

# WESTLAKE TERRACE CONDOMINIUM ASSOCIATION

## RULES & REGULATIONS

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## INTRODUCTION

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Westlake Terrace Condominium Association has Rules and Regulations similar to those of every other Maryland condominium, cooperative and homeowner's association. Our Rules and Regulations are designed to: a) preserve the values of the real property of the Condominium and the property of the Unit Owners; b) maintain efficient functioning of the day-to-day life of the Westlake Terrace Condominium community; and, c) be responsive to the safety of residents of the Condominium and their property. The Rules govern conduct such as parking, trash removal and leasing of Units. The Rules and Regulations also address architectural changes whose purpose is to effect a consistency of design elements throughout the community. The first Rules and Regulations were published by the developer of Westlake Terrace in 1978 and have been amended multiple times since then.

The 2016 update of the Rules and Regulations includes the addition of appendices that are provided for informational purposes only. These are separate resource items that may be updated or deleted as needed in the discretion of the Board without impacting the Rules and Regulations.

Unit Owners, residents, and guests depend on each other to abide by the Rules so that our common property retains its vitality, that our limited space is used efficiently, and that the appearance of our community retains its beauty and attraction to new owners and residents.

The Rules and Regulations are a part of the basic legal documents of the Westlake Terrace Condominium (also referred to as the "Condominium" or the "Association" in this document). Any Unit Owner with questions about the Rules and Regulations may call the current Westlake Terrace Condominium managing agent for clarification.

**Please See APPENDIX A for Managing Agent contact information.**

## 1.0 OCCUPANT DATA

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- 1.1 Each occupant of a Unit (owner or resident) is required to complete and return to the Board or Managing Agent a Resident Profile Form at least once each calendar year. The Board shall design the Resident Profile form.

## 2.0 ASSESSMENTS

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### 2.1 Condominium Fees

- 2.1.1 The Board of Directors sets the monthly condominium fee.
- 2.1.2 Each member of the Condominium shall pay the condominium fee by the first of each month.
- 2.1.3 If payment is not received within ten (10) days of the due date, a "Reminder Notice" will be sent, advising the delinquent owner that the assessment must be paid by the fifteenth (15th) day of the month, or a late fee of 10% of the delinquent amount will be automatically billed to the account.
- 2.1.4 The Board of Directors may send a delinquent account to an attorney for collection or to collection agency. A delinquent Unit Owner shall be responsible for all costs of collection incurred by the Condominium, including costs of suit and attorney fees.

### 2.2 Other Charges

- 2.2.1 The Board of Directors may also assess the following charges:
  - Special assessments
  - Fines and/or penalties  
**Please refer to Section 15.0 for Enforcement Procedures.**
  - \$50.00 for checks returned unpaid for any reason.
- 2.2.2 A Unit Owner who directly or indirectly (via a tenant, resident or relative) damages Condominium common property shall be responsible for the replacement or repair costs.

### 3.0 PURPOSE, USE AND MAINTENANCE OF UNITS

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- 3.1 Each Unit shall be used only as a single family residence. No other use is permitted. **Please refer to the regulations defined in Section 10 for further information.**
- 3.2 No industry, business or profession (commercial, religious, educational, profit or non-profit) may be operated in any Unit.
- 3.3 No Unit shall be used or rented for transient, motel or hotel purposes. If a Unit is leased by the Unit Owner, the minimum lease period shall be one (1) year. A current lease must be filed with, and approved by, the Management Agent prior to allowing a tenant to take possession of a Unit.
- 3.4 Owners and Tenants must sign and acknowledge to abide by the Condominium Rules and Regulations before they move in and/or as part of their yearly Resident Profile submission. This acknowledgement shall be kept on file by the Management Agent.
- 3.5 Each Unit owner shall keep his or her Unit clean and well maintained.

### 4.0 USE AND MAINTENANCE OF THE LIMITED COMMON AREA

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- 4.1 The limited common area is designated in the Condominium Record Plats and Plans, and generally extends five feet from the front wall of the Unit, five to six feet from the side of an end Unit, and includes the enclosed rear area (patio), as well as the front stoop, steps and lead walk to the Unit.
- 4.2 Each Unit owner shall keep the limited common area neat, clean and free of clutter. Items such as baby carriages, playpens, bicycles and lawn furniture may not remain in the limited common area in front of a Unit when not in use. Loose and bagged trash may not be left in the patio area, but must be contained in a secure covered trash receptacle.
- 4.3 Watering of lawns and shrubs contiguous to each Unit is the responsibility of the Unit owner and/or resident.
- 4.4 Owners are responsible for the maintenance and repair of their own stoop, steps and lead walk, and patios.
- 4.5 Outdoor cooking and grilling are restricted to the limited common area in the rear of each Unit.

## 5.0 USE AND MAINTENANCE OF GENERAL COMMON AREAS

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- 5.1 The common areas comprise all areas other than the Units and the limited common areas.
- 5.2 The common areas must be kept clear of obstructions. No items such as baby carriages, playpens, bicycles, lawn furniture, benches, chairs, etc., may be left in the common areas.
- 5.3 Articles left overnight in the common areas will be deemed abandoned and removed and stored, if possible. A storage and service charge of \$50.00 payable to the Westlake Terrace Condominium will be charged for the release of the items. Items not claimed within two weeks may be discarded.
- 5.4 There is to be no litter or waste (animal or otherwise) left in the common areas.
- 5.5 Organized activities to be held in the common areas must have the written prior approval of the Board of Directors. Requests should be submitted at least 7 days prior to the activity, along with all pertinent details.
- 5.6 Outdoor cooking or grilling in a common area must have prior written approval of the Board of Directors.
- 5.7 No structures of any type may be placed in the common area or general common areas of the community other than those designated by the Board of Directors for the use of the Condominium.
- 5.8 Nothing may be done or kept in any Unit, limited common area or general common area that would increase the Condominium's insurance rates.

## 6.0 NOISE AND DISTURBANCES

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- 6.1 Residents shall exercise care and restraint to assure that their activities do not disturb others and shall respect their neighbors' right to peace, privacy and the quiet enjoyment of their property.
- 6.2 While smoking is permissible within the Units, the smoke shall not be permitted to emanate into other Units.
- 6.3 In the event of a disturbance, Unit Owners and tenants may:
  - Politely call the disturbing party
  - Contact the Management Agent
  - Call for police assistance
- 6.4 Work by Unit Owners and residents, or their contractors involving noisy tools is limited to the hours of 8:00 a.m. to 8:00 p.m. on weekdays, and 9am to 8pm on weekends and federal or state holidays .
- 6.5 Stereos, musical instruments, televisions, radios or other audio systems are not to be played at levels that will disturb others.

- 6.7 No playing of any type is permitted in the Condominium roadways and parking areas.
- 6.8 Skateboards are prohibited throughout the community.
- 6.9 Two-wheel bicycles and wheeled footwear (roller blades and skates, hee-ies, etc.) may not be used in the courtyard.

