

# Villas II at Snowden Overlook

Architectural and Landscaping

Rules and Procedures

August 2021

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## 1. Introduction

The Villas at Snowden Overlook Condominium Association II Board of Directors [hereafter referred to as the Villas II Board] is responsible for preserving the aesthetic qualities and harmony of the community and has the authority to require property owners to abide by these rules and other provisions and procedures.

The standards prescribed in the Declaration and in the By-Laws of Villas at Snowden Overlook Condominium Association II [hereafter referred to as the Villas II Association] are reflected herein for the purpose of:

- i) Maintaining architectural harmony and beauty,
- ii) Preserving a safe, healthy environment, and
- iii) Maintaining and/or enhancing property values.

Villas II is part of the Long Reach community, and as such Villas II architectural and landscape changes are subject to Long Reach Architectural Committee review and Long Reach Architectural Guidelines, documented here: <https://longreach.org/covenants/architectural-guidelines/>

The rules herein clarify the responsibilities of the Villas II Board and of Unit Owners, and provide guidelines for their application. These are general rules and types of changes and cannot cover everything. Each application for change will be considered.

In the event of any conflict between these Architectural and Landscaping Rules and Procedures and the Villas II Declaration or By-Laws, the Declaration and the By-Laws control.

The Villas II Board has established the Advisory, Architectural and Landscape Committee [hereinafter referred to as the AAL Committee] to assist the Board and residents in administering and assuring compliance with these rules and guidelines. The Chair of the AAL Committee is listed on the Villas II webpage and the Villas II Directory cover page.

This version of the Rules and Procedures supersedes all previous versions.

## 2. Architectural and Landscape Change Procedures for Unit Owners

- 2.1 Before completing an application for architectural or landscaping changes, the unit owner is encouraged to review Villas II's rules and procedures.
- 2.2 Unit owners are encouraged to discuss architectural or landscaping changes with a member of the Board or AAL Committee first. Some landscape changes need Villas II approval but do not require Long Reach approval.
- 2.3 Owners may obtain the "Long Reach Exterior Alteration Application" form from <https://longreach.org/wp-content/uploads/2021/03/Exterior-Alteration-Application-2021.pdf>

- 2.4 Some changes may also require a signed and notarized statement from the owner, accepting responsibility for the changes. See Section 6 and Appendix III.
- 2.5 Complete the application and attach all required information and any additional pertinent information to facilitate the process. See Appendix II for required information.
- 2.6 Make two copies of the application, one for your records and one to be submitted to a member of the Villas II AAL Committee.
- 2.7 Villas II AAL Committee will review the application, make recommendations to the owner if needed and submit the completed application package to the Board for approval.
- 2.8 Once approved by the Villas II Board and SOCA, the owner will be notified and if the change does not require Long Reach approval, the owner can begin to implement the change. If the change does require Long Reach approval, the owner will submit the signed application to the Long Reach Architectural Committee. The preferred method of delivery to Long Reach is as an attachment to an email, sent to Darlene Brown at [darlenebrown@longreach.org](mailto:darlenebrown@longreach.org)  
  
Long Reach Community Association  
8775 Cloudleap Court  
Columbia, MD 21045
- 2.9 Upon approval of the application by Long Reach, the owner will provide a copy of the approved form to the AAL Committee.

### **3. Architectural and Landscape Committee Change Procedures**

- 3.1 The Unit Owner(s) will present the completed application package to a member of the Villas II AAL Committee who will record the received date.
- 3.2 Only applications from Unit Owners who are in compliance with their financial obligations to the Villas II Association will be considered.
- 3.3 The Villas II AAL Committee will review the application for completeness. If not complete, the application will be returned to the Unit Owner for resubmission.
- 3.4 Once the application has been deemed complete, the AAL Committee has 35 days from the date of submission to complete its review and make its recommendation to the Villas II Board.
- 3.5 The Villas II AAL Committee will perform a site visit for any application for a structural change and may visit the site for other changes.
- 3.6 The Villas II AAL Committee will discuss and vote on a recommendation for approval or denial of the application and forward the application to the Villas II Board.
- 3.7 The Villas II Board reviews the application, and may question the AAL Committee or the owner. If the application is approved by the Board, the AAL Committee will return it to the applicant and let the applicant know if the application process is complete, or if the application must be submitted to Long Reach.
- 3.8 If required, the applicant submits the application to the Long Reach Architectural Committee for final approval. After receiving approval from the Long Reach Architectural Committee,

the applicant must return a copy of the approved application to the AAL Committee for retention. The application process is not complete until all of these steps have been taken.

