

Summary of Changes to the ARC Guidelines

The document herein includes all substantive changes made to the most recent version of the *“WILSON’S GROVE COMMUNITY ASSOCIATION DESIGN GUIDELINES AND STANDARDS - A HANDBOOK FOR WILSON’S GROVE HOMEOWNERS”*. This document is intended to be a quick reference guide so homeowners do not need to read the whole Guideline Handbook to find all substantive changes. It does not document any grammatical changes or sections where references to Maryland Code were inserted. This document is not an authoritative document and cannot be referenced with the submission of any proposed architectural changes. Please refer to the Guidelines for all official changes.

Page 2 - Good Standing Clause

Change - Deleted the clause that the Covenants Committee can reject an application if a homeowner is not in good standing. Per the community’s attorney, this is not allowable per the community’s bylaws.

Page 4 - Application and Review Procedures

Change - Updated the ARC application submission address

Change - Included the option to submit the ARC application via the Vantaca Portal

Page 20 - Exterior Lighting

Change - Uplighting of homes and trees was previously ‘not permitted’. That guideline has been updated to state that uplighting of homes is allowed without an application, as is uplighting of a certain number of plants in the front and back of the yard.

Page 24 - Firewood

Change - Added black as an approved firewood cover color option.

Page 26 - Screened Porches

Clarification - Clarified that ‘porches’ in the ‘Greenhouses and Porches’ section referred to screened in porches. Updated the title and section accordingly.

Page 28 - House Numbers

Change - Updated to reflect the fact that WG does not have mailboxes and our house numbers are also installed next to the garage door for some models.

(formerly) Page 30 - Mailbox and Post

Change - Deleted this section, as it is not applicable to WG.

Page 35 - 36 - Security Devices

Change - Added that security devices installed during the initial construction of the residence do not require approval.

Change - Added that homeowners are permitted to install a reasonable number of Security devices without approval. For example, one (1) smart doorbell camera, one security camera in the front yard, and 1 security camera in the backyard would be allowed without requiring approval.

Page 38 - Sidewalks

Change - Clarified the maximum width to be no wider than the front stoop of the home, with a maximum width of 5'.

Page 40 - Solar Panels

Change - Added the following - "However, a Covenants Committee may not impose or act to impose unreasonable limitations on the installation of a solar collector system on the roof or exterior walls of improvements, provided that the property owner owns or has the right to exclusive use of the roof or exterior walls."

Page 66 - 67 - Design Review Application

Change - Updated the ARC application, changing CMC to Bader, adding the Vantaca submission option, and requiring all submitters to initial next to all required application requirements.

Page 69 - Fee Schedule

Change - The ARC Application fee has been removed for all application types.

Page - ALL

- Removed references to townhomes
- Removed references to the Commonwealth
- Removed clarifications of 'single family detached lots' since this is applicable to all WG lots.
- Removed references to mailboxes
- Added applicable referenced to Maryland Codes