

**HIDDEN RIDGE COMMUNITY ASSOCIATION
P.O. Box 322
Arnold, MD 21012**

ARCHITECTURAL CRITERIA

The Hidden Ridge Community Association Architectural Control Committee (ACC) would like to present the following guidelines to all prospective applicants for structural additions or changes to the residential dwellings in the Hidden Ridge Community.

The ACC will make every effort to act quickly on your applications, and will try to approve those applications which conform to the criteria by which the Committee must abide by. These criteria are the Anne Arundel County Code, the Covenants and Restrictions applicable to each lot, and the consensus of the Architectural Control Committee with approval of the Board of Directors. The ACC cannot change the restrictions as stated in the Covenants, however, we will make every effort to approve a submission, or work with any recipient of a denied application so that it may be approved.

If you do not have a copy of the Covenants, please contact any member of the ACC or the Board. Also, if you have any comments, questions or criticisms please do not hesitate to contact us, we want the Association to work for you.

When Do I Apply?

At least 30 days prior to construction or changes that are to be made. This will give the ACC time to act on your application, as required by the Covenants.

How Do I Apply?

Write a letter to the Committee specifying what you want to do, who you are where you live, and your phone number. Include the following details when appropriate: (1) description of changes; (2) dimensions; (3) materials to be used; (4) color; (5) location on your property in relation to your house and the property line and (6) any other information you feel may be relevant or important to the requested change. It may also be beneficial to include a sketch along with your application. Be sure your name and address is on all paperwork.

The Committee will notify you of receipt of the application by postcard or phone within 7 days. If this notification is not received, the applicant should contact the Committee immediately, as it is the applicant's responsibility to insure receipt.

The Committee will meet and either approve or disapprove each item on the request. Any applicant receiving a rejection will be invited to the next Board of Directors meeting.

For What Structures Do I Have To Apply?

Storage sheds, patios, decks, awnings, fences, walls, storm doors, walks, additions, or any other permanent structure which will be in place for more than 48 hours.

No application is required for landscaping, including trees, shrubs, flower beds, etc. If you plan to put a hedge or a line of trees *along* your property *line* some fence restrictions may apply.

What Is the Criteria?

Sheds: Wood or metal, stained or constructed to match your dwelling and to blend with the appearance of the surroundings. Must be *in* the rear of the backyard *only*, and not larger than 12 feet by 12 feet, with a height of less than 12 feet.

Patios & Decks: May be installed in the side and backyards of the house only. One precaution you might note is that the construction must not affect the overall drainage onto surrounding lots. Be sure to check zoning codes early in your planning stage as other restrictions do apply.

Fences: All new or replacement fences must be wood such as dowel, split rail, estate, privacy, cross buck or picket. The supporting fence structure must be on the inside on all installations. Fences on corner lots have additional Covenant and County restrictions. Front yard fences will not be approved.

Storm Doors: Shall be either wood (in which case the same shall be painted the color of the door or trim) or anodized aluminum colored to match either the door or trim. Half-view or full-view permitted. Watch out for any plastic trim on door or storm door as temperatures can get high between the two.

Dog Houses: Permitted in the backyards only! They must be painted or stained to match your dwelling. They are individually considered as to their size.

Awnings & Walks: Will be permitted with prior Committee approval. Each case will be handled individually because of little previous history in neighborhood.

Additions: Must be constructed in a manner similar to the dwelling. Color, siding, roofing, and design must be in harmony with the surroundings.

Pools: Will be allowed subject to zoning and safety regulations. A 6-foot high privacy fence must enclose all in-ground pool areas. The prime importance here is to provide safety to the children and a degree of privacy to the surrounding lot owners. Fence requirements for above ground pools will be handled on a case-by-case basis depending on access and safety.

Trailers, Boats, Campers and Large Trucks: The parking of trailers, boats, campers, and large trucks are not permitted on private lots or public streets in the neighborhood. Zoning regulation prohibits trucks of over 3/4 ton.

Lawns, Landscaping and Lot Appearance: We have the responsibility to keep our lawns cut and free from overrunning weeds. Likewise, piles of firewood should be safely and neatly stacked. At no time may scrap, junk, garbage or debris be allowed to accumulate on any lot, street or common area.

Please remember that all requests must be approved prior to work, and approval by the Committee does not supersede County regulations.

