

**HILLEN COMMUNITY 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 unacceptable.
 3. No further installation of metal awnings (or other permanent awnings) on front facades of houses will be permitted (as of October 15, 1982).
 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). A request for approval of the change is still required as stated in item 1 above.
63443664. No signs of any type may be posted on lawns or exteriors of homes in the covenant area. This ban includes "For Sale" signs, political 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. They also will be permitted on any basement windows (including front). Grilles, grates and bars will not be permitted on front doors, bay windows, or any other windows of the first and second floors.
 7. Front and back porches may not be enclosed.
 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. Roof replacement should be avoided if at all possible. 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. Please attempt to maintain your roof as long as possible. If roof replacement is unavoidable, materials used 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.

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 home owners, 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 of our property values are adversely affected.

As a reminder, the Hillen Road Area of the GNCA is comprised of the following homes:

- 1500 block Argonne Drive (odd)
- 3900 to 4323 Loch Raven Boulevard (odd)
- 1500 block Ralworth Road and 1601 to 1609 Ralworth Road (odd)
- 1500 block Shadyside Road and 1600 to 1609 Shadyside Road
- 1500 block Roundhill Road and 1600 to 1608 Roundhill Road (even)
- 3902 to 3912 Tivoly (even)
- 1500 block Sheffield Road (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. As a resident of this area, your cooperation is vital if we are to continue to live in an attractive and desirable community.

Letter and Exterior Alteration Rules & Form sent to all GNCA-Hillen households to inform of vote needed to maintain or revise Rules and/or Form.

No opposition to Exterior Alteration Rules provided during open forum via Zoom (5-15-2021)

Approval: No revisions to Exterior Alteration Rules and Form as of May 15, 2021.