

North Carroll Farms HOA  
PO Box 367  
Hampstead, MD 21074  
[www.northcarrollfarmshoa.org](http://www.northcarrollfarmshoa.org)  
[northcarrollfarmshoa@gmail.com](mailto:northcarrollfarmshoa@gmail.com)



Dear Homeowner,

Welcome to North Carroll Farms! We hope you enjoy living in our community and will become an active member of your HOA. Everyone must work together to insure North Carroll Farms remains Hampstead's premier community for families to live in and raise their children. This will require neighbors looking out for one another and keeping their property in excellent condition to assure increasing home values.

Attached for your reference are the Declarations of Covenants, Conditions, and Restrictions along with the By-Laws of our community. Please make sure you read, understand and abide by these documents. They govern our community and are in place for your protection. We are happy to answer any questions you may have.

HOA General Information: ☐

Email Address : [northcarrollfarmshoa@gmail.com](mailto:northcarrollfarmshoa@gmail.com) ☐

Website: <http://www.northcarrollfarmshoa.org/> ☐

Mailing Address: NCFHOA, P O Box 367, Hampstead, MD. 21074 ☐

Monthly board meetings are held the 1st Monday of every month (if a holiday it will be the 2nd Monday). Meetings begin at 7:00PM and are held at the North Carroll Senior Center, 2328 Hanover Pike, Hampstead, MD 21074. Everyone is welcome and encouraged to attend. ☐

HOA dues are paid annually and due by February 28th of each year. Dues invoices are sent out the beginning of January. Payments made after March 30th will incur a \$20 late fee plus interest.

Important information you will need to know: ☐

The speed limit in our community is 25 MPH. It is imperative everyone obey the speed limit. We are a community made up of families with children of ALL ages. Please help keep it safe. ☐

Trash and recyclables are picked up every Tuesday. These items should be set out for pick-up the evening before. ☐

Lawn clippings and lawn waste are picked up every Monday from April 1st until November 30th. These items should also be set out for pick-up the evening before. ☐

If you are a pet owner, it is your responsibility to clean up after your pet. When walking your dog remember to take trash bags with you. This is not only a rule within NCFs but a county law as well.

Architectural Requirements: To insure our community continues to shine and look new there are architectural standards in place. You must obtain approval from the Architectural Committee BEFORE you do any exterior

improvements to your home or lot. Such improvements include: decks, patios, fences, pools, landscaping, tree planting/removal, door/shutter color change just to name a few. A complete list can be found on our website in our Architectural Guidelines along with the Architectural Modification Form. In order to start the process you must complete an Architectural Modification Form and submit your detailed plans to the committee in writing via mail or email. Approvals may take up to 60 days so please take this into consideration. Failure to obtain prior approval can result in fines and even the project being removed.

Helpful Websites: [?](#)

Carroll County, Maryland <http://www.carr.org/> [?](#)

Town of Hampstead <http://www.townofhampstead.us/>

Thank you in advance for your cooperation. We welcome and encourage your participation in the HOA. Remember this is your association. You get out of it what you put into it. Should you have any questions or concerns please let us know. Welcome to the community!

Very truly yours,

North Carroll Farms Homeowners Association Board of Directors