

AERC GUIDELINES

ARCHITECTURAL AND ENVIRONMENTAL REVIEW COMMITTEE (AERC)SUBMITTAL REQUIREMENTS

Dear Stonebridge Homeowner;

If you are planning exterior changes to your house or on your lot, a submittal must be made to the AERC prior to implementation of the changes. (If you are in doubt, please refer to the AERC General Guidelines for information as to whether or not a specific exterior change requires AERC approval).

All submittals should include the following items:

1. A letter to the AERC requesting approval of the changes. Include your name, address, phone number and a brief description of the changes proposed.
2. Complete plans drawn to scale with dimensions, including both a plan (vertical) view and elevation (side) views, and a statement as to materials to be used in the construction, type of finish, etc.
3. A copy of the survey plat of your lot (you will have received this when you settled on your house) with the proposed changes drawn to scale on the plat. (This is necessary only for changes which will occupy horizontal space on your lot such as decks, fences, additions etc.)
4. A self-addressed stamped envelope for us to send you a written response to your submittal.
5. Any other information or drawings which you feel will help the AERC understand the change(s) you are proposing (e.g. catalog pictures of proposed doors, windows, light fixtures, paint samples etc.)

We will need to keep one complete set of plans for our files, so if you would like a set of plans returned to you marked "approved", please submit them in duplicate.

All submittals should be addressed to:

STONEBRIDGE HOA/AERC
c/o ~~STONEBRIDGE~~ MANAGEMENT company

The AERC meets once each month to review submittals. You are welcome to attend the meetings. Please call the ~~STONEBRIDGE~~ Management ~~STONEBRIDGE~~ to confirm the time and date.

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Clerk of the Circuit Court
Montgomery County, Md.



HOMEOWNER'S ASSOCIATION
ARCHITECTURAL AND ENVIRONMENTAL REVIEW COMMITTEE

GENERAL GUIDELINES

I. Purpose: The major purpose and goal of the Architectural and Environmental Committee (AERC) is to preserve and protect the value and desirability of all properties that are part of the Stonebridge Homes Association. The AERC is established under Section VIII of the Declaration of Covenants of the Homeowner's Association, which have been agreed to by each homeowner upon the purchase of a home in the Stonebridge community.

II. Declaration of Covenants: Listed below is Section VIII of the Declaration of Covenants, which relates to the establishment, purpose and powers of the AERC. Additional comments are added to the end of each section to clarify the meaning and the purpose of each section.

Section 1. Architectural and Environmental Review Committee.
Except for construction or development by, for or under contract with the Declarant, and except for any improvements to any lot or to the common areas accomplished by the Declarant concurrently with said construction and development, and except for purposes of proper maintenance and repair, no building, fence, wall or other improvements or structures shall be commenced, directed, placed, moved, altered or maintained upon the Property, nor shall any exterior addition to or change (including any change of color) or other alteration thereupon be made until the complete plans and specifications showing the location, nature, shape, height, material, color, type of construction and any other proposed form of change (including, without limitation, any other information specified by the Architectural and Environmental Review Committee) shall have been submitted to and approved in writing as to safety, harmony of external design, color and location in relation to surrounding structures and topography and conformity with the design concept for the community by an Architectural and Environmental Review Committee designated by the Board of Directors.

Subject to the same limitations as hereinabove provided for, ~~it shall be prohibited to install, erect, attach, apply,~~ paste, hinge, screw, nail, build, alter, remove or construct any exterior lighting, shades, screens, awnings, patio covers, fences, wall, slabs, sidewalks, curbs, gutters, patios, balconies, porches, driveways, or to make any change or otherwise alter (including any alteration in color) in any manner whatsoever the exterior of any improvements constructed upon any lot or upon any of the common areas, or to combine or otherwise join two or more dwellings, or to partition the same after combination, or to remove or alter any windows or exterior doors of any dwelling, until the complete plans and specifications, showing the location, nature, shape, height, material color, type of construction and any other proposed form of change (including, without limitation, any other information specified by the Architectural and Environmental Review Committee) shall have been submitted to and approved in writing as to safety, harmony of external design, color and location in relation to surrounding structures and topography and conformity with the design concept for the community by the Architectural and Environmental Review Committee designated by the Board of Directors.

