

# **Brodie Management, Inc**

December 1, 2006

All Homeowners  
Woodstream East HOA

RE: New Board Resolutions

Dear Homeowners:

The Board of Directors has recently approved a Resolution governing the installation and maintenance of outdoor sheds in homeowner yards. Furthermore, the Board has clarified the Woodstream East Homeowners Association policy on Yard Signs. Please review the enclosed documents carefully and retain these documents with your Homeowners Association By-laws and Rules and Regulations.

The Outdoor Sheds Resolution serves to coordinate the style, size and composition of sheds that are permissible for installation after Board approval of the homeowner's architectural application. By passing and enforcing this Resolution, the Board intends to preserve the architectural appeal of exterior attractiveness of Woodstream East. Any homeowner who has already installed or plans to install a shed must submit an application promptly to be reviewed for approval. Please note that homeowners are also responsible for maintaining their sheds in a clean and neat condition, and that fines may be issued if the Resolution is violated. This Resolution will become effective January 1, 2007.

The Yard Signs Policy clarifies which types of yard signs are permitted, and what Rules the Board will enforce regarding the location where and duration that the signs may be on display. Violations of this Policy may result in the removal of the sign(s) or in fines. The terms of the Yard Signs Policy will also be enforced beginning January 1, 2007.

We hope this information is helpful to you. If you have any questions regarding the Outdoor Shed Resolution or Yard Signs Policy, please address them in writing to: Woodstream East HOA Board of Directors, C/o Brodie Management, 134 Holiday Court, #308, Annapolis, MD 21401. Thank you for your anticipated cooperation.

Woodstream East HOA  
Board of Directors

Enclosures

## WEHA POLICY: YARD SIGNS

**The Woodstream East Homeowners Association policies permit the following signs to be displayed within the guidelines as stated.**

<b>Real Estate for Sale</b>	Display on front lawn, not tree lawn. Size must be in accordance with Article II of the Woodstream East Covenants.
<b>Real Estate Open Houses</b>	For open houses held Saturday and Sunday, directional signs and markers (such as balloons) may be placed on common ground areas at the start of the open house and must be removed as soon as the open house is concluded. Else they will be removed and disposed of at the direction of the Woodstream East Board of Directors. Directional signs and markers may not be placed on common grounds during the week with the exception of long weekend Mondays, or other holidays that may fall during the week.
<b>Home Improvement Contractors</b>	Contractors may place a sign in the yard directly in front of the front door landscaping for as long as one week. The sign should be of size as defined in Article II of the covenants, the same guideline for real estate signs.
<b>Home Security</b>	Home security signs must be placed on small wire posts inserted in the front and rear yards as close to the house as possible.
<b>Yard/Garage Sales</b>	Signs announcing Saturday or Sunday yard/garage sales may be placed on common property the Friday prior to the sale, and must be removed at the conclusion no later than Sunday.
<b>Political Endorsements</b>	Political signs are allowed in yards during the 30 days prior to an election and 7 days after. They may not be placed on common property at any time.

**The Woodstream East Homeowners Association policies do not permit the following types of signs to be displayed.**

<b>Home Businesses</b>	Residents may not place signs advertising home-based businesses in their yards, windows or on common property .
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WOODSTREAM EAST HOA  
RESOLUTION: OUTDOOR SHEDS

WHEREAS, Article VII, Section 1(g) of the Declaration states that the Association shall enforce applicable provisions of the Declaration and the By-Laws of the Association; and

WHEREAS, Article VIII of the Declaration and Article XI, Section 1 of the By-Laws state that no building or structure shall be erected or maintained on Woodstream East Lots until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing by the Board of Directors or its designated committee; and

WHEREAS, Article IX, Section 3 of the By-Laws states that the rules and regulations implemented by the Board of Directors shall have the same force and effect as if they were incorporated into the Declaration; and

WHEREAS, Article XI, Section 6 of the By-Laws allows the Architectural Control Committee, or in its place the Board of Directors, to publish statements of policy, standards, guidelines and/or establish such criteria relative to architectural styles or details; and

WHEREAS, the Board of Directors wishes to clarify and amend the current rules and regulations governing all outdoor sheds on Woodstream East properties, most recently documented in Section III(D) of the Architectural Control Policy, Standards, and Procedures, dated April 18, 1989, and recorded among the Land Records of Prince George's County at Liber 3:Folio 939, et seq.

ACCORDINGLY, based upon Maryland law and the Association documents, now, THEREFORE, BE IT RESOLVED that the following guidelines and restrictions are hereby adopted by the Board of Directors and their agents for enforcement of any violations as set forth in the Bylaws and other Association documents:

Freestanding sheds or similar structures are allowed in backyards so long as they comply with the following criteria:

Physical Characteristics:

1. Overall size must not exceed sixty-four (64) square feet; and
2. Wall height must not exceed seventy-two (72) inches; and
3. Roof at the peak must not exceed eighty-six (86) inches; and
4. Shed and roof colors must be: tan, brown, gray or natural wood; and
5. Sheds must be entirely constructed of the following materials: wood, metal, vinyl or resin.

Before Purchasing/Installing a Shed:

6. Every homeowner who intends to install a new or replacement shed **must submit an architectural application** with pictures or a detailed description of the type and size of shed to be installed. Only after the Board's approval is obtained may the shed be installed.
7. Homeowners must submit drawings of the exact location within each yard where the shed will be installed. The location of the shed within the yard shall be subject to Board approval. The Board's intention is to preserve the backyard view of the neighbors of the homeowners wishing to install the sheds.
8. Sheds must be maintained in good condition, kept clean and neat, and free from rust or discoloration. The Board of Directors shall make the final decision concerning whether a shed is maintained in acceptable condition.

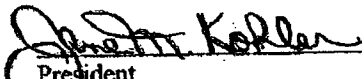
**Enforcement**

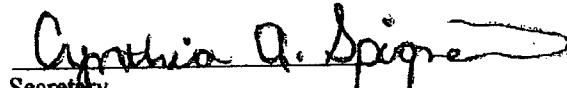
9. The Board shall have the right to enforce this Resolution by means of the Fine Enforcement Resolution adopted by the Board on February 17, 2005.
10. Failure to keep existing sheds in clean and neat condition shall be a Class A violation of \$75.00 per two-week period.
11. Installation and/or maintenance of a shed in violation of the physical characteristics listed in this Resolution or in any future Resolution by the Board shall be a Class A violation of \$75.00 per two-week period.
12. Any other fines related to outdoor sheds shall be assessed by the Board on a case-by-case basis.

**Sheds Previously Approved and/or Installed Prior to Enactment of this Resolution**

13. Any homeowner who installs or maintains a non Board-approved shed after December 31, 2006, shall be subject to fines and/or removal of the shed as authorized by the Declaration and Bylaws. Homeowners who installed a shed without Board approval may fill out an architectural application to seek Board approval. Homeowners who obtained Board approval shall be permitted to keep their sheds, and may request a certificate of compliance."

RESOLUTION ADOPTED BY THE BOARD OF DIRECTORS ON NOVEMBER 16, 2006.

  
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President

  
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Secretary

Date: 11-16-06