

STONERIDGE IMPROVEMENT ASSOCIATION, INC.

STONERIDGE COVENANTS

**P. O. Box 9714
Baltimore, Maryland 21286**

MISSION STATEMENT
FOR
STONERIDGE COMMUNITY

It is the mission of the Stoneridge Improvement Association, Inc. to foster, maintain and protect the residential character of Stoneridge, to promote and to engage in businesses, activities and projects which would make Stoneridge a more desirable community in which to live, to secure the organized support of the residents of the community and adjacent areas to combat and oppose any infringement, proposed violation or relaxation of the Zoning Laws or any development or developments in Stoneridge or adjacent areas which might depress or depreciate land values or tend to disturb the peace and quiet of the neighborhood or which in any way would aggravate or annoy the inhabitants of Stoneridge.

Welcome to Stoneridge!

The Stoneridge community was developed in 1959 and consists of 114 homes situated east of York Road on the north side of Fairmount Avenue, and on Winsford Road and Wilfred Court. The land was originally part of the John Ridgley estate and is so shown in the 1887 C. M. Hopkins *Atlas of Baltimore County, Maryland*.

The original Covenants, Restrictions, Conditions, and Reservations contained in a Declaration made by Broadview Realty, Inc. were filed on March 22, 1959 and recorded among the Land Records of Baltimore County in Liber, W.J.R. No. 3537, Folio 368. They remain in effect today. The original Covenants have been clarified several times in the intervening years. On March 22, 1976, Broadview Realty, Inc. and Stoneridge Improvement Association, Inc. joined in the execution of an Assignment. Stoneridge Improvement Association, Inc. by joining in the execution of this Assignment, thereby accepted and agreed to assume the rights and powers and carry on and perform the duties and obligations incident thereto.

Stoneridge has consistently provided a special quality of life for its residents for more than fifty years. This is due, in no small part, to the goodwill of those who live here and their willingness to make it so.

The 114 homes house a variety of people, with a variety of tastes and preferences. It is understandable then that in order to maintain our special quality of life, some common rules and regulations must apply. These rules and regulations take two forms: (1) our own legally filed Stoneridge Covenants and (2) Baltimore County Zoning Laws.

While we realize that such laws and covenants, by their very nature, must limit our individual choices and actions, following them and complying with them, is really in everyone's best interest.

Annual membership dues of \$60 per household fund the association's expenses which includes the cost to BGE for the twenty-two lighting poles strategically placed in the alley.

The Stoneridge Improvement Association officers and committee members expend much personal time working for the ultimate good of the community, as they bring to your attention, from time to time, actions or omissions by residents which, unfortunately, violate one or more Covenants or Zoning stipulations.

Baltimore County Zoning laws are available from the County by request. By law, Stoneridge Covenants are to be provided by the seller at the time of sale. Any seller who ignores this regulation, or states otherwise, is not in compliance with the law.

Copies of the Stoneridge Improvement Association, Inc. Covenants, Restrictions, Conditions, and Reservations are distributed to all residents. If you do not have your copy, please contact a member of the Executive Committee.

BELmont 0429

BROADVIEW REALTY, INCORPORATED
2301 Maryland Avenue
Baltimore 18, MD

June 2, 1961

To Residents and Owners of Stoneridge Houses:

Due to the many inquiries we have received pertaining to the Covenants, Conditions and Restrictions for the development of Stoneridge, we are sending this letter with a copy of the Covenants to all residents of Stoneridge.

Covenants and restrictions are required and placed on all communities. The purpose as we are sure you are aware is to protect every resident in maintaining a high type, appealing development. If every property owner were permitted to do whatever he chose to his property, one can imagine the chaos which would result.

To clarify those items about which we have received the most inquiries, we wish to state the following:

1. Fences are to be of the chain link type only. On corner lots they may not extend beyond the front line of the house. Shrubbery hedges are permitted as long as they are kept trimmed and orderly, and do not extend beyond the building line.
2. Exterior paint color on all trim and doors is to be white. Wrought iron railing to be black.
3. Awnings are to be canvas and dark green in color. This applies to awnings installed over windows, doors porches and patios.
4. All exterior for building must be submitted along with a drawing for approval to Broadview Realty, Inc., 2301 Maryland Ave., Baltimore 18, Maryland. ALL REQUESTS PERTAINING TO DEED AND RESTRICTIONS MUST BE SUBMITTED IN WRITING TO ABOVE. Written permission or denial will be given within ten days of receipt of request.
5. Dog house dimension cannot exceed 2' square and 2' high. They must be kept clean and attractive in appearance and painted white.

These specifications have been established with the approval and assistance of the officers of your improvement association.

