

APPLICATION FOR ARCHITECTURAL CHANGE
MAPLE LAWN SOUTH HOMEOWNERS ASSOCIATION

TO: Architectural Control Committee
c/o Maple Lawn South HOA
13390 Clarksville Pike
Highland, MD 20777

Phone: 301-854-0791
E-mail: lynn@westprogmt.com

Name: John Lynn Date: 10/02/23
Address: 11168 Eugene Ave, Fulton, MD 20759
Telephone (H): 410.980.0159 (W): _____ (CELL): 202 359 8442
Email Address: johnlynn@lynnmwdesigns.com

Description: (Please print or type)

Please use area below to briefly describe all proposed improvements, alterations, or changes to your lot or home. Attach required details by sketches, drawings, clippings, pictures, catalog illustrations, and other data. Show location of item on your property on a copy of the survey.

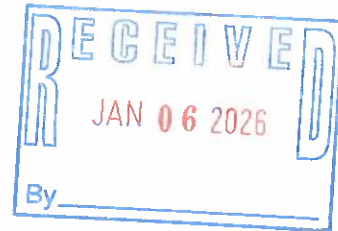
Addition to include screened-in porch and deck porch to
include gas fireplace. Deck to include built-in hot tub.

Signatures:

Consent of at least four (4) property owners who are most affected because they are adjacent and/or have a view of your change is generally required. Should one of your neighbors disapprove please so indicate with the reason for their disapproval noted in the comments section. Their signatures indicate an awareness of your intent and do not constitute or indicate approval or disapproval by the committee.

Name: <u>Anthony Fair</u>	Name: <u>Silvani Ganti</u>
Address: <u>11155 Eugene Ave</u>	Address: <u>8202 JAMES ST</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>
Name: <u>JAMES E. FORD III</u>	Name: <u>JAI CANCHEEVARAM</u>
Address: <u>11161 Eugene Ave</u>	Address: <u>11172 EUGENE AVE</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>

APPROVED JAN 09 2024



Owner's Acknowledgments:

I understand the following:

1. No work on this request shall commence until written approval of the Architectural Control Committee has been received by me.
2. Any construction or exterior alteration undertaken by me or in my behalf before approval of this application is not allowed, that, if alterations are made, I may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part; and, that I may be required to pay all legal expenses incurred.
3. Any approval is contingent upon construction or alteration being completed in a workmanlike manner.
4. All proposed improvements must meet county codes. My signature indicates that these standards are or will be met to the best of my knowledge. I understand that application for a county building permit is my responsibility.
5. Members of the Architectural Control Committee are permitted to make a routine inspection.
6. There are architectural requirements covered by the Covenants and a review board process as established by the Board of Directors.
7. The alteration authority granted by this application will be revoked automatically if the alterations requested have not commenced within 180 days of the approved date of this application and/or completed by any date specified by the Committee.
8. Any variation from the original application must be resubmitted for approval.

Owner / Applicant Signature: _____

Date: 10/6/23

Co-owner / Applicant Signature: _____

Date: 10/02/23

REMINDER: Processing can take 2 - 8 weeks. Attachments that must be enclosed with the ACC Application include:

1. A completed application including signatures and a full description of changes or what is being built.
2. Either a photo, catalog illustrations, drawing, or picture, etc.
3. An elevation, showing how the finished project will look at ground level.
4. Copy of survey (plat map) marked with change being requested.
5. A list of building materials.

EMAIL COMPLETED APPLICATION TO: LYNN@WESTPROPMGT.COM
OR MAIL IT TO:
WEST PROPERTY MANAGEMENT
13390 CLARKSVILLE PIKE
HIGHLAND, MD 20777

FOR COMMITTEE USE ONLY:

Date Received: _____

Date: _____

Approved: _____

Date: _____

Disapproved: _____

Comments: _____

APPROVED JAN 08 2024

DRAWING LIST

COVER SHEET
FOUNDATION PLAN
DECK & SCREENED PORCH FLOOR PLAN
DECK & SCREENED PORCH FLOOR FRAMING PLAN
DECK & SCREENED PORCH ELEVATIONS

ATTACHED
HOWARD COUNTY DECK DETAILS GUIDELINES

C001
A001
A002
A003
A004

APPROVED JAN 08 2024



PLANS & DESIGN
ARCHITECTURAL TECHNOLOGY
architecturaltechnology2.0@gmail.com

CR CONSTRUCTION PROJECT
11168 EUGENE AVE, FULTON MARYLAND 20759
HOME IMPROVEMENT (NEW REAR DECK & SCREENED PORCH)

