

PARADISE RIDGE ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE (ARC)
BUILDING GUIDELINES AND REQUEST FOR APPROVAL
SEPTEMBER 20, 2008

(Authority and Guidance: Declaration of Covenants and Restrictions, Articles V and VI)

Property Owner(s) (Print) _____

Property Section _____ Lot _____

Date mailed/submitted for Board Approval _____ Received _____ *see note

Construction Bond Check Received _____ Bond Returned to owner _____

General Contractor or Contact for Construction _____
Phone number _____

I. SUBMISSION OF REQUEST FOR APPROVAL AND SUPPORTING DOCUMENTATION

A. Request for Approval

1. Property owners are requested to review the Declaration of Covenants and Restrictions prior to planning construction or making other improvements to your property that require approval of the Board of Directors.

2. The Request for Approval of a proposed building or addition must be completed and submitted to the Treasurer of the Association and be signed by the property owner(s). In addition, the request will not be effective and will not be considered without the receipt of the applicable Bond, if one is necessary, and additional documentation to accompany the Request for Approval. [See II Bond, A Requirements, page 2].

B. Additional Documentation

1. A complete set of blueprints or scale drawings, including elevations of all exterior walls of the proposed dwelling or addition. Plans will not be returned until completion of construction project so that the finished project can be compared with the intended plans;
2. A scale site plan showing the location of the proposed improvements including the house, garage (if one), driveway and distances from building to all lot lines. Site plans shall show North direction, well location and septic field(s). Any change in grade must be noted. A copy of the pinned/corner foundation survey is required prior to the commencement of building;
3. Information on exterior materials, including siding, paint/stain color (to include samples or on-line information re color/texture), fascia, decks, roofing, spouting, foundation, patios/porches, driveways and walkways;

4. An exterior lighting and landscape plan. Lights must be placed so as not to disrupt neighbors. The landscaping plan must be designed to conceal fuel tanks and exposed septic pipes.

II. BOND

A. Requirements

1. A cash Bond in the amount of \$2,000 must be placed with the Treasurer of the Association before approval will be granted and prior to the commencement of any demolition, construction or pre-construction site work such as tree removal, well drilling, or grading. The Bond is designed to insure that the building is constructed in accordance with the submitted plans and specifications and to protect the association's property and roads from wear and tear caused by construction equipment and work. The owner(s) is ultimately responsible for any damages; the cost of repairs will be deducted from the Bond;
2. The property owner must notify the Treasurer of the Association in writing of the date site development is to begin;
3. The exterior of any structure must be completed within nine months of the date it is commenced. For new home construction and additions, grading, seeding and landscaping is to be completed within 13 months, weather permitting.
4. Extensions of this time limit will be considered by the ARC and Board based on extenuating circumstances. Absent such circumstances, the posted Bond will be forfeited if construction is not completed on time and a subsequent Bond will be required for any extended period of construction; and
5. The ARC will inspect the site and roadways (weather permitting) (Pat) upon notification of the completion of all construction and evidence confirming the receipt of (Ali) a Garrett County Use and Occupancy permit or Final Inspection Certificate. Thereafter, the ARC will recommend to the Board whether to return the Bond in whole or in part. The Board will approve the return of the Bond as appropriate. This inspection and return of the Bond will occur within approximately 30 days.

III. REVIEW PROCESS

A. Factors to be considered by the ARC and Board:

1. Harmony of structure's building materials and style with those of the existing buildings in the community. (For example, a domed or trailer home would not be acceptable);
2. Effect on the outlook (view) from neighboring lots;
3. Minimum size floor footage of 864 square feet, excluding porches, decks or garages;
4. Maximum height 2 ½ stories – 28 feet from ground level;
5. Maximum 2 car garage (per Covenants);
6. Roof pitch must be 5:12 or greater;
7. Building Set back – 35 feet from front lot line (but in the case of a corner lot 30 feet from any side lot line abutting a road within the common area), 15 feet from any interior side lot line, and 20 feet from the rear lot line;
8. Exposed foundation must be parged or covered: ie; stone, and exposed chimneys must have a decorative covering. (ie; raw block is not acceptable);

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9. Exposed fuel tanks (propane or oil) are not permitted; tanks must be either buried or screened to conceal their presence. A fence is the preferred method of screening. Bushes or other natural landscaping may be used to conceal tanks but they must be of sufficient height and density to obscure the tank at the time of installation. Septic cleanout pipes should be cut 2"-4" above ground level.
10. A stabilized construction entry (4-6 inches of compacted stone or gravel to road edge at least 20 feet long - unless paved) must be in place prior to the start of construction in order to insure there is no damage to the roadway edges at the building site and to prevent mud and dirt from being carried onto the road. It is suggested that the owner ensure that there is enough room for construction vehicles to turn around. The opposite side of the roadway may need protection for its shoulder. The owner will be responsible for any damage to the opposite road shoulder;
11. All construction vehicles should be parked on the construction site, if possible, to include personal cars/trucks of subcontractors, and roads kept clear of mud and debris.
12. All vehicles, to include concrete trucks, well drillers and any others must only use the construction entry to enter and exit the site. Under no circumstances can Association property or adjoining lots be used for access;
13. All loose construction material and other debris must be contained on site in a dumpster or other appropriate container and cleaned up on a daily basis. A charge of \$50 will be assessed for each time trash and/or construction material must be cleaned up by the Association off site and deducted from the Bond;
14. A port-a-potty shall be made available for construction workers;
15. The location of any driveway onto the site shall be marked and posted prior to the commencement of construction. Newly built culverts shall have a finished concrete end cap (or approved substitute such as stacked stone) at both ends of the culvert. The culvert pipe must have a minimum length of 30 feet and be of sufficient diameter to handle water flow.

