

Flint Ledge Estates Community Association, Inc.  
P.O. Box 1243  
Rockville, Md. 20850

November 15, 1985

Dear Neighbors:

In response to many requests, the Association has compiled this Barrington Station Residents' Handbook. It contains legal documents pertaining to your property and the Association, as well as, community oriented information, such as committee organization and officers' telephone numbers.

The Board of Directors urges all homeowners to acquaint themselves with all of the information in this handbook. All homeowners are especially encouraged to be familiar with the Architectural Control Covenants and the Parking Regulations since these are the two subjects which produce the greatest number of questions in our community.

Since this handbook is the Association's first, constructive criticism and suggestions for future improvements would be welcome. Please feel free to call any member of the Board if you have any questions about the handbook or the community, or wish to serve on any of the committees. We are all volunteers -- this is your community and your cooperation is necessary.

Cordially,

Wayne R. Benjamin  
President

## ABOUT YOUR HOMEOWNERS' ASSOCIATION

The Flint Ledge Estates Community Association, Inc., is a non-profit Maryland corporation controlled and operated by you and your neighbors. Its purpose is to preserve the character of your community and perpetuate the natural beauty of the surroundings, and by so doing, to protect and enhance the value of your investment for years to come. The name "Barrington Station," by which our development is commonly known, was chosen by the developer for strictly marketing purposes.

### What Does Your Association Do?

Generally speaking, the Association may undertake any activity that will promote the common benefit and enjoyment of the residents. As presently organized, your Association is responsible for (1) maintaining the Common Areas of the community and (2) preserving the architectural standards of the neighborhood.

### How Does The Association Operate?

Upon purchasing your residence in Barrington Station, you automatically receive membership in the Association and the right to cast one vote. The routine affairs of the organization are managed by a Board of Directors elected by you and your fellow members. A President, Vice-President, and other officers, as well as special committees, are appointed by the Board, and like the Directors, serve without pay. Your vote in the Association guarantees that your voice will be recognized in the affairs of your community.

OFFICERS AND DIRECTORS

For your general information and convenience, we have listed below the Officers and Directors of the Association for 1985, their general areas of responsibility, and specific committees and functions in each area.

<u>Officer/Director</u>	<u>General Responsibility</u>	<u>Committees/Functions</u>
President Wayne Benjamin 251-1086	General Management	Review and Execute all Legal Documents
Vice President Tom Riley 424-2162	Contract Coordination	Architectural Control Committee Chairman Landscaping
Treasurer Bernie Lubran 279-7214	Comptroller	Bookkeeping Tax Returns Architectural Control Committee Budget
Secretary Gayle Brooks 294-9522	Minutes of Meetings Association Records	External Correspondence Member Records
Director Miriam Brodsky 251-1048	Public Relations	Architectural Control Committee

## The Common Area

The Common Area is all that portion of the Barrington Station single-family and townhouse subdivision which lies outside the individual homeowners' lots. This land was deeded to the Association by the developer for your use and enjoyment. It especially includes the tot lot for your children and the parking areas for townhouse residents. When you bought your residence, you automatically became a member of the Association. Therefore, Community ownership of the common property is your assurance that the Common Areas will retain their natural beauty and will remain as open space for the use of you and your family.

## The Cost of Your Association

To pay for the maintenance of your community facilities, the Association assesses each member a nominal charge as his fair and equal share of the expense. For the first six months of 1985, we assessed ourselves an initial rate of \$50 per townhouse and \$25 per single family dwelling. In August, 1985, the Board of Directors voted for a second assessment, again for \$50 per townhouse and \$25 per single family dwelling. Should a member fail to pay his share, the Association may take legal action against him; and at the discretion of the Association, the assessment will become a lien upon his property, enforceable by foreclosure proceedings.

The Board of Directors would like to take this opportunity to address several areas of importance for all homeowners:

COVENANT

A. Article VI of the Covenants states:

ARCHITECTURAL CONTROL

"No building, fence, wall or other structure, or exterior painting, shall be commenced, erected or maintained, upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same have been submitted to and approved in writing as to harmony of 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. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with. In the event that such improvement, change or alteration is not removed or corrected as ordered, the Association retains an easement to go upon a Lot and remove or correct the unapproved improvement, change or alteration pursuant to the provisions set forth in Article VIII and the cost of such work may be assessed to the Owner as provided therein. Notwithstanding any provisions of this Declaration to the contrary, the provisions of this Article VI shall not be applicable to the Declarant or any part of the property owned by the Declarant during initial construction but shall be applicable to Declarant's successors and/or assigns."

The Architectural Covenant imposes the legal requirement on the Association to approve or disapprove the construction of new structures, exterior additions, and changes or alterations to the present design before they can be started by a homeowner. In fulfilling this legal obligation, the Board of Directors has delegated to the Architectural Control Committee the task of reviewing each application for approval. However, the Board has the authority to review appeals by individual homeowners.