Comments: In general, Section 1 states that all exterior changes to any dwelling unit in Stonebridge must be approved by the AERC. However, as will be noted later in these Guidelines, certain items, which have been agreed to by the AERC, do not need prior approval.

Section 2. Architectural and Environmental Review Committee Operation. The Board of Directors shall appoint an Architectural and Environmental Review Committee. The Architectural and Environmental Review Committee shall be composed of three (3) or more persons designated from time to time by the Board of Directors. The affirmative vote of a majority of the members of the Architectural and Environmental Review Committee shall be required in order to adopt or promulgate any rule or regulation, or to make any finding, determination, ruling or order, or to issue any permit, consent, authorization, approval or the like pursuant to the authority contained in this Article.

Comments: Section 2 establishes the AERC as a minimum three (3) member committee appointed by the Board of Directors. The Committee to date has been operating as an open committee as an advisory group to the Board of Directors. As you are aware, the Board of Directors is currently controlled by officers of Miller and Smith, Inc. Miller and Smith, Inc. will continue to control the Board of Directors until one of the following occurs:

a. Until 30 days after the 550 of the 825 homes in Stonebridge have had contract settlements, or

b. Until January 1, 1990, or

c. Until Miller and Smith, Inc. elects to surrender control.

The Committee will continue to operate as an open committee until one of the above conditions has been met. At that time the new Board of Directors will determine the future make-up of the AERC.

Section 3. Approvals, etc. Upon approval by the Architectural and Environmental Review Committee of any plans and specifications submitted pursuant to the provisions of this Article, a copy of such plans and specifications, as approved, shall be deposited among the permanent records of such Committee and a copy of such plans and specifications bearing such approval, in writing shall be returned to the applicant submitting the same. In the event the Committee fails to approve or disapprove any plans and specifications which may be submitted to it pursuant to the provisions of this Article within sixty (60) days after such plans and specifications (and all other materials and information required by the Architectural and Environmental Review Committee) have been submitted to it in writing, then approval will not be required and this Article will be deemed to have been fully complied with.

Comments: Section 3 states the responsibility of the AERC to maintain a record of all approved plans and to return a copy to the homeowner showing that the plans have been approved. It is also the responsibility of the Committee to approve or disapprove plans within sixty (60) days of submittal. Any plans that the AERC does not act upon within sixty (60) days of submittal have automatic approval.

Section 4. Limitations. Construction or alterations in accordance with plans and specifications approved by the Architectural and Environmental Review Committee pursuant to the provisions of this Article shall be commenced within six (6) months following the date upon which the same are approved by the Committee (whether by affirmative action or by forbearance from action, as in Section 3 of this Article provided), and shall be substantially completed within twelve (12) months following the date of commencement, or within such other period as the Committee shall specify in its approval. In the event construction is not commenced within the period aforesaid, then approval of the plans and specifications by the Committee shall be conclusively deemed to have lapsed and compliance with the provisions of this Article shall again be required.

There shall be no deviation from the plans and specifications approved by the Committee without the prior

~~consent in writing of the Committee. Approval of any particular plans and specifications or design shall not be construed as a waiver of the right of the Committee to disapprove such plans and specifications, or any elements or features thereof, in the event such plans and specifications are subsequently submitted for use in any other instance.~~

Comments: Section 4 states that an approval by the AERC is only valid for six (6) months after approval, and all work that has been approved should be substantially completed within one (1) year from the start of work. In addition, and more importantly, Section 4 requires any modification from the original plans to be submitted for approval.

Section 5. Certificate of Compliance. Upon the completion of any construction or alterations or other improvements or structure in accordance with plans and specifications approved by the Architectural and Environmental Review Committee in accordance with the provisions of this Article, the Architectural and Environmental Review Committee shall, at the request of the owners thereof, issue a certificate of compliance which shall be prima facie evidence that such construction, alteration or other improvements referenced in such certificate have been approved by the Architectural and Environmental Review Committee and constructed or installed in full compliance with the provisions of this Article and with such other provisions and requirements of the Declaration as may be applicable.

Comments: Section 5 gives the homeowner the right to have a certificate of compliance issued by the AERC upon completion of construction, alteration or other implements. The certificate will protect the homeowner from any possible action by the AERC regarding the finished alteration. It is recommended that a certificate be requested by the homeowners.