- 3.9** The AAL Committee will forward a copy of the final approved application to the management company (WPM).
- 3.10** A record of approval or denial of all applications will be kept by the Villas II management company.
- 3.11** After the Unit Owner completes the approved changes, the Villas II AAL Committee will check for compliance with the application.
- 3.12** The management company and the Villas II AAL Committee will periodically peruse the neighborhood for compliance with architectural and landscaping rules. Violations will be called to the attention of the Unit Owner. If the violation(s) is (are) not corrected by the Unit Owner, the matter will be conveyed to the Villas II Board. The Villas II Board has the authority to correct the violations and bill the Unit Owner.

#### **4. Rules Regarding Architectural and Landscaping Changes**

- 4.1** Every application will be considered individually on a case-by-case basis.
- 4.2** Villas II Association is not responsible for maintenance, repair, or replacement of any alteration or addition to the Unit.
- 4.3** Unit owners are responsible for all associated costs to the owner's unit, any property or common elements due to construction or installation of any change to the owner's unit.
- 4.4** Based on the type of application submitted, Unit owners will be required to sign an affidavit (*see Appendix III*) accepting responsibility for any damage and all associated costs relating to the owners' unit, any other property, and common elements.
- 4.5** There may be some alterations not requiring approval by the Board, however, the Board has the discretion to rule on any alterations to unit properties.
- 4.6** Work as expressed on the Application must be completed within 120 days of start date. Failure to complete the work within the prescribed period of time may cause the approval to be rescinded and resubmittal will be required. Extenuating circumstances should be brought to the attention of the Long Reach Architectural Committee.
- 4.7** If any alteration is found to be unsuitable or unapproved by the Board, the unit owner will be required to alter or remove such changes, at the owner's expense.

For definitions related to architecture and landscaping, see Appendix I.

#### **5. Architectural and Landscaping Modifications That Are Not Allowed**

- 5.1** These changes (among others) are prohibited by the Villas II Declaration, Article X, Use Restrictions:
  - a. Additional fences
  - b. Swimming pools/hot tubs
  - c. Basketball apparatus

- 5.2** In addition, the Villas II Board has established rules that prohibit the following:
- a. Roofed or enclosed additions to a Unit (such as additional sunrooms, porches, carports)
  - b. Window air conditioning units
  - c. Clothes lines
  - d. Dog runs and dog houses
  - e. Play equipment
  - f. Sheds
  - g. Trellis arches, arbors, pergolas
  - h. Items placed on the grass areas that impede the landscape contractor when cutting grass or performing turf maintenance
  - i. Any additions which extend into common areas
  - j. Planting more than a few, small vegetable or herb plants in back yards
  - k. Bird houses, bird baths, and bird feeders that require seed.

***Note:** Bird feeders at 8607 Vast Rose Drive and 8728, 8752, 8776, and 8779 Sage Brush Way are grandfathered in as long as the current occupant resides in the home. If a complaint is registered with the Villas II Board regarding bird droppings or rodent problems, the Board shall determine an appropriate resolution which may require prompt removal of the feeder.*

## **6. Architectural Modifications**

Applications are required prior to implementation of the listed items below. In order for any change made without formal approval to be in compliance, an application for the change must be made retroactively. If the change is not approved, the owner is responsible for its removal.