## 7.0 PARKING AND MOTOR VEHICLES

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- 7.1 Residents should contact the Management Agent if they have any questions regarding parking or vehicles in the community.
- 7.2 The speed limit on Condominium grounds is 10 miles per hour.
- 7.3 Any vehicles parked in a designated fire lane (yellow curb), walkway, or handicapped parking space without proper tags and or authorization will be towed at its owner's expense without prior notice.
- 7.4 All vehicles belonging to residents and their guests must be parked within the parking-space lines. Violators may be towed at the owner's expense without prior notice.
- 7.5 Any visibly inoperative vehicle or one without current license plates that has been stored on Condominium grounds for more than 48 hours will be towed away at its owner's expense without prior notice.
- 7.6 Vehicle owners who receive one (1) warning and one (1) parking violation or ticket for infracting any regulation outlined in paragraphs 7.1 through 7.4 during a consecutive twelve (12) month period will be subject to the following:
  - 2nd Violation or Ticket: \$15.00 fine
  - 3rd (or subsequent) Violation or Ticket: Vehicle will be towed at its owner's expense without prior notice.

### 7.7 Overnight Parking

- 7.7.1 All vehicles parked on Condominium grounds between 12:00 midnight and 7:00 a.m. must display a valid Resident Parking Permit sticker, temporary parking pass, or Visitor Parking Pass (VPP) hang tag.  
**Please see APPENDIX B for example of current permits and passes.**
- 7.7.2 Vehicle Parking Permits and VPPs will only be issued to those Units which have filed their Parking Permit Application and appropriate accompanying documentation with the Managing Agent.
- 7.7.3 New Residents and/or newly acquired vehicles may be issued temporary hang tag parking permits after the appropriate application materials are submitted. This hang tag enables on-site parking while waiting for vehicle registration and other final paperwork.
- 7.7.4 Failure to comply with the above will result in the invalidation of vehicle parking permits and guest pass for the Unit. Vehicles with an invalid parking permit or VPP are subject to towing without prior notice.

7.7.5 Number of Parking permits allowed:

If you have:	You are entitled to:	
	Parking Stickers	VPP
1 Vehicle	1	1
2 Vehicles	2	1
3+ Vehicles	3	0
0 Vehicles	0	1

7.7.6 The Resident parking permit (sticker) is placed on the inside of the SIDE REAR (Drivers Side) WINDOW, IN THE LOWER LEFT HAND CORNER. The sticker must adhere to the window by means of its self-adhesive surface. Stickers are NOT TRANSFERRABLE from one vehicle to another. Any sticker held in place with adhesive tape will be immediately VOIDED. For replacement stickers please contact the Managing Agent.

**Please see APPENDIX B for sticker location examples**

7.7.7 The VPP or Temporary hang tag is to be hung on the REAR VIEW MIRROR or placed on the DASHBOARD, with the pass number facing toward the FRONT.

A VPP may not be used for more than 14 consecutive days, nor on any vehicle without a valid license plate. A written waiver must be obtained from the Management Agent for any extension of the 14-day limit. Violation of these rules may result in the cancellation of the VPP and towing of the vehicle involved.

7.7.8 Damaged or unusable stickers may be returned to the Management Agent for replacement at NO CHARGE.

7.7.9 If any Sticker or VPP is lost, stolen or misplaced, a replacement will be issued by the Management Agent at \$50.00 each.

7.7.10 Parking stickers and VPPs that are not surrendered by former residents are VOID. Any vehicle displaying a void permit between midnight and 7:00 a.m. will be considered as having no Parking Permit at all and may be towed without prior notice.

**7.7.9 Types of Vehicles Allowed Overnight Parking (12:00 midnight — 7:00 a.m.)**

The following types of vehicles may park between the hours of midnight and 7:00 AM in parking spaces adjacent to Condominium Units, provided the vehicles display a current valid parking sticker or VPP issued by the Association:

- Passenger-type motor vehicles (designated Class A vehicles by the Maryland State Department of Transportation).
- Most multi-purpose passenger vehicles (designated Class M vehicles), namely minivans, sport utility vehicles and any other vans designated for personal passenger-carrying use, provided that any such vehicle's length does not exceed 200 inches.



#### **7.7.10 Types of Vehicles Prohibited Overnight Parking (12:00 midnight — 7:00 a.m.)**

Parking of the following vehicle types are prohibited between the hours of midnight and 7:00 AM.

- Trucks, pickup trucks, and sport utility trucks
- Commercial vehicles of any nature (including automobiles displaying commercial lettering),
- Vans originally designed by their manufacturers for cargo- carrying use
- Boats
- Trailers, campers, recreational vehicles
- Motorcycles
- Any other non-Class A or non-Class M vehicle
- Any vehicle with oversized tires (exceeding a diameter of 32 inches)
- Any vehicle too wide to be parked between the lines that define each parking space (leaving sufficient room for adjacent parkers to exit their vehicles and walk between parked vehicles)

Prohibited vehicles found in parking areas adjacent to Units during those hours will be towed at their owners' expense. These vehicles may be parked in areas designated for parking these types of vehicles. The current area is comprised of the 16 parking spaces along the south side of Lakeview Terrace beginning at the corner of Westlake Terrace and Lakeview Terrace plus additional spaces along the north side of Westlake Towers parking garage.

### **7.8 Vehicle Washing and Maintenance**

- 7.8.1 Car washing by guests is prohibited — only vehicles displaying a valid Resident Parking Permit (sticker) may be washed on Condominium Grounds. Vehicles belonging to guests or visitors shall not be washed on Condominium property.
- 7.8.2 Environmental concerns — use of gasoline or industrial solvents for cleaning is prohibited. Use of detergent or other cleaning materials that are not water soluble is prohibited.
- 7.8.3 The repair and maintenance of motor vehicles including oil changes and lubrication, are strictly prohibited and shall not be conducted on Condominium Property.

## 8.0 ANIMALS AND PETS

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- 8.1 The keeping and maintenance of pets are governed by Montgomery County Ordinance, the Condominium By-laws and by these Rules and Regulations.
- 8.2 Dogs, cats, or other household pets may be kept in a Unit, so long as they are not bred or maintained for commercial purposes.
- 8.3 No owner, renter or guest may have or keep Pit Bull and/or Rottweiler dog breeds, predator and/or venomous reptile species, or live poultry anywhere in our community for any purpose.
- 8.4 It is the responsibility of each Unit Owner or tenant to have his/her pet inoculated with an anti-rabies vaccine and to file a certificate of vaccination with the County Health Department; as required by law.
- 8.5 Each pet owner must file with the Management Agent a written registration of his or her pet, including a description, its age, name (if any) color or markings, and the Montgomery County license tag number if said pet needs to be licensed in Montgomery County, as part of their yearly Resident Profile submission.
- 8.6 Residents who own pets are expected to make sure that their animals are not a nuisance to other residents. Those pets that become nuisances will be permanently banned from the Condominium upon decision of the Board and written notice by the Management Agent.
- 8.7 Dogs must be on leash and attended in the common areas.
- 8.8 No chains for the leashing of pets or dishes for the feeding of pets may be kept in the front or on the steps of a Unit, or in any common areas.
- 8.9 No pet may be left unattended in the front of a Unit, even if leashed to some part of the Unit.
- 8.10 Pet owners shall not permit any pet to urinate or defecate in any common area, including Unit lawns. It is the responsibility of each pet owner to immediately remove the pet waste from general common areas. Devices used to carry or remove pet waste may not be kept in limited common areas or adjacent to a Unit.