HIDDEN RIDGE COMMUNITY ASSOCIATION
June 24, 1982

BY LAWS
OF
HIDDEN RIDGE COMMUNITY ASSOCIATION

ARTICLE I
NAME AND LOCATION

The name of the Corporation is Hidden Ridge Community Association, Inc., hereinafter referred to as the "Association". The principal office of the Corporation shall be located at P. O. Box 322, Arnold, Md. 21012, but meetings of members and directors may be held at such places within the State of Maryland, County of Anne Arundel, as may be designated by the Board of Directors.

ARTICLE II
DEFINITION

Section 1. "Association" shall mean and refer to Hidden Ridge Community Association, Inc., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions, and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the properties with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to Connolley Homes, Inc., its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions applicable to the Properties recorded in the Office Land Records for Anne Arundel County, Annapolis, Maryland.

Section 8. "Member" shall mean and refer to those parties entitled to membership as provided in the Declaration.

ARTICLE III
MEETING OF MEMBERS

Section 1. Annual Meeting. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of 7:30 p.m. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the discretion of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 15 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast or of proxies entitled to cast, one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of five (5) directors, who need not be members of the Association.

Section 2. Term of Office. At the first annual meeting the members shall elect five (5) directors for a term of one (1) year and at each annual meeting thereafter the members shall elect five (5) directors for a like term.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI

MEETING OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

- (a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;
- (b) suspend the voting rights and right to use the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties, and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By Laws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period; and

(2) send written notice of assessment to every owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the Owner personally obligated to pay the same.

(d) issue, or cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificates shall be conclusive evidence of such payment;

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(g) cause the Common Area to be maintained.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner, resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4. of this Article.

Section 8. Duties. The duties of the officers are as follows:

PRESIDENT

(a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

VICE-PRESIDENT

(b) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

SECRETARY

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

TREASURER

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX

COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By Laws.

In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X BOOKS AND RECORDS

The books, records, and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of six percent (6%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property and interest, costs and reasonable attorneys' fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

WE...
L. A. ...
THE ...
BY: *R. Hammon*

LIBER 3072 RECORDED

BOSWELL

DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, Made this 21st day of March, 1978,
by CONNOLLEY HOMES, INC., a body corporate of the State of
Maryland, hereinafter referred to as "Declarant."

WITNESSETH: 78-24-78 B 26197 *****

WHEREAS, declarant is the owner of certain property
in Anne Arundel County, State of Maryland, which is more particu-
larly described in Exhibit A attached hereto and being all of that
land shown on the Plat of Brightleaf II which is recorded among
the Plat Records of Anne Arundel County, Maryland in Liber 66
folio 12, and 13; and

WHEREAS, Declarant desires to convey the said land, or
parte thereof, and improvements thereon subject to certain pro-
tective covenants, conditions, restrictions, reservations, liens
and charges as hereinafter set forth.

NOW, THEREFORE, Declarant hereby declares that all of
the properties described above shall be held, sold and conveyed
subject to the following easements, restrictions, covenants and
conditions, which are for the purpose of protecting the value
and desirability of, and which shall run with, the real property
and be binding on all parties having any right, title or interest
in the described properties or any part thereof, their heirs,
successors and assigns, and shall inure to the benefit of each
owner thereof.

ARTICLE I
DEFINITIONS

Section 1. "Association" shall mean and refer to
Brightleaf II Association, Inc., a Maryland non-stock corporation
its successors and assigns.

IN CLERK'S OFFICE
1978 MAR 26 PM 10:30
W. J. ...

41

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinabove described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the owner, being all of the real property hereinabove described with the exception of the lots. The Common Area to be owned by the Association at the time of the conveyance of the first lot is described as follows:

BEING known and designated as Recreation Area "B" containing .889 acres, more or less, Recreation Area "C" containing 1.47 acres, more or less, and Recreation Area "D" containing .238 acres, more or less, as shown on the plat entitled "Brightleaf, Section II, Plat One" recorded among the Land Records of Anne Arundel County in Plat Book 66, Page 12.

BEING known and designated as Recreation Area "A" containing 6.25 acres, more or less, Recreation Area "E" containing 2.06 acres, more or less, as shown on the Plat entitled "Brightleaf, Section II, Plat Two" recorded among the Land Records of Anne Arundel County in Plat Book 66, Page 13.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the properties with the exception of the Common Area.