Section 6. Rules and Regulations, etc. The Architectural and Environmental Review Committee may from time to time adopt and promulgate such rules and regulations regarding the form and content of plans and specifications to be submitted for approval and may publish and record such statements of policy, standards, guidelines and establish such criteria relative to architectural styles or details, fences, colors, set-backs, materials or other matters relative to architectural control and the protection of the environment, as it may consider necessary or appropriate. No such rules, regulations, statements, criteria or the like shall be construed as a waiver of the provisions of this Article or any other provision or requirement of this Declaration. The Architectural and Environmental Review Committee may charge and collect a reasonable fee for the examination of any plans and specifications submitted for approval pursuant to the provisions of this Article. The decisions of the Architectural

and Environmental Review Committee shall be final except that ~~any member who is aggrieved by any action or forbearance from~~ action by the Committee (or by any policy, standards or guidelines established by the Committee) may appeal the decision of the Architectural and Environmental Review Committee to the Board of Directors and, upon the request of such member, shall be entitled to a hearing before the Board of Directors of the Association.

Comments: Section 6 gives the AERC the right to establish additional rules and regulations regarding the submittal of plans and specifications. Also contained in this Section is the right of the AERC to charge a fee to review submitted plans. It is anticipated at this time that fees will not be charged. It is further stated in Section 6 that any action of the AERC can be appealed to the Board of Directors. However, as noted previously, the Board of Directors and the AERC are both controlled by officers of Miller and Smith, Inc.

Section 7. Prohibited Uses and Nuisances. Except for the activities of the Declarant during the construction or development of the community, or except with the prior written approval of the Board of Directors of the Association or the Architectural and Environmental Review Committee, or as may be necessary in connection with reasonable and necessary repairs or maintenance to any dwelling or upon the common areas:

a. no noxious or offensive trade or activity shall be carried on upon any lot within any dwelling, nor shall anything be done therein or thereon, which may be or become an annoyance or nuisance to the neighborhood or other members. Without limiting the generality of the foregoing, no speaker, horn, whistle, siren, bell, amplifier or other sound device, except such devices as may be used exclusively for security purposes, shall be located, installed or maintained upon the exterior of any other improvements constructed upon any lot.

b. the maintenance, keeping, boarding or raising of animals, livestock, or poultry of any kind, regardless of number shall be and is hereby prohibited on any lot or within any dwelling, except that this shall not prohibit the keeping of dogs, cats or caged birds as domestic pets provided they are not kept, bred or maintained for commercial purposes and, provided further, that such domestic pets are not a source of annoyance or nuisance to the neighborhood or other members, The Board of Directors or, upon resolution of the Board of Directors, the Architectural and Environmental Review Committee, shall have the authority, after hearing, to determine whether a particular pet is a nuisance or a source of annoyance to other members, and such determination shall be conclusive. Pets shall be attended at all times and shall be registered, licensed and inoculated as may from time to time

be required by law. Pets shall not be permitted upon the common areas unless accompanied by a responsible person and unless they are carried or leashed. The Board of Directors shall have the right to adopt such additional rules and regulations regarding pets as it may from time to time consider necessary or appropriate.

c. no burning of any trash and no accumulation or storage of litter, lumber, scrap metals, refuse, bulk materials, waste, new or used building materials, or trash of any other kind shall be permitted on any lot.

d. except for parking within garages, and except as hereinafter provided, no junk vehicle, unlicensed or inoperable motor vehicle, trailer, camper, camp truck, house trailer, boat or other similar machinery or equipment of any kind or character (except for such equipment and machinery as may be reasonable, customary and usual in connection with the use and maintenance of any dwelling and except for such equipment and machinery as the Association may require in connection with the maintenance and operation of the common areas and community facilities) shall be kept upon the Property nor (except for bona fide emergencies) shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out thereon. The Association may, in the discretion of the Architectural and Environmental Review Committee, provide and maintain a suitable area designated for the parking of such vehicles or the like.

e. trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any lot.

f. no lot shall be divided or subdivided and no portion of any lot (other than the entire lot) shall be transferred or conveyed for any purpose. The provisions of this subsection shall not apply to the Declarant and, further, the provisions hereof shall not be construed to prohibit the granting of any easement or right-of-way to any municipality, political subdivision, public utility or other public body or authority, or to the Association, the Declarant or any other person for any purpose.

