

**The Overlook Property Owners Association, Inc.
Architectural Review Committee**

Standards for Fences and Sheds

The following standards for fences and sheds at the Overlook have been created to ensure a harmonious community for all residents. The Architectural Review Committee will approve only those fences and sheds which meet these criteria. All homeowners desiring to place a fence or shed on their lot must first submit their plans and specifications in writing to the Architectural Review Committee for approval prior to beginning any construction, in accordance with the provisions of Article V of the Declaration of Covenants for the Overlook. Such plans must include the style, materials, colors, shape, dimensions, and location of the fence or shed to be erected.

Fences

Fencing shall be made of wood, vinyl, or metal (wrought iron style) and shall be a boundary fence, privacy fence, or a pool security fence. Use of brick, stone or chain link fence is not permitted. No fencing shall be located forward of the rear plane of the dwelling unit. Fencing shall be one of the designs set forth below.

Boundary Fence

Boundary fences shall be either three or four-rail fences constructed similar the drawing below in Exhibit 1. It is required that all parts of a wooden fence be stained with 'Olympic' solid color, Navaho White stain. For child or pet restraint, dark green vinyl coated 10 to 16 gauge wire mesh, in a 2" x 4" grid, may be securely and permanently attached to on-lot sides of fences between posts. Mesh shall not extend above the top rail of the fence.

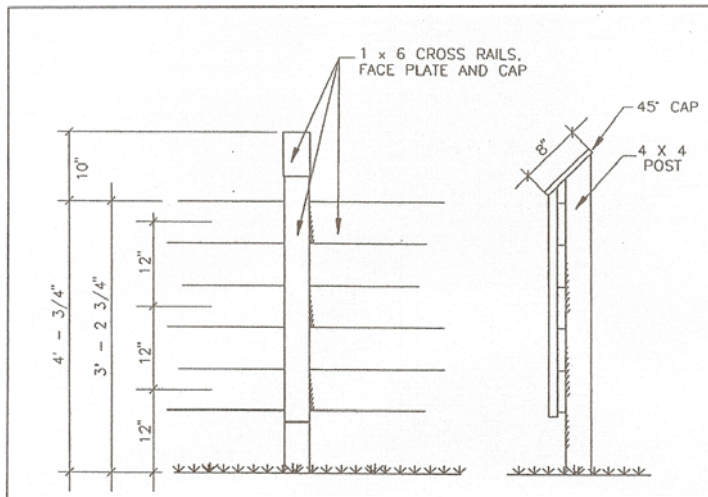


Exhibit 1

Privacy Fence

Privacy fences shall be constructed to a maximum 6' height. The style of fence shall be board on board either with or without an ornamental top, as shown below in Exhibit 2. It is required that all components of a wooden fence be stained with 'Olympic' Semi-Transparent Color, #716 Naturaltone Cedar.

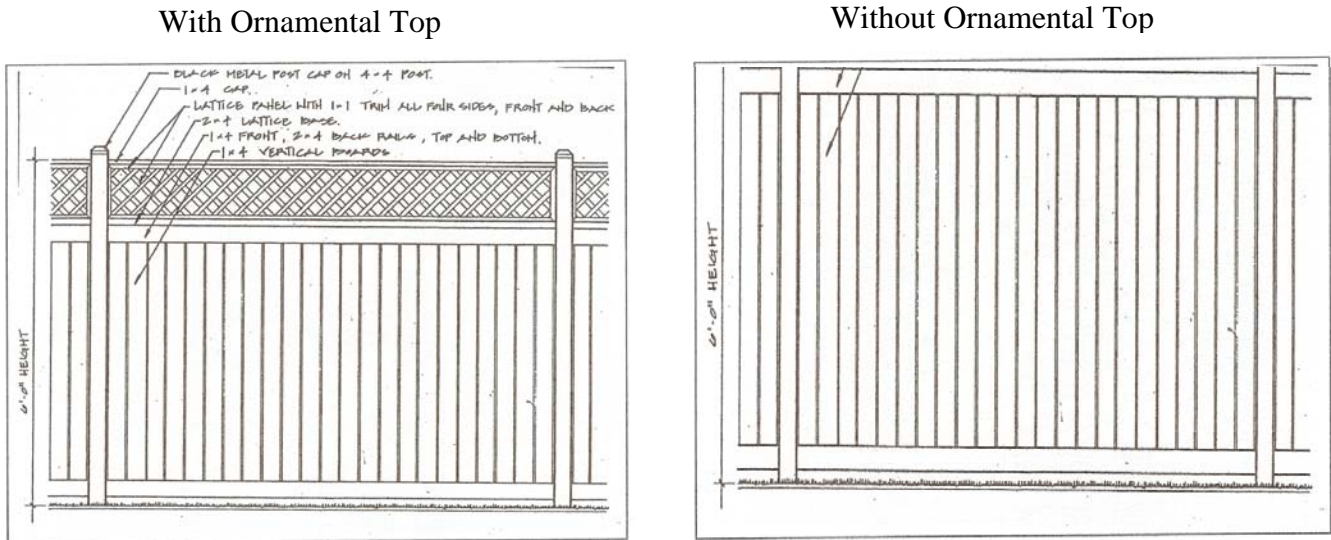


Exhibit 2

Fences shall be constructed square and level. Where required, the fence shall be stepped to accommodate changes in grade. Fences shall be stepped in even increments along each run of fence, as shown on Exhibit 3 below. The average height of each section of fence shall be 6'-0".

