

ARCHITECTURAL APPROVAL FORM

POINT FIELD LANDING COMMUNITY ASSOCIATION

IMPORTANT NOTE: Please seek approval for your project / renovation **BEFORE** contracting and starting the work to ensure compliance with the Point Field Landing Covenants, Conditions and Restrictions.

Name of Applicant: _____

Date of Submittal: _____

Address: _____

Requested Date for Approval (Start Work Date): _____

Summary of Project / Renovation:

List of Permits Necessary for Construction and Status of Permits:

Current State Photos (Attached as Photos): Attach or insert in the boxes below photos of the current state of the property prior to renovations. Please provide photos at all angles if possible.

Project / Renovation Plans (Attached as Image or Separate PDF): Attach or insert in the boxes below images or provide a separate PDF of engineering / architectural plans for the project or renovation. If this is not available, please provide a contractor or homeowner sketch of the project / renovation with enough detail to understand overall plan, boundaries, impacts to neighbors / Point Field Landing Neighborhood and visibility to the rest of the neighborhood from public access.

Photos or Links to Planned Materials (Attached as Images or Hyperlinks): Attach or insert below images or provide hyperlinks to websites which detail the types of materials to be used in the project / renovation. If these are included in the Project / Renovation Plans above, please ignore and leave blank.

Hyperlinks [if Applicable] (insert website):

Please review the Declaration of Covenants, Conditions and Restrictions attached as Exhibit A and confirm that the project / renovation is not in conflict with any of these covenants and restrictions. If this is in conflict, please provide an explanation.

Explanation: _____

Please submit completed form and attachments to Vice President, PFLCA at pflcassn@gmail.com.

Note: The Point Field Landing Board of Directors will meet to review your request 1 x per month (either during a regularly scheduled board meeting or a virtual architectural meeting during months when board meetings are not taking place). The BOD representative will provide a response to your request within 3 business days of decision. Completeness of the application is critical to receiving a timely response.

Exhibit A – Excerpt of PFLCA Covenants

- All lots shall be used for single family residential purposes only.
- No building or other structure shall be erected, converted, permitted, maintained or operated on a lot for any purpose other than a single-family residential use; only one such structure shall be permitted on each lot, and no outbuilding or detached garage whatever shall be permitted in connection therewith, unless, prior to construction thereof, and at the expense of the Lot Owner, construction plans and specifications and a plan showing the location of the structure have been submitted to and approved by a committee composed of Lot Owners as selected and designated by the Association from time to time (the “Committee”), as to, but not limited to, quality of workmanship and material, harmony of external design and finish material, including paint colors, with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot unless the plans therefore are similarly submitted to and approved by said Committee. The Committee’s approval or disapproval as required in these covenants shall be in writing and shall be rendered within thirty (30) days after plans and specifications have been submitted to the Committee. Failure by the Committee to approve or disapprove within such thirty (30) day period shall not be construed as approval and full compliance with the requirements of this paragraph.
- No trailer, basement, tent, shack, garage, barn, or any other outbuilding erected or maintained on any lot shall at any time be used as a temporary or permanent residence, nor shall any structure of a temporary character be used as a residence.
- No individual sewerage disposal system, cesspool, privy vault or other receptacle of any kind for the storage of liquid waste shall be used or permitted on any lot unless such system is designed, located or constructed in accordance with the minimum requirements, standards and recommendations of the Health Department of the State of Maryland, or other department of the City, County, or State having jurisdiction and authority over such matters. Approval of such system, if installed, shall first be obtained prior to its use from such authority.
- All lots shall be subject to an easement extending along each side lot line to a depth of five (5) feet, and along each rear lot line to a depth of the (10) feet, in favor of the Association and the purchasers and occupants of each of the other said lots in the subdivision for the purpose of laying, constructing, erecting and maintaining water pipes, gas pipes, electric conduits or poles, drainage systems, or other public utilities an stringing of electric and telephone wires and necessary connections thereto to be used in common by the Lot Owners, and the purchasers and occupants of the other lots in the entire tract; and the Association reserves the right at any time to enter along the said easement for these purposes.
- No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, or one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during construction and sale.