g. no sound hardwood trees measuring in excess of six (6) inches in diameter two (2) feet above the ground shall be removed from any lot without written approval of the Association acting through the Architectural and Environmental Review Committee or duly appointed subcommittee. No tree, hedge or other landscape feature shall be planted or maintained in a location which obstructs sight-lines for vehicular traffic on public streets or on the Private Streets and Roadways. The Architectural and Environmental Review Committee may from time

to time adopt and promulgate such additional rules and regulations ~~regarding the preservation of trees and other~~ natural resources and wildlife as it may consider appropriate.

h. ~~no structure of a temporary character, and no trailer, tent, shack, barn, pen, kennel, run, stable, outdoor clothes dryer, shed or other buildings shall be erected, used or maintained on any lot at any time.~~

i. except for entrance signs, directional signs, signs for traffic control or safety, community "theme areas" and such promotional sign or signs as may be maintained by the Declarant or the Association, no signs or advertising devices of any character shall be erected, posted or displayed upon, in or about any lot or dwelling, provided, however, that one sign not exceeding two (2) square feet in area and not illuminated may be attached to a dwelling where a professional office (as hereinelsewhere in this Declaration defined) is maintained, and provided further, that one temporary real estate sign not exceeding six (6) square feet in area, may be erected upon any lot or attached to any dwelling placed upon the market for sale or rent. Any such temporary real estate sign shall be removed promptly following the sale or rental of such dwelling. The provisions and limitations of this subsection shall not apply to any institutional first mortgagee of any lot who comes into possession of the lot by reason of any remedies provided by law or in such mortgage or as a result of a foreclosure sale or other judicial sale or as a result of any proceeding, arrangement, assignment or deed in lieu of foreclosure.

j. no structure, planting or other material shall be placed or permitted to remain upon any lot which may damage or interfere with any easement for the installation or maintenance of utilities, or which may unreasonably change, obstruct or retard direction or flow of any drainage channels.

k. no outside television aerial or radio antennae, or other aerial or antenna for either reception or transmission, shall be maintained upon the Property except that such aerials or antennae may be erected and maintained within the dwellings located upon the Property.

l. no member shall make any private or exclusive or proprietary use of any of the common areas except with the specific approval of the Architectural and Environmental Review Committee and then only on a temporary basis and no member shall engage or direct any employee of the Association on any private business of the member during the hours such employee is employed by the Association, nor shall any member direct, supervise or in any manner attempt to assert control over any employee of the Association.

Comments: Most items of Section 7 are self-explanatory and need no additional comments. As an addition to Sub-Section b. all homeowners are reminded that Montgomery County has a leash law that should be adhered to by all homeowners. Sub-Section e. requires trash to be placed out only on the day of collection, therefore, trash should not be placed out the prior evening. The AERC believes this is important because it will prevent trash cans from being blown or knocked over during the night time, allowing the trash to spread over the Stonebridge area.

Section 8. Residential Use - Leasing. All dwellings shall be used for private residential purposes exclusively, except that a professional office may be maintained in a dwelling, provided that such maintenance and use is limited to the person actually residing in the dwelling and, provided further, that such maintenance and use is in strict conformity with the provisions of any applicable zoning law, ordinance or regulation. As used in this Section the term "professional office" shall mean rooms used for office purposes by a member of any recognized profession, including doctors, dentists, lawyers, architects and the like, but not including medical or dental clinics. Nothing contained in this Article, or elsewhere in this Declaration, shall be construed to prohibit the Declarant from the use of any lot or dwelling for promotional or display purposes, or as "model homes", as sales office, or the like.

Comments: Section 8 states that the person living in a house may use part of the home as a professional office in accordance with zoning laws, but cannot lease part of the home to others as a professional office.

Section 9. Fences. Any fence constructed upon the Property shall be either horizontal rustic, unfinished split rail or vertical board and shall not extend beyond the front building line of the dwelling on the lot upon which any such fence is erected or the front building line of the dwellings on all immediately adjacent lots. No fence shall be more than six (6) feet in height. Chain link and other wire fencing is specifically prohibited. The erection of all fences shall be subject to the provisions of Article VIII of this Declaration.

