

HORSESHOE BEND HOMES ASSOCIATION
ARCHITECTURAL REVIEW FORM

Property Owner(s) _____ Lot # _____

Phone Number: Home _____ Cell _____

Property Address: _____

Mailing Address: _____
(if not HSB)

Activity Planned: Residence _____ Outbuilding _____
Fence _____ Trees _____ Landscaping _____

Description of project:

Residence / Outbuilding

For new construction, remodeling of a primary residential structure or the construction of an outbuilding please submit the following information:

- Architectural drawings with elevations, locations, and additional descriptive information are recommended. (Photographs, photocopies, or artistic renderings of the proposed structure may be acceptable if approved by the Architectural Control Committee.)
- Plot plan with the locations of the proposed structure(s), driveway(s), well, septic field, and any necessary culvert pipes at locations the driveway(s) intersect a HBHA roadway. (Such culvert construction and all associated costs are the financial responsibility of the property owner and must be approved by the Roads Committee.)
- Information specifying the exterior siding & roof materials and the color schemes. Sample material with planned colors should be submitted, wood and/ earthen tones required.

Fence

- Submit a plot plan defining the planned location and height of the fencing.
- Define the materials and color of the fence. *(Photo or retail information may be acceptable.)*
- If the fence is for animal control, note what animals will be on the property.

Tree Removal / Major Landscaping

- Tag the trees to be removed and note the location on a plot map. The Covenants require that the ACC approve the removal of any substantial live tree. (Article VI section 1)
- Planting trees and hedges that may obstruct a scenic view must be approved by the ACC, (Article VI section 1)
- Unsightly accessories must be screened or placed out of view of other lots, ACC approval may be required. Submit the purpose of the planting, its location and the type shrub / tree to be planted.

Additional Responsibilities of the Lot Owner

Construction always has its related risks. Horseshoe Bend Homes Association, Inc. requires that the homeowner be responsible for any damage to HBHA property including roads, neighboring property, easements, etc. caused by either the homeowner or their contractors. The signature below acknowledges that responsibility.

The HBHA recommends that the Homeowner place a clause in their building / construction contracts that the “contractors will be held financially responsible for any damage caused by them, or their subcontractors, to any Horseshoe Bend Homes Association, Inc. property by their construction activity, vehicles and equipment”.

Before any construction, install a gravel apron at the intersection where equipment and material enter the lot from the road, in order to protect the asphalt pavement.

Adhere to the HBHA Covenants and Bylaws: Special attention should be given to Articles V (Personal Obligations), VI (Architectural Control), and VII (General Provisions).

Comply with the Ten (10) Ton Load Limit on HBHA roads. The HBHA Board has the authority to permit higher tonnage based on truck configuration, road conditions, etc. Such approval is required.

Obtain all necessary Building Permits and requirements including those for water and sewerage disposal systems.

Comply with Washington County Animal Ordinances. For example, special requirements exist if more than 2 dogs are housed at the premises.

Property Owner Signature(s)

_____ Date _____
_____ Date _____

Please sign (signature required) and return this form with the requested information and materials to:

Mailing Address:
Horseshoe Bend Homes Association
18619 Horseshoe Bend Road
Sharpsburg, MD 21782

OR

Email:
hbha.sharpsburg@gmail.com

You will be contacted within 30 days after the receipt of all listed material. All submitted materials will become the property of and retained by Horseshoe Bend Homes Association, Inc.

Glossary

ACC Architectural Control Committee
HSB Horseshoe Bend
HBHA Horseshoe Bend Homes Association, Inc

----- DO NOT WRITE BELOW THIS LINE -----

The Architectural Control Committee of the Horseshoe Bend Homes Association, Inc. has reviewed the information you submitted for your proposed project. The committee finds the material to be:

- _____ Acceptable by the guidelines set forth by the covenants of the Horseshoe Bend Homes Association, Inc.
- _____ In need of further review due to the lack of information. See explanation below.
- _____ Unacceptable and not in accordance with the covenants of the Horseshoe Bend Homes Association. See explanation below.

Comments:

Any **approval** by the Architectural Control Committee is not to be construed as a legal endorsement by any government agency and will not excuse the member from adherence and compliance with all building codes set forth by the governments of Washington County and the state of Maryland.

Thank you for your cooperation in helping to maintain quality standards in Horseshoe Bend.

The Architectural Control Committee of the Horseshoe Bend Homes Association, Inc.

Date of this response _____

RECOURSE:

If you believe that the plans and material you submitted to the Architectural Control Committee met the requirements of Horseshoe Bend Homes Association, Inc., you may ask for a hearing before the full Board of Directors. At that meeting you will be able to explain why you believe you should be allowed to proceed with your construction as planned. This meeting with the Board must be requested by you and will be held during a regular meeting of the Board of Directors.