COVER SHEET

C001

BACK YARD

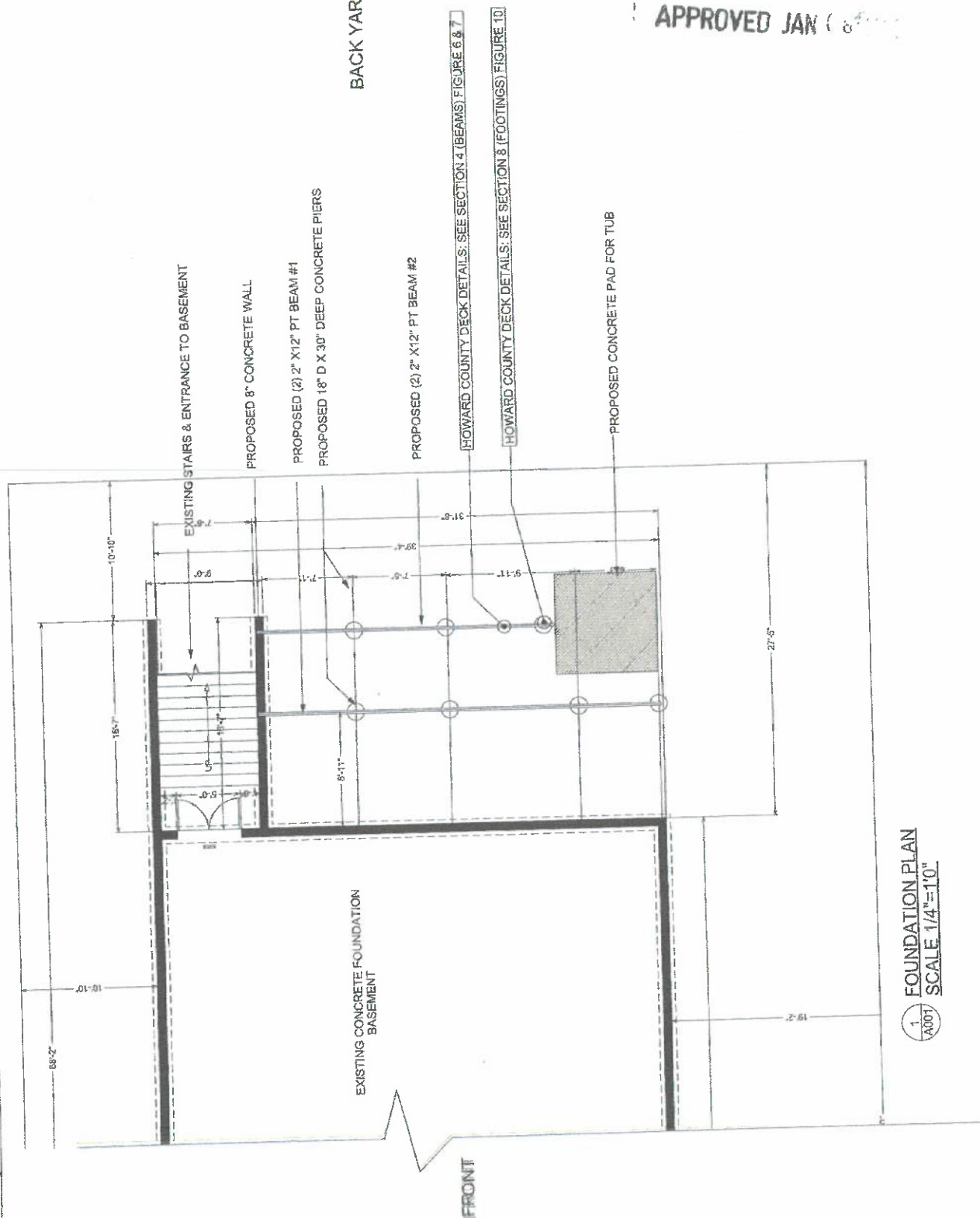
APPROVED JAN 6 1964

A001

FOUNDATION PLAN

CR CONSTRUCTION PROJECT
11168 EUGENE AVE, FULTON MARYLAND 20759
HOME IMPROVEMENT (NEW REAR DECK & SCREENED PORCH)

PLANS & DESIGN
ARCHITECTURAL TECHNOLOGY
architecturaltechnology2.0@gmail.com



[illegible]