## 9.0 TRASH AND RECYCLABLES

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### 9.1 Trash

9.1.1 The trash contract for Westlake Terrace Condominium will only accept normal household waste.

**Please see APPENDIX C for guidelines and list of acceptable and unacceptable items.**

9.1.2 Paint cans may only be placed for collection if their lids are off and they are completely empty and dry.

9.1.3 Recycle bins, garbage cans or trash bags shall not be placed in the front of any Unit, on the side of any Unit, or near general common areas other than on garbage collection or recycling days.

9.1.4 All trash for collection must be tightly sealed in suitable containers. Residents who experience scattered trash problems must use a sturdy metal or plastic trash can. Paper bags are for paper recyclables only and are not appropriate for general trash. Plastic grocery bags are not acceptable trash containers. Loose, un-bagged trash will not be collected at any time.

9.1.5 Neither Trash nor recyclables may be placed in front of homes or in a common area prior to 5:00 AM of the morning of collection.

9.1.6 Trash bins must be visibly labeled with the owner's unit number.

9.1.7 Trash containers must be placed outside in the designated pickup areas (curbside in front of Units, except in the case of courtyard residents, who shall use the curbside areas of any of the three courtyard entrances). Avoid placing your trash and recycling on the grass or other landscaped areas, as this will damage the plants.

9.1.8 Emptied trash containers must be removed on the day of the pickup. If a trash container is left out on a non-pickup day, the Association may remove it and charge a re-claiming fee. **Please see Section 5.3 on page 6.**

9.1.9 Unacceptable Items — **Please see APPENDIX C for current guidelines and list of acceptable and unacceptable items.**

9.1.10 Unacceptable items may not be left out for collection nor placed in the HOC trash corral. Unit owners are responsible for their proper removal.

9.1.11 Contractor obligations — Each Unit owner who contracts with outside vendors for work on or in his/her Unit is responsible for trash removal by the vendor. Unit Owners will ensure that no contractor leaves trash in the common areas, or in the pond. The Unit Owner is also responsible for restoring any common area disturbed by a vendor to its original condition, including replanting if necessary.

- 9.1.12 The use of storm drains for debris or liquid disposal is strictly prohibited.
- 9.1.13 In the event that trash cannot be collected as scheduled, Unit occupants shall take their trash back into their Unit or patio until the next regularly scheduled pick up date.

## **9.2 Recyclables**

- 9.2.1 Recyclables are collected by Montgomery County.  
**Please see APPENDIX C for guidelines and list of acceptable and unacceptable items.**
- 9.2.2 Recycling bins must be visibly labeled with the owner's unit number.
- 9.2.3 Recycling bins must be placed outside in the designated pickup areas (curbside in front of Units, except in the case of courtyard residents, who shall use the curbside areas at any of the three courtyard entrances). Avoid placing recycling bins on the grass or other landscaped areas as this will damage the plants.
- 9.2.4 Emptied recycling bins must be removed on the day of the pick-up.
- 9.2.5 In the event that Montgomery County cannot pick up recyclables as scheduled, Unit occupants shall take their recyclables back into their Unit or patio until the next regularly scheduled pick up date.

## **9.3 HOC Trash and Recycling Corral**

- 9.3.1 Trash Corral: The trash corral located by the 7700s has been provided for residents of units 7666 through 7732 , as these units are not included in the Association's curbside collection, and is for their use only.
- 9.3.2 No dumping is allowed and is subject to fine.
- 9.3.3 The cost of normal trash collection for HOC residents and maintenance of the corral is covered by HOC.

## 10.0 SALE OR RENTAL OF UNITS

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- 10.1 One FOR SALE or FOR RENT sign is permitted on a Unit's front lawn. If the "L" post type, a fee of \$50.00 is required, payable to Westlake Terrace Condominium per posting. The Unit Owner or the real estate company is responsible for the payment prior to posting the sign and is responsible for filling in the hole when the sign is removed. The Unit owner will be billed if the real estate company fails to pay the fee. If the fee is not paid before it is posted, the Board may remove it. .
- 10.2 Certain types of displays are prohibited. FOR SALE or FOR RENT signs shall not be displayed in windows or attached to the Unit. OPEN HOUSE signs and arrows are permitted only during open house hours. FOR SALE and FOR RENT signs must be of the standard type used by most real estate agents. Homemade signs are not permitted. This standard shall apply even if a Unit is for sale by the owners, in which case a sign of comparable quality and appearance shall be used.
- 10.3 Upon the sale of a Unit, the current owner must notify the Management Agent and furnish the name and address of the new owner.
- 10.4 Unit Owners must notify the Management Agent with the names of all tenants and contact information for all tenants by providing a completed Resident Profile form. A copy of the current lease shall be submitted to the Management Agent prior to occupancy by a tenant.
- 10.5 A Unit Owner who rents his/her Unit must file with the Management Agent a current, valid lease
  - 10.5.1 It is the responsibility of the owner to provide the tenant with a copy of the WTC Rules and Regulations and ensure that their tenants comply with them.
  - 10.5.2 Tenants shall agree at the time of signing a lease, in writing, to abide by the Rules and Regulations of the Condominium as part of their Resident Profile submission.
- 10.6 All residents must have a completed current Resident Profile Form on file with the Management Agent. Units shall not be leased or rented for a period of less than 1 year.
- 10.7 Unit Owners not living on the premises ("absentee owners") shall give their address and telephone number to the Management Agent and notify the Agent of any changes.
- 10.8 A Unit Owner may not subdivide the Unit or create multiple tenancies within a single Unit unless all tenants are on the same lease.
- 10.9 Each Unit Owner (and his or her tenants) shall permit Condominium vendors and agents access to his or her Unit on reasonable notice. For example, if the Condominium contracts with a water-saving service, each Unit Owner shall permit employees of the service to enter his/her Unit for inspection and repair, if necessary, of the appliances in the Unit.

## **11.0 RECREATIONAL FACILITIES AND PASSES**

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- 11.1 Westlake Park Recreational Council, Inc. (WPRCI) owns certain outdoor recreational facilities, including three tennis courts, swimming and wading pools and two gazebos. These facilities may be used by Westlake Park (Condo A lowrise), Westlake Towers (Condo B highrise) and Westlake Terrace (Condo C townhouses) under the terms of a Reciprocal Covenant as described in each of the condominium's Declarations. A Recreational Council (WPRCI), comprised of three members from each of the three condominiums, administer the facilities and issues Rules and Regulations governing the use of them.
- 11.2 Recreational Passes will be issued only to residents (owners or tenants) of a Unit.
- 11.3 Residents must be current with the following to receive Recreational Passes:
- Payment of all Condominium fees, penalties, special assessments and special charges
  - Complete and file a current owner/renter Profile with the management agent. Renters must have a current lease on file, including an agreement to abide by the Condominium Rules & Regulations.
- 11.4 Failure to comply with the Condominium requirements and the WPRCI Rules & Regulations will result in the immediate invalidation of the Recreational Passes for the Unit.