COVENANT

B. Article VIII of the Covenants states:

EXTERIOR MAINTENANCE

"In the event an owner of any Lot in the Properties shall fail to maintain the premises and the improvements situated thereon, including lawns and landscaping, in a manner satisfactory to the Board of Directors, the Association (if, after twenty (20) days notice to the Lot involved setting forth the action intended to be taken and corrective action has not been taken by the Owner), and after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said parcel and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which said Lot is subject."

## GENERAL ASSOCIATION REGULATIONS

Each homeowner is required to maintain the appearance of his structure and yard.

1. Single Family Homes: The total landscaping within the property boundary lines is the responsibility of each homeowner. This responsibility encompasses the maintenance of trees, shrubs, and grass with regular cutting and watering as required.
2. Townhouses: Generally speaking, the front lawns are Common Areas and will be cut & trimmed along with all other Common Areas by a contractor hired by the Board to perform this function. The rear yards, within the lot boundaries, are the responsibility of each townhouse owner. We expect and encourage each owner to water and promote the being of the shrubs and trees adjacent to his residence.

The color scheme as established shall be retained and preserved by each owner.

Any proposed addition or change to the exterior of the homes shall be presented to the Architectural Control Committee in writing for approval or disapproval. The Board must act upon each request within 30 days or approval is automatic subject to the City of Rockville's approval.

The Board has the right to correct deficiencies at both single family residences and townhouses and bill the owner for the work accomplished.

BARRINGTON STATION PARKING REGULATIONS

The Board of Directors of Barrington Station, pursuant to its authority to adopt rules and regulations governing the use of common areas owned by the Association as set forth in Article II, Section 4 of the Declaration of Covenants, Conditions and Restrictions, hereby adopts the following PARKING REGULATIONS:

TOWN HOUSE AREA:

When this development was designed and approved for construction, two parking spaces were provided for each residence; however due to the density, the spaces are not necessarily adjacent to all units. The large lot at the end of McCormick Road is short five (5) of the required spaces to afford each home two (2) parking spaces. The small parking area at the circle has five (5) spaces which is three (3) short for the houses adjacent to it. Due to these restrictions, it becomes necessary to limit each home to a maximum of two (2) cars parked within the subdivision. Guests will be restricted to parking around the circle and along the athletic field. Signs will be posted.

As soon as possible, we will mark each parking space and assign one (1) to each home, as close to your door as possible. Parking is available for additional cars in unnumbered spaces. Unauthorized cars will be towed. Each driver shall park within the indicated spaces.

BARRINGTON STATION PET ORDINANCE

Pets shall be kept within one's own property. No animals, dogs or cats, shall be allowed to run free at anytime. For the purpose of exercising and relieving, pets should be walked on a leash to the open walks and fields surrounding our community. The Common Areas, including the fronts of the townhouses, as well as single family lots, are not to be used for relieving and depositing excrement. This practice is unhealthy for humans and is detrimental to the maintenance of our plants, shrubs & grass. Replacement of these items will be very expensive and the cost will be assigned to any owner who chooses to disregard this ordinance.

Homeowners with pets are reminded that they must comply with all City of Rockville regulations regarding pets e.g., leash law, rabies vaccination, tax tag, etc.

BARRINGTON STATION TRASH ORDINANCE

Trash containers must be kept within one's property and may not be set out on the street before 7 p.m. the evening before the scheduled pick-up. All trash must be in securely tied plastic bags or covered receptacles. Trash left out at other times is unsightly and an attraction for rodents and other undesirable scavengers. Each person is encouraged and requested to pick up debris from yards & streets.

The tot lot was specifically built and designed by the developer, Dennis Rourke Corporation, in cooperation with the governing agencies of the City of Rockville. The tot lot is for the benefit of the residents of our Community. It is a small facility and there is a large amount of concrete walks and steps leading to and surrounding it. In order to avoid potential accidents and injuries, an ordinance governing usage of the facility has been adopted. The Association can accept no responsibility or liability for any injury or accident incurred while approaching, leaving or using the tot lot. Everyone using the tot lot should do so with the utmost care and caution to avoid accident and injury, not only to themselves, but to others.

#### TOT LOT ORDINANCE

No child shall be allowed to use the tot lot unless accompanied by an adult. All children using the tot lot under the age of eight (8) must be supervised by an adult. Everyone using the tot lot should behave in a reasonable manner and should be respectful of the privacy of adjacent private residences. Evening closing time for the tot lot is dusk.

The following are not permitted at or in the vicinity of the tot lot:

1. Ball playing
2. Bike riding or skate boarding
3. Food or beverages
4. Pets