



North Carroll Farms Homeowner's Association
P.O. Box 367
Hampstead, MD 21074
northcarrollfarmshoa@hotmail.com

Updated Architectural Guidelines

The Board of Directors and the Architectural Committee thought it would be a good idea to re-educate and bring the community up to date as to the make up of the committee, the reason why we have architectural standards, why you must have your project approved, the process for getting a project approved, and some changes that have been made that differ from what the by-laws currently state. This guide will be posted on our website and should be kept with your current by-laws for future reference.

Who is the Architectural Committee?

The Architectural Committee currently has nine members. It is made up of five men and four women of which six live in single-family homes and three in town-homes. The diversity of the committee allows it to look at issues and applications from many different viewpoints. Decisions are based on what best serves the community and **all** the residents of North Carroll Farms.

Why do we have Architectural Standards?

The biggest investments most of us will ever make are in our homes. When we sell our home we want get as much money as we can for our investment. The reason why the builder implemented a HOA and Architectural Standards is to insure our community continues to look nice and home values continue to increase. What looks good and is acceptable to one person might not be in the best interest of the community and may effect re-sale values negatively in our neighborhood. Architectural Standards help guarantee our community will continue to look good for many years to come, thus protecting our investment.

Why must you have your projects approved?

When we moved into North Carroll Farms everyone was given a copy of the by-laws. We signed a document at settlement stating we read, understood and would follow the bylaws of the HOA. The by-laws require that **before** any changes are made to the exterior of a home or property, the Architectural Committee must give approval. This rule is there to protect all of us. By everyone having their projects approved beforehand we eliminate issues such as neighbor conflicts, unnecessary liability issues for the HOA, and projects that could negatively effect home prices in our community, Yes what you and/or your neighbor does to their home or property can positively or negatively effect your home's value. Not having your project approved could lead to its removal and therefore wasting your hard earned money.



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The approval process...

When you are in the planning process you should be thinking of having your project approved thru the Architectural Committee. ***Work should not begin until your project has been approved.*** The first step is to complete an Architectural Modification form (this form can be found on our web site at www.northcarrollfarmshoa.org. Please mail the modification form along with a copy of your plat and any other documentation that will help the committee visualize your project to: **North Carroll Farms HOA, P O Box 367 Hampstead, MD 21074**. While the form states the committee has 60 days to act on your application we typically have an answer for you in about 2 weeks. If you advise us your application needs to be rushed we will do our very best to reply sooner. Also, if ANY changes are made from your original approval you must submit a new modification form and have the changes approved. Currently we approve about 95% of all requests we receive. You are still responsible for obtaining any building permits that the county and city may require.

Amnesty

No, it is not too late to have a project approved if it has already been completed. Just follow the steps above and the committee will review your request. Chances are it will be approved because we have not received any complaints. Should we receive a complaint regarding an unapproved project we could go as far as having the project removed because the Architectural Committee did not approve it and it may not meet current architectural standards. Approvals are meant to protect you!

Guidelines and Changes

As our community evolves, the by-laws allow the committee to make rules to govern issues that were not specifically addressed in them. Nearly all outdoor improvements need to be approved by the Architectural Committee. Below is a list (although not all inclusive) of the various projects that must have pre-approval before work may begin. If you have any questions or your specific project is not listed you should consult your bylaws or contact the committee chair at northcarrollfarmshoa@gmail.com

Changes to the home

Brick/ Stone	Add brick or stone to exterior
Color Change	Siding, doors, windows, shutters
Doors	Storm, replacement of exterior doors, or additional door added
Windows	Storm, replacement, or additional



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Landscaping

Major Landscaping Projects

Raised Planting Beds Retaining Walls

Trees Removal of a healthy tree or addition of a new tree

Permanent Structures ALL Permanent Structures MUST be approved by the Architectural Committee

Awnings Decks Dog Houses

Fences Maximum height 5ft, NO Chain link
May not come past the ½ way point of house

Fireplaces

Flag Poles maximum height 20 ft

Patios

Pools In ground or above ground allowed

Satellite Dishes Prefer it not be placed on front roof of home. Must be placed in the least conspicuous place on property that allows for best reception.

Sheds Must fit lot size. Town home area must be underneath deck

Sidewalks

Trash Can Garages

Solar Panels Automatically approved per Maryland state law. Please submit an Architectural Modification form for HOA records, and try to keep as tasteful as possible.

Play Equipment

Basketball Hoops May not be kept in the street. Must be used so that traffic will not be impeded

Play Houses

Swing Sets Must fit the property

Trampolines NOT permitted in yards of homes too small to support such a large apparatus

Trailers

Maximum length 16ft

Maximum height 5 ft

Must display current MD registration and be road worthy.

Must be stored in garage, on driveway or on the garage side of home, may NOT be stored in the back yard.

May not have anything stored on them

NO commercial trailers (**may NOT be used for commercial reasons**)

NO full size campers, No boats or boat trailers, No livestock trailers



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Other Reminders

Maintenance

Keep lawn mowed and properly trimmed
Keep property free from litter

Parking

Please be courteous of your neighbors and park in your driveways and assigned parking spaces whenever possible

DO NOT block sidewalks DO
NOT block shared driveways
DO NOT block mailboxes

Pets

Please clean up after your pets be respectful of
your neighbors and keep pet noise to a minimum. NO more than

Trash

Trash and garbage containers must be stored in the garage or in the rear of the property

Trash and garbage containers should not be put out before 6pm
Monday and put away by 6pm Tuesday

Yard waste should be placed at the curb no earlier than 5pm on
Sunday for a Monday pickup

Other Info

HOA Website: northcarrollfarmshoa.org
HOA Email: northcarrollfarmshoa@gmail.com

Finally we'd like to **Thank You** for you co-operation in the past as well as in the future.
By everyone following the rules of our community it will keep North Carroll Farms a
wonderful place to live and raise our families!

Sincerely,

North Carroll Farms Board of Directors
North Carroll Farms Architectural Committee