



December 1, 2020

Dear Guilford Resident:

Enclosed is your 2021 Guilford Association invoice. The invoice reflects a break out of the specific charges for the mandatory maintenance payment, Guilford Association dues, the Guilford Security Patrol, and balance forward which includes past due charges (if any), and liens filed (if any). **Payment is to be sent to: The Guilford Association, 4200 Saint Paul St., Suite 100, Baltimore, MD 21218.**

*Please include your property address on your check if not already listed to ensure proper crediting. Also, if there has been a change in your email address or the address is not filed with the Association, please provide your current email address to the Association by direct entry on the Guilford website or through email to the Association at [officemanager@guilfordassociation.org](mailto:officemanager@guilfordassociation.org).* Thank you.

**Payment of the mandatory maintenance charge is due by January 1, 2021 per the Guilford Deed and Agreement.** Properties for which the mandatory maintenance charge payment is not received by January 30, 2021 will have a late fee applied equal to \$15 or 10% (whichever is greater). Non-payment by March 15, 2021 will result in a lien being filed for the unpaid mandatory maintenance charges, plus an additional lien charge to cover the fees for filing and removing the lien and to cover administrative expenses. If partial or unspecified payment of the total billed amount is paid by you, the money will first be applied to the current mandatory maintenance charge, second to the Guilford Association dues and finally to the Guilford Security Patrol.

### Explanation of Fees

- **Maintenance Charges** are based on the square-footage of each property and are a required payment. The 2021 mandatory maintenance charge is \$3.20 per 100 SF of lot area and is unchanged from the fee charged in 2020.
- **Dues** payment is required to be a voting member of the Guilford Association. The Guilford Association, your homeowners association, administers the Deed and Agreement and is the community's advocate and liaison to public officials and agencies. This \$50 fee has not changed from previous years.
- **Guilford Security Patrol (GSP) payment** is a voluntary fee that pays for the Guilford Security Patrol and entitles GSP members to additional security services. The degree of community participation determines the hours of coverage by the patrol. The \$375 fee is unchanged from the fee charged in 2020.

### Guilford Association 2021 Budget

Below is a summary of the Guilford Association's 2021 budget. It provides for services such as security, the necessary care and maintenance of our parks and common areas, and the required administrative support to fulfill the obligations of the Deed and Agreement. The budget has been approved by the Board of Managers and was reviewed in the Annual Meeting report.

#### INCOME

Revenue (Maintenance Fees & Assoc. Dues)	333,429
Other Income (advertising, York Courts)	19,763
Guilford Security Patrol	150,000
<b>Total Income</b>	<b>\$503,165</b>

## EXPENSES

Parks & Land Maintenance	45,456
Other Maintenance	99,459 (York Cts., St. Paul median, snow removal)
Guilford Security Patrol (GSP)	150,000
Community Security Expense	30,000
Professional Services	47,200 (legal, accounting, insurance)
Stratford Green Donation (Sherwood Gardens)	60,000
Administrative	71,050 (rent, salary, supplies, telephone, computer)
<b>Total Expenses</b>	<b>\$503,165</b>

**Sherwood Gardens** is owned and managed by Stratford Green, Inc., a 501(c)(3) nonprofit corporation. The \$60,000 donated by the Association is for landscape and tree maintenance. All other expense for tulips, summer flowers, additional care and improvement is covered by donations and fund raising activities.

**The Guilford Security Patrol (GSP)** The Guilford Security Patrol plays an important role in maintaining the safety and security of our neighborhood. The Board of Managers contracts with Wolf Professional Security to provide security officers who patrol the entire community by car.

While all Guilford residents benefit from the daily patrols of the GSP, only residents who have paid the \$375 annual fee may use additional GSP services. More importantly, since the GSP is funded from GSP membership fees, resident participation determines the number of hours that the GSP is on duty. Please make note of the following contacts for reaching the GSP:

**Patrol Service Phone:** (443) 204-0298      **Patrol Email:** [office@wolfsecurityinc.com](mailto:office@wolfsecurityinc.com)

### Exterior Property Alterations

**Please remember that all exterior property alterations must be submitted to the Guilford Architectural Committee for review and approval in advance of work being done.** An explanation of the architectural covenants and the application are found on the Guilford website at: <http://guilfordassociation.org/architecture/>. The Association is obligated to enforce the Deed and Agreement covenants. Failure to receive review and approval by the Architectural Committee for exterior changes to your property may result in the issuance of a covenant violation.

### Summary

Operating with a break-even budget, while providing the care and service expected by Guilford residents, is a challenge. The sustained vitality of our community is in no small part due to the Board of Managers and other resident volunteers who devote countless hours to maintain our community as a truly unique and wonderful place to live. Please contact me at [tom@guilfordassociation.org](mailto:tom@guilfordassociation.org) or any of the other board members, listed on our website: <http://guilfordassociation.org>, with your comments or suggestions. Thank you for your continued support and care of the Guilford community.



Thomas R. Hobbs  
President, The Guilford Association, Inc.

**THE GUILFORD ASSOCIATION, INC**

4200 Saint Paul St  
Baltimore, MD 21218 US  
410-889-1717  
finance@guilfordassociation.org



**INVOICE**

BILL TO  
NCharles4413.Brand  
Lee H. Brand  
4413 N. Charles  
Baltimore, MD 21218

INVOICE # 15837      DATE 02/01/2021      TERMS Due on receipt

**ACCOUNT SUMMARY**

01/01/2021	Balance Forward	365.92
	Other payments and credits after 01/01/2021 through 01/31/2021	0.00
02/01/2021	Other invoices from this date	0.00
	New charges (details below)	36.59
	<b>Total Amount Due</b>	<b>402.51</b>

DESCRIPTION	QTY	AMOUNT
Late Fee on 2021 Mandatory Maintenance Charge (\$15.00 or 10% - whichever is greater)	1	36.59
TOTAL OF NEW CHARGES		36.59
<b>BALANCE DUE</b>		<b>\$402.51</b>

# Deed and Agreement

BETWEEN

THE ROLAND PARK COMPANY

AND

EDWARD H. BOUTON

Containing Restrictions,  
Conditions, Charges, Etc.  
Relating to

## GUILFORD

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THIS PAMPHLET SHOULD BE CAREFULLY  
PRESERVED. SEE NOTICE  
ON NEXT PAGE.