### **6.1. AWNINGS**

- a. Awnings will only be considered for use on the rear deck/patio area
- b. Awnings should be retractable and made of cloth material
- c. The color and style of awnings should harmonize with other awnings within a row or viewing area
- d. A fabric sample must be submitted with the application
- e. Awnings should be retracted when not in use
- f. Applications should include the following information:
  - i) Drawings showing dimensions and location of the awning
  - ii) Description of any proposed installation of exterior lighting
  - iii) Site plan showing relationship with measurements to the Unit, to any existing privacy fences and to the neighboring Units
- g. Unit Owners must sign the Form for Changes (*see Appendix III*) accepting all responsibility for damage to the Unit or to a neighboring Unit as a result of the installation of an awning.

## **6.2. DECKS AND PATIOS**

- a. Applications are required for all new decks and patios as well as any alteration to existing decks, including stairs, and patios
- b. Decking and railings must be of the same materials, color, and dimensions as the builder-installed decks
- c. A deck or patio may be extended across the back of the house and is limited in width by the boundaries established by the location of the privacy fences or the defined rear yard area.
- d. No egress from the basement (either the areaway or escape window) should be blocked
- e. If a stairway is included, it should be such that its entire structure is contained within the dimensions of the rear yard area
- f. Railing height of decks should match existing railing height unless building code changes dictate a height change
- g. Applications should include the following information:
  - i) Drawings showing dimensions, style, and elevation of the structure and details of any railings, benches, planters and/or steps planned
  - ii) List and description of materials (color, style, pattern, etc.)
  - iii) Description of any proposed installation of exterior lighting
  - iv) Site plan showing relationship with measurements to the unit, to any existing privacy fences and to the neighboring units
  - v) Description of any planting, or heating and air conditioning units which may have to be moved.

## **6.3. DRIVEWAY, ENTRY SIDEWALK**

No Exterior Alteration Application is required for repairing or replacing the driveway or entry walkway with the original construction material with no change in size, shape, or grade.

## **6.4. ELECTRIC CAR CHARGING STATION**

The car charging station must be located in an enclosed garage with no visible exterior elements. No Exterior Alteration Application is required.

## **6.5. GUTTERS, GUTTER COVERS, DOWNSPOUTS**

No Exterior Alteration Application is required for adding or replacing gutters and downspouts if all the following conditions are met:

- a. There is no color change.
- b. They are permanently affixed to the house.
- c. Gutter covering matches the color of the replacement gutters.
- d. Drain extensions are buried below ground

## **6.6. FRONT DOOR**

- a. Painting the front door the same color does not require an application or approval of the AAL Committee. See Appendix IV for paint colors used in Villas II.

- b. Changing the color of the front door color does need approval. Paint chips/color samples must be included in the application and the color must be in harmony with the style and color of the Unit and neighboring units. See Appendix IV for paint colors used in Villas II.
- c. Door hardware should be replaced with a like style and color; if not, Board approval is required.

#### **6.7. WINDOWS, STORM DOORS, AND GARAGE DOORS**

- a. An application is required to replace a door, window, storm door, or garage door. Panes that are broken or fogged due to broken seals should be replaced.
- b. Emergency replacement of doors or windows should be coordinated with the AAL Committee.
- c. New storm doors require prior approval. Storm doors shall be white to match the framing without cross-hatching or filigree. Glass or screen should be full length, or dual pane, with a single cross bar in the middle. Hardware should conform to that on the front door.
- d. Prior approval is required for any window tinting.

#### **6.8. EXTERIOR LIGHTS AND LANDSCAPE LIGHTING**

Replacement of exterior light fixtures with the Seagull Lancaster black framed models already in use in the community (*see Appendix VI*) does not require prior approval. Addition of exterior lights, including landscape lighting (solar lights, etc.) or fixtures not included with original units, requires approval. Security lights should be aimed onto applicant's area only. Also, should the lamp post lean away from vertical, it is the Unit Owner's responsibility to straighten the post and maintain its vertical stance.

#### **6.9. IN-GROUND SPRINKLER SYSTEMS**

- a. Outside cut-off valves must be included in plan (in case of malfunctioning equipment).
- b. Maintenance is the responsibility of the Unit Owner and must include winterizing no later than October 31<sup>st</sup> to prevent pipe breakage
- c. Unit Owner is responsible for any damage to system and or any water damage that may result from the system
- d. Unit Owner must sign the Form for Changes (*see Appendix III*) accepting responsibility for maintenance of the system and for any damage to the Unit or to any Units or to Common Elements as a result of the installation of the system.