The property owner is responsible for the actions of all individuals working on the property. It is recognized that some provisions of these guidelines may be more restrictive than Garrett County building and inspection regulations. Nevertheless, failure to adhere to each and every provision of these guidelines may result in the forfeiture of the Bond in whole or in part.

B. Waiver

1. The Board may waive any requirement in these guidelines provided such waiver does not materially affect the common scheme of development of the Association or the rights of any property owner.

IV. MAIL INFORMATION

A. Return original/signed Request for Approval and Building Guidelines, along with plans and specifications, and Bond, if required, to the Treasurer.

Signatures:
All lot owners: _____ **Date** _____

In the event the Board fails to notify the property owner of its decision within 60 days after the receipt of a completed application, plans, specifications and Bond, approval will not be required and the building guidelines will be deemed to have been fully complied with. (Submission date is the date all required information and Bond deposit, if required are received by the Association.) It is suggested that a Return Receipt or, if hand delivered, a signed copy of the application be requested. A copy of the application will be returned with the "Board Action" date and signature.

V. BOARD ACTION

APPROVED _____ **NOT APPROVED** _____ **

By: The President of Paradise Ridge Association, Inc., on behalf of the Board of Directors:

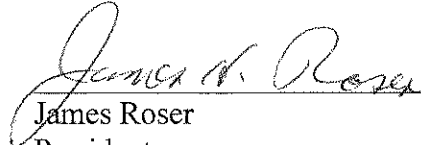
Signature _____ **Date** _____

* Board action required within 60 days of this date
** See attached

Board Treasurer: Al Brewer
118 Kingbrook Rd.,
Linthicum, MD
21090

The Council duly adopted these Architectural Review Committee (ARC) Building Guidelines and Request for Approval, on September 20, 2008.

Paradise Ridge Association Inc.



James Roser
President

STATE OF MARYLAND
Department of Assessments and Taxation

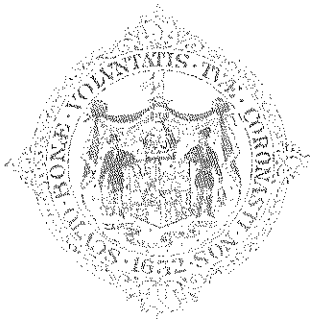
I, PAUL B. ANDERSON OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO THE FORFEITURE OR SUSPENSION OF CORPORATIONS, OR THE RIGHTS OF CORPORATIONS TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT PARADISE RIDGE ASSOCIATION, INC., INCORPORATED MAY 30, 1974, IS A CORPORATION DULY INCORPORATED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF MARYLAND AND THE CORPORATION HAS FILED ALL ANNUAL REPORTS REQUIRED, HAS NO OUTSTANDING LATE FILING PENALTIES ON THOSE REPORTS, AND HAS A RESIDENT AGENT. THEREFORE, THE CORPORATION IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING WITH THIS DEPARTMENT AND DULY AUTHORIZED TO EXERCISE ALL THE POWERS RECITED IN ITS CHARTER OR CERTIFICATE OF INCORPORATION, AND TO TRANSACT BUSINESS IN MARYLAND.

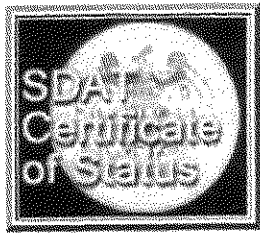
IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS APRIL 05, 2015.



Paul B. Anderson
Charter Division



301 West Preston Street, Baltimore, Maryland 21201
Telephone Balto. Metro (410) 767-1340 / Outside Balto. Metro (888) 246-5941
MRS (Maryland Relay Service) (800) 735-2258 TT/Voice
Fax (410) 333-7097



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Certificate	Document Number:	9454161
Type	Customer Number:	3232002
Items Ordered	Work Order:	4448582
Ordering		
Information		
Payment		
Order		
Confirmation		

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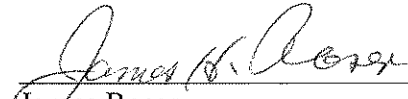
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The Council duly adopted the name Paradise Ridge Association Inc. incorporated May 30, 1974.

Paradise Ridge Association Inc.



James Roser
President