All items which are covered by the Covenants and Restrictions, which have not been clarified by this letter, must be submitted in writing to the Broadview Realty, In., Baltimore 18, Maryland for approval. Written approval or denial will promptly be given.

Your association as well as our organization is interested in maintaining Stoneridge as a development of which we can all be proud. We know each property owner is interests in the same.

We greatly appreciate everyone's cooperation in abiding by the Covenants and Restrictions.

Your very truly,

BROADVIEW REALTY, INC.

P.S. From the above date any violation of the deeds and covenants of Stoneridge will be handled by the process of law.

STONERIDGE IMPROVEMENT ASSOCIATION, INC.

P.O. Box 9714
Baltimore, Maryland 21286

Date: March 4, 1976
To: New Residents: Owners and Renters
From: The Executive Committee

Attached you will find a copy of the Covenants and Restrictions which apply to our neighborhood. Please review them carefully.

Certain standards and restrictions apply to our properties and one function of the Executive Committee is to ensure compliance with our government Covenants and Restrictions. Compliance with these standards helps to foster pride in our community. Additionally, unpainted houses, deteriorating porches, sheds and car pads, trash accumulation and overgrowth in yards, and uncollected animal waste diminish property values. Compliance with the Covenants helps prevent such loss of value.

The Covenants Committee makes semi-annual "walk-throughs" to observe the general condition of the neighborhood. Utilizing detailed covenants letters, residents are informed of violations or compliance to the Covenants and Restrictions. Where violations are cited, the letter specifies the appropriate action required to correct the violation in order to bring the property into compliance with the Covenants and Restrictions. A reasonable timeframe within which to make corrections is also mentioned. Of course, additional time can be granted upon request by the property owner. Failure to comply with the Covenants and Restrictions could result in the appropriate legal action by the Association.

Over the years, the Executive Committee has established a variance process for granting on a case by case basis, permissible exceptions to the original Covenants and Restrictions. Written variance request must be made to the Covenants Committee **prior** to starting any work and should include specifications, pertaining to the project concerned. Where Baltimore County and State building permits, etc. apply, the Committee will also require written verification that the project meets all County and/or State codes and requirements.

No exterior construction requiring a variance should be initiated in the community without prior written submission of project specifications to the Covenants Committee. The Committee will answer, in writing, all variance requests as promptly as possible.

STONERIDGE IMPROVEMENT ASSOCIATION, INC.

P.O. Box 9714
Baltimore, Maryland 21286

Copy of Original Covenants, Restrictions, Conditions, and Reservations

The Stoneridge Community was developed by Broadview Realty, Inc. The original Covenants, Restrictions, Conditions, and Reservations were recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3537, Folio 368 dated May 1959.

1. No building or structure of any kind shall be commenced, erected, or maintained on said lots, nor shall any addition to, change or alteration thereof be made until the plans and specifications, the exterior color scheme, the approximate cost thereof, the grading plan, and ground lay-out of the lot to be built upon shall have been submitted to and approved in writing by the party of the first part, its successors or assigns, or its duly appointed architect. The said party of the first part, its successors and assigns, shall have the right to refuse to approve any such plans, specifications, color scheme, grading plan, and ground lay-out which, in its opinion, are not desirable or suitable; and in passing thereon, it shall have the right to take into consideration the suitability of the proposed building or structure, and of the materials of which it is to be built, to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings, and the effect of such buildings or other structure as planned on the outlook from the adjacent or neighboring property. No fence, hedge, or wall shall be erected or maintained without the written approval of the party of the first part being first obtained. A copy of all plans approved shall be left permanently with the party of the first part.
2. No livestock, domestic animals, or fowl shall be kept on said tract, nor shall any pets be kept thereon for commercial purposes, no in numbers that in the opinion of the party of the first part are obnoxious to health, peace and quiet.
3. The lot hereby conveyed shall be used for private residence purposes only and no building of any kind whatsoever shall be erected or maintained thereon except a private dwelling house designed for occupation by a single family, and private garages for the sole use of the respective owners or occupants of the lots upon which said garages are erected. This restriction shall not preclude a physician from having an office in his home, nor prevent the erection and maintenance of any office by the party of the first part, its successors and assigns, for the sale and management of the property. Buildings, to be used for schools, churches, libraries, art galleries, museums and studios, or for recreational or educational purposes, may be erected and maintained when approved in writing by the party of the first part, and such approval has been duly recorded among the Land Records of Baltimore County.