## **12.0 CONDOMINIUM EMPLOYEES, CONTRACTORS, AND FUNDS**

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- 12.1 No resident shall utilize the services of any employee or contractor of the Condominium for his or her personal use during the hours said employee or contractor works for the Condominium.
- 12.2 The Board of Directors and the Management Agent are the only parties allowed to commit the Condominium to the expenditure of Condominium funds. Unit owners will not be reimbursed for expenditures that have not been authorized.
- 12.3 Unit owners and residents are not permitted to interfere with, or make special requests to, Condominium contractors. Unauthorized work or interference resulting in extra time for contractors may result in additional fees charged to the Unit owner.

## **13.0 SOLICITING**

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- 13.1 Soliciting of any kind is prohibited on Condominium Grounds.

## 14.0 ARCHITECTURAL CONTROL

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### 14.1 Introduction

The Board of Directors exercises architectural control to maintain a standard appearance of the Units, ensure good maintenance and protect property values.

### 14.2 Upkeep and Repairs

14.2.1 It is expected that Unit owners will check their own Units and maintain them within the Architectural standards for our community.

14.2.2 The Association's Management Agent will inspect all Units at least annually and provide Unit Owners with a written inspection report. Repairs required shall be completed within the time specified in the report. The Managing Agent may inspect Units as often as needed, as permitted by Article VIII, Section 2 of the By-Laws.

14.2.3 If a Unit Owner fails to complete the repairs within the specified time frame, the Board of Directors may direct the Management Agent to have the repairs made by one or more contractors as necessary, and to bill the owner for the cost of repairs plus a management fee.

### 14.3 Architectural Modifications and Alterations

14.3.1 Modifications of any kind to the exterior of any Unit are prohibited without the prior written approval of the Board of Directors.

14.3.2 Any owner or tenant who seeks to modify or alter the exterior of his or her Unit or landscape, or make other changes that may affect the common grounds or visible appearance of the community, must petition the Board of Directors prior to such action and secure written permission prior to commencing any work.

14.3.3 All petitions must be in writing in the form of an Architectural Alteration request form available from the Management Agency and the community's website.

14.3.4 The Board shall consider all requests within thirty (30) days and shall respond in writing.

14.3.5 Nothing in this section or elsewhere gives any owner or tenant the right to take any action regarding the common areas or limited common area without formal approval of the Board of Directors.

### 14.4 Paint Colors and Roof Colors

14.4.1 Exterior paint and roof colors shall conform to the color assigned to the Unit.  
**Please see APPENDIX E for paint color matching information.**

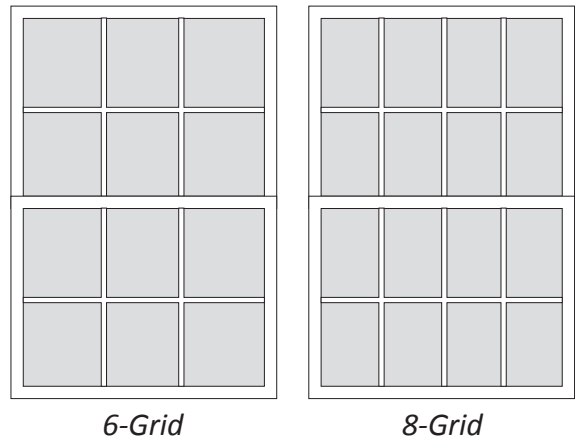
14.4.2 Unit owners shall not re-paint, decorate or redecorate any exterior portion of a Unit so as to change the exterior color or design of the Unit, without first obtaining the written approval of the Board of Directors.

14.4.3 No portion of a house that is not already painted may be painted.

## 14.5 Windows and Doors

**14.5.1 Replacement Windows** — Unit Owners may install replacement windows AFTER obtaining written approval from the Board of Directors in accordance with **Sections 14.3.1 and 14.3.2**, as long as the frame of the windows is a color that approximately matches the color of the window trim of the house. And must include window grids of the same number and similar style as the original windows.

**14.5.2 Window Grids** — All windows must have grids and be of the same number and style as the original windows. (6- or 8-pattern depending on the unit's location within the community).



**14.5.3 Window Screens** — Homeowners may install screens as long as the frame of the screen is a color that approximately matches the color of window trim of the house. Screens shall be full-size only and installed on all Unit windows. No half or quarter screens are allowed.

**14.5.4 Storm Windows** — Homeowners may install storm windows as long as the frame of the windows is plain metal, or a color that approximately matches the color of the window trim of the house. If storm windows are installed on a Unit, they must appear on all of the windows.

**14.5.5 Window Pane Dividers (Grids)** — the window pane dividers must be kept in each window in order to maintain uniform appearance in the community. The number and pattern of grids must match those of the surrounding homes.

**14.5.6 Bars on Windows** — No bars may be placed on any windows of a Unit without prior written approval of the Board of Directors.

**14.5.7 Storm Doors** — Storm doors must be of a full-glass design, but may have a single metal bar in the middle of the door. The color of the door shall be a color that matches the color of the shutters, trim, or front door of the Unit. Security storm doors with full glass and wrought iron are permitted.



## 14.6 Front Exteriors

**14.6.1 Front Door, Mailboxes and Outside Light Fixtures** — Homeowners may install or replace the following hardware on Unit front door: mail slot, peephole, lock, extra lock, door knocker, or handle. Fixtures should have metallic or black finish. House numbers should be brass appearance, four (4) inches tall and placed next to the door on a black placard of the same style used throughout the community. Homeowners may install a light fixture or mailbox of the same size and decor as current Williamsburg style fixtures.

**Please see APPENDIX D for examples.**

**14.6.2 Hoses** — Hoses connected to the outside spigot in the front of a Unit must be neatly coiled when not in use and must be stored inside during the winter months.

**14.6.3 Thermometers** — No outdoor thermometers may be placed on the front of the house.

**14.6.4 Statuary** — No statuary or ornamental figures of any type may be placed in the front lawn area or attached to the front of a house.

**14.6.5 Signs on Front of House** — Standard small warning signs regarding burglar alarms or marked goods are permitted. No other signs or stickers of any type may be placed on the front door of the house.

**14.6.6 Political Signs** — Placement of Political signs must be in accordance with the Maryland Condominium Act:

- Signs may be displayed in windows or a resident's limited common area no more than 30 days before the primary election, general election or vote on the proposition or 7 days after the primary election, general election or vote on the proposition.
- Signs are prohibited in common elements.

**14.6.7 Doormats** — Exterior doormats placed immediately outside the front thresholds are permitted, provided they are maintained in good condition, Any material (carpet, mats, etc.,) that covers most of the entire portion of the top of the landing, or any portion of the front steps or bottom lead walk is considered redecoration and is NOT permitted. Placing doormats, rugs, carpeting, etc., on railings is prohibited.