**NOTICE**

Lots in Guilford will be conveyed by The Roland Park Company subject to the provisions of the within Deed and Agreement.

As the restrictions, easements, covenants, conditions, charges, etc., affecting Guilford are contained ONLY in this instrument and will NOT be repeated in the deeds from The Roland Park Company to purchasers, it is essential that, for their information and guidance, purchasers should carefully read this deed; upon sale, the pamphlet should be given to the subsequent purchaser.

In every transfer of land in Guilford a proper reference should be made in the conveyance to this Deed and Agreement.

**THE ROLAND PARK COMPANY.**

Dated July 1st, 1913.

THIS DEED AND AGREEMENT, made this 26th day of June, 1913, by and between THE ROLAND PARK COMPANY (hereinafter called the Company), a Maryland corporation, formed by the consolidation of Roland Park Company of Baltimore City and Guilford Park Company of Baltimore City (see Agreement of Consolidation recorded among the Charter Records of Baltimore City, in Liber S. C. L. No. 56, Folio 325, and among the Corporation Records of Baltimore County, in Liber W. P. C. No. 5, Folio 305), party of the first part, and Edward H. Bouton, of Baltimore County, Maryland (hereinafter called the Purchaser), party of the second part.

WHEREAS, the Company owns a tract of land lying partly in Baltimore City and partly in Baltimore County, Maryland, which it has caused to be platted into lots and other parcels, as shown on a plat divided into three (3) sheets and hereby expressly made a part hereof; said three sheets composing said plat are marked and filed concurrently herewith as follows, viz.: one sheet marked "Plat of Guilford \* \* \* Sheet No. 1" filed among the Land Records of Baltimore City, and the other two sheets marked respectively "Plat of Guilford \* \* \* Sheet No. 2" and "Plat of Guilford \* \* \* Sheet No. 3" filed among the Land Records of Baltimore County.

WHEREAS, the Company intends to develop and improve said tract of land and open up and lay out the streets shown on said plat and offer for sale the lots and other parcels of land included in said tract, and is desirous of subjecting all of said tract of land and the lots and parcels shown on said plat to certain covenants, agreements, easements, restrictions, conditions and charges, as hereinafter set out; and

WHEREAS, the Purchaser is desirous of purchasing certain of the Lots shown on said "Plat of Guilford" and is desirous of co-operating with the Company for the purpose of making the covenants, agreements, easements, restrictions, conditions and charges, hereinafter set out, binding alike upon the Com-

pany, its successors and assigns, and upon the Purchaser, his heirs, executors, administrators and assigns, and upon the lots to be retained and owned by the Purchaser, as well as upon all the land included in said tract; and

WHEREAS, in order to make said covenants, agreements, easements, restrictions, conditions and charges, binding and of full force and effect on all the land included in said tract and upon the present and future owners and occupants of the same, the Company and the Purchaser have agreed to enter into this Deed and Agreement, whereby the Company will convey to the Purchaser all the lots, blocks and parcels of land shown on said "Plat of Guilford," except those portions thereof expressly reserved or excepted in the particular description hereinafter contained and immediately thereafter the Purchaser will reconvey to the Company charged with all the covenants, agreements, easements, restrictions, conditions and charges hereinafter set out, all those lots, blocks and parcels of land so conveyed to him, except the following lots, namely:

Lots numbered 9 and 10 in Block numbered 16,

Lots numbered 1 to 10, both inclusive, in Block numbered 53,

Lots numbered 1, 2, 15 and 16 in Block numbered 54,

Lots numbered 1 and 16 in Block numbered 55,

Lots numbered 1, 2 and 3 in Block numbered 56, and

Lots numbered 1 to 12, both inclusive, and 27 to 31, both inclusive, in Block numbered 57, which lots the Purchaser will hold and hereafter convey subject to said covenants, agreements, easements, restrictions, conditions and charges.

*Now, Therefore, this Deed and Agreement Witnesseth, That for and in consideration of the premises and the sum of Five (5) dollars in hand paid by the Purchaser to the Company, the receipt whereof is hereby acknowledged, and the performance of the covenants, agreements and conditions hereinafter set out, the parties hereto do hereby agree as follows:—*

The Company does hereby grant and convey unto the Purchaser, subject to the covenants, agreements, easements, restric-

tions, conditions and charges hereinafter set out, all the following lots, blocks and parcels of land lying, being and situate in Baltimore City and Baltimore County, Maryland, and being marked and designated on said "Plat of Guilford" by numbers or letters, that is to say, all of blocks numbered 9, 10, 29, 31 and 36, and all lots and parcels numbered or lettered, shown on said plat, as being in blocks numbered 2, 3, 4, 7, 8, 11 to 28, both inclusive, 32, 33, 34, 35, 37 to 48, both inclusive, and 53 to 57, both inclusive, including parcels lettered respectively A, B, C, D, E, F, G, H, J, K and L, and including parcels marked and designated respectively on said Plat as Section A, Section B, Section C, Section D, Section E and Section F, excepting, however, from this grant all streets shown on said "Plat of Guilford" and the three (3) Parks shown thereon and designated respectively as "The Little Park," located in Block 22, "Stratford Green," located in Block 31, and "Sunken Park," located in Block 56.

Together with the improvements thereon and the rights and appurtenances thereto belonging and appertaining.

To HAVE AND TO HOLD the above granted property unto the Purchaser, his heirs and assigns, forever in fee simple, subject, however, to the following covenants, agreements, conditions, easements, restrictions and charges, which it is hereby covenanted and agreed shall be binding upon the Company, its successors and assigns, and upon the Purchaser, his heirs, executors, administrators and assigns, and upon all the land included in said tract.