1
A002/

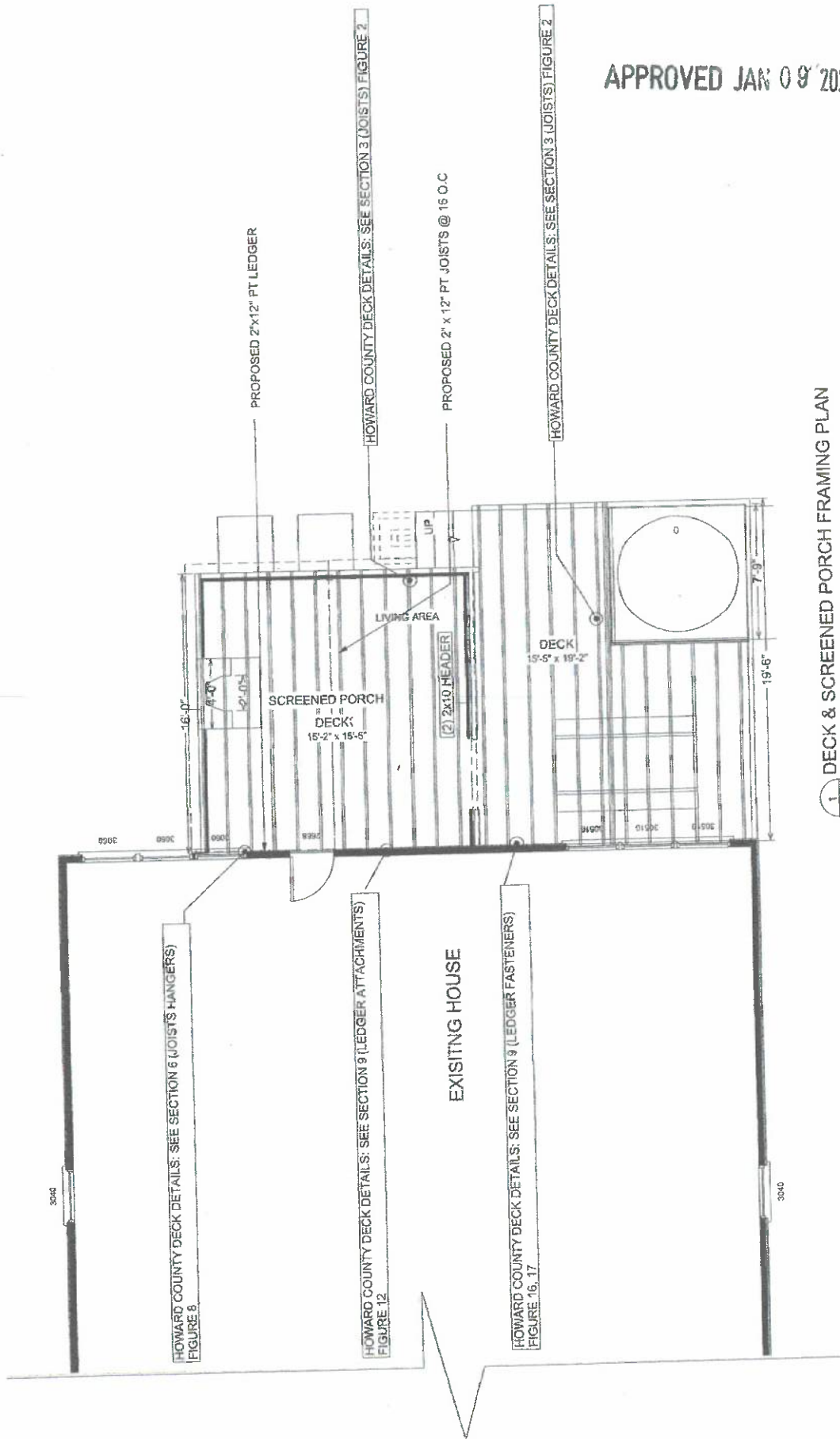
PLANS & DESIGN
ARCHITECTURAL TECHNOLOGY
architecturaltechnology2.0@gmail.com



CR CONSTRUCTION PROJECT
11168 EUGENE AVE, FULTON MARYLAND 20759
HOME IMPROVEMENT (NEW REAR DECK & SCREENED PORCH)

**DECK & SCREENED PORCH
FLOOR PLAN**

A002



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1 DECK & SCREENED PORCH FRAMING PLAN
A003 SCALE 1/4"=1'0"

CR CONSTRUCTION PROJECT
11168 EUGENE AVE, FULTON MARYLAND 20759
HOME IMPROVEMENT (NEW REAR DECK & SCREENED PORCH)