4. The Grantor hereby expressly reserves unto itself; its successors and assigns, an easement and right of way over the rear five feet of the land hereby conveyed for the purpose of laying, erection, or maintaining across, through, in, or over said reservation water or gas mains or pipes, sewer or storm water drains or pipes, land drains, telephone, telegraph, or electric power poles, wires, or facilities for any other utilities, and further reserves the right to enter upon said reserved strip and to grant and convey licenses or easements to, in, and over said reservation to the County Commissioners¹ of Baltimore County or to any public utility corporation having the power to acquire the same, or others, for any of the aforesaid purposes.
5. Said lot shall not be divided or sub-divided except by the party of the first part, its successors and assigns.
6. the party of the first part reserves unto itself, its successors and assigns, the right to determine the distance any structure shall be set back from the side of any street or road, and from the front, side, or rear lines of any lot, and in case of any question in reference thereto, it shall have the right to determine what are the front, side, and rear lines of any lot, and its judgment and determination relative thereto shall be final.
7. In the event the owner fails to cut grass and weeds on said lot while unimproved, the party of the first part reserves unto itself the right to cut grass and weeds at owner's expense. No signs for advertising shall be placed or maintained on said lot. No nuisance or anything of a noxious, dangerous, or offensive nature shall be maintained or permitted hereon.
8. It is expressly agreed that nothing herein contained shall constitute a dedication of any street, road, alley, or lane, and that reference thereto is for the purpose of descriptions only, and the title to said streets, roads, alleys, and lanes is expressly reserved to the grantor, its successors and assigns, and it is expressly agreed that the grantees herein shall have no right to such streets, alleys, and lanes except that of ingress, egress, and regress to and from the land hereby conveyed and to and from the nearest public highway, same to be used in common.
9. Any failure by any party entitled to enforce any of the covenants, restrictions, conditions, reservations, and agreements herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequent thereto.
10. The Covenants, Restrictions, Conditions, Reservations, and Agreements herein above set out shall be in perpetuity, provided, however, that any time after January 1, 1969, they may be canceled, annulled, changed, modified, or abrogated in whole or in part by the recording in the proper public land records of an appropriate instrument or instruments in writing, duly executed by a majority in number of the then lot owners (excluding mortgagees).

¹ Currently known as County Council of Baltimore County

11. The rights of the party of the first part herein to approve plans and specifications for buildings and other rights and powers reserved to the party of the first part herein, discretionary or otherwise, herein conferred upon it shall not be deemed personal to the party of the first part herein, but shall pass to the successors of the party of the first part herein, or to such assignee(s) as the party of the first part herein may designate by deed or other appropriate or proper instrument, unless otherwise provided herein, and said successors and assignees shall have the same rights and powers as the party of the first part herein, which rights and powers shall pass by succession or assignment.

STONERIDGE IMPROVEMENT ASSOCIATION, INC.

P.O. Box 9714
Baltimore, Maryland 21286

COVENANTS COMMITTEE PROCEDURES
Approved by the Executive Committee on March 4, 1976

- A. **A resident wishing a variance from the Covenants may request same through the Covenants Committee in writing.** This Committee is to be appointed on an annual basis by the President of the Association, shall consist of at least three members, and shall make recommendations concerning such requests to the Executive Committee. Written approval or denial of such requests shall be made by the Executive Committee in writing not more than fifteen (15) days from the date of receipt of the request, and such decisions shall be binding.
- B. Any condition existing on this date, which is in violation of these Covenants, shall be permitted to remain without correction **until renewal or replacement of such condition is required.** No homeowner is required to bring existing non-conforming conditions into compliance with these Covenants at this time.

STONERIDGE IMPROVEMENT ASSOCIATION, INC.