**14.6.8 Holiday Decorating** — Holiday decorations must be removed within one week after the holiday, with the exception of the Christmas/Hanukkah/New Year holiday span, in which case the decorations may remain until January 7 following the holiday. Inflatable decorations are not permitted.

**14.6.9 Decorative Flowers** — It is permissible to place neatly maintained flower pots with flowers on the porches of homes. At the end of the growing season, all pots with dead plants shall be removed and pots may not be stored in front or on the side of the Unit. Heavy urns may remain in place after removal of plants.

## 14.7 Rear Exteriors

**14.7.1 Fences** — The repair, design, quality and type of wood and metal materials that constitute the wooden fencing in the rear area of each Unit is subject to these architectural rules and regulations. Unit Owners who want to repair or replace any part of the wooden fencing must apply to the Architectural Control Committee for approval before commencing repairs.

No objects of any kind may be placed on top of fences or gates, e.g., no flower pots, satellite dishes, statuary or any other object.

**14.7.2 Items Visible over Fence Tops** — No items may be visible over the top of a fence, except umbrellas, plants, birdfeeders or trees.

**14.7.3 House Numbers on Rear Fences** — Homeowners who wish to place house numbers on the fences in the rear of their homes may do so as long as the numbers are of standard brass or black wrought iron design and are placed in the following manner:

- If the home is fenced in, the numbers shall be placed centered at the top of the gate.
- If the home is not fenced in, the house numbers shall be placed vertically on the fence on the left hand side as one looks at the back of the house and shall be facing inwards toward the patio area of the house to which the number applies.

**14.7.4 Storage Sheds** — Any proposal for the erection of a storage shed in the rear of a house must be submitted to the Board of Directors for approval prior to construction. No shed may be taller than the fence. All sheds that are visible to neighbors should be consistent with the appearance and style of fencing in the development. Sheds must be constructed in a professional manner, or be of a standard prefabricated design. These standards will be applied retroactively where serious deviations exist. All sheds must be properly maintained and enclosed by a fence or fence wing.

**14.7.5 Clothesline or Visible Laundry** — No clothesline may be visible above the unit's fence line. No laundry, including towels, may be visible at any time in the front or rear of any Unit.

## 14.8 Satellite Dish Antennas

Satellite dish antennas, no larger than one (1) meter in diameter, designed to receive direct broadcast satellite signals are permitted without prior approval subject, however, to the following regulations:

14.8.1 Dishes may only be placed on the rear roof or inside the rear patio.

14.8.2 All rooftop dishes must be installed on the slope of the backside (side facing away from the front door) of the roof in an orientation such that the top of the dish must not extend more than one and one tenth (1.1) meters above the peak of the roof.

14.8.3 When mounted upon a structure, the antenna must be either black or gray in color to promote uniformity of appearance in the community, and to minimize the extent to which the antenna's presence detracts from the harmony of the structure to which it is mounted, and of the surrounding structures. Antenna may not be mounted on fences.

- 14.8.4 Cabling and grounding wire must be installed in the least visible manner possible and must enter the Unit via the most direct route possible. All cable outside the unit must be buried and not create trip hazards.
- 14.8.5 In addition, all dishes must comply with all federal, state and local laws.
- Where an owner demonstrates that the limitations of Rule 14.8.2 do not allow the reception of an acceptable-quality signal when the antenna is located on the roof or patio, the Board may, but is not obligated to, waive any or all of the regulations set forth herein with respect to that antenna only, upon the owner's submission of an application to the Board of Directors, pursuant to Article VIII, Section 6 of the By-laws. No decision made by the Board of Directors pursuant to this provision with regard to any single antenna shall constitute a waiver of any regulations with regard to the installation, maintenance or use of any other antenna.
  - The reception of an acceptable quality signal shall be deemed by the Board of Directors to be impaired where it is shown by the Unit Owner that reception of the signal is impossible or substantially degraded.
- 14.8.6 Installation, maintenance and use of any antenna must be in accordance with local building, electrical and fire codes, and in accordance with any manufacturer's instructions, in order to minimize the risk of any harm to any individual installing, maintaining or using said antenna. The Unit owner shall be liable for any personal or property damage caused to the Condominium property by the installation, maintenance or use of a satellite antenna.
- 14.8.7 Antennas unused for more than 60 days must be removed.
- 14.8.8 If the antenna location does not meet these rules, a written notice of violation will be sent to the Unit owner, and will include but not be limited to, the location of the antenna, the reason for the violation and the time period within which to either correct the violation or file an appeal to the Board of Directors. Failure to comply with any notice of violation will result in a hearing before the Board of Directors, at which time a sanction may be imposed on the Unit owner for the violation.
- 14.8.9 The Board of Directors has adopted the foregoing rules in a good faith effort to comply with the FCC OTARD Rule and the Act, and believes them to be consistent therewith. The Board will use good faith efforts to become aware of and respond to subsequent changes to or implementations of the Act.
- 14.8.10 If any provision of these rules is found to be illegal or unenforceable by a court of competent jurisdiction, the remaining provisions shall survive and remain in full force, and shall not be thereby affected.

## 14.9 Solar Panels

**14.9.1 Scope and Purpose** — The Association wishes to facilitate the installation of solar panels within the Association, while preserving the architectural appearance and procedures of the Association, in accordance with the relevant law. These rules shall govern the installation of solar panels within the Association.

**14.9.2 Approval Requirements** — The installation of any and all solar panels requires the prior approval of the Board of Directors. As with any other architectural change, to obtain approval, a Unit Owner must submit the appropriate architectural change application with the appropriate plans and specifications showing in detail, the size, dimension, and placement of the solar panels, and which otherwise comply with this Policy. If the application submitted by the Unit Owner is deemed insufficient, the application will be denied and returned to the Unit Owner to provide the Board of Directors.

**14.9.3 Placement** — Except as provided herein, solar panels may only be installed on the rear side of the roof. If, however, the rear side of the roof has insufficient sun exposure to allow the solar panels to operate effectively, the Unit Owner will be permitted to install solar panels on alternative side for the roof or other viable locations on the Unit. If requesting an alternative location, the Unit Owner requesting the same shall be responsible to demonstrate in the application that the rear side of the roof has insufficient sun exposure to allow the solar panels to operate effectively or significantly reduces the efficiency of the solar panels.

Solar panels will not be permitted to extend beyond the roof line, shall lay flat against the roof, and shall not adversely impact the gutter system and normal roof drainage. For roof access and the safety of fire personnel, panels should be installed at least 24 inches from each roof edge. Solar panels should be installed as closely as reasonably possible within the center of the roof area, should be proportionate to the roof surface, and should be installed in a rectangular configuration.

All cables and wires shall be affixed to the home and placed in a manner to minimize visibility.

Solar panels and related accessories should be kept clean, repaired of cracks, and checked for secure fastening to the roof or other anchor support.

Freestanding solar panels are prohibited.

