

WEST VALLEY OAKS HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

1. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot. No more than two dogs and no more than a total of three domestic household pets per Property. No domestic pets may be kept, bred, or maintained for a commercial purpose. No household pets shall be permitted to run free. No such pet may leave the Lot on which its Owner resides unless it is leashed and accompanied by its Owner. No Owner may permit its pet to deposit on any Lot or Common Area any waste without the Owner removing such waste immediately.
2. Pets may be chained, leashed or otherwise restrained outside a dwelling in the rear yard only of any Lot for no more than four (4) hours in any twenty-four (24) hour period. In any event, no pet may be so chained, leashed or restrained unless a person able to control said pet is present on the Lot. No pet shall be permitted to create any annoyance or nuisance to any other Lot Owner.
3. No structure of any kind, whether temporary or permanent, shall be located in the front or side yard of a lot. Structures must be in the rear yard of a lot only and shall be approved pursuant to Article V of the Declaration of Covenants, Conditions and Restrictions (DCCR) of WVO HOA, INC.
4. No dog houses, houses for other pets or similar structures of any kind shall be permitted on any Lot.

5. Children's playground equipment constructed of wood or molded plastic shall be permitted in the rear yard of each Lot. No galvanized metal swing sets or other metal children's play equipment of any kind shall be allowed on any Lot. Trampolines are acceptable playground equipment. All such structures must first be approved pursuant to Article V of the Land Use Declaration.

6. A swimming pool and related equipment (collectively a "Swimming Pool") is permitted on each Lot provided that: (i) Lot constraints permit the construction of a Swimming Pool; and (ii) all required governmental approvals from Harford County, Maryland and the State of Maryland, including, but not limited to fencing requirements, are obtained; and (iii) no part of any Swimming Pool is located or constructed within any easement area shown on any subdivision plat of the Property; and (iv) the top of the Swimming Pool does not project above the finished grade of the lawn area surrounding it; i.e., no above ground Swimming Pools shall be permitted. All permitted Swimming Pools must first be approved pursuant to Article V of the Land Use Declaration.

7. Propane gas fuel tanks, used to provide fuel to outdoor appliances, are permitted only in the rear of lots. Fuel tanks shall not exceed 20lbs (unless otherwise approved by Board of Directors (BOD)). Natural gas lines for the same purpose(s) must be in accordance with local Harford County codes at the time of installation. No other fuel sources of any kind, including above ground and underground tanks, shall be permitted.

8. Fences shall not exceed five (5) feet in height and shall be in the rear yard only. No chain link fence or material that may rust is permitted. No fence shall be located in the front or side yard of a lot. All fence changes and installation require approval pursuant to Article V of the DCCR.

9. A storage shed or utility building shall be permitted provided that it is attached to the Dwelling located on the Lot, and the siding is the same color and design as the siding of the Dwelling, and it is located in the rear yard of a Lot, subject to the prior approval of the Board of Directors pursuant to Article V of the Declarations.

10. No commercial vehicle shall be stored or parked on any Lot or on the Common Area. This provision shall not be construed to prohibit the owners of commercial vehicles providing goods or services to a Lot owner from temporarily parking said vehicles on a Lot or the Common Area in order to provide such goods or service.

11. No inoperable, abandoned or unlicensed motor vehicles shall be parked or stored on any Lot or any part of the Common Area.

12. No boat, boat trailer, camper, trailer, recreational vehicle or similar vehicle or equipment, motor home, limousine, panel truck, vehicle with a cab overhang or any vehicle that is too large to fit into a residential garage, shall be parked or stored on any Lot or any part of the Common Area, except within an enclosed garage.

13. No repairs to any motor vehicle shall be performed on any Lot or on any part of the Common Area.

14. The location of front, side and rear yards on a Lot will be determined by the Board of Directors according to the diagram attached hereto as Exhibit A.

15. Request for new color choices may be those included in the original builders' color palette and must mimic the look of the neighborhood. Only exterior colors existing on the original dwelling or those that are compatible with the architectural design character of the West Valley Oaks Community will be approved for use. Color choices must be tasteful to the public and extremes in color will be prohibited at the sole discretion of the West Valley Oaks Board of Directors. The builder's original color palette is available through the West Valley Oaks Homeowner's Association website. Any architectural request to repaint or to a color change shall include the color name, color number and a color sample. This amendment applies to any color applied to the foundation, doors, shutters, siding, trim or any other visible exterior portion of the dwelling, playground equipment, or any structure or fixture contained within the dwelling's yard or attached to the dwelling. Architectural requests for decks, fences and patios must be within the aforementioned color guidelines, but are not required to be a color from the Home Owner's Association color palette.

16. No roofing or siding (whether vinyl, brick, stone, etc.) or exterior material of the home shall be replaced without approval pursuant to Article V of the DCCR.

17. Replacement or refinishing of driveways or sidewalks must be performed with like material and color and approved by the BOD. Homeowners are responsible for timely maintenance, repair of sidewalks encompassing their property line.

18. A detached utility building or storage shed is permitted provided that it has siding and roof shingles the same or similar color as the Dwelling, placed on a non-permanent base, three (3) feet offset from property lines, no larger than; twelve (12) feet in width by twelve (12) feet in length and twelve (12) feet in height and it is located in a corner of the rear yard of a Lot. Flat or low-pitched roofs are not permitted. Metal sheds are not permitted. Storage or placement of items outside the shed is not permitted. All such structures must first be approved pursuant to Article V of the Land Use Declaration.

19. No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste and every Lot shall be maintained in a clean and sanitary condition. All containers or equipment for the storage or disposal of non-recyclable materials, i.e., rubbish, trash, garbage, and other waste, shall be constructed of metal or rigid plastic and shall be secured with a lid, or shall be heavy duty plastic trash bags with a secured opening, and shall be kept in a clean and sanitary condition. Notwithstanding the above, recyclable materials may be stored in approved containers. The approval of containers is subject to the current HOA contracted sanitation companies policies and guidelines. All containers, equipment, and bags shall not be permitted to remain in public view except on the day of trash collection and after 4pm the day prior to collection. "Public view" as defined by the HOA Board; any item that can be readily seen and can be distinguished by normal unaided vision when viewed from a public place, street, or sidewalk.

20. All lots, abutting sidewalks, and driveways must be maintained and be free of grass, weeds, or plant growth in excess of 8 inches. All trees, plants, vines, and shrubs shall not come into

contact with or attach to any structure. All trees, plants, vines, and shrubs shall not infringe, impair, or impede pedestrian travel on sidewalks and roadways.

21. All structures on any lot shall be free of moss, algae, lichen, mildew, or mold.