

Flint Ledge Estates Community Association, Inc.
P.O. Box 1243
Rockville, Maryland 20850
October, 1999

Dear Neighbors:

In response to many requests, the Association has compiled this Flint Ledge Estates 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.

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,

Paul Jacobsen
President

FLINT LEDGE ESTATES PET ORDINANCE

Pets shall be kept within one's own property. No animals, dogs or cats, shall be allowed to run free at any time. 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 the single-family lots, are not to be used for relieving and/or depositing excrement. This practice is unhealthy for humans and is detrimental to the maintenance of our plants, shrubs, and 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.).

FLINT LEDGE ESTATES TRASH ORDINANCE

Trash containers must be kept within one's property and may not be set out on the street before 7:00 P.M. the evening before the scheduled pick-up. All trash must be securely tied in plastic bags or covered receptacles. Please do not leave yard waste on the street. It too is not to be placed out on the curb before 7:00 P.M. prior to the day of pick-up. 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 and streets.

OFFICERS AND DIRECTORS

For your general information and convenience, we have listed below the officers and directors of the Association for 1999-2000, 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 Paul Jacobsen (301) 424-2663	General Management	Review and Execute all Legal Documents
Vice-President Leslie Sklarew (301) 251-5865	Contract Coordination	Architectural Control Com- mittee Chairman; Landscaping
Treasurer Sharon Klompus (240) 453-9290	Comptroller	Bookkeeping; Tax Returns; Landscaping, Budget
Secretary Jane Kunze (301) 251-0604	Minutes of Meetings Association Records	External Correspondence Member Records
Director Steve Robins (301) 838-0595	Public Relations	Architectural Control Committee

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 or 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.”

In addition, a March 30, 1998, letter to all residents/owners includes the following:

“There is now an approved color pallet from which to choose for all exterior painting. In accordance with the bylaws of the community association, any homeowners wishing to use colors other than those from the approved pallet must obtain a waiver from the Board.”

Please note the revised areas that should be painted from among the specified trim colors. These include gutters, downspouts, vents, bay windows, garage doors and their trim, and around all windows. Any homeowner/resident who wishes an envelope which contains the pallet and other information may ask any Board member at any time.

The Common Area

The Common Area is all that portion of the Flint Ledge Estates 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 includes especially 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 an open space for 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 or her fair and equal share of the expense. For the first six months of 1999, we assessed ourselves a rate of \$64.00 per townhouse and \$82.00 per single family dwelling. Should a member fail to pay his share, the Association take legal action against him; at the discretion of the Association, the assessment will become a lien upon his property, enforceable by foreclosure proceedings.

FLINT LEDGE ESTATES PARKING REGULATIONS

The Board of Directors of Flint Ledge Estates, 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 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) 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.

Parking is available for additional cars in unnumbered spaces. Unauthorized cars will be towed. Each driver shall park WITHIN the indicated spaces.

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

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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 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.