

## **Fox Chase Townhouse Association, Inc. Exterior Home Requirements**

Maintaining consistent upkeep standards is essential in townhome communities. By adhering to these guidelines, all homes will look great, remain in good condition, and help protect property values. This shared effort fosters community pride, reduces conflicts, and enhances the overall quality of life for everyone.

Please remember to check the most current requirements with Anne Arundel County ([check here for most up to date requirements](#)). If your project requires an Anne Arundel County permit, you must submit the approved permit along with your HOA request.

This document seeks to consolidate, simplify, and update (e.g., adding composite materials as options) the exterior requirements found in the HOA bylaws, previous Architectural Guidelines documents, and periodic notices that have been issued over the past 30 years. The most common exterior home maintenance and replacement projects are addressed below. Please refer to the HOA documents **for information on home improvements not addressed below. The last two pages include a color guide for all approved colors.**

Failure to secure required Anne Arundel County or HOA approval may be subject to remediation. This can include citations from Anne Arundel County for the failure to secure permits and/or the need to correct the project to meet HOA standards. Homeowners who are instructed to correct unapproved maintenance or replacement projects and fail to do so may face court-ordered corrections.

Per Fox Chase Bylaws, the HOA reserves the right to contract with others to make corrections to exterior spaces and charge the homeowner for related expenses, including any administrative or legal fees.

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### **DECKS:**

- All decks must comply with [Anne Arundel County Code requirements](#). Approved permits must be submitted to the Fox Chase Homeowners Association with Architectural Change Requests. Applications without approved permits will be denied.
- Deck designs must resemble existing or original decks as closely as possible.
- Decks may be as wide as the house. For end units, decks may extend past the width of the home but must remain within the homeowner's property line. The deck length may not exceed **15 feet** from the rear property line.
- **Deck boards and steps must be the color of natural pressure-treated wood.** Decks may be constructed from wood or composite materials. Guardrails may be made of wood, metal, or similar materials.

- Wood deck rails must match the deck's color. Composite railings may be a complementary color (e.g., white, black, or tan).
- Decks must be maintained by power-washing and staining/painting with clear or natural wood-colored products.
- Gazebos or covered structures with permanent roof supports are not permitted on decks.

#### PRIVACY FENCES:

- Check with [Anne Arundel County Code requirements](#) to determine if you need a permit for the height of your fence. Approved permits must be submitted to the Fox Chase Homeowners Association with Architectural Change Requests. Applications without required approved permits will be denied.
- Fence designs must resemble existing or original privacy fences as closely as possible.
- The height of fences must match the surrounding fences, typically **6 feet**.
- Fences must be made of wood or composite material and must be vertical (no horizontal fencing).
- Fences must be regularly maintained by power-washing and staining/painting with clear or wood-colored products.
- No other types of fences are allowed in the community.

#### SHEDS:

- Check with [Anne Arundel County Code requirements](#) to determine if you need a permit for the size of your shed. Approved permits must be submitted to the Fox Chase Homeowners Association with Architectural Change Requests. Applications without required approved permits will be denied.
- The Fox Chase Homeowners Association must approve shed installations.
- Sheds may not exceed **45 square feet** in size and **8 feet** in height.
- Sheds must be in the rear corner of the yard. Only **one shed** is allowed per lot.
- Sheds must have roof shingles, siding, trim, and doors that match the house's approved color pattern. Metal sheds are not allowed.

#### PATIOS:

- If the patio surface is under **8 inches** in height and no underground footers are used, Anne Arundel County does not currently require a permit; however, you should check with the county to ensure you have the most up-to-date requirements.
- Owners do not need HOA approval for a patio that does not require an Anne Arundel County permit.
- Patios do not have specific size requirements, but they must be constructed of brick, block, stone, or concrete.

#### STORM DOORS:

- The Fox Chase Homeowners Association must approve storm door replacements and any color changes.

- Full-view, clear-glass storm doors are preferred, but doors with a design covering no more than half of the door **may** be considered.
- Storm door colors are limited to white, black, wheat, or the same color as the front door (reminder: front doors must be an approved color and must match the unit's shutter color, if applicable).

## FRONT DOORS:

- The Fox Chase Homeowners Association must approve door replacements and any front door painting/repainting.
- The size of the front door must match the original size.
- The front door should resemble the original design as closely as possible. Doors may have windows/glass in the top ¼ of the door. Any door with larger windows/glass will not be approved.
- The door color must match the shutters (both must be an approved community color). However, homes without shutters may propose changing their front door color to any approved color in their request to replace their door to the HOA.

*If your shutters and/or door are currently painted a color that is not on the HOA-approved list, please repaint them to an approved color by July 30, 2025. If your shutters and door are painted in two different approved colors, please remember that the next time you repaint either due to fading, peeling, or preference, both the shutters and door must be painted the same HOA-approved color to comply with HOA Exterior Requirements.*

## SIDING AND ROOF SHINGLES:

- Check with Anne Arundel County to determine if you need a permit for your roof or siding replacement (typically only required if you are also replacing the plywood as part of the roof replacement). Approved permits must be submitted to the Fox Chase Homeowners Association with Architectural Change Requests. Applications without required approved permits will be denied.
- The siding and roof must match the original color. If the original color is unavailable, other community-approved colors may be considered.
- Solar panels are permitted if the panel boxes are placed in the back or side yards. If the panel box must be placed in front, a bush or plant must be planted to cover the view of the box.