#### DEFINITIONS.

#### SUB-DIVISION I.

The word "street" as used in this Deed is intended to mean any street, highway or other thoroughfare shown on said plat, or hereafter laid out in said tract, whether designated as street, avenue, road, place, lane, path, way or otherwise.

A "front street" shall, as to any lot except a corner lot, be deemed the street, not less than twenty-five (25) feet in width,



upon which the particular lot abuts. A corner lot shall be deemed to front on the street, not less than twenty-five (25) feet in width, upon which it has its smallest frontage, except in cases where the Company shall designate in this Deed, or in any Deed conveying any corner lot hereafter made by it, the street on which such corner lot shall thereafter be considered as fronting.

The word "building" as used in this Deed is intended to mean either a detached building or a block of two or more attached buildings.

The word "plot" as used in this Deed is intended to mean any piece or parcel of land on which, in accordance with the provisions hereof or of any deed from the Company hereafter transferring title thereto, the owner shall have the right to erect a single building or a single block of buildings; a plot may consist of a single lot or of more or less than a single lot.

The words "Plat of Guilford," "Tract," "Plat," "Tract of Land," as used in this Deed are each intended to mean all the land shown on and included in said three sheets of said plat, filed for record as hereinbefore stated.

#### NUIS- ANCES.

#### SUB-DIVISION II.

There shall not be erected, permitted, maintained or operated upon any of the land included in said tract any brewery, distillery, malthouse, slaughterhouse, brass foundry, tin, nail, iron or other foundry, limekiln, stone quarry, cement mill, sugar refinery, crematory, graveyard, jail, penitentiary, house of correction, hospital, asylum, sanatorium or institution of like or kindred nature, stable of any kind (except in Block Ten (10) of said plat and except stables maintained by the Company for its own use during the development of the property), cattle yard, hogpen, fowl yard or house, cesspool, privy vault or any form of privy; nor any plant, manufactory or establishment for the purpose of making or preparing soap, candles, starch, vitriol, vinegar, glue, ink, turpentine, oil, lamp black, gunpow-

der, dynamite or other explosive, baking powder, cream of tartar, gas, asphalt or fertilizer, nor for bone boiling, fat boiling, dyeing, tanning, dressing or preparing of skins, hides or leather; nor shall any noxious, dangerous or offensive thing, trade or business whatsoever be permitted or maintained on said property; nor shall any live poultry, hogs, cattle or other livestock except draft animals in the above stables be kept thereon.

[A racially restrictive covenant was included in the original Deed and Agreement of June 26, 1913. It has long since been determined to be unenforceable and completely invalid. The Guilford Association agrees with the public policy that makes racially restrictive agreements unconstitutional and expressly repudiates and condemns the original second paragraph of Sub-Division II.]

**Smoke.** No owner or occupant of any part of said tract of land shall cause or permit thereon the emission into the open air of dark smoke or thick gray smoke; the Company expressly reserves, however, the right, for any reason deemed by it sufficient, from time to time to suspend this restriction for definite periods, provided any such suspension shall apply to all the land included in said tract, and it shall become the duty of the Company, prior to such suspension, to leave at or mail to the occupied dwelling-houses on said tract a notice, setting forth the reason for such suspension and the dates when it shall commence and terminate; at the termination of the time specified in any such notice, the restriction shall again become operative to the same extent as if it had never been so suspended.

**USE OF  
LAND.**

**SUB-DIVISION III.**

The land included in said tract, except as hereinafter provided, shall be used for private residence purposes only and no building of any kind whatsoever shall be erected or maintained thereon except private dwelling-houses, each dwelling being designed for occupation by a single family, and private garages

**Private  
Residences.**

**Private  
Garages.**

for the sole use of the respective owners or occupants of the plots upon which such garages are erected.

**Schools, etc.**

Buildings to be used for schools, churches, libraries, art galleries, museums, hotels, apartment-houses, clubs, public garages, banks, offices and studios, or for recreative, educational, religious or philanthropic purposes may be erected or maintained in locations approved by the Company, and buildings may also be erected, maintained or used for business purposes in such locations in Blocks 9 and 10 of said plat and on plots fronting on York Road, as may be approved by the Company, provided, however, that no building shall be erected, maintained or used for any of the said purposes, except by the Company, unless in each case there shall have been filed in the proper office of

**Business Houses.**

**Limitations.**

record a deed or other instrument in writing executed by the Company approving, specifying and limiting the uses to which such building may be put or the business which may be conducted therein; and provided further, that the restrictions contained in Sub-Division II hereof shall in all cases be observed.

**No Nuisances.**

Sub-Divisions IV, V and VI hereof shall not apply to a business building erected under the provisions of this Sub-Division, except to the extent that the Company shall expressly specify in its deed, made before or after the erection of such building, conveying the plot on which such building may be erected.

**Parks and Playgrounds.**

Parks and playgrounds may be laid out and maintained in the locations designated on said plat and in other locations approved in writing by the Company.

#### **SETBACK.**

#### **SUB-DIVISION IV.**

No building or part thereof, except as hereinafter provided, shall be erected or maintained on any part of said tract closer to any street, twenty-five (25) feet or more in width, on which the plot, upon which such building is erected, abuts, than is specified in the "Schedule of Setbacks," hereinafter set out in Sub-Division XIX hereof.

**Covered Porches.**

Unenclosed covered porches, the floors of which are not higher than the level of the first floor of the building, may en-

croach on such restricted areas by projecting thereon not more than twelve (12) feet.

**Steps, etc.**

Steps, uncovered porches and terraces, no part of which is more than three (3) feet above the level of the first floor of the building, may be built and maintained on any part of such restricted areas.

**Bay Windows.**

Single story bay, bow and oriel windows not more than fifteen (15) feet in height (exclusive of foundation or other support) may encroach on such restricted areas by projecting thereon not more than three (3) feet, but the total horizontal plane area of such encroachments on one side of a detached building or of each of a block of buildings shall not exceed thirty (30) square feet.

**From Rear.**

No building or part thereof, except a garage, shall be erected or permitted within ten (10) feet of the rear line of any plot.

