

Campus Hills Community Association, Inc.
Standards of the Protective Covenants
Presented at March, 2023 CHCA Meeting

Campus Hills properties are subject to the Protective Covenants which are recorded with Baltimore County and run with the land. The Campus Hills Community Association Board of Directors has the legal responsibility to enforce the Covenants. At various points, certain criteria have evolved and developed into supplementary guidelines. They are presented herein as “Standards of the Covenants” and should prove to be of substantial benefit and assistance when any improvement is submitted for approval by the Covenants Committee. Compliance with the Standards will expedite the Committee’s action upon the submitted improvement. These Standards are not intended to define the complete range of improvements but represent only those types which constitute the majority. However, the Protective Covenants remain the sole legal agreement, and any conflict or ambiguity that may arise between the Covenants and these Standards shall be resolved in favor of the Protective Covenants as interpreted by the Covenants Committee.

1. FENCES

- Location and maximum height of fences shall be as stated in Article 2 of the Protective Covenants and any amendments.
- Natural fences when presenting a solid barrier without openings must be maintained to a maximum height of 4 feet above grade. “Natural fences” refers to hedges and similar plantings that create a barrier between properties.
- Artificial fences must be of natural wood or of synthetic materials that effectively simulate the appearance of natural wood. No paint other than natural stain is permitted. White paint or white plastic or vinyl fences are not permitted.
- Chain link or other metal fencing is not permitted.

2. PATIO ENCLOSURES AND PATIO ROOFS

- The exterior finished appearance of a permanent patio roof or enclosure shall reasonably conform to the architecture of the residence and shall be of similar building materials and color.
- Where house construction or the particular location of the patio roof or enclosure permits the required minimum slope, the roof shall have asphalt roof shingles, with color matching the house shingles. Materials approximating the look of asphalt singles will be considered.
- Where house construction does not permit the required minimum slope for roof shingles, flat roofs may be erected. Such roofs shall match the house trim in color, and gutters and down spouts matching those on the residence.
- Sides of sloping roofs shall match the upper story of the residence in material, construction, and color. Aluminum or other synthetic material siding may be used if such material matches the residence and has the same color.
- Corrugated metal, aluminum, fiberglass, or plastic roofs and sides as the exposed surfaces will not be permitted unless they match the residence’s roof in material and appearance.

3. OUTDOOR STRUCTURES

- Storage sheds, bath, garden, or other outdoor structures located away from the residence or at the other end of a driveway shall have similar architectural lines, material, construction, and color as that of the residence.
- Garages and carports shall have the required minimum roof slope to receive asphalt roof shingles, with color matching the house shingles.
- Walls of such structures may be brick, or of materials, construction, and color matching the residence.

- Location shall be in accordance with Articles 3 and 4 of the Protective Covenants.
- Storage sheds constructed to be abutting the residence and not under a patio roof or within a patio enclosure shall have the required roof slope to receive asphalt shingles, with color matching the residence. Walls may be brick, or of material, construction and color matching the residence; and constructed small storage sheds must match the residence in materials and appearance.
- Small, prefabricated storage sheds will be permitted ONLY if located against or aligned with the rear wall of the residence or at the end of a driveway away from the street.
- Prefabricated structures such as greenhouses, pergolas, and others of a permanent nature require aesthetic and material approval of the Covenants Committee, however, they are not required to match the residence in materials.

4. MISCELLANEOUS IMPROVEMENTS

- Plastic, metal, or aluminum awnings are not permitted. Solid color canvas awnings are permitted but are to be taken down at the end of the summer season.
- Retaining walls along the side and rear lot lines are permitted except that no wall shall be constructed on front, side, or rear lot lines immediately adjacent and parallel to street, rights-of-way. Retaining walls that are faced with matching house brick are preferred, but other materials may be submitted to the Covenants Committee for consideration.
- Privacy screens are limited to a maximum of 8 feet in height above grade and 15 feet in length. The same provisions regarding acceptable fencing materials noted above apply to privacy fences.
- Porch enlargement above grade shall match house masonry in material, color and appearance.
- Replacement or addition of new residence siding matching the materials and appearance of siding in the neighborhood, ground level patios, and walks do not require approval of the Covenants Committee.
- Small satellite dishes, outdoor grills and ovens, and fire pits do not require approval. Larger improvements are considered outdoor structures and fall within Article 3 above.

5. RECONSTRUCTION OF PREVIOUSLY APPROVED IMPROVEMENTS

- Any improvement that has been destroyed or removed, whether by fire, storm, accident, deterioration, or any other cause, and would require reconstruction by the use of new or existing materials, or any combination thereof, cancels and voids any previous approval.
- Any subsequent reconstruction shall conform to the Covenants and Standards, and plans shall be submitted to the Covenants Committee for approval.

NOTES

- In the above Standards, references to roof asphalt shingles shall mean exact match on the improvement to that existing on the residence. If this match is not possible, dark hues or dark neutrals may be used after Covenant Committee approval. A change of roofing materials also requires Covenant Committee approval.
- All plans for improvements, unless stated otherwise, must be submitted IN DUPLICATE to the Covenants Committee for approval if in writing. Electronic versions are preferred and may be submitted in lieu of hardcopies, and do not need to be in duplicate. Requests shall be made well in advance, at least 15 days in advance of the planned construction date, and before the signing or awarding of any contract. These plans need not be elaborate but should be sufficiently detailed so as to enable the Committee to determine whether or not the contemplated improvement conforms to the Protective Covenants.