



Architectural Design Guidelines

Dear Property Owner:

Thousand Acres prides itself on being a residential community that balances preserving the natural characteristics of the environment, while encouraging construction of individual homes using high quality materials and architectural principles that are unique to each homeowner.

A home design that is sensitive to the environment, the neighborhood, the Deep Creek Lake climate, existing vegetation, wildlife and site topography can best be achieved through a careful, well thought out configuration of your home site. Over the years, residents have told us that the most outstanding features of Thousand Acres is its natural beauty and sense of community. The Architectural Review Board is committed to helping property owners in their construction planning efforts to protect and enhance this precious asset.

These guidelines are intended to serve as your guide in the rewarding process of planning a new family home. While this document has proven to be a helpful tool in planning homes at Thousand Acres, it can neither provide all the answers nor guarantee ideal solutions for every situation.

We encourage you and your architect and builder to review all of the guidelines and become familiar with all of the required submittals. Your home architect, your landscape architect, and your builder will find these guidelines helpful, and we encourage questions and comments. If we may be of assistance, please do not hesitate to call on us. NOTE: If you are unsure as to whether your project will require approval, please check with the ARB first.

Respectfully,

The Thousand Acres Architectural Review Board



Let's achieve a residential community that balances preserving the natural characteristics of the site while encouraging construction of individual homes

THE ARCHITECTURAL REVIEW BOARD

To assure that the planning ideals and integrity of the community are maintained as you and your neighbors construct your new homes, you will be assisted throughout your design and planning process by the Thousand Acres Architectural Review Board (ARB). The rustic and natural beauty of Thousand Acres is unique, and the community has been designed to best respect the traditions and environment of the Region.

The Board will review your new home plans, as well as plans for home renovations. These Design Guidelines have been established to provide residents, their architects and contractors with a set of guidelines for the preparation of their drawings and specifications. These guidelines are intended to encourage and ensure quality. As with all regulations, it is difficult to anticipate every possible situation. Therefore, the ARB may consider the merits of any project that has specific circumstances that make compliance with these guidelines cumbersome or impractical. Your architect/designer and contractor should be familiar with the building codes and governmental regulations. Compliance with all governmental agencies and regulations is the obligation of the lot owner and contractor.

Note that the ARB has the authority to approve or disapprove construction plans. In addition, the ARB will suggest modifications to any plans as a path to construction plan approval.

THE DESIGN REVIEW PROCESS

DESIGN REVIEW AND APPROVAL

Before the start of any construction activity, an Application for Approval (form attached to this

document) and \$300 processing fee must be submitted by the Property Owner to the ARB. Scaled PDF electronic plans may be submitted to Brian O'Brien at bobrien@schneiderdowns.com.

A) Architectural Submission for Single-Family Residential Approvals

- Scaled PDF Floor Plans
- Scaled PDF Building Elevations with a finish schedule showing all exterior finish materials, colors and details, exterior openings, appropriate details and overall height of structure
- All Exterior Finish Samples (Manufacturer spec documents acceptable)
- Scaled PDF Site Plan with topography showing all proposed structures, setbacks, easements, and drainage plan.

B) Landscape Architectural Submission

- Thousand Acres strives to integrate and protect green space throughout the community. Residents are required to incorporate "green friendly" elements as part of their home exterior landscape design plan. This can include grass or other vegetation, plants, trees, flowers, etc...
- Grading and Drainage Plan - may be required on site plan showing all contours, direction of drainage, drainage structures, slab elevations, street elevations.

ARCHITECTURE

HEIGHT - BULK - MASS

A) Depending on the lot you've purchased, you will be required to construct a home of a minimum and maximum prescribed footprint as identified in the respective covenants.

EXTERIOR TREATMENTS

A) Materials such as brick, wood and stone, are common to many of the Region's homes built over the past century. No aluminum, vinyl, or T1-11 siding is allowed. The correct blending of these materials is essential in creating a facade treatment which ensures a quality look.

B) The color scheme of your home should compliment the surrounding environment while projecting your own personality and taste. All colors shall be approved by the ARB prior to their application.

ROOFS

A) Roof design is important to the overall design of a new home. The roof of your house serves as a "cap" for the structure, both physically and visually. Therefore, it is important that the pitch, proportion and material of the roof be appropriate.

B) Preferred materials are 30 year asphalt shingle, cedar shakes, standing seam metal in earth tone colors. The ARB will consider alternative materials.

C) Corrugated fiberglass will not be permitted either as a roofing or skylight material.

FOUNDATIONS

A) Foundations must be covered with brick, stone or exterior finish material. No cement block or concrete foundation is allowed to show, except up to 12" of parged concrete block or concrete may show. A parged block or concrete should have a broom finish with color choice to blend with the color scheme of the main body of the home.

ANCILLARY STRUCTURES

A) Garages and carports should be designed to blend with the main home utilizing the same materials and should be located on the street side of the lot, or side of the home.

B) Outbuildings should be designed and constructed to match the architectural style of the main home and should be sited in accordance with all setback guidelines.

C) All compressors, generators, meter boxes and similar equipment shall be visually screened from the street and from the side yard view.

D) Fencing height may not exceed 4 feet. Plantings should be considered for privacy whenever possible. Chain-link style fencing is not allowed.

E) The ARB must approve of the location of any satellite dishes. Satellite dishes are allowed but shall be no greater than 18 inches in diameter

GRADING AND DRAINAGE

A) It is imperative that proper and positive drainage on your lot be included within your construction plans and rely on natural drainage ways as they exist. Storm water run-off from each site must be handled by adequately grading all areas so that run-off can be directed in a positive manner to the natural drainage ways. A storm water management during construction and post construction will be a requirement during the Garrett County Building permit process. Typically, drainage type swales will be installed along the side property lines sloping towards natural grade for positive drainage. Homeowners are responsible to maintain these swales at all times.