Comments: Section 9 is one of the more important sections with regard to the AERC. This is due to the fact that fencing is the most common exterior change made to the individual dwelling units, and often the one covenant that causes the most problems. In order to avoid any possible problems the following items should be considered prior to installing a fence:

For single family dwelling units:

a. Unfinished split rail fence can be installed without prior approval, provided the remaining conditions of Section 9 are adhered to.

b. Rectangular wire mesh fence can be installed inside the split rail fence. Chicken wire fence is not an acceptable alternative.

c. Chain link and other wire fencing is specifically prohibited and will not be approved under any condition.

d. Vertical board fence shall only be approved in conjunction with the installation of a swimming pool.

e. Requests for installation of any other type of fencing not specifically addressed in a., c., or d. is not encouraged by the AERC and must be submitted for review. It is unlikely approval will be given, but the particular circumstance of the request will be considered. Approval of a type of fence on a certain lot does not guarantee approval on a different lot.

f. All requests for fencing approval should show location of house, and adjacent homes and proposed location of fencing. The fencing, as required in Section 9 shall not extend beyond the front building line of the dwelling on the lot upon which any such fence is erected or the front building line of the dwelling on all immediately adjacent lots. This last requirement may be a problem on corner lots, however, strict adherence to this requirement will be upheld by the AERC.

For townhouse dwelling units:

a. The only approved fence for the townhouses is one that matches in construction, material and color to that originally installed by the builder.

b. Such fencing as described above can be installed without approval of the AERC.

c. Fencing on the end units cannot extend forward of the rear building line of the house.

Section 10. House Rules, etc. There shall be no violation of any rules for the use of the common areas and community facilities or "house rules" or other community rules and regulations not inconsistent with the provisions of this Declaration which may from time to time be adopted by the Board of Directors of the Association and promulgated among the membership by them in writing, and the Board of Directors is hereby and elsewhere in this Declaration authorized to adopt such rules.

Comments: This Section allows the Board of Directors, with approval of the membership, to establish general rules governing use of the common areas and community facilities (i.e. pool, clubhouse, ball fields). These rules cannot be inconsistent with the Declaration.

Section 11. Enforcement - Right to Remove or Correct Violations. In the event any violation or attempted violation of any of the covenants or restrictions contained in this Article shall occur or be maintained upon any lot, or in the event of any other conduct in violation of any of the provisions or requirements of this Article, then the same shall be considered to have been undertaken in violation of this Article and without the approval of the Architectural and Environmental Review Committee required herein, and, upon written notice from the Architectural and Environmental Review Committee, such violation shall be promptly removed or abated. In the event the same is not removed, or the violation is not otherwise terminated or abated within fifteen (15) days (or such shorter period as may be required in any such notice) after notice of such violation is delivered to the owner of the lot upon which such violation exists, or to the member responsible for such violation if the same shall be committed or attempted on premises other than the lot owned by such member, then the Association shall have the right, through its agents and employees (but only after a resolution of the Architectural and Environmental Review Committee) to enter upon such lot and to take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred and when so assessed, a statement for the amount thereof shall be rendered to the owner of said lot at which time the assessment shall become due and payable and a continuing lien upon such lot, and a binding personal obligation of the owner of such lot, in all respects (and subject to the same limitations) as provided in Article V of this Declaration. The Association shall have the further right, through its agents, employees or committees, to enter upon and inspect any lot at any reasonable time for the purposes of ascertaining whether any violation of the provisions of this Article or any of the other provisions or requirements of this Declaration exist on such lot; and neither the Association nor any such agent or employee shall be deemed to have committed a trespass or other wrongful act by reason of such entry or inspection.

Comments: Section 11 gives the AERC the right to correct any violation of these Guidelines. These rights, as a last alternative, include the right to enter upon a given lot and to take such steps as may be necessary to correct the violation. It is the goal of this Committee to work with all homeowners in a cooperative effort to avoid invoking this right.

Summary: It has been the goal of the AERC to clarify the Declaration of Covenants in the hope of avoiding any possible problems between individual homeowners and the AERC. The most important item to remember is, if you are planning any type of exterior change to your home you must have approval of the AERC. For your convenience a standard submittal form for requesting AERC approval has been prepared and can be obtained from the AERC.

Exceptions: The AERC has prepared a list of commonly requested items, and has agreed that approval for these items is not required. These items are listed below:

1. Any repainting to the exterior of the house provided the colors match the existing colors of the house (color codes for each lot are on file with the AERC).