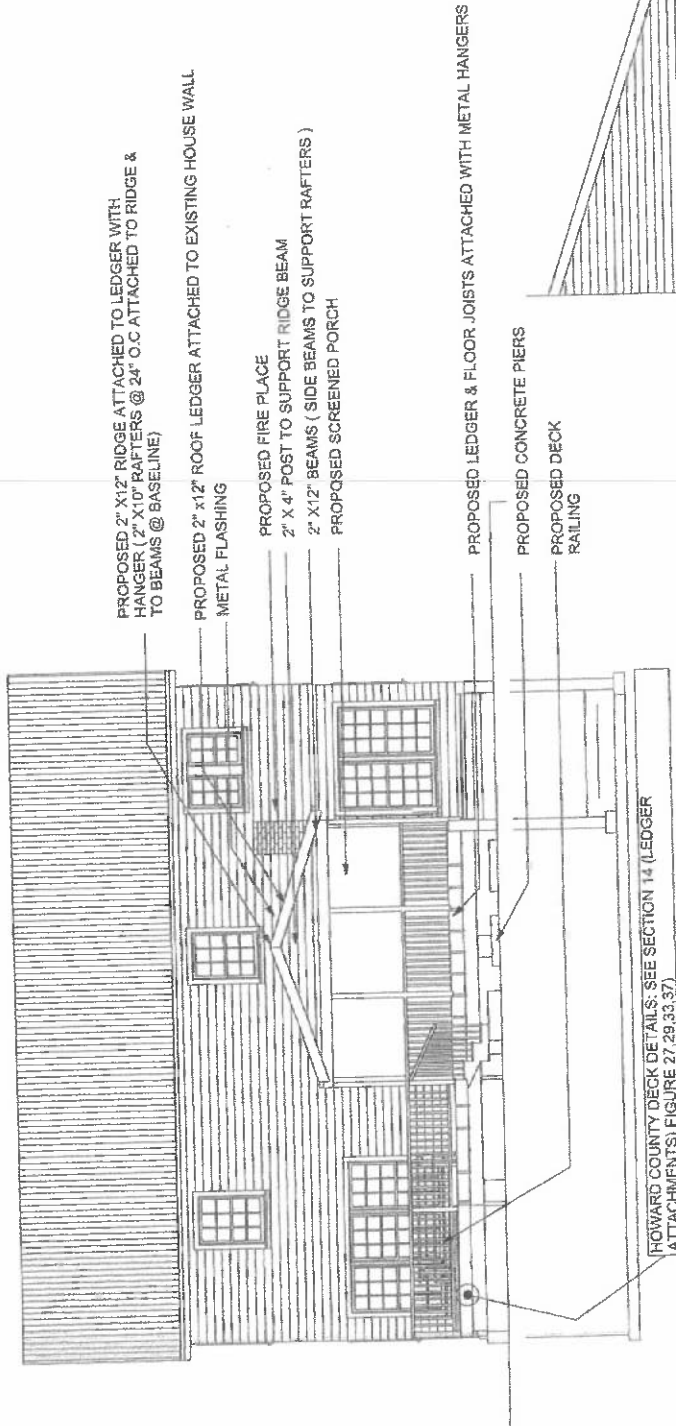
A003

DECK & SCREENED
PORCH FLOOR
FRAMING PLAN

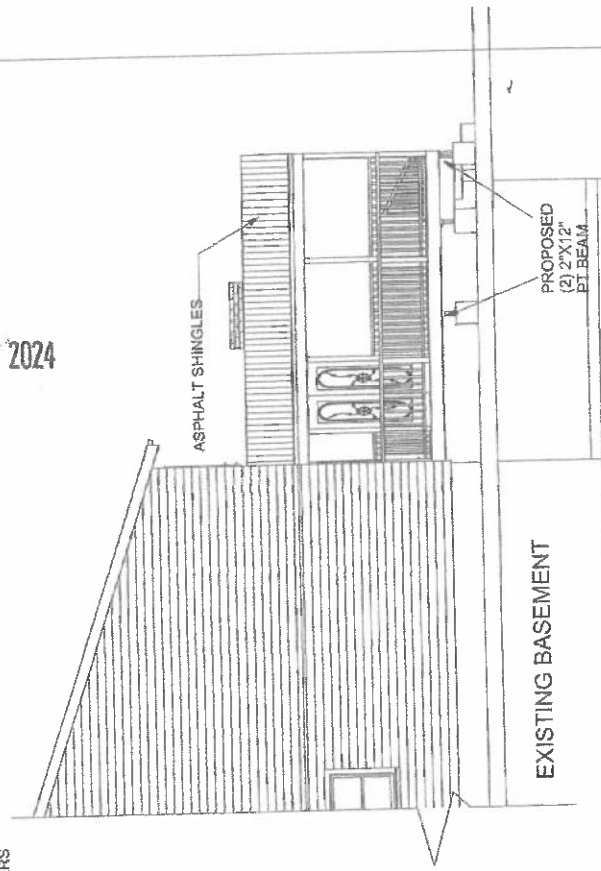
PLANS & DESIGN
ARCHITECTURAL TECHNOLOGY
architecturaltechnology2.0@gmail.com