## 14.10 Miscellaneous Exterior

**14.10.1 Burglar Alarms** — Standard home burglar alarm equipment, with a siren or light is permissible. However, the siren or light must be placed on the facing board beneath the eaves of the house. Standard warning stickers regarding burglar alarms are permitted on doors and windows. No signs are allowed on the front or unfenced rear lawns of the Unit.

**14.10.2 Bird Feeders** — Bird feeders or birdhouses may only be placed in the rear of the house, inside the fence. Bird feeders are discouraged because seed on the ground attracts rodents.

**14.10.3 Downspouts Modification** — No modification of any kind may be made to the front or rear downspout without the written consent of the Board of Directors.

- 14.10.4 Extension into Common Areas** — No modifications of any type may extend into the general common areas of the Condominium.
- 14.10.5 Beetle Traps** — Beetle traps may be used during the months of June, July and August and must be promptly removed by September first.
- 14.10.6 Flower Beds, Additional Plantings, Mulch and Edgings** — Homeowners are permitted to enhance the existing landscaping in the front and in the rear of their homes by maintaining flower beds, plantings, mulch and decorative edgings. A decorative edging is defined to be not in excess of six inches high and shall be made of brick or wood. Flower pots are not permitted to be placed on top of, or on the outside of, the wooden fencing that encloses rear yards. No climbing vines are allowed to attach to any unit exterior or fencing.
- 14.10.7 Window-Mounted Cooling Equipment** — Window-mounted air-conditioners and/or fans are not permitted.

## 15.0 ENFORCEMENT PROCEDURES

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- 15.1 These Rules and Regulations will be enforced according to the laws of the State of Maryland, Montgomery County, the Association Bylaws and other appropriate means. The Management Agent will notify the resident and/or Unit owner of any violation of these Rules and Regulations and will require compliance within a reasonable period of time depending on the nature of the violation.
- 15.2 Unit Owners in violation will be given a time period within which to cure the violation. If by the end of a cure period a Unit Owner still has not complied with the Rules and Regulations, the Board may impose reasonable fines in accordance with Section 15.3 below.
- 15.3 The Board may assess reasonable fines against a Unit Owner who fails to comply with the Rules and Regulations, PROVIDED THAT, the Association and its Board of Directors follows the Annotated Code of Maryland, Title 11, Real Property, Condominium Act 11-113, et. seq. The Condominium Act requires notice and an opportunity for a hearing before the Board, to which the subject Unit Owner must be invited, before any fine may be assessed. Fines may vary depending on the character or continuing nature of the violation, e.g., violations for appearance items, violations concerning safety or violations concerning structural defects. Fines may include the following:
- For appearance violations, \$50 per month
  - For safety violations, \$100 per month
  - For architectural or structural violations, \$150 per month
  - For Leasehold/Real Property violations, \$200 per month

Fines are payable to the Westlake Terrace Condominium. If the Board of Directors retains legal counsel or a collection agency to collect a fine, the Unit Owner may be liable for all attorney fees, court costs and the like, incurred by the Association.

<<END OF RULES AND REGULATIONS>>

## APPENDIX A: Managing Agent Information

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### **ABARIS REALTY, INC.**

7811 Montrose Road, Suite 110, Potomac, MD 20854

Office: 301-468-8919

Fax: 301-468-0983

[www.abarisrealty.com](http://www.abarisrealty.com)

### **Property Manager**

Glenn Loveland

[gloveland@abarisrealty.com](mailto:gloveland@abarisrealty.com)

### **Assistant Property Managers**

**Mark Loveland**

[mloveland@abarisrealty.com](mailto:mloveland@abarisrealty.com)

**Jennifer Mack**

[jmack@abarisrealty.com](mailto:jmack@abarisrealty.com)

## APPENDIX B: Current Parking Permits

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### Current Permanent Sticker and Guest Pass styles



Permanent sticker



Visitor Parking Pass (VPP) hang tag

### Placement of Stickers

Please place each sticker FROM THE INSIDE IN THE LOWER BACK CORNER OF THE REARMOST LEFT (driver's side) SIDE WINDOW.

Be sure to place each sticker on the vehicle to which it was assigned. See your enclosed application for verification.

Please note the following photos for placement clarification:





## APPENDIX C: Current Trash and Recycling Collection Guidelines

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### CURBSIDE TRASH COLLECTION:

Potomac Disposal (301-294-9700) <http://www.potomacdisposal.com/>

MONDAY and THURSDAY mornings with the exception of Christmas & New Years Day.

#### Allowed Trash:

- Normal household waste in sealed suitable containers
- Rolled Rugs and or padding cut into 3 ft. long or less.
- Small furniture less than 3 ft in size (small bookcases, dining chairs, end tables, etc.)
- Mirrors and glass less than 3'x3' (must be taped)

### CURBSIDE RECYCLING COLLECTION:

Montgomery County (dial 3-1-1) <http://www.montgomerycountymd.gov/SWS/>

#### Allowed Recycling:

- **Commingled (blue bins)**
  - Aluminum foil products
  - Cans – aluminum, steel, bi-metal
  - Glass bottles and jars
  - Plastic bottles, containers, tubs and lids
- **Paper and cardboard** (To be kept separate from the commingled items listed above) and must be secured to prohibit blowing debris.
- **Yard Waste:** Clippings and leaves only. No dirt or inorganic materials. Must be placed in paper yard waste bags.
  - Holiday Christmas Trees may be set curbside on recycling collection days

**BULK RECYCLING** Must be scheduled prior for curbside pickup at no charge by dialing 3-1-1:

- Large metal items (file cabinets, bed frames, etc.)

**BULK TRASH** Must be scheduled prior and paid for by the resident directly through Potomac Disposal:

- Mattresses
- Large furniture including Sofas (sleeper sofas must have metal bed frames removed. Montgomery county requires that the metal be recycled.)

### UNACCEPTABLES:

- Liquids or any chemicals in any form. NO PAINT PLEASE!
- Tires
- Electronics and computer equipment (TVs, computers, printers, monitors, etc.)
- Rugs and or padding exceeding three foot long rolls, 2 rolls maximum
- Large furniture (wall units, etc.) not broken down
- Fencing
- Construction debris
- Partially burned fire logs or hot ashes

*NOTE: Items not suitable for trash collection may be taken by residents to the County Solid Waste Transfer Station, located at the corner of Frederick Road (Route 355) and Shady Grove Road, Rockville.*

<http://www.montgomerycountymd.gov/sws/dropoff/>



## APPENDIX D: Exterior Fixtures

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### Front Plaque-mounted House numbers:

Numbers should be brass and 4" in height

Plaque should be black painted wood, matching size and shape of standard within the community



### Fence House numbers:

Brass or black and 4" in height



### Williamsburg Style Mailbox (black):



# APPENDIX E: Paint and Roof Color Information

## PAINT MATCHING INFORMATION

*COLOR SAMPLES ARE FOR ON-SCREEN VISUAL REFERENCE ONLY.  
DO NOT USE AS SWATCHES FOR PAINT MIXING.*

**McCormick Colonial**

**215 Cobblestone Grey**


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**Home Depot**

BEHR MARQUEE  
BASE: MQ333  
MARQUEE SAMPLE SGLOS/SEMI GLOS.  
{CM} 215 COBBLESTONE GREY

CLRNT	BL	CL	KKL	VUL		
OZ	0	0	0	0		
384th	121	113	173	17		

8oz- 6/30/2016 (DH)