**Garages.**

A garage shall not be erected within one hundred (100) feet of any front street, unless it be made a part of or be attached to or connected with the main building on the plot, nor in any case closer to any side street twenty-five (25) feet or more in width than is specified in the "Schedule of Setbacks" above referred to.

The Company shall in all cases have the right to say and determine which are the front, side and rear lines of any plot, and also the amount of the setback from said lines necessary to conform to the requirements hereof, and the Company's judgment and determination thereon shall be final and binding.

**Designation of Front Streets.**

The Company hereby designates the streets on which the following lots shall be considered as respectively fronting, viz.:

Lot 9, Block 3, St. Paul Street.

Lot 6, Block 13, Charles-Street Avenue.

Lots 13 and 18, Block 13, Bedford Place.

Lot 32, Block 13, Charlote Place.

Lot 4, Block 15, Greenway.

Lot 14, Block 53, Overhill Road.

Lots 7 and 11, Block 54, Overhill Road.

Lot 1, Block 55, Charles-Street Avenue.

Lot 9, Block 57, Cold Spring Lane.  
Lots 12 and 13, Block 57, Whitfield Road.  
Lot 18, Block 57, Overhill Road.

## SUB-DIVISION V.

### FREE SPACES.

Free or open spaces shall be left on every plot built upon, on both sides of every building erected thereon, which free spaces shall extend the full depth of the plot and shall be in addition to and independent of any free spaces pertaining to or required for any other building or any other plot. No part of any building, except as hereinafter provided, shall encroach on these free spaces. The aggregate width of such free spaces required on both sides of any building shall be not less than fifty (50) per cent. of the width of the building nor in any case less than thirty (30) feet.

### Minimum Free Spaces.

### Division of Spaces.

The minimum width of such free space to be left on either side of any building shall be two-fifths of the minimum aggregate width of the free spaces required for such building.

### Covered Porches and One-Story Extensions.

Covered porches, the floors of which are not higher than the level of the first floor of the building, as well as one-story extensions of the building, no part of any wall of which is more than fifteen (15) feet above the level of the first floor of the building, may encroach upon such free spaces by projecting thereon not more than ten (10) feet, but not nearer than ten (10) feet to either exterior limit of such free spaces.

### Steps, etc.

Steps, uncovered porches and terraces, no part of which is more than three (3) feet above the level of the first floor of the building, may be built and maintained on any part of such restricted areas.

### Garages.

Garages located not nearer than one hundred (100) feet to the front street shall not be subject to the provisions of this Sub-Division.

If the width of any building, by reason of its irregular shape or otherwise, or, if the location of the free spaces required herein in relation thereto, be uncertain, the Company may in all such cases determine what is to be deemed the width of such

building and the location of such free spaces, and the decision of the Company in respect thereto shall be final.

The provisions of this Sub-Division shall not apply to plots binding on the York Road, or to Blocks 9 and 10.

**MAXIMUM  
WIDTH OF  
BUILD-  
INGS.**

**SUB-DIVISION VI.**

No building or block of buildings more than two hundred and fifty (250) feet in width or length shall be erected or maintained.

**APPROVAL  
OF PLANS.**

**SUB-DIVISION VII.**

No building, fence, wall or other structure shall be commenced, erected or maintained, nor shall any addition to or change or alteration therein be made, until the plans and specifications, showing the nature, kind, shape, height, materials, floor plans, color scheme, location and approximate cost of such structure and the grading plan of the plot to be built upon shall have been submitted to and approved in writing by the Company and a copy thereof, as finally approved, lodged permanently with the Company. The Company shall have the right to refuse to approve any such plans or specifications or grading plan, which are not suitable or desirable, in its opinion, for aesthetic or other reasons; and in so passing upon such plans, specifications and grading plan, it shall have the right to take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure, as planned, on the outlook from the adjacent or neighboring property.

**RIGHT TO  
MODIFY.**

**SUB-DIVISION VIII.**

The Company hereby expressly reserves the right in its absolute discretion at any time to annul, waive, change or modify any of the restrictions, conditions, covenants, agreements or

provisions contained in Sub-Divisions III, IV, V, VI and VII hereof, as to any part of said tract then owned by the Company, and with the consent of the then owner as to any other land included in said tract.

**EASE-  
MENTS  
RE-  
SERVED.**

#### SUB-DIVISION IX.

Easements and rights-of-way are hereby expressly reserved in and over the rear five (5) feet of each lot, shown on said plat, and also in and over the strips of land indicated as reservations on said plat; such easements and rights-of-way shall be for the following purposes:

For the erection, construction and maintenance of poles, wires and conduits, and the necessary or proper attachments in connection therewith for the transmission of electricity and for telephone and other purposes;

For the construction and maintenance of storm-water drains, land drains, public and private sewers, pipe lines for supplying gas, water and heat, and for any other public or quasi-public utility or function conducted, maintained, furnished or performed by or in any method beneath the surface of the ground.

The Company shall have the right to enter upon said reserved strips of land for any of the purposes for which said easements and rights of way are reserved.

The Company reserves the right at the time of, or after, grading any street, or any part thereof, to enter upon any abutting lot and grade the portion of such lot adjacent to such street to a slope of 2 to 1, but the Company shall not be obligated to do such grading or to maintain the slope.

**STREETS  
AND  
PARKS.**

#### SUB-DIVISION X.

It is hereby expressly stated and provided that nothing herein contained shall constitute a dedication of any street or park shown on said plat, the title to all such streets and to the three parks designated on said Plat as "The Little Park," "Stratford Green" and "Sunken Park" respectively being hereby expressly

Not  
Dedicated.

reserved to the Company; nor shall any deed from the Company hereafter made, conveying any part of the land included in said tract, be held to convey the title to or to dedicate the bed of any street, except where expressly so conveyed or dedicated in the deed.

