

Declaration of Covenants, Conditions and Restrictions Land Use and Architectural Control and Common Areas

The following proposed changes are found in Article VI, Use Restrictions

Section 1. Residential Use. No Lot shall be used for any purpose other than residential use except that during the Development Period, on-site Builder's construction offices, model homes, real estate sales offices and Builder's storage areas may be maintained.

This section will be deleted and replaced by, "Section 1, Usage of Lots. Lots are intended for residential purposes, but Members are allowed to conduct business from home, such as remote work or self-employed small business activities, which do not interfere with other Lot owners use or enjoyment of their properties or parking. The Board of Directors may limit or curtail, on a case-by-case basis, business activity which may not be compatible with Penny Lane and its residents. Other use restrictions such as parking, vehicles and signs will apply to any business use."

Section 3. Signs. Permanent development or neighborhood signage will be installed by the Declarant and maintained by the Association. No other signs are permitted except as follows: a) During the Development Period, no sign of any kind shall be displayed to the public view on any Lot, except signs advertising a Lot or Lots for sale or rent by a Builder or Declarant. b) After the Development Period, one (1) temporary sign not exceeding six (6) square feet may be erected advertising a Lot for sale or rent.

This section will be deleted and replace with, "Section 3, Signs. During the process of selling or renting a home, Lots may display a professional quality sign not exceeding six (6) square feet on their property. Members may also have a six square foot sign displayed along St Marks Church Road, on the common property adjacent to the detention pond. Home for sale (or rent) signs must be removed within five days of the final closing. If a contractor who has done repairs or improvements on a home asks to display their promotional sign, and the homeowner consents, a professional quality sign no larger than six (6) square feet can be displayed for up to seven days. Home businesses may not install signage of any kind on their lot or put up any type of sign in the common areas adjacent to the detention pond or along St Marks Church Road. Garage sale signs are allowed 7 days prior to the sale, and must be removed the day after. No sign will be attached to or hung from the HOA fence around the pond. No commercial sign shall be at the corner with the permanent Gale's Manor entry sign. Any sign placed in a yard within 15 feet of the sidewalk MUST have the utility lines located prior to digging holes."

Section 4. Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that household pets may be kept provided that they are not kept, bred or maintained for a commercial purpose. No more than two (2) dogs or cats shall be kept on any Lot. The Board of Directors shall have the power to adopt rules and regulations pertaining to pets as it may consider necessary and appropriate.

This section will be deleted and replaced by, "**Section 4, Animals.** No animals, livestock or poultry of any kind shall be raised, bred or maintained on any lot for any commercial purposes. This includes breeding of any ordinary or exotic house pets for the purpose of sale. Backyard poultry for personal use is not allowed. Households are limited to any combination of four (4) dogs and/or cats total per Lot. All pets will be properly cared for, licensed and have all up-to-date vaccinations. Gale's Manor animals are house pets, and may not be kept outside continually as their primary living situation. The Board may also adopt other rules and regulations pertaining to pets as deemed necessary."

Dogs or cats which become an ongoing nuisance to nieghbors, whether by excessive or late night barking, defecating on nieghboring properties, aggressive behaviour, habitually running loose or the owner's inability to control the animal, will be ordered to leave the nieghborhood by a majority vote of the Board of Directors. Such a vote must include a minimum of five members of the Board from five different Lots. A Board member may not vote if the action is being taken against one of their household pets. Complaints against an animal must be in writing, and include specific allegations with date(s), and signed by a Member. The Board will consider the complaint within 14 days at a special meeting. The pet owner must have an opportunity to explain the events in the complaint. In the event the Board votes to remove the animal from Gale's Manor, the pet owners will have 10 days to appeal, in writing, to the President or Vice-president of the association. The appeal must include an action plan to correct the behavior identified in the original complaint. The Board will call a special meeting to discuss and vote on the appeal within 10 days. If the vote to banish the pet is sustained by a second majority vote of a meeting of five Board members, the pet owner will have up to 21 days to remove the offending animal from Gale's Manor. If a pet is found to be a habitual offender and the owner unable or unwilling to control the animal, the Board of Directors reserves the right to call Cecil County animal control to intervene and remove the animal.

Section 6. Motor Vehicles. No commercial vehicles, trailers, recreational vehicles, or boats shall be kept on any Lot unless kept in the garage. No major repairs to motor vehicles shall be made on any Lot and no Lot shall be used for the storage of inoperable or abandoned motor vehicles.

This section will be deleted and replaced by, "**Section 5, Vehicles.** Commercial and recreational vehicles are allowed, but with limitations. No Class A or Class C recreational vehicles will be allowed on any Lot. Class B recreational vehicles and commercial vans are limited to a length of twenty (20) feet, a height of nine (9) feet and a GMVR of 10,500 lbs. A removable camper on a pickup is allowed. Vehicles or recreational trailers larger than Class C vehicles are prohibited. Trailers used for business, boat trailers, toy haulers and recreational travel trailers are not allowed unless stored in the garage. A maximum of one (1) allowed commercial vehicle and one (1) allowed recreational vehicle is allowed per Lot overnight. The Board of Directors, with a minimum of five members present, may approve or disapprove specific vehicles or trailers on a case-by-case basis. Requests and responses will be in writing.