## SHUTTERS, FACADES, TRIMS, AND EXTERIOR SPACES:

- Homes with original shutters must be maintained and regularly repainted in an HOA approved color. The HOA must approve all repainting. When conducting routine painting, you must also be sure to match the color and shade of your front door.
- All house trim must be in one of the approved shades of these colors: white, light grey, or wheat (see approved colors page).
- Facades must be well-maintained, including power-washing, repairing any cracks or rotten wood, and repainting faded wood on bumpouts, doors, and other surfaces. The paint color of window bump-outs or bay windows **must match the trim color**.

- The color of the original siding may not be changed. If for some reason the exact color and tone of your original siding is not available, the HOA may grant permission to use another original siding color.
- The brick on the sides of end-unit homes may be left unpainted; however, if they are painted, they must be either white, tan, or an approved shade of wheat. Painted side brick must be regularly repainted to ensure upkeep.
- No approval is needed to replace the front stair railings with similar materials, colors, and designs. However, any color, material, or design changes require approval from the HOA.
- Front windows must be clear glass and have blinds, shades, or curtains.
- Window air conditioning units are not allowed.
- Front yards should be at least 50% grass. Flower beds should include at least two bushes or plants. Flower beds must be well-maintained, and vegetable or fruit plants **are prohibited** in the front yard. Grass must be mowed and well-maintained. Any home that does not maintain its grass will have it mowed by our contractors, and the homeowners will be charged to recover the costs.
- The front and sides of homes must be free of toys, bikes, boxes, and other items. Items left in the front or sides repeatedly will be removed, and homeowners will be fined to recover the costs of removal.
- The backyard must be free of debris. If vegetable or fruit plants attract rodents or pests, homeowners must remove them.
- Any seasonal decorations must be well-maintained, and holiday-specific decorations should be removed within 30 days of the holiday.

## Exterior Colors: Approved Colors and Shades for Doors and Shutters

All the colors below are Sherwin Williams Weathershield Exterior 100% Acrylic Latex Finishes.

*Other brand names will be different, but color/shade need to match one of the following.*

Red Family	Blue Family	Brown/Beige Family	Green Family	Grey Family	Black Family
SW 6320 Bravado Red	SW 6230 Rainstorm	SW 6062 Vintage Leather	SW 6440 Courtyard	SW 7060 Attitude Gray	SW 6258 Tricorn Black
SW 6335 Fired Brick	SW 9150 Endless Sea	SW 6076 Turkish Coffee	SW 6179 Artichoke	SW 7652 Mineral Deposit	SW 6991 Black Magic
SW 6327 Bold Brick		SW 7037 Balanced Beige	SW 6181 Secret Garden		SW 7069 Iron Ore
SW 6328 Fireweed			SW 6447 Evergreens		

*If you believe that an original Artisan or Ryan home color is missing from this list, please email Brodie with the name of the color and your house number. Recognize that any current color that is older than 10 years is probably too faded to be a good match to the approved colors.*

### Notes for Doors and Shutters:

- If you have shutters, the **front door must match with** the exact color
- When repainting/replacing you must use the original color or a color from the same family (see first column); Simply repainting with the same color does not require HOA approval
- **To change color families**, you must request and receive permission from the HOA
- Doors and shutters may not be white
- Shutters may not be removed from units that were originally built with shutters
- Homes that were not built with shutters may not add them
- *If your shutters and/or door are currently painted a color that is not on the HOA-approved list, please repaint them to an approved color by July 30, 2025. If your shutters and door are painted in two different approved colors, please remember that the next time you repaint either due to fading, peeling, or preference, both the shutters and door must be painted the same HOA-approved color to comply with HOA Exterior Requirements.*

**Exterior Colors: Trim, Bay Window Bumpouts, Storm Doors, and Siding Trim and Bay Windows Bumpouts** must both be painted the same color/shade. Approved colors are:

- A shade of wheat (see below)
- A light shade of grey (see below)
- A basic shade of white

Wheat Shades	Light Grey Shades
<div data-bbox="381 596 626 783">SW 6408 Wheat Grass</div> <div data-bbox="381 783 626 945">SW 9023 Dakota Wheat</div> <div data-bbox="381 945 626 1108">SW 6386 Napery</div> <div data-bbox="381 1108 626 1293">SW 6121 Whole Wheat</div>	<div data-bbox="1010 596 1250 783">SW 7662 Evening Shadow</div> <div data-bbox="1010 783 1250 945">SW 9561 Guild Grey</div> <div data-bbox="1010 945 1250 1108">SW 9630 Moorstone</div> <div data-bbox="1010 1108 1250 1293">SW 9548 Sweater Weather</div>

**Storm Doors** must match one of the following:

- Be the same color as the front door (see previous page)
- Be an either white, black, or one of the approved wheat colors

**Siding:** *the color of the original siding may not be changed. If for some reason you must replace existing siding (e.g., fire damage), it must match exactly the original siding of your home. If for some reason the exact color and tone of your original siding is not available, the HOA may grant permission to use another original siding color.*