Condemnation

If any public authority shall condemn for public uses any street included in said tract and in the condemnation proceedings damages shall be awarded to the Company for the taking of such street, the Company agrees to apply the amount received by it as damages in each condemnation proceeding, or so much thereof as may be necessary for the purpose, to reimbursing the owners of any land included in said tract, against whom in such proceeding benefits may have been assessed in excess of the damages awarded to them.

Use of  
Streets.

The Company hereby gives and grants to each owner, hereafter acquiring title to any of the land included in said tract, the right to such use of the streets shown on said plat as may be necessary for reasonable and convenient ingress and egress to and from the land belonging to such owner; but, subject to such user by said owners, the Company expressly reserves to itself the title to both the surface and beds of all said streets, and the right to use and occupy the same or to allow others so to do in any manner that does not materially interfere with said user of ingress and egress, and it further expressly reserves the exclusive right to grade, change the grade of, regrade, change the location of, close or partly close any street or private lane shown on said plat, but no change of location or closing shall be made that will materially interfere with the said right of convenient ingress and egress to and from, or take any portion of, any lot sold or conveyed by the Company prior to such change of location or closing.

Right to  
Grade,  
Re-locate  
or Close.

Use of  
Parks.

Subject to such reasonable rules and regulations as the Company may from time to time establish, the Company gives and grants to each owner, hereafter acquiring title to any of the land included in said tract, the perpetual right to the use and enjoyment of the three (3) Parks intended for the gen-



eral use of the owners of land included in said tract and designated on said Plat of Guilford as "The Little Park," located in Block 22, "Stratford Green," located in Block 31, and "Sunken Park," located in Block 56.

Right to  
Convey.

The Company reserves, however, the right to dedicate to public use and the right to convey to any public authority or to any corporation having power to acquire the same, all its right, title and interest in and to any street or Park (other than a Private Park), subject to the rights of property owners as hereinbefore granted.

**SANITARY  
SEWERS:**

**SUB-DIVISION XI.**

The Company covenants and agrees that there will be constructed a sanitary sewerage system for the disposal of the house sewage from buildings to be erected on the land included in said tract, and the owner of any such building, upon payment of the sewer charges hereinafter mentioned, shall have the right to use said sewerage system under such rules and regulations as the Company may from time to time adopt; all connections between any building and said system shall be laid by the Company at the expense of the owner of such building.

Sewer  
Charges.

All the land, both vacant and improved, included in said tract, whether owned by the Company or by others, except streets and parks maintained for the general use of owners of land included in said tract, shall be subject to an annual charge for the right to use said sewers at the rate of ten (10) cents per one hundred (100) square feet of area; said charge shall be paid by the respective owners of the land included in said tract to the Company in advance in four (4) equal quarterly instalments on the first days of January, April, July and October in each year.

Exemption  
from  
Sewer  
Charge.

No lot or parcel included in said tract shall be subject to said charge until the first quarterly payment day succeeding the time when a sewer connected with said system shall have been constructed either in a street on which the lot or parcel abuts or in a reservation that abuts on or is a part of the lot or parcel.

Only those portions of Blocks 29, 31 and 36 shall be subject to said sewer charge that bind on, or lie within 150 feet of a street not less than 20 feet in width, as shown on said plat, or as hereafter opened and established.

Right to  
Convey.

The Company reserves the right to dispose, at any time, in whole or in part, of said sewerage system to any state, county, municipal or other public corporation, or to any private or quasi-public corporation; provided, however, it shall not dispose of said sewerage system to any private or quasi-public corporation, in whole or in part, except upon terms that will furnish the property owners with sewer facilities at rates not exceeding those herein charged.

MAIN-  
TENANCE  
CHARGES.

#### SUB-DIVISION XII.

All the land included in said tract (except as hereinafter mentioned), whether owned by the Company or by others, except streets and parks maintained for the general use of owners of land included in said tract, and except land taken or sold for public improvements or uses, shall be subject to an annual maintenance charge at the rate of ten (10) cents per one hundred (100) square feet of area for each of the five (5) years, commencing with January 1st, 1915, and at the rate of twenty (20) cents per one hundred (100) square feet of area for each year thereafter, for the purpose of creating a fund, to be known as the Maintenance Fund, to be paid by the respective owners of the land included in said tract to the Company annually, in advance, on the 1st day of January in each year, commencing with January 1st, 1915.

Adjustment  
of Charge.

Said annual charge may be adjusted from year to year by the Company as the needs of the property may, in its judgment, require, but in no event shall such charge be raised above ten (10) cents per one hundred (100) square feet of area for each of the five (5) years, commencing with January 1st, 1915, nor thereafter above twenty (20) cents per annum for each one hundred (100) square feet of area.

Application  
of Fund.

The Company agrees to pay its proper proportion into said

fund for the land owned by it on January 1st of each year, and to apply the total fund arising from said charge, as far as the same may be sufficient, towards the payment of the so-called Maintenance Expenses incurred for the following purposes:

For lighting, improving and maintaining the streets and parks maintained for the general use of owners and occupants of land included in said tract, including all grass and planted areas within the boundaries of such streets and parks, but not including those parcels designated on said plat as "Private Park";

For operating and maintaining any storm-water drains now or hereafter constructed in said tract;

For collecting and disposing of garbage, ashes and rubbish, etc.;

For employing policemen and watchmen and for fire protection;

For caring for vacant and unimproved land included in said tract on which said Maintenance Charge is being paid, removing the grass and weeds therefrom, and doing any other thing necessary or desirable, in the opinion of the Company, to keep the property neat and in good order, or which, in the opinion of the Company, may be of general benefit to the owners or occupants of the land included in said tract;

For expenses incident to the examination and approval of plans as herein provided, and to the enforcement of the restrictions, conditions, covenants, easements, charges and agreements herein contained;

For taxes and assessments, if any, that may be levied by any public authority upon the streets or parks now or hereafter opened, laid out or established for the general use of the owners of land included in said tract, but not for any taxes or assessments that may be levied on "Private Parks."