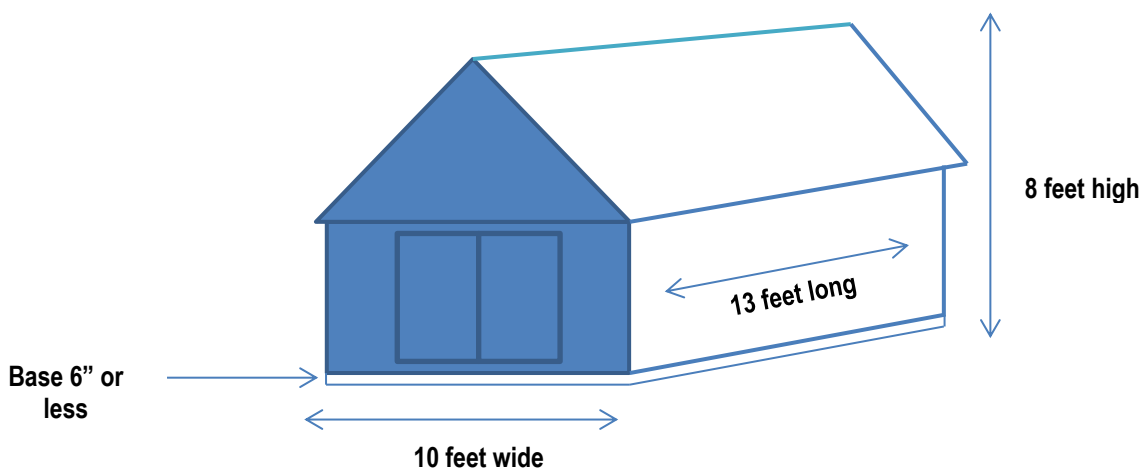
P.O. Box 9714
Baltimore, Maryland 21286

EXISTING COVENANTS: Established March 4, 1976

REVISED: June 22, 1992

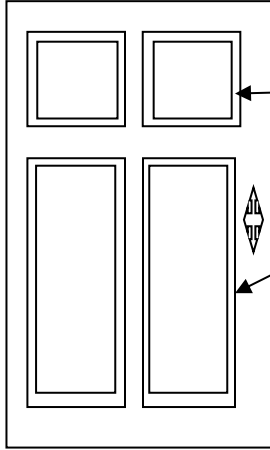
AMENDED: March 1, 2004

1. Exterior trim color of houses shall be white only. Front porch railings are to be black or white wrought iron, aluminum or vinyl. Railings are not to exceed 36" in height with style being similar to existing, original railings. Rear metal porches are not to be painted black, white or grey; untreated wood rear porches are to be painted white or grey; pressure-treated wood rear porches left unpainted. Concrete porches, front or rear, are not to be painted. Houses with above ground cellars have an exposed cement wall, which may only be painted white. No other color is permitted. The natural red brick exterior shall be preserved and maintained, as shall the original color (black) of the roof.
2. Pre-fabricated free-standing storage buildings are permitted in rear yards only, are to be of wood or metal construction, are to be anchored securely, and are to be no larger than ten feet (10") wide, thirteen feet (13") long and eight and one-half feet (8'6") high (including a maximum six inch (6") construction base.) Color restrictions are as follows: body and trim of building must be painted only in subdued colonial-type colors; luminous and other bright colors are prohibited. All free-standing storage buildings other than pre-fabricated require permission of an illustrative diagram showing the proposed size, style of design, materials to be used, and color proposed. The proposal is to be sent to the Covenants chairperson for consideration by the Executive Committee in accordance with the Covenants.



3. Awnings are to be canvas and dark green in color. This applies to awnings installed over windows, doors, porches and patios.
4. No changes shall be made to the ground layout or grading plan. Patios or ground level decks are permitted only in the rear yards, and shall not extend more than eighteen (18') from the rear of the house. Patios or ground level decks may be built to the side of an end-of-group house, if the side yards are larger than the rear yards in square footage; not to extend more than halfway towards the front of the house; maximum 18 feet from side of house for all setbacks; side patios may adjoin or be contiguous with rear deck; project drawings and specification must receive prior approval from the Executive Committee and a Baltimore County building permit must be obtained with written verification that project meets all County and/or State codes and requirements. Pre-fabricated metal or vinyl roofs permanently installed over rear yard patios must be white and/or dark in color (excluding black), not to extend beyond eighteen feet (18') from the rear of the house, and be maintained in good condition. Overhead patio shelters of any other type construction are not permitted.
5. Fences are to be of the chain link type only, and shall be dark green or galvanized in color. They may not extend beyond the front line of the house. Hedges are permitted as long as they are kept trimmed and orderly, and do not extend beyond the building line.
6. Decorative shutters shall be permitted, shall be of conventional fixed-louver design, shall be rectangular in shape and shall be solid white or black in color.
7. All lawn areas shall be natural grass and maintained in a neat and orderly manner.
8. Uncovered wood decks shall be allowed off the rear of houses provided that prior building permit approval has been received from the Baltimore County Office of Permits and Licenses. Decks are to be constructed of pressure-treated lumber or composite materials only and left unpainted. Any such structure may project only from the ground level or what is typically considered the first floor. No portion of a deck may be placed in a front side yard. Railing height on deck is not to exceed thirty-six inches (36") including the top railing.
9. Privacy fences of any type are not permitted anywhere on any property in Stoneridge.

10. Front and rear doors may be trimmed in black or subdued colors only. Doors must be painted white only and trim color may be applied as outline only, as shown in this illustration. Front and rear storm doors must meet this regulation also. Solid color doors other than white are not permitted.



Trim color may be used to outline these areas only.