APPROVED JAN 09 2024



1 REAR ELEVATION @ DECK & SCREENED PORCH
A004 SCALE 3/16"=1'0"



2 SIDE ELEVATION @ PROPOSED DECK
A004 SCALE 3/16"=1'0"

CR CONSTRUCTION PROJECT
11168 EUGENE AVE, FULTON MARYLAND 20759
HOME IMPROVEMENT (NEW REAR DECK & SCREENED PORCH)

DECK & SCREENED
PORCH ELEVATIONS
A004

PLANS & DESIGN
ARCHITECTURAL TECHNOLOGY
architecturaltechnology2.0@gmail.com



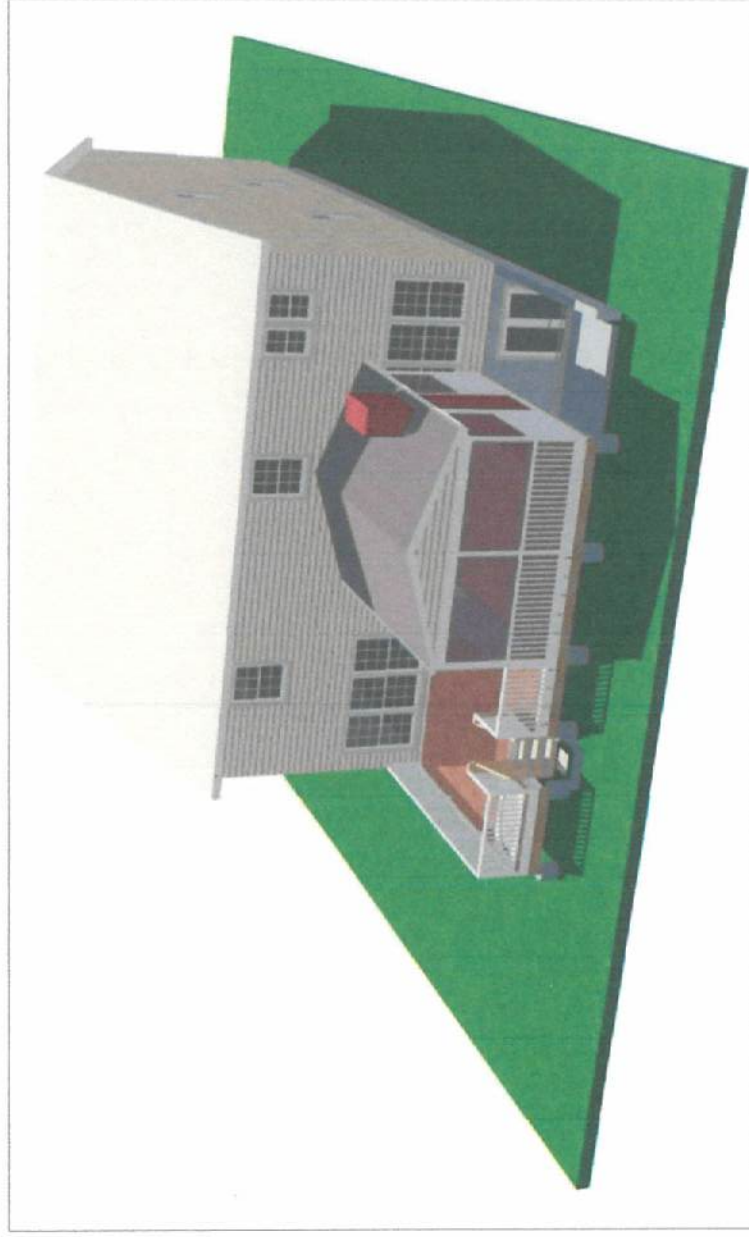
APPROVED JAN 08 2024



DRAWING LIST

COVER SHEET
FOUNDATION PLAN
DECK & SCREENED PORCH FLOOR PLAN
DECK & SCREENED PORCH FLOOR FRAMING PLAN
DECK & SCREENED PORCH ELEVATIONS