#### **6.10. SATELLITE DISHES AND ANTENNAS**

- a. All satellite dishes or antennas need an application for approval. To the extent possible, the satellite dish should be placed in an inconspicuous location and screened from other Units. All cables should also be unobtrusive.
- b. Unit owner is responsible for any and all associated costs for damage to any unit by an antenna or satellite dish.

- c. Unit owner must sign the Form for Changes (*see Appendix III*) accepting all responsibility for all associated costs relating to damage to the unit, any other units, or to common elements as a result of the installation of antennas or satellite dishes.

#### **6.11. SECURITY CAMERAS**

An Exterior Alteration Application is not required for security cameras if the following conditions are met:

- a. Doorbell style cameras installed in the doorbell location.
- b. Wireless cameras no larger than 4" width by 4" length by 4" height.
- c. The placement of no more than 4 cameras on the property.
- d. Camera exterior color should be black, white, or matching the color of the surface to which it is attached

#### **6.12. SIGNS**

See "Long Reach Architectural Guidelines", Guideline 36 for information on complying with the Howard County Sign Ordinance.

#### **6.13. SOLAR TUBES, SKY LIGHTS, AND SOLAR COLLECTORS**

- a. Unit owner must submit a completed and signed Villas II Form for Changes (*see Appendix III*), Long Reach Exterior Alteration Application, accompanied by a comprehensive Site Plan.
- b. The application's site plan must include number of collectors, location of collectors, cables and control boxes; dimensions of the roof, pictures and detailed documentation on the solar tubes, sky lights, or solar collectors. See Long Reach Architectural Guidelines for more guidance on requirements.
- c. Owner is responsible for any adverse consequences such as but not limited to nuisances from reflections, melting siding and other damage to property.
- d. When damage to the owner's unit or any other units is cited, the owner must mitigate damage to structures and take action to remove damage after notification by the Board.
- e. If the homeowner fails to take corrective action relative to solar tubes, solar panels, or solar collectors, the Board reserves the right to take remedial action until the situation is corrected. All expenses and associated costs will be billed to the unit owner.

#### **6.14. IMPACT TO EXTERIOR SURFACES**

- a. Any modification that affects the roof, eaves, gutters, siding, exterior or common walls, or foundation walls of the unit must be submitted with a completed and signed Villas II Form for Changes (*see Appendix III*), and a Long Reach Exterior Alteration Application.
- b. An example is adding a vent through the roof or through siding.

## 7. Landscape Modifications

### 7.1. DECORATIVE OBJECTS

A Long Reach Exterior Alteration Application is required for **all** exterior decorative objects whether they are natural or man-made.

Villas II approval is required for decorative objects placed in the front and side yard areas. Examples are objects such as wagon wheels, sculptures, wind vanes, figurines, fountains, pools, sundials, rocks, flagpoles, banners with their brackets, chairs or benches, flowerpots, and urns.

Objects will be evaluated on siting, proportion, color, and appropriateness to surrounding environment.

No approval is required for the following:

- Decorative objects placed in the rear yard area inside of privacy fence boundaries of the unit will be allowed, provided that they do not exceed the height of the privacy fence nor interfere with the ability of the lawn maintenance company to mow this area
- Seasonal decorations are allowed 30 days before and 15 days following a holiday. A door wreath or similar decoration may be hung using non-permanent or over-the-door hangers. No holes are allowed in the door.

### 7.2. FLAG POLE BRACKETS AND BANNERS

No Exterior Alteration Application is required for one flag holder bracket attached to a home. More than one bracket requires an Exterior Alteration Application. Flag poles are not permitted.

Banners are defined as a piece of material attached to a staff or bracket for short term display of seasonal designs, characters, clubs, or organizations, etc. Banners may be displayed in brackets attached to the unit, or on the light post pole, or a temporary decorative pole. There shall be no more than two (2) banners per property.

