

THE LANDINGS AT RIVER OAKS HOMEOWNERS ASSOCIATION, INC.'S
ARCHITECTURE GUIDELINES FOR DECKS
(PURSUANT TO THE
AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS AND
BY-LAWS OF THE LANDINGS AT RIVER OAKS HOMEOWNERS ASSOCIATION, INC.)

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GUIDELINES FOR DECKS

Decks

These guidelines establish the community standard for deck extensions, repairs, and reconstruction.

Setback Limits

Decks and deck extensions shall not encroach within a 3'-0" rear setback from the rear property line and a 0'-6" setback from the side property lines except for end units. On the end units, decks and deck extensions shall not extend laterally beyond the side of the unit. The property corner locations shall be established by the original iron markers and survey caps. If these have been disturbed or removed, the location of the property corners shall be established by a land surveyor licensed in the state of MD.

Size

The depth of the deck will not extend more than 10 feet out from the rear of the most extreme projection of the existing structure. For units where the structure has no "bump-out," the depth may be increased up to 20 feet. In no case will the deck size encroach on the setback limits.

Materials

Deck materials shall match existing deck construction materials in the neighborhood, consisting primarily of pressure treated wood, with the exception that the rail pickets and lattice work shall be of white synthetic material to match the existing deck construction materials in the neighborhood. Also, the deck floor only may alternatively consist of a compression molded composite material of a neutral wood color. The deck flooring material used shall be consistent across existing and extended deck features. Wood elements may be treated with a clear or translucent preservative. Any tint to this coating shall be of a neutral wood color conforming to the same color requirements for fences as addressed in the Fence Guidelines.

Deck guardrails and Privacy Screens

The guardrails shall match the construction of the existing deck materials in the neighborhood consisting of synthetic white pickets. Guardrails constructed along the sides of the deck adjacent to an adjoining unit and on the side that is in line with the end of an end unit shall be extended vertically with white synthetic lattice material to provide a privacy screen matching the height and construction of the privacy screen features on the existing decks in the neighborhood. The privacy screens shall extend along the full length of these sides of the deck. Along the privacy screen, the space below the lattice material and handrail height shall be closed in solid with vertical pressure treated wood boards, also matching the construction of the privacy screens on the existing decks in the neighborhood.

Stairs

Stairs are not permitted.

Area Beneath Deck

Since grass will not grow well under the deck footprint, the applicant shall show on the plan provided with the application, a means of stabilizing the area beneath the deck (e.g. pavers, stone, and landscape boxes.) This requirement may be waived if the yard is fenced in.

Building Permit

A copy of the approved Anne Arundel County Building Permit for the applicant's deck is required to be submitted with the ARC application along with a copy of the deck plans and details.

11/18/08:

The Board of Directors has reviewed, approved, and adopted these guidelines to be used in the ARC review of applications for deck extensions or reconstruction.