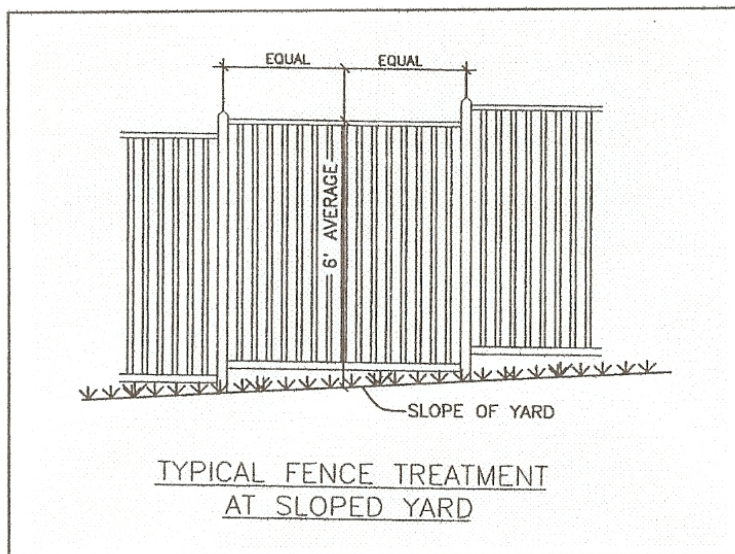


Exhibit 3

Pool Security Fence

The top of the fence shall be at least 48 inches above grade measured on the side of the barrier facing away from the swimming pool. Openings in the fence shall not allow passage of a 4-inch diameter sphere as shown in Exhibit 4 below.

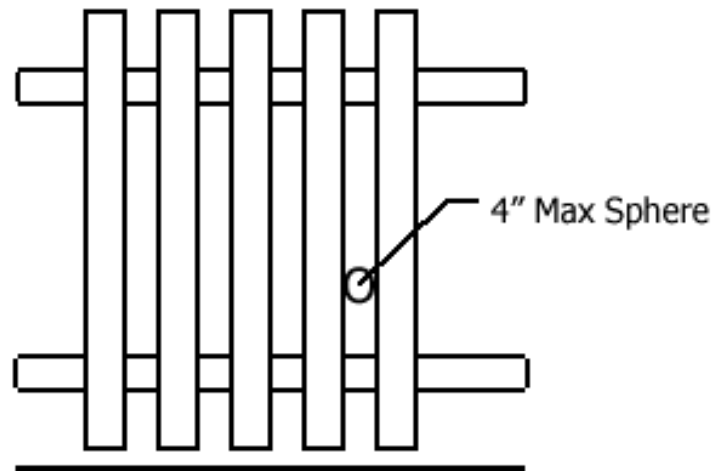


Exhibit 4

Sheds

All sheds must be located to the rear of the dwelling unit, sited in accordance with Anne Arundel County Regulations, and, if possible, located in a rear area that is not visible from the front of the property line. Sheds shall conform to the style of shed shown below in Exhibit 5. The shed illustrated below is a recommended minimum only. Variations in types of architectural ornamentation and style will be considered for approval by the Architectural Review Committee.

Sheds shall be constructed of siding, trim, and shingles that match the home to which it belongs in both material and color. Doors may be single or double width, and shall match the door to the home in both style and color. Windows, shutters, flower boxes, cupolas, vents, and other architectural ornamentations are encouraged. All architectural ornamentation shall match or be of a comparable style to the home.

Prefabricated sheds may be acceptable alternatives, but shall be of a style that matches or is comparable to the style of the home. Siding shall be painted or stained to match the siding of the home, and doors shall be painted or stained to match the door of the home. No metal sheds will be acceptable.

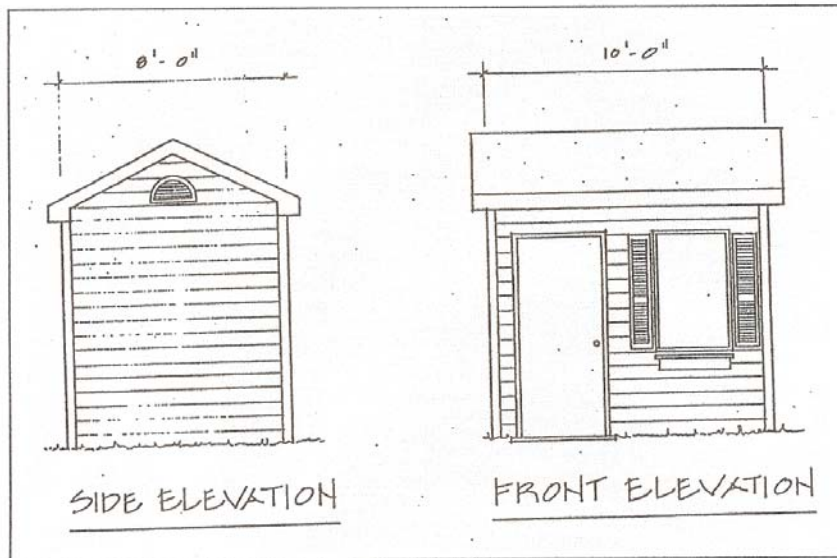


Exhibit 5