### 7.3. FRONT YARD AREA

- a. Villas II requires an Alteration Application for changes to plantings within the front bed. Prior approval is required to replace current plantings in the front bed with different trees, shrubs, or ground covers. See Appendix V for guidance on a replacement tree. Replacement of the same kind as the existing plant does not require an application. Replacement shrubbery on either side of the front door must be either in-ground evergreen shrubs or potted plants that remain green or colorful year-round. Proposed plantings of trees and shrubs should include species names in the application. Use of Maryland native plants is encouraged.
- b. Ground cover must be replaced by the owner with similar types of ground covers that remain green or colorful year-round.
- c. The plant bed should be mulched with the same type of mulch used by the lawn maintenance company and the area should have no artificial edging material.
- d. No approval is required for annual flowering plants approximately 12" high or less planted in the existing mulch area in front of the house

- e. No approval is required for up to 4 flower pots or planters measuring less than 14" x 14" (in architectural conformance with the neighborhood) placed on the porch or the adjacent mulched area. More than 4 pots or very large pots will need approval.
- f. Hanging baskets on the front light pole are allowed and do not require prior approval.
  - It should be noted that the cross arm on the light pole is plastic and can easily be bent and broken. Metal bars painted black to match the light pole are an easy and inexpensive remedy and are the responsibility of the Unit Owner.
- g. No artificial shrubs or flowers are permitted.
- h. Artificial landscape edging is not permitted.

#### **7.4. SIDE YARD AREA**

Side planting beds should not infringe upon the right of way nor extend more than four (4) feet from the side wall of the house, excepting builder-installed side beds. Villas II approval is required to install a side yard plant bed. The application should show the shape of the planting bed, and any trees or shrubs (with species names) proposed to be planted. Flowers or decorative plants do not need to be identified. The planting area should be mulched with the same type of mulch used by the lawn maintenance company and the area should not have artificial edging material. Artificial flowers are not permitted.

#### **7.5. REAR YARD AREA**

Rear planting beds may not extend more than 14 feet out from the plane of the kitchen nook wall. No approval is required for plants in the rear yard that will not exceed the height of the privacy fence and will not interfere with lawn maintenance. The area should have no artificial edging material.

## **8. Landscape Maintenance**

The Unit owner is responsible for watering all trees and plant beds and lawns of their unit and is encouraged to do likewise for the common areas adjacent (close to and nearby) their unit. It is the unit owner's responsibility to maintain their garden beds in good order.

### **8.1. TREE TRIMMING AND YARD MAINTENANCE**

- a. Removal and replacement of tree(s) in the front yard is the responsibility of the owner; prior approval from the Board is required. See Appendix V for guidance on a replacement tree.
- b. The owner is responsible for trimming trees and shrubberies in the front yard and the Association will trim trees on the side, rear and common areas.
- c. Removal of Arborvitae shrubbery by the owner must be replaced with in-ground evergreen shrubs or potted plants that remain green or colorful year-round.
- d. Arborvitae shrubberies must be trimmed by the owner and maintained to avoid contact with the unit siding and trim, and must not obscure the house number or outside lights.
- e. Ground cover must be replaced by the owner with similar types of ground covers that remain green or colorful year-round.

- f. Watering is essential to maintaining a beautiful and healthy landscaped yard. Unit owners are responsible for watering all shrubberies and trees on their property and encouraged to water common/adjacent areas.
- g. Unit owners are expected to report damaged or dying trees to the AAL Committee members when observed.
- h. The landscape contractor will mulch front yards, mow all lawns and assume other maintenance duties as per contract specifications.
- i. All additional maintenance is the responsibility of the owner; including keeping plant beds and yards clean and neat.

## Appendix I – Definitions

The following definitions are summaries of the definitions in Article I of the Villas II Declaration and throughout the Villas II By-Laws.

**Unit:** Each Unit is bounded by the dimensions on the Howard County plat recorded for that Unit and includes the house up to the middle of the shared wall of another Unit. It also includes the yard area (and trees, grass, and plants contained in this area), patio or deck constructed by the developer, approved deck or patio built by an owner, any areaways, HVAC units, stoops, lead walks, driveways, railings, and privacy fences.