No lot or parcel included in said tract shall be subject to said annual Maintenance Charge, unless the driveway of the street, on which it fronts, has been heretofore, or shall be hereafter, once surfaced with macadam or with some other form

Exemption  
from  
Charges.

of improved surfacing or pavement. The surfacing or paving of Cold Spring Lane east of Charles-Street Avenue shall not render any part of said tract binding on said lane subject to said Maintenance Charge, nor shall any part of said tract binding on said Cold Spring Lane west of Charles-Street Avenue be subjected to said Maintenance Charge by reason of any surfacing of said lane heretofore laid. Only those portions of Blocks 29, 31 and 36 shall be subject to said Maintenance Charge that bind on and lie within one hundred and fifty (150) feet of a street not less than twenty (20) feet in width, as shown on said Plat or as hereafter opened and established. No part of said tract within one hundred and thirty (130) feet of the York Road shall be subject to said Maintenance Charge, and no part of said Maintenance Fund shall be expended thereon or on said Road or for the special benefit or on behalf of said property or the owners or occupants thereof.

Separation  
of City  
and County  
Funds.

The fund so collected by the Company, arising from said Maintenance Charge upon that part of said tract lying in Baltimore City, shall be kept as a separate fund and shall be applied by the Company, as far as the same may be sufficient, towards the payment of the above Maintenance Expenses incurred in respect of said land lying in Baltimore City, or for the benefit and advantage of the owners and occupants thereof, and in like manner the fund arising from said charge upon that part of said tract lying in Baltimore County shall be kept as a separate fund and shall be applied by the Company, as far as the same may be sufficient, towards the payment of the above Maintenance Expenses incurred in respect of the said land lying in Baltimore County or for the benefit and advantage of the owners or occupants thereof.

PRIVATE  
PARKS.

### SUB-DIVISION XIII.

#### SECTION A.

Reserved.

In the interior of each of Blocks 8, 11, 17, 25, 26, 32, 39, 41, 47 and 54 on said Plat of Guilford an area is shown and desig-

nated as a Private Park, and each of said blocks is hereby sold and conveyed to and shall be held and owned by the purchaser, his heirs and assigns, subject to the express condition that the area therein designated as a Private Park is hereby reserved, held and set aside as a Private Park for the sole, exclusive and joint use and benefit in common of the present and future owners and occupants of the block in which each Private Park is located, and each of said blocks shall be held and owned by the purchaser, his heirs and assigns, subject to all the covenants, agreements, easements, conditions and charges set out in this Sub-Division XIII; it being intended that each of said blocks with the Private Park shown therein and the Park fund created in connection therewith, as hereinafter set forth, shall be treated separately as if the covenants, agreements, easements, conditions and charges hereinafter contained applied to it alone, without reference to other blocks or Private Parks, and where the words "Block" or "Blocks" and "Private Park" or "Private Parks" are used in this Sub-Division, it is intended to mean each block and the Private Park therein separately.

**Regulations.**

The Company reserves the right, however, in the interest of all the owners and occupants of land included in each block from time to time to make and enforce reasonable rules and regulations governing the use and enjoyment of each Private Park by the persons entitled to use and enjoy the same.

**Easements.**

The Company reserves the right and easement so long as said land is used as a Private Park to erect and maintain within said Park poles and wires for the transmission of electricity for telephone, lighting and other purposes, the poles to be located within five (5) feet of the boundary lines of the Park.

**Private Park  
Maintenance  
Charges.**

**SECTION B.**

All land in each of said Blocks, except the land embraced within said Private Parks and any land hereafter taken or sold for public improvements or uses shall (in addition to the Sewer and Maintenance Charges set out in Sub-Divisions XI and XII

of this Deed) be subject to an annual Park Maintenance Charge for the purpose of creating for each of said Private Parks a separate fund to be known as the "Park Fund," to be paid by the respective owners of the land subject thereto to the Company annually in advance on the first days of January in each year, commencing January 1st, 1915; said Annual Park Maintenance Charge shall be at the following rates per one hundred (100) square feet of lot area outside of the Private Parks:

In Blocks 17, 25 and 26, at the rate of 12 cents.

In Blocks 11, 32 and 54, at the rate of 10 cents.

In Blocks 8, 39, 41 and 47, at the rate of 7 cents.

Adjustment  
of Charges.

Said annual charge may be adjusted from year to year by the Company as the needs of the several Parks may, in its judgment, require, but in no event shall any such charge be raised above the maximum rate above provided for.

Application  
of Funds.

The Company agrees to pay its proper proportion into each of said Park Funds for the land owned by it on January 1st of each year, and to apply the total sum arising from each of said Park Funds, when collected, towards the payment in each case of the following so-called Park maintenance expenses:

(1) To the payment of the said Sewer and Maintenance charges respectively set out in Sub-Divisions XI and XII of this Deed, as the same shall become payable on account of the land embraced in each of said Parks:

(2) To the cost of the improvement, maintenance and upkeep of said Park for the common use, benefit and enjoyment of the owners and occupants of the several lots in said Block, the Company out of said Park Fund doing such planting of trees, shrubs, flowers, etc., erecting such structures, making such improvements, furnishing such conveniences, and in general doing such things as it may deem necessary or proper to promote the attractiveness and usefulness of said Park, the Company exercising its discretion and judgment as to the way in which said fund shall be expended.

If the owner of any part of the land included within a Private Park shall fail to pay when due any tax or assessment imposed thereon by any public authority, the Company may pay such tax or assessment and shall have the same rights and remedies for the collection of the amount so paid that it has for the collection of the Park Maintenance Charges, as set out in Sub-Division XIV of this Deed.

Vacation of  
Private  
Parks.

#### SECTION C.

After January 1st, 1923 (or prior to that date, with the Company's consent), the owners of not less than seventy-five per cent. of the area of any of said blocks (not counting the part thereof included within the Private Park) shall have the right to terminate as to such block all the rights, easements, covenants and the Park Maintenance Charges reserved, given or created in this Sub-Division XIII; provided such owners shall join in the making and execution of an instrument in writing, agreeing to such termination, so executed by each of them as to entitle the instrument to be recorded among the Land Records, and shall present such instrument to the Company, together with a certificate from a Title Company or a Title Examiner, satisfactory to the Company, certifying to the ownership of all the land in such block.

