

**PERRING LOCH COVENANT ASSOCIATION AREA OF  
THE GREATER NORTHWOOD COVENANT ASSOCIATION**

**RULES FOR EXTERIOR ALTERATIONS:**

1. All exterior changes must be reviewed and approved by The Association prior to construction. If changes are made without Association approval, and are later found to be unacceptable, the homeowner will be required to restore the property to its original condition. A blank "Application for Exterior Alteration" form is attached. Please retain this form for your records and for future use.

Building permits do not constitute approval by the Association, but may also be required for some types of construction projects.

2. Formstone facades are acceptable but must be consistent with other homes in the covenant area.

3. Installation of metal awnings (or other permanent awnings) on front, back and side facades of houses will be permitted.

4. Aluminum trim on replacement windows is acceptable if the color matches exactly the trim color required for the house (i.e., White or Jersey Cream).

5. No signs of any type may be posted on lawns or exteriors of homes in the covenant area. This ban includes "For Sale" signs and advertising signs.

This ban was not affected by the ending of the conservation area program in March 1985. Any signs posted will be removed at the homeowner's expense.

6. Security grilles, grates, and bars will be permitted on the windows and doors along the sides and rears of houses. Security storm doors are acceptable. They also will be permitted on any basement windows (including front). Grilles, grates, and bars will not be permitted on front doors (excludes Security storm doors noted above), bay windows, or any other windows of the first and second floors.

7. Front porches may not be enclosed. Back porches may be enclosed only with permission from the Association.

8. Large satellite dishes (microwave antennae to receive television signals) are not permitted. This ban applies to both mesh and solid dishes. Small (approximately 18-inch) dishes are permitted on the side and back of the house.

9. The quality and appearance of the original slate roofs far surpass any modern substitute. Maintenance of slate roofs is required to keep them in good shape. We recommend slate materials to be used or they shall be asphalt or fiberglass shingles of a color that matches the existing slate as closely as possible. Materials shall have a 5" exposure, be wind resistant, and have a U.L. class "A" rating. Manufacturer's literature and a sample shingle must be submitted with the exterior application.

Due to the Roof replacement efforts in the Perring Loch Covenant Community a great majority of residents have shingle roofs therefore the original slate roofs may be replaced with shingles.

A booklet published by The Greater Northwood Covenant Association, Inc. covering the Charter, By-Laws, and Deed and Agreement is available from the GNCA. If you do not already have one, Contact the GNCA office or your Trustee immediately to obtain a booklet for your own information and protection (GNCA, P.O. Box 11390, Baltimore, MD 21239, (443) 461-4622).

**Please note the following :**

**If you are contemplating any exterior change whatsoever to your home, it is imperative that a WRITTEN REQUEST be submitted to the office of THE GREATER NORTHWOOD COVENANT ASSOCIATION, INC. This request must include detailed plans of the work to be done. If a color is involved, a sample of the color must be submitted.**

For the protection of all covenant homeowners, all restrictions will be strictly enforced. This is an attractive area, carefully planned and designed by its original architects. When obvious deviations from the design occur, they detract from the overall appearance of the entire area. By so doing, all our property values are adversely affected.

As a reminder, the Perring Loch Covenant Area of the GNCA is comprised of the following homes:

1500 to 1600 block Burnwood Road  
1600 block Hartsdale Road (even)  
1600 block Heathfield Road  
5100 to 5300 block Hillen Road (even)  
1600 block Ingram Road  
5200 to 5300 Loch Raven Boulevard (odd)  
1500 to 1600 block Northbourne Road  
1500 to 1600 block Winford Road  
1500 to 1600 block Woodbourne (odd)

**The covenant conditions and restrictions apply to all of these homes. They can and will be legally enforced.**

**The authority to do so is vested in the Greater Northwood Covenant Association Board in accordance with the Charter, By-Laws, Deed and Agreement of the Covenant Association, which is a legal entity in the State of Maryland.**

This is your neighborhood, and property values can be maintained if the aesthetic appeal is maintained. Your cooperation is vital if we are to continue to live in an attractive and desirable community.

Approved and Amended.  
May 22, 2021