**Common Elements:** These are all the outside elements that are owned jointly by the Unit Owners of the condominium. Common Elements include streets, sidewalks, sidewalks adjacent to the streets, streetlights, and the parking areas. The Villas II Association is responsible for maintaining, repairing, and replacing Common Elements.

The following areas are defined by the Villas II Board:

**Front Yard Area:** The Front Yard Area is the grass and the mulched area in front of the house that falls between the front corners of the house and is bordered by the driveway and sidewalks of the house.

The **Rear Yard Area** of the house is the area between the L-shaped fences. If there is no L-shaped fence, it is the area between the straight-line fences. If no fence is present, it is between the corners of the house. The rear Yard Area may not extend out more than 14 feet from the plane of the kitchen nook wall regardless of the boundaries of the Unit.

The **Side Yard** area is defined by the owner's property line. Planting cannot extend beyond 4 feet of the side wall of the house.

## Appendix II – Complete Application Package

A complete application package includes:

- a. Two copies of the Long Reach Exterior Alteration Application See <https://longreach.org/wp-content/uploads/2021/03/Exterior-Alteration-Application-2021.pdf>
- b. Signatures of four neighbors who are visually impacted by the alteration changes
- c. A signed and notarized copy of the Villas II Form for Changes (*see Appendix III*), if permission is required to install an antenna, awning, in-ground sprinkler, satellite dish, skylight(s), solar collector, solar tube(s), vent, or perform any modification to the roof, eaves, gutters, siding, exterior or common walls, or foundation walls of the unit.
- d. Samples of paint chips, sketches or architectural drawings, documentation about the product to be installed, and a plat showing the location of the requested change(s), if applicable.

## Appendix III – Villas II Form for Changes

### Introduction:

The Board of Directors of the Villas II Snowden Overlook Condominium Association has adopted the following Architectural and Landscaping rules and procedures:

1. Unit owners must sign and submit this Form for Changes to the Board, accepting all responsibilities for changes, to obtain approval for modification(s) involving installations or modifications to the roof, eaves, gutters, siding, exterior or common walls, or foundation walls of the unit. Examples include Antennas, Awnings, Sky lights, Solar Collectors, Solar Tubes, or Vents. In-ground Sprinkler systems also require the owner(s) to submit this form.
2. Unit owners, in signing the form, accept all financial responsibilities and any associated costs for damage or visible change to the unit, any unit in the community or common elements; resulting from installation, modification, or removal of modifications to the roof, eaves, gutters, siding, exterior or common walls, or foundation walls of the unit. Examples include Antennas, Awnings, Sky Lights, Solar Collectors, Solar Panels, Solar Tubes, or Vents. Installation of In-ground Sprinkler systems will also require the owner(s) to sign this form.

### Agreements:

I/We \_\_\_\_\_, owners of the

Condominium Unit bearing the following address:

\_\_\_\_\_,

desire to make the following modifications to the unit:

\_\_\_\_\_  
\_\_\_\_\_

- a. I/We, owners of the Unit, shall be responsible for any damage and associated costs resulting from the removal of solar panels, sky lights, solar collectors and solar tubes from the roof, or removal of in-ground sprinkler systems.
- b. I/We, owners of the unit, shall be responsible for any damage and associated costs for the modification to the unit, any property or common area.
- c. I/We, owners of the Unit, shall be responsible for all associated costs if the Association has to repair the roof due to any damage or visible change resulting from the removal or modification of solar panel, solar tubes, solar collectors, etc.

- d. I/We, owners of the Unit, shall be responsible for associated costs and coordinating removal and re-installation of attachments to the roof such as solar panels or antennas, when the Association initiates replacement of community roofs.
- e. I/We, owners of the Unit, agree should a buyer not want the solar apparatus, the associated costs for removal shall be the sole responsibility of the unit owner.
- f. I/We, owners of the Unit, agree to disclose this agreement to subsequent buyers and should the buyer wish to retain the solar apparatus, the owner must require the buyer to sign an agreement to accept full responsibility for the installation and modification of the solar apparatus as required by the Association's Rules and Procedures

**Acceptance:**

Signed this \_\_\_\_\_ Day of \_\_\_\_\_ Month in the Year \_\_\_\_\_.