Members who own large vehicles and trailers which are not allowed (for example Class A and Class C RVs or travel trailers) to be permanently stored on their property, may bring them to Gale's Manor for brief periods, not to exceed five (5) days in any month, for the purpose of maintenance, cleaning and trip preparations.

Non-residents (guests of Members) may park allowed recreational vehicles on the Lot for up to ten (10) nights, and unapproved vehicles (Class A for example) for up to two (2) nights, in any four month period.

No vehicle can be left overnight on the lawn or a porous surface. No vehicles or trailers will be stored in a side lot or backyard except upon a paved driveway or concrete pad. Outdoor storage of inoperable unlicensed vehicles is prohibited. No major repairs - activities lasting longer than one day - should be performed on the driveway or in a manner which is a nuisance to the neighbors. Vehicles or trailers must not block the sidewalk at anytime. Vehicles and trailers used by home improvement contractors may not be left overnight on the street or on the driveway longer than 10 nights within any 30 days. Lots may not construct carports or rigid vehicle covers. Idling vehicles beyond five minutes is prohibited"

.....Section 9. Television Antennas......No.....satellite.....

television dishes or antennas shall be located or constructed on any Lot unless it is first approved pursuant to Article V.

UPDATE: "**Section 9, Antennas.** This section will be deleted and replaced by, "Satellite dishes commonly issued by providers such as DirectTV or Dish Network, are allowed. Television antennas are also allowed, but Members are encouraged to utilize smaller ones when possible. Either variety must be placed upon the house itself. Antennas and dishes mounted on poles in the yard or on a fence are not permitted, except when specifically approved by the Board of Directors, pursuant to Article V"

Section 10. Pools. Only one (1) in-ground swimming pool may be constructed on any Lot provided approval is first obtained pursuant to Article V. No above-ground pools will be permitted.

UPDATE: **Section 10. Pools.** Only one (1) in-ground swimming pool may be constructed on any Lot. One (1) in-ground or above ground hot tub/spa is allowed per Lot, as long as it does not exceed 94" by 94" or a capacity greater than six (6) people. Pursuant to Article V, pools and hot tubs must be approved by the Board of Directors prior to installation. All pools and hot tubs must be professionally constructed and meet all county codes for installation and electrical requirements.

Above ground pools of any kind are prohibited. The ONLY exception are temporary 'kiddy pools' which do not exceed 24" in depth or 80" along any side or 80" in diameter. Unused kiddy pools must be drained and properly stored out of sight.

Section 11. Fences. Single-Family Lots. Only post and rail fences will be permitted. Prior to erection of the fence, approval must be obtained pursuant to Article V. No fence shall extend in front of the rear building line of any dwelling. No fence may exceed four (4) feet in height.

UPDATE: **Section 11. Fences.** Only post and rail fences (with wire mesh) are permitted around the perimeter of the backyard. In general they should not extend beyond the rear of the house, but the Board of Directors, pursuant to Article V, has discretion in the placement of fences and gates. The fence builder must locate the property lines accurately, hiring a survey if necessary.

Some Lots in Gale's Manor have existing taller privacy or security fencing originally installed by the Gales' Manor developer or property owners adjacent to our neighborhood. In such cases the Board will consider replacing those original fences with similar fencing. Fencing between Gale's Manor properties (side fencing) will continue to be post and rail not to exceed 48" tall.

Taller privacy fences and partitions, in addition to a wider variety of building materials and techniques, are allowed around pools, patios and decks near the house. Pursuant to Article V the Board will review each proposal on a case-by-case basis."

Section 12. Clotheslines. No permanent clotheslines will be permitted.

UPDATE: **Section 12. Clothesline.** Clotheslines will be permitted. We recommend a type that is more temporary in nature or retractable. Please consider your neighbors with regard to the placement of poles or supports for clotheslines. Permanent clotheslines may only be in the backyard.

Section 13. Mailboxes. The mailboxes on all Lots shall be of a uniform size, shape and character. All mailboxes shall be approved pursuant to Article V.

UPDATE: **Section 13. Mailboxes.** Members must utilize the freestanding mailboxes already located in Gale's Manor. No Member shall install their own USPS mail box. Members are allowed a small attractive box on the porch or near the garage door for the many deliveries by Amazon, Fed Ex, UPS, etc.

Solar Energy. Installation of solar panels is allowed in Gales Manor under the following guidelines. The panels must be located on the roof of the house only. No panel may be installed on fences, posts or any other location on the Lot. Panels should blend with the shingles as much as possible. Solar panels may only be installed by licensed contractors with a Cecil County building permit and final inspection.

There have been a number of references to Article V. There are no proposed changes to Article V itself, but we wish to remind neighbors that the Board of Directors needs to review all building plans including, but not limited to: fences, sidewalks, sheds, play grounds, outdoor lighting, retaining walls, decks and additions. We hope residents will continue to improve their home and property.

ARTICLE V

ARCHITECTURAL CONTROL

No Structure shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein be made (including, without limitation, any structure which impedes or impairs mowing or lawn maintenance) until plans and specifications showing the nature, kind, shape, height, materials, color scheme and location of the same shall have been submitted to and approved in writing as to harmony or external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural control committee composed of three (3) or more representatives appointed by the Board. The Board of Directors of the Association shall have the power to establish reasonable procedures and fees for the processing of applications submitted pursuant to this Article.