DRIVEWAYS

A) Note that all lots carry Utility and/or Drainage Easements as shown on the plat.

LANDSCAPING

A) Existing trees on any individual Lot are a resource to be enjoyed by all the residents. The developer's intent is to promote retention of specimen trees wherever possible during the development process, and during home construction. Toward this end, it should be

understood that compaction of soil, trenching, and grade changes involving cutting or filling will often lead to tree death. All existing trees proposed to be removed 6" or more in diameter chest high must be clearly marked in the field.

B) The Homeowner may be required to install plant material to cover select exposed ground areas.

C) Each Homeowner shall maintain their property on a regular basis so as to have a healthy, well kept, and orderly appearance.

EXTERIOR LIGHTING

A) Thousand Acres supports maintaining a private, "natural wooded" environment for all residents. Homeowners are required to minimize exterior light glare in consideration of neighbors and drivers, traveling on roads, in the community. Appropriate lighting angle placement, low wattage/dim solutions should be incorporated on all exterior illuminated property structures.

B) Residents must use low intensity, indirect light sources to the extent required for safety, security and blend into the "natural wooded" environment. When designing exterior lighting, the light source should be directed down and the intensity of light limited, in order to preserve the night sky and the quality of darkness. Up lighting should be minimized and should be limited to areas that do not adversely impact nearby neighbors and residents.

HOME CONSTRUCTION GUIDELINES

Thousand Acres is an established home community and promotes consideration to existing homeowners, wildlife and vegetation. Homeowners are required to follow the below construction guidelines to minimize impact to the environment, being considerate to current residents and maximizing safety for all residents and construction site

personnel.

CONSTRUCTION WORKING HOURS & APPROVED ROADS FOR ACCESS

A) Construction hours will be from **7:00am to 7:00 pm Monday through Saturday**. There is **NO CONSTRUCTION ACTIVITY OR DELIVERIES** permitted on Sundays or Holidays.

B) North Shore West and Smith Pointe construction related vehicles are requested to use Upper Snaggy Mountain (**ONLY**) for access.

CONSTRUCTION IMPACT FEE

A) Upon receipt of the Building Permit from the Governmental Agencies, constructions approval by the ARB, and prior to beginning of construction, the Property Owner will be required to remit payment of a Thousand Acres Community Impact Fee, which will help cover the costs related to the negative impact that construction will have on the Thousand Acres roads and related infrastructure.

B) See attached for additional costs relating to Thousand Acres North Glade Association (TANGA) Schedule of Fees outlining:

1. HOA dues per each designated residential location/area
2. Thousand Acres Community Impact Fee

OPERATIONS & SITE MAINTENANCE

A) The established speed limit within the community is 20 miles per hour for all vehicles.

B) Operators of vehicles are required to see that they do not spill any damaging materials while within the community and, if spillage of a load occurs, operators are responsible for cleaning up.

C) No construction trailers will be allowed except in designated areas.

D) If any telephone, cable TV, electrical, water, etc., lines are cut, it is your contractor's responsibility to report such an accident to the appropriate utility within 24 hours. The cost of repairs will be the responsibility of the contractor

and lot owner.

E) Limited construction equipment may be left on the property owner's site, temporarily while in use for active construction. However, construction equipment and vehicles are not permitted to be parked on any community roads or community/neighborhood properties.

F) No construction debris is to be dumped on site or anywhere within the Thousand Acres community. A construction/industrial waste container (steel dumpster) must be on site, with regularly scheduled trash hauls. No overflowing dumpsters or piles of debris on site are permitted.

G) Each Home Builder shall be required to provide a properly maintained chemical toilet on-site during construction for workers.

H) Loud radios or noise will not be allowed within the subdivision. This is distracting and discomforting to property owners and wildlife. Speakers mounted on vehicles or outside of houses under construction will not be permitted. Please provide your Home Builder with a copy of this section, so that all construction vendors and subcontractors are aware of community rules and expectations.

I) Contractors are required to keep their job sites clean and trash free. Job sites are restricted to the individual lot where the home is under construction and must not infringe on any other lots, land or common areas. Construction materials shall be stored in an organized and orderly manner at all times during construction.



THOUSAND ACRES ARCHITECTURAL REVIEW BOARD

Application for Approval

Date: _____

Lot #: _____

Section: _____

Owner Name: _____

Phone: _____

Email: _____

Architect's/Designer's Name: _____

Phone: _____

Email: _____

Contractor: _____

Date: _____

THIS APPLICATION IS FOR:

_____ DESIGN REVIEW SUBMITTAL FOR NEW HOME

_____ CHANGES/ADDITIONS TO EXISTING

_____ ANCILLARY STRUCTURES

ITEMS SUBMITTED WITH THIS APPLICATION

_____ New Home

_____ Modification to Existing Structure

_____ Site Work

_____ Recreational Facilities

_____ Other

_____ \$500 PROCESSING FEE

SQUARE FOOTAGE

Inside Living Area: _____

Garage Area: _____

Basement: _____

1st Floor: _____

2nd Floor: _____

Main House Footprint: _____

Other: _____

FINISH

Exterior Finish Materials: _____

Color Scheme: _____

ROOF

Material: _____

Color: _____

Homeowner: _____

Date: _____

Approved _____

Date _____