2. Any standard deadbolt lock, peephole, electric doorbell, or standard door knocker.

3. Any attic cooling fan installed on the roofs rear slope provided that the fan cover does not extend above the roofs peak.

4. Fencing as described in Section 9 a.

5. Arabic house numbers not to exceed seven (7) inches in height manufactured in either brass, black, white or painted to match the color of the front entrance door.

6. (Townhouses only) Owners who have totally enclosed their rear yard with a fence may erect a shed provided the roof of the shed is not higher than the fence.

7. (Single familys only) Landscaping may be done without prior AERC approval. Landscaping is defined as trees, hedges, shrubs and plants. The use of standard landscaping timbers and railroad ties can also be used without prior approval. Not included in this classification are lawn ornaments, such as birdbaths. The placement of such lawn ornaments can only be done after receiving approval from the AERC.

(Townhouses only) Additional planting without prior approval are only permitted in the foundation area of the front yard and in the rear yard if it is totally enclosed.

Homeowners should allow ample room for plant growth when planting near property boundaries to ensure at some later date the landscaping does not infringe upon adjacent property.

All other exterior changes require AERC approval.



HOMES ASSOCIATION GUIDELINES

EXAMPLES OF ITEMS WHICH ARE PROHIBITED:

1. No structure of a temporary character, and no trailer, tent, shack, barn, pen, kennel, run, stable, outdoor clothes dryer, shed or other buildings shall be erected, used or maintained on any lot at any time. (If townhouse owners totally enclosed their rear yard with a fence, a storage shed may be constructed, provided the roof of the shed is not higher than the fence).
2. No outside television aerial or radio antenna, or other aerial or antenna for either reception or transmission, shall be maintained upon the Property. Aerials or antennas may be erected and maintained within the dwellings located upon the Property.
3. Except for parking within garages, and except as hereinelsewhere provided, no junk vehicle, unlicensed or inoperable moter vehicle, trailer, camper, camp truck, house trailer, boat or other similar machinery or equipment of any kind or character shall be kept on the Property.
4. Chain link and other wire fencing is specifically prohibited.

EXAMPLES OF ITEMS NOT REQUIRING COMMITTEE APPROVAL:

1. Any repainting to the exterior of the house provided the colors match the existing colors of the house (color codes for each lot are on file).
2. Any standard deadbolt lock, peephole, electric doorbell, or standard door knocker.
3. Any attic cooling fan installed on the roof's rear slope provided that the fan cover does not extend above the roof's peak.
4. For single family homes, a two or three rail, split-rail fence that does not extend upon the front building line of the dwelling on the lot, upon which any such fence is erected or the front building line of the dwellings on all immediately adjacent lots. Use of wire mesh inside of this split rail fence is permitted.

5. For townhouses, the only approved fence, is a fence that ~~matches those originally installed by the builder in look,~~ style and design.

6. Arabic house numbers not to exceed 6 inches in height, manufactured in either brass, black or white color.

EXAMPLES OF ITEMS (INCLUDING, BUT NOT LIMITED TO)
REQUIRING COMMITTEE APPROVAL:

1. Storm/screen doors.
2. Fencing, except as noted elsewhere.
3. Any painting of exposed concrete foundation.
4. Awnings.
5. Hose hangers in the front of the house.
6. Window boxes or attached planters.
7. Changes to exterior lighting fixtures.
8. Applies to townhouses only: Changes extending above the fence in an enclosed fenced rear yard (such as wooden decks, french doors).
9. Any exterior changes in an unenclosed yard (such as wooded decks and patios).
10. Hand railings.
11. Landscaping (planting of trees, hedges, shrubs, retaining walls).
12. Chimney or smoke stacks.
13. Exterior changes to the house or within enclosed or unenclosed yards which may affect party wall, fences, adjacent areas or alter existing run-offs.

ADDITIONAL AERC GUIDELINES

1. All storm doors and screen doors are not to be of a white or mill finish. Homeowner's are encouraged to paint their storm doors or screen doors the same color as the front door. Requests to paint storm doors and screen any color other than the color of the front door must be submitted to the AERC for approval.

2. Skylights which are visible from the front eave of the house will not be approved by the AERC.