inches (4") in height. Homeowners shall trim shrubs and trees such that they do not pose an obstacle to foot or vehicle traffic, or pose an unwanted nuisance on neighbors' properties.

3. Dead landscaping must be removed within a reasonable period of time (as determined by the Board).

4. The homeowner is responsible for maintaining adequate lawn cover to prevent soil erosion and storm water drainage difficulties.

5. Vegetable gardens are allowed in rear lots only, and only on the property of homeowner. Vegetable gardens must be kept in a neat manner and pests must be controlled. All plant refuse and stakes must be removed at the end of the growing season.

6. Trees in both the front and back of each home are the responsibility of the homeowner and shall be maintained and pruned to remove debris and damaged limbs due to wind, decay, disease, or ice damage. No trees existing at the time of initial conveyance by the Declarant shall be moved from any Lot without written approval of the Board of Directors or its duly appointed committee.

ORNAMENTS AND DECORATIONS/FLAGS

1. Exterior decorations of reasonable size, including lighting, may be displayed for special events or holidays for an appropriate amount of time, not to exceed 30 days before or after the event.

2. Non-temporary outdoor décor items, such as floor mats, planters, or small sculptures, may be placed on the front porch provided that they are of reasonable size, are not eyesores, and are appropriately cleaned and maintained.

3. Decorations that produce sound, such as bells or wind chimes, are prohibited.

4. Outdoor thermometers are permitted in the rear of the house only, inside privacy

fencing, and must not be publically visible.

5. Per Section 14-128 of the Maryland Real Property Article, a single portable, removable United States flag may be displayed in a respectful manner. The flag may be attached to window jamb or door jamb with a bracket and flown between dawn and dusk. Other small flags may be displayed for special events or holidays for an appropriate amount of time as with other decorations, not to exceed 30 days before or after the event. Flag poles of any kind that are secured in the ground are prohibited.

PORTABLE OUTDOOR ITEMS / RECREATIONAL EQUIPMENT

1. Portable outdoor items for recreational or storage uses are permitted in the rear yard only. Such items include, but are not limited to: grills, patio furniture, storage boxes/sheds, doghouses, inflatable wading pools (less than 12" deep), and children's toys. With the exception of umbrellas for patio furniture, no item in the rear yard may exceed the height of the fence (6 feet). Wading pools may not be left outside after the summer season.

2. Homeowners/tenants are expected to clean/maintain all recreational items as necessary and cover/store seasonal items such as pools or grills during off-season periods.

3. Wood for fireplaces may be stored outside in the rear of the property (inside the fenced area) provided it is neatly stacked and does not rise about the height of the fence (6 feet).

4. Storage of canoes and kayaks on homeowner property must be such that the canoe/kayak is substantially concealed from view and not resting upon landscaping.

Examples of proper storage may include:

- Hoisting to underside of deck
- Placing beneath ground level deck and behind a lattice
- Attached to privacy fencing behind shrubbery

COMMON AREAS

1. In that the common areas belong to the membership as a whole rather than to any single member, nothing of value (including wood from dead or fallen trees) will be removed without prior authorization (in writing and on the person) by the Residential Manager, acting in accordance with the guidance established by the Board of Directors.

2. Tot lot is reserved for the use of supervised children between the hours of 9:00 a.m. to 8:00 p.m.

3. Materials of any kind whatsoever shall not be stored, kept, or maintained upon any portion of the common area, including but not limited to, children's toys.

STORAGE/TRASH/RECYCLING BINS

1. Trash, recycle bins or garbage containers shall not be permitted to remain in

public view except on trash or recycle pick-up days. Recycle bins are to be placed curbside on collection days. Bins shall not be placed on neighboring properties. Bins must be retrieved the same evening. Placement of recycle bins must not block walkways or sidewalks.

2. Homeowners must utilize rigid containers with lids to prevent animals from scattering trash on Community, public, or homeowner property. Homeowners shall remove and dispose of any trash which has been scattered by animals. If all trash is not removed within one (1) day following refuse collection, the homeowner shall be responsible for costs of any cleanup performed by or under the direction of the Community's management group.

3. The burning of trash is prohibited.

4. Homeowners shall not dump, pour or store construction debris, paints, Christmas trees, building materials, vehicle parts, lumber, etc. upon Common Areas or publicly owned properties or into storm drains.

5. The accumulation or storage of litter, new or used building materials, or trash of any kind is prohibited. Visible outside storage of lumber (other than a reasonable amount of firewood), wheelbarrows, automobiles, vehicle parts, discarded items, or other items which are considered excessive or inappropriate by the Board, is prohibited.

VEHICLES

1. No junk vehicle, commercial vehicle, trailer, truck, camper, camp truck, house trailer, board or the like, shall be kept upon the Properties nor (except for bona fide emergencies) shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out thereon.

2. No automobiles belonging to residents shall be parked on the paved portion of any joint driveway or streets, public or private, except during bona fide temporary emergencies.

MISCELLANEOUS

1. Homeowners are responsible for maintaining the structural integrity and appearance of their homes. Any structural component which is visibly deteriorated (e.g., rotted wood trim), damaged or missing (e.g., missing gutters) must be replaced or repaired within a reasonable period of time (as determined by the Board).

2. Clothes, rugs, or other household items shall not be hung over any fences, railings, tree branches, lines, etc. that are publicly visible. Porches and front steps must be free of items, such as dead potted plants, empty boxes or children's toys (not limited to these items).

3. Permanent external clothes lines are prohibited.

4. The maintenance, keeping, boarding and/or raising of animals, livestock or poultry of any kind, regardless of number, is prohibited.

5. No structure of a temporary character, trailer, tent, shack, barn or other outbuilding shall be used on any Lot at any time.

6. No structure, planting or other material other than driveways, sidewalks, fences and other structures erected as part of the development by Declarant shall be placed or permitted to remain upon any Lot which may damage or interfere with any easement for the installation or maintenance of utilities, or which may change, obstruct or retard direction or flow of any drainage channels.

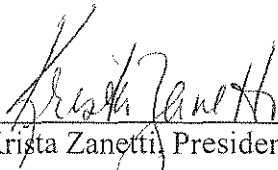
7. Garage doors and the doors of any other storage room or the like shall be maintained in a closed position whenever possible.

8. No noxious or offensive trade or activity shall be carried on upon any lot or within any dwelling, nor shall anything be done therein or thereon, which may be or become an annoyance or nuisance to the neighborhood or other members. Without limiting the generality of the above mentioned, no speaker, horn, whistle, siren, bell, or other sound device, except such devices as may be used exclusively for security purposes, shall be located, installed or maintained upon the exterior of any dwelling or upon the exterior of any other improvements.

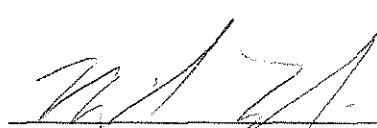
A copy of this resolution shall be filed in the Homeowners Association Depository at the Circuit Court for Montgomery County, Maryland.

The undersigned hereby certify that the foregoing Resolution was adopted by, and made a part of the minutes of the meeting of, the Board of Directors of the Association on the 21 day of October, 2013.

Woodmont Overlook Homes Association, Inc.

BY: 

Krista Zanetti, President

ATTEST: 

Nicholas Zagorski, Secretary