ATTACHED
HOWARD COUNTY DECK DETAILS GUIDELINES



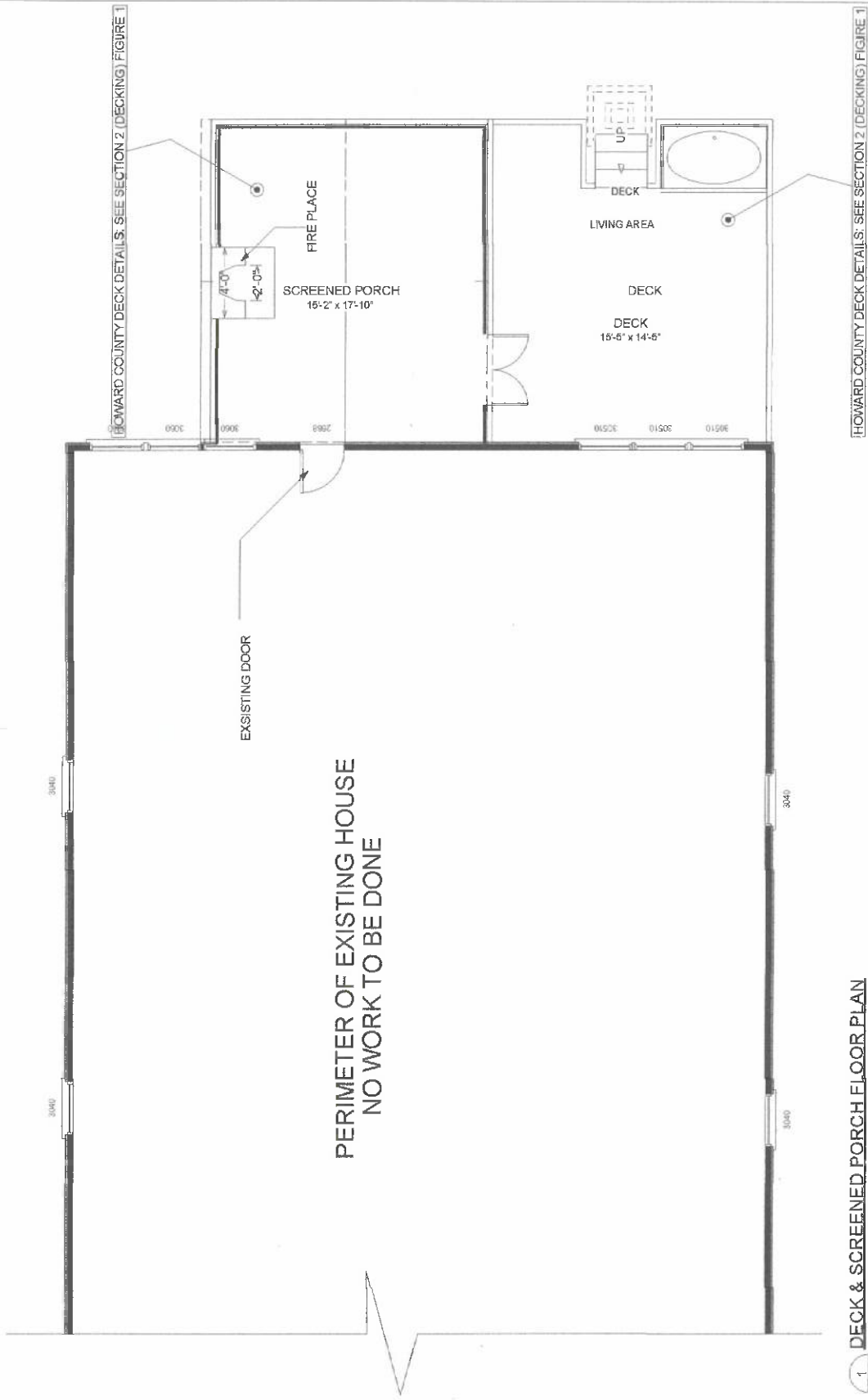
PLANS & DESIGN
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architecturaltechnology2.0@gmail.com

CR CONSTRUCTION PROJECT
11168 EUGENE AVE, FULTON MARYLAND 20759
HOME IMPROVEMENT (NEW REAR DECK & SCREENED PORCH)