The Company agrees that, within 30 days after the receipt by it of such instrument and certificate, it will execute the instrument and file the same for record among the proper Land Records; thereupon the owners of the fee in those portions of said block included within the boundaries of the Private Park shall respectively become vested with the title thereto discharged and free from all rights, easements, covenants, Park Maintenance Charges and trusts reserved, given or created in this Sub-Division XIII.

In determining the owners in said block, the Company shall be counted as the owner of any part thereof to which it holds title of record, but a mortgagee shall not be counted as an owner.

#### SECTION D.

Lots 1, 2, 15 and 16 in said Block 54 are expressly excepted from all the provisions of this Sub-Division XIII; the owners and occupants of said lots shall have no right to use the Private Park in said Block 54, nor shall said lots or the owners thereof be subject to or liable for the Park Maintenance charge provided for in Section B hereof.

#### SUB-DIVISION XIV.

**SEWER,  
MAIN-  
TENANCE  
AND  
PARK  
CHARGES  
LIENS.**

It is expressly agreed that the Sewer, Maintenance and Park charges referred to in Sub-Divisions XI, XII and XIII hereof shall be held to be liens or incumbrances on the land with respect to which said charges are made, and it is expressly stated that by the acceptance of title to any of the land included in said tract the owner (not including thereby a mortgagee) from the time of acquiring title thereto, shall be held to have covenanted and agreed to pay to the Company all charges provided for in said Sub-Divisions XI, XII and XIII hereof, due and unpaid at the time of his acquiring title, in respect of the land acquired and all such charges thereafter falling due, as long as he shall hold title of record, without the right in any event to reimbursement for charges that he may pay in advance; a certificate in writing, signed by an officer of the Company, shall be given on demand to any owner liable for said charges, setting forth the status of such owner and of the land, in reference to which the inquiry is made, with respect to said charges; such certificate, in favor of anyone relying thereon to his damage, shall be binding on the Company.

By his acceptance of title each owner shall be held to vest in the Company the right and power, in its own name, to take and prosecute all actions or suits, legal, equitable or otherwise, which may, in the opinion of the Company, be necessary or advisable for the collection of such charges.

Said charges at the discretion of and with the consent in writing of the Company, signed by its President or Vice-President,



and upon such conditions as it may impose, may be made subject to the lien of any mortgage on any part of said tract, provided such subordination shall apply only to the charges that shall have become payable prior to the passing of title under foreclosure of such mortgage, and nothing herein or in any consent to subordination given by the Company shall be held to affect the rights herein given to enforce the collection of such charges accruing after sale under foreclosure of such mortgage.

**RIGHT TO  
ABATE  
VIOLA-  
TIONS.**

**SUB-DIVISION XV.**

Violation of any restriction or condition or breach of any covenant or agreement herein contained shall give the Company, in addition to all other remedies, the right to enter upon the land upon or as to which such violation or breach exists, and summarily to abate and remove, at the expense of the owner thereof, any erection, thing or condition that may be or exist thereon contrary to the intent and meaning of the provisions hereof; and the Company shall not thereby be deemed guilty of any manner of trespass for such entry, abatement or removal.

**RIGHT TO  
ENFORCE.**

**SUB-DIVISION XVI.**

The provisions herein contained shall run with and bind the land and shall inure to the benefit of and be enforceable by the Company or the owner of any land included in said tract, their respective legal representatives, heirs, successors and assigns, and failure by the Company or any landowner to enforce any restriction, condition, covenant or agreement herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequently thereto.

**RIGHT TO  
EXTEND.**

**SUB-DIVISION XVII.**

All of the restrictions, conditions, covenants, charges, easements and agreements contained herein shall be in perpetuity, except the provisions contained in Sub-Divisions III, IV, V,

VI, VII, VIII, XII, XV and XIX, which shall continue in force only until January 1, 1950, but which, in whole or in part, may be extended for a period of twenty (20) years from that date and thereafter for successive periods of twenty (20) years, provided that prior to January 1, 1950, and prior to the expiration of each extension, appropriate instruments in writing consenting to such extension shall be filed for record, signed, executed and acknowledged by the Company and by the owners (not including mortgagees) of not less than two-thirds in area of the land included in said tract, exclusive of streets and parks intended for the general use of the owners of land included in said tract; and provided further that any such extension may be made separately as to all that part of said tract then lying in any given municipal sub-division, such as an incorporated Town, City or County, upon filing for record the consent in manner and form as aforesaid of the Company and of the owners (not including mortgagees) of not less than two-thirds in area of the land included in said tract lying in such municipal sub-division.

**ACCEPT-  
ANCE OF  
TRUSTS.**

**SUB-DIVISION XVIII.**

The Company hereby accepts each of the trusts, duties and obligations imposed upon it by this Deed and Agreement, and agrees to discharge the same without charge for its services, except that for the collection and disbursement of the Maintenance Fund and the Park Funds respectively provided for in Sub-Divisions XII and XIII hereof and for all overhead and office expenses, and for the use of all hand tools in connection with the work to be done in applying said funds, the Company shall be entitled to charge fifteen per cent. of the amount of all expenditures made by it from each of said funds, including in such expenditures payment to the Company at current market prices for labor and materials furnished and work done by it.

**Company's  
Charges.**

The Company shall exercise its discretion and judgment as to the amount of each of said Funds to be expended in connection with each of the purposes for which each of said Funds

is collected, and its decision in reference thereto shall be binding upon all parties interested.

The Company does not guarantee the sufficiency of any of the Funds provided for in Sub-Divisions XII and XIII hereof for the purposes hereinbefore set forth, and its liability in respect thereto shall be limited to the payment of its proper share thereof, in proportion to the land owned by it and liable therefor.

Right to Assign.