250916132185

**McCormick Colonial**

**103 Cypress**


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**Home Depot**

BEHR MARQUEE  
BASE: MQ334  
MARQUEE SAMPLE SGLOS/SEMI GLOS.  
{CM} 103 CYPRESS

CLRNT	CL	EL	TL			
OZ	0	0	0			
384th	44	7	11			

8oz- 6/30/2016 (DH)



250916132184

**McCormick Colonial**

**217 Farmhouse Red**


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**Home Depot**

BEHR MARQUEE  
BASE: MQ333  
MARQUEE SAMPLE SGLOS/SEMI GLOS.  
{CM} 217 FARM HOUSE RED

CLRNT	EL	RL				
OZ	0	1				
384th	6	40				

8oz- 6/30/2016 (DH)



250916132182

**McCormick Colonial**

**117 Fawn**


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**Home Depot**

BEHR MARQUEE  
BASE: MQ334  
MARQUEE SAMPLE SGLOS/SEMI GLOS.  
{CM} 117 FAWN

CLRNT	BL	CL	VUL			
OZ	0	0	0			
384th	150	131	33			

8oz- 6/30/2016 (DH)



250916132193

**McCormick Colonial**

**202 Foxhall Green**

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**Home Depot**

BEHR MARQUEE  
BASE: MQ333  
MARQUEE SAMPLE SGLOS/SEMI GLOS.  
{CM} 202 FOXHALL GREEN

CLRNT	CL	DL	LL	TL		
OZ	0	0	0	0		
384th	12	70	308	41		

8oz- 6/30/2016 (DH)



250916132186

**McCormick Colonial**

**220 Georgetown Green**

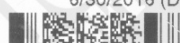
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**Home Depot**

BEHR MARQUEE  
BASE: MQ333  
MARQUEE SAMPLE SGLOS/SEMI GLOS.  
{CM} 220 GEORGETOWN GREE.

CLRNT	DL	RL	TL			
OZ	0	0	0			
384th	274	137	20			

8oz- 6/30/2016 (DH)



250916132187

**McCormick Colonial**

**110 Greystone**

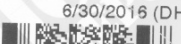
---

**Home Depot**

BEHR MARQUEE  
BASE: MQ330  
MARQUEE SAMPLE SGLOS/SEMI GLOS.  
{CM} 110 GREYSTONE

CLRNT	AXL	TL	LL			
OZ	0	0	0			
384th	40	13	7			

8oz- 6/30/2016 (DH)



250916132189

**McCormick Colonial**

**216 Hearthstone**

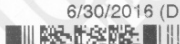
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**Home Depot**

BEHR MARQUEE  
BASE: MQ333  
MARQUEE SAMPLE SGLOS/SEMI GLOS.  
{CM} 216 HEARTHSTONE

CLRNT	BL	CL	KKL	VUL		
OZ	0	0	0	0		
384th	180	40	203	7		

8oz- 6/30/2016 (DH)



250916132180

**McCormick Colonial**

**220 Old Carriage Brown**

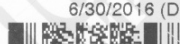
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**Home Depot**

BEHR MARQUEE  
BASE: MQ333  
MARQUEE SAMPLE SGLOS/SEMI GLOS.  
{CM} 223 OLD CARRIAGE BROV

CLRNT	DL	RL				
OZ	0	0				
384th	71	360				

8oz- 6/30/2016 (DH)



250916132194

**PAINT MATCHING INFORMATION**

*COLOR SAMPLES ARE FOR ON-SCREEN VISUAL REFERENCE ONLY.  
DO NOT USE AS SWATCHES FOR PAINT MIXING.*

McCormick Colonial

**225 Old Colonial Red**

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Home Depot

BEHR MARQUEE  
BASE: MQ333  
MARQUEE SAMPLE SGLOS/SEMI GLOS {CM} 225 OLD COLONIAL RED

CLRNT	EL	RL			
0Z	0	1			
384th	15	32			

8oz- 6/30/2016 (DH)



250916132183

McCormick Colonial

**108 Wheat**

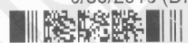
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Home Depot

BEHR MARQUEE  
BASE: MQ330  
MARQUEE SAMPLE SGLOS/SEMI GLOS {CM} 108 WHEAT

CLRNT	AXL	FL	LL		
0Z	0	0	0		
384th	32	2	13		

8oz- 6/30/2016 (DH)



250916132188

McCormick Colonial

**485 Woodland**


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Home Depot

BEHR MARQUEE  
BASE: MQ334  
MARQUEE SAMPLE SGLOS/SEMI GLOS {CM} 485 WOODLAND

CLRNT	AXL	LL	VJL		
0Z	0	0	0		
384th	72	118	11		

8oz- 6/30/2016 (DH)



250916132195

***Note:** The Paint Color Information is a work in progress since some of the original McCormick Paints color names and numbers are no longer active. The information above reflects what Association volunteers have been able to gather so far.*

*This appendix will be updated as more information becomes available. Residents with additional information are encouraged to share it with the Association.*

## APPENDIX E: Paint and Roof Color Information

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### PAINT AND ROOF COLORS BY UNIT

**Paint Line:** McCormick Colonial

**Roof manufacturer:** CertainTeed Roofing

**Metal Railing:** Black semi-gloss

Unit	Front Door/ Shutters	Trim	Roof Color
7350	225 Old Colonial Red	110 Greystone	Timber Blend
7352	104 Harness Shop Tan	112 Woodland	Granite Grey
7354	202 Foxhall Green	108 Wheat	Mint Frost or Oakwood
7356	111 Tavern Beige	103 Cypress	Granite Grey
7358	216 Hearthstone	104 Harness Shop Tan	Tile Red
7360	104 Harness Shop Tan	108 Wheat	Timber Blend
7364	221 Caramel	104 Harness Shop Tan	Timber Blend
7366	225 Old Colonial Red	108 Wheat	Granite Grey
7368	216 Hearthstone	108 Wheat	Tile Red
7372	110 Greystone	108 Wheat	Mint Frost or Oakwood
7374	107 Woodspice	108 Wheat	Granite Grey
7376	216 Hearthstone	108 Wheat	Tile Red
7378	217 Farmhouse Red	108 Wheat	Timber Blend
7444	103 Cypress	110 Greystone	Granite Grey
7446	214 Sandstone	107 Woodspice	Timber Blend
7448	115 Sage Green	112 Woodland	Mint Frost or Oakwood
7454	218 Cromwell Green	104 Harness Shop Tan	Timber Blend
7456	111 Tavern Beige	108 Wheat	Tile Red
7458	103 Cypress	110 Greystone	Granite Grey
7460	223 Old Carriage Brown	116 Chadwicke Tan	Mint Frost or Oakwood
7462	103 Cypress	110 Greystone	Granite Grey
7464	116 Chadwicke Tan	108 Wheat	Timber Blend
7468	107 Woodspice	108 Wheat	Tile Red
7470	217 Farmhouse Red	108 Wheat	Mint Frost or Oakwood
7472	103 Cypress	104 Harness Shop Tan	Granite Grey
7474	217 Farmhouse Red	110 Greystone	Mint Frost
7476	214 Sandstone	107 Woodspice	Timber Blend