COVER SHEET

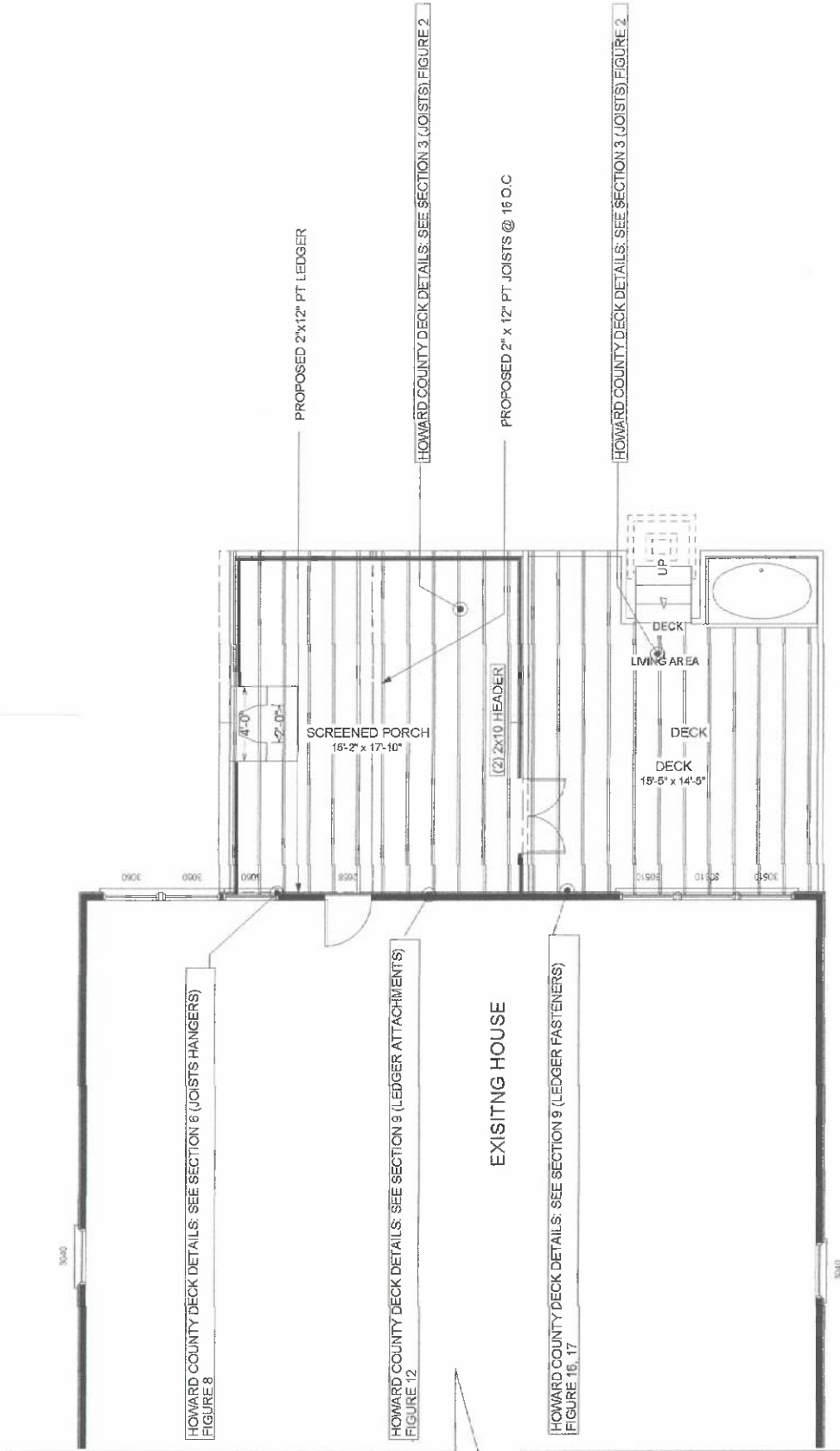






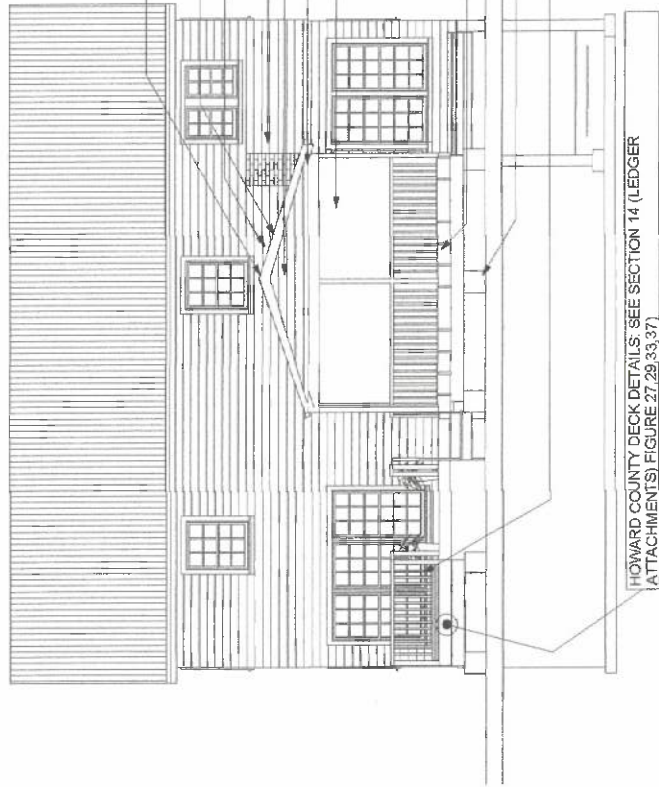
1
A002
DECK & SCREENED PORCH FLOOR PLAN
SCALE 1/4"=1'-0"