By: \_\_\_\_\_  
(Signatures of Owner(s))

\_\_\_\_\_  
(Printed names of Owner(s))

**Sworn to and Subscribed Before Me**

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

By \_\_\_\_\_ (Name)

Notary Public

**Accepted on behalf of the Board of Directors of the Villas at Snowden Overlook  
Condominium Association II**

By: \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
(Printed name of Board Member)

## Appendix IV – Paint Colors

- **House Paint Colors**

1. House numbers 8703 through 8749 (Sage Brush) may have paint colors listed inside the electric box in the basement.
2. House numbers 8602 through 8657 (Vast Rose) and 8752 through 8790 (Sage Brush) have Sherwin Williams accent paint semi-gloss on doors.
3. House numbers 8703 through 8749 (Sage Brush) have Duron accent semi-gloss on doors.
4. **Door colors:** Black, Old Colonial Red, Dark Night (navy), Pewter Gray, Thunder Grey, Rookwood Dark Red, Rookwood Sash Green, Rookwood Dark Green.
5. **Exterior trim:** Sherwin Williams K34W200 Duration GL Super White
6. **Foundations:** Sherwin Williams K33W251 Duration SA Extra
  - SW6150 Universal Khaki
  - SW7065 Argos (Grey)
  - SW6119 Antique White
  - K33W200 White
7. **Interiors:** Sherwin Williams Bone White flat or Duron Cool Platinum flat.
8. **Interior Trim:** Duron Builders Masterpiece semi-gloss, Duron Bright White is no longer made.
9. **Railings:** B66B11011 PI DTM GL Black
10. There is one door color for which there is no record. It is similar to, but lighter than Duron Renwick Olive.

- **Gas Pipes Paint Color**

Rust-Oleum 2X Ultra Cover – Flat Gray Primer (spray can)

- **Shingle Colors**

Architectural Moire Black

GAF Timberline Fox Hollow Gray

GAF Royal Sovereign Charcoal

TAMKO Rustic Black

## Appendix V – Approved Trees for Front Yards

Before beginning the removal and replacement of the front tree, the homeowner's plan must be approved by the Villas II Advisory, Architectural and Landscape (AAL) Committee and the Villas II Board, in accordance with Section 2 of this document. The Long Reach Community Association does not need to approve the tree replacement plan.

Villas II association has selected the Japanese Maple tree as an appropriate replacement for the builder-installed trees in the front yards, based on favorable characteristics of Japanese Maples:

- Compact in size and appropriate for small lots
- Heat and drought tolerant
- Tolerate both full sun and partial shade
- Grow at a slow to moderate rate

Two varieties of Japanese Maples have been approved for front beds. They are:

- "Bloodgood" Japanese Maple (*acer palmatum*). This tree has a deep red-purple summer foliage and good red to crimson fall color.
- "Coral Bark" Japanese Maple (*acer palmatum sango-kaku*). This tree has brilliant red colored bark with color that intensifies in the winter. Pale green leaves display red margins and turn golden yellow in fall.

Homeowners who propose using either of these trees will receive expedited review by the AAL Committee. If another variety of Japanese Maple is proposed, the homeowner must demonstrate in their application that the variety is congruent with established standards and that the look is consistent with other Villas II plantings.

## Appendix VI – Villas 2 Exterior Lights Replacements

<https://www.seagulllightingonline.com>

Also available at other dealers and hardware stores

<p><b>Post Light</b> Sea Gull Lighting Lancaster Two Light Post Lantern Black Model #8229-12</p>	
<p><b>Front Light</b> Sea Gull Lighting Lancaster Two Light Wall Lantern Black Model #8039-12</p>	
<p><b>Rear Light</b> Sea Gull Lighting Lancaster One Light Wall Lantern Black Model #8037-12</p>	
<p><b>Exterior Post</b> Sea Gull Lighting Aluminum Post Model #8114-12</p>	