<b>Unit</b>	<b>Front Door/ Shutters</b>	<b>Trim</b>	<b>Roof Color</b>
7500	225 Old Colonial Red	108 Wheat	Timber Blend
7502	216 Hearthstone	108 Wheat	Granite Grey
7504	107 Woodspice	108 Wheat	Tile Red
7506	214 Sandstone	108 Wheat	Granite Grey
7508	103 Cypress	108 Wheat	Timber Blend
7510	215 Cobblestone Grey	112 Woodland	Mint Frost or Oakwood
7512	202 Foxhall Green	112 Woodland	Granite Grey
7514	217 Farmhouse Red	108 Wheat	Tile Red
7516	111 Tavern Beige	107 Woodspice	Timber Blend
7518	202 Foxhall Green	104 Harness Shop Tan	Timber Blend
7524	222 Fairfax Brown	117 Fawn	Tile Red
7526	202 Foxhall Green	108 Wheat	Granite Grey
7528	115 Sage Green	112 Woodland	Mint Frost or Oakwood
7530	107 Woodspice	108 Wheat	Timber Blend
7532	220 Georgetown Green	108 Wheat	Timber Blend
7534	111 Tavern Beige	110 Greystone	Granite Grey
7536	115 Sage Green	112 Woodland	Mint Frost or Oakwood
7538	224 Deep Forest Brown	110 Greystone	Timber Blend
7540	115 Sage Green	112 Woodland	Mint Frost or Oakwood
7542	103 Cypress	110 Greystone	Granite Grey
7544	214 Sandstone	110 Greystone	Timber Blend
7546	107 Woodspice	108 Wheat	Tile Red
7548	215 Cobblestone Grey	108 Wheat	Mint Frost or Oakwood
7550	217 Farmhouse Red	110 Greystone	Timber Blend
7554	111 Tavern Beige	103 Cypress	Cinnamon Frost
7556	220 Georgetown Green	108 Wheat	Tile Red
7558	115 Sage Green	107 Woodspice	Mint Frost or Oakwood
7560	103 Cypress	104 Harness Shop Tan	Granite Grey
7562	219 Dorset	108 Wheat	Timber Blend
7564	107 Woodspice	108 Wheat	Tile Red
7566	220 Georgetown Green	108 Wheat	Mint Frost or Oakwood
7568	214 Sandstone	108 Wheat	Granite Grey
7572	107 Woodspice	104 Harness Shop Tan	Timber Blend
7574	115 Sage Green	112 Woodland	Mint Frost or Oakwood
7576	217 Farmhouse Red	108 Wheat	Timber Blend

<b>Unit</b>	<b>Front Door/ Shutters</b>	<b>Trim</b>	<b>Roof Color</b>
7578	222 Fairfax Brown	108 Wheat	Granite Grey
7580	115 Sage Green	112 Woodland	Mint Frost or Oakwood
7582	111 Tavern Beige	108 Wheat	Timber Blend
7584	116 Chadwicke Tan	108 Wheat	Tile Red
7586	115 Sage Green	112 Woodland	Mint Frost or Oakwood
7588	219 Dorset	110 Greystone	Granite Grey
7590	222 Fairfax Brown	104 Harness Shop Tan	Timber Blend
7600	116 Chadwicke Tan	108 Wheat	Tile Red
7602	215 Cobblestone Grey	103 Cypress	Granite Grey
7604	116 Chadwicke Tan	108 Wheat	Mint Frost
7606	225 Old Colonial Red	108 Wheat	Tile Red
7608	216 Hearthstone	108 Wheat	Timber Blend
7612	202 Foxhall Green	110 Greystone	Mint Frost or Oakwood
7614	223 Old Carriage Brown	104 Harness Shop Tan	Granite Grey
7616	214 Sandstone	108 Wheat	Timber Blend
7618	116 Chadwicke Tan	108 Wheat	Tile Red
7620	202 Foxhall Green	108 Wheat	Mint Frost
7622	225 Old Colonial Red	110 Greystone	Granite Grey
7624	107 Woodspice	108 Wheat	Tile Red
7626	115 Sage Green	112 Woodland	Mint Frost
7628	107 Woodspice	108 Wheat	Timber Blend
7632	225 Old Colonial Red	110 Greystone	Tile Red
7634	115 Sage Green	112 Woodland	Mint Frost or Oakwood
7636	112 Woodland	108 Wheat	Timber Blend
7638	Old Colonial Red	108 Wheat	Tile Red
7640	103 Cypress	110 Greystone	Granite Grey
7644	115 Sage Green	112 Woodland	Mint Frost or Oakwood
7646	107 Woodspice	108 Wheat	Tile Red
7648	103 Cypress	110 Greystone	Granite Grey
7650	111 Tavern Beige	108 Wheat	Timber Blend
7652	107 Woodspice	108 Wheat	Tile Red
7654	215 Cobblestone Grey	104 Harness Shop Tan	Mint Frost or Oakwood
7656	225 Old Colonial Red	108 Wheat	Granite Grey
7660	107 Woodspice	108 Wheat	Timber Blend
7662	116 Chadwicke Tan	108 Wheat	Tile Red
7664	103 Cypress	110 Greystone	Granite Grey



<b>Unit</b>	<b>Front Door/ Shutters</b>	<b>Trim</b>	<b>Roof Color</b>
7666	215 Cobblestone Grey	104 Harness Shop Tan	Mint Frost or Oakwood
7668	111 Tavern Beige	103 Cypress	Mint Frost or Oakwood
7670	115 Sage Green	110 Greystone	Tile Red
7672	107 Woodspice	110 Greystone	Tile Red
7674	111 Tavern Beige	110 Greystone	Tile Red
7710	215 Cobblestone Grey	110 Greystone	Mint Frost or Oakwood
7712	215 Cobblestone Grey	110 Greystone	Mint Frost or Oakwood
7714	107 Woodspice	110 Greystone	Mint Frost or Oakwood
7716	115 Sage Green	110 Greystone	Granite Grey
7718	104 Harness Shop Tan	110 Greystone	Granite Grey
7720	107 Woodspice	110 Greystone	Granite Grey
7722	111 Tavern Beige	110 Greystone	Tile Red
7724	107 Woodspice	110 Greystone	Tile Red
7726	104 Harness Shop Tan	110 Greystone	Tile Red
7728	115 Sage Green	110 Greystone	Mint Frost or Oakwood
7730	111 Tavern Beige	110 Greystone	Mint Frost or Oakwood
7732	104 Harness Shop Tan	110 Greystone	Mint Frost or Oakwood