	PLANS & DESIGN ARCHITECTURAL TECHNOLOGY architecturaltechnology2.0@gmail.com	CR CONSTRUCTION PROJECT 11168 EUGENE AVE, FULTON MARYLAND 20759 HOME IMPROVEMENT (NEW REAR DECK & SCREENED PORCH)	DECK & SCREENED PORCH FLOOR PLAN	A002
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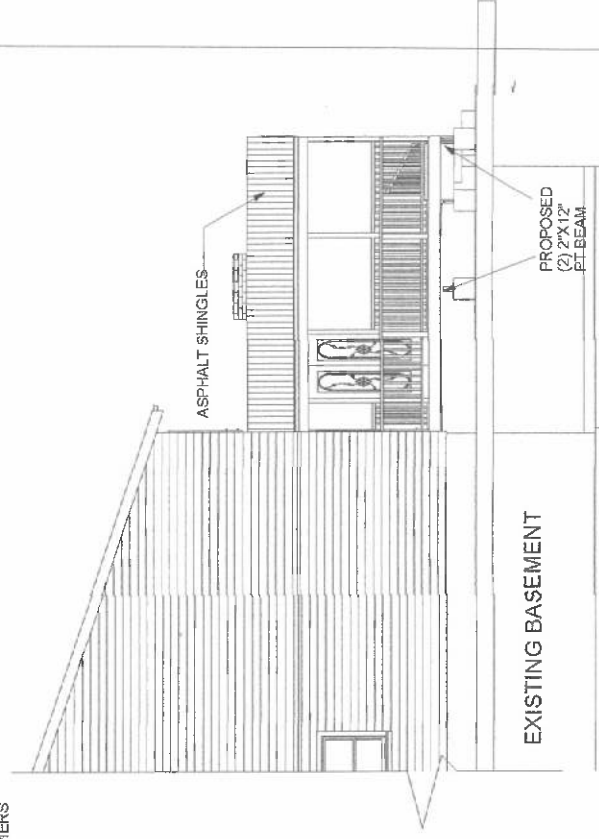


1 DECK & SCREENED PORCH FRAMING PLAN
A003 SCALE 1/4"=1'0"





1 REAR ELEVATION @ DECK & SCREENED PORCH
A004 SCALE 3/16" = 1'0"



2 SIDE ELEVATION @ PROPOSED DECK
A004 SCALE 3/16" = 1'0"



January 9, 2024

John Lynn
11168 Eugene Ave.
Fulton, MD 20759

Dear Maple Lawn South Homeowner:

Thank you for submitting your Architectural Request for an exterior alteration. Upon further review, the Architectural Review Committee (ARC) has determined that your request meets the guidelines of the Architectural Rules and Regulations, and therefore approves your request, as stated in the application, for the following:

**Deck – all deck posts, beams, bandboards and fascia must be wrapped in white vinyl
Screened porch – all posts, beams, bandboards and fascia must be wrapped in white vinyl;
shingles must match the shingles currently on the house**

This approval does not include any permits required by the County or State. It is your responsibility to obtain such permits. You, the homeowner, hereby agree that any and all liability caused by or arising from this modification shall not be held against the Association, Management Company, Builder or Developer. Consequently, the Association, Management Company, Builder or Developer will not be held liable for any damage or hazards caused by this modification to said lot or any adjacent lot.

Please note that approval by the Architectural Review Committee is for aesthetic purposes only and does not imply that any review has been made of the structural adequacy or boundary lines; nor does it imply nor avert the necessity for approval by appropriate governmental authorities.

Sincerely,
Lynn Weymer
Community Manager
lynn@westpropmgt.com

13390 Clarksville Pike
Highland, MD 20777
301-854-0791
info@WestPropMGT.com
www.westpropertymanagement.com