Any or all of the rights and powers, titles, easements and estates reserved or given to the Company in this Deed may be assigned to any one or more corporations or associations that will agree to assume said rights, powers, duties and obligations and carry out and perform the same. Any such assignment or transfer shall be made by appropriate instrument in writing in which the assignee or transferee shall join for the purpose of evidencing its consent to the acceptance of such rights and powers; and such assignee or transferee shall thereupon have the same rights and powers and be subject to the same obligations and duties as are herein given to and assumed by the Company, the Company thereupon being released therefrom.

SCHEDULE  
OF  
SETBACKS

### SUB-DIVISION XIX.

#### SCHEDULE OF SETBACKS REFERRED TO IN SUB-DIVISION IV.

Where lots with consecutive numbers are indicated in the following Schedule, both numbers given are included.

Where the setback is designated as "Special," no setback shall be required, except to such extent as the Company may specify in any deed hereafter made conveying the lot or parcel of ground referred to.

### SCHEDULE OF SETBACKS.

Block Numbers.	Lot Numbers.	Setback (in feet) from		Block Numbers.	Lot Numbers.	Setback (in feet) from	
		Front Street.	Side Street.			Front Street.	Side Street.
2	1, 7, 10.....	40	25	14	1, 9.....	30	25
	2 to 6.....	25			2 to 8.....	25	
	8, 9, 13 to 16.....	40		15	1, 2, 3.....	40	25
	11.....	30			4.....	40	25
12.....	35		5 to 9, 11, 12.....		25		
3	1.....	40	25	10.....	Special		
	2.....	40		16	1.....	25	20
	3 to 8.....	25			2, 3.....	20	
	9.....	35	25		4.....	40	20
	10.....	35			5, 6.....	40	
	11, 12.....	40	Special		7.....	40	25
13.....	40		8, 9, 10.....	25			
4	G.....	40		17	1, 6, 9, 13.....	40	25
	1.....	40	Special		2 to 5, 10, 11, 12.....	40	
	2, 3, 12.....	40			7, 8, 14.....	25	
7	4, 11.....	40	25	18	1, 7, 8, 13.....	40	20
	5 to 10.....	25			2 to 6, 9 to 12.....	40	
	1, 4, 8, 10.....	40	25	19	1, 6, 7, 11.....	40	20
2, 3, 9.....	40		2 to 5, 8, 9, 10.....		40		
8	5, 6, 7, 11 to 14.....	25		20	1, 6, 9.....	40	20
	1, 10.....	40	20		2, 3, 4, 7, 8.....	40	
	2, 3, 4, 9.....	40			5.....	40	25
	5, 8.....	40	25	21	1, 6, 7, 12.....	40	20
6, 7, 11, 12, 13.....	25		2 to 5, 8 to 11.....		40		
9.....	Special			22	1, 2, 3, 6, 7.....	40	
10.....	Special				4, 5.....	40	20
11	1, 13, 18.....	40	25	23	1, 2, 8.....	Special	
	2 to 6, 12, 14 to 17.....	40			3, 7.....	30	
	7, 11.....	35			4, 5, 6.....	40	
	8, 10, 19, 20.....	25		24	1 to 6, 25, H.....	Special	
9.....	25	25	7 to 24, J, K, L.....		25		
12	1, 9.....	25	25	25	1.....	25	25
	2, 3, 8, 10, 14.....	25			2 to 5, 12.....	25	
	4.....	40	25		6.....	40	25
	5.....	40			7, 8, 9.....	40	
	6.....	35			10, 13, 18.....	30	
	7, 11, 12, 13.....	30		11.....	20	25	
13	1 to 5, 20 to 23.....	40		14 to 17.....	35		
	6.....	40	25				
	7 to 17.....	25					
	18, 25, 28.....	25	25				
	19, 24.....	40	20				
	26, 27, 29, 30, 31, 33.....	25	20				
32.....	25						

Block Numbers.	Lot Numbers.	Setback (in feet) from	
		Front Street.	Side Street.
26	1.....	Special	
	2 to 6.....	30	
	7.....	25	25
	8, 15, 16.....	25	
	9, 14.....	40	25
	10 to 13.....	40	
27	1, 2.....	40	20
	3 to 6, 12 to 16.....	40	
	7.....	35	
	8, 11.....	30	
	9, 10.....	40	25
28	1, 14.....	40	25
	2, 3, 4.....	40	
	5.....	30	
	6.....	25	25
	7, 10, 12, 15 to 20.....	25	
	13.....	40	20
29		Special	
31		Special	
32	1.....	25	25
	2 to 9, 16 to 21.....	25	
	10.....	30	20
	11 to 14.....	35	
	15.....	35	20
33	1 to 11, 16 to 19.....	40	
	12.....	40	20
	13.....	25	
	14.....	30	
	15.....	35	
34	1, 3.....	40	20
	2.....	40	
	4, 23.....	25	
	5 to 22.....	30	
35	1, 2.....	35	
	3.....	35	20
	4.....	25	
	5 to 13.....	30	
	E.....	35	
36		Special	

Block Numbers.	Lot Numbers.	Setback (in feet) from	
		Front Street.	Side Street.
37	1, 2, 3, 4.....	35	
	5.....	30	
	6.....	25	
	F.....	35	
38	1, 9.....	25	25
	2 to 6, 10 to 14.....	25	
	7.....	35	20
	8, 15.....	35	25
	16.....	30	
39	1.....	30	25
	2, 3, 4, 12 to 15.....	25	
	5, 11.....	35	20
	6 to 10.....	35	
	16.....	30	20
	17.....	30	
40	1.....	30	20
	2 to 7.....	30	
	8.....	30	25
41	1.....	25	25
	2, 11, 12, 13.....	25	
	3, 4, 5.....	30	
	6.....	30	20
	7.....	35	20
	8, 9.....	35	
	10.....	35	25
42	1, 10.....	30	20
	2, 4 to 9.....	30	
	3.....	30	25
43	1, 18.....	40	20
	2 to 14, 16, 17.....	40	
	15.....	40	25
44	1.....	30	20
	2 to 8.....	30	
45	1, 9, 10.....	30	25
	2 to 8, 11 to 16.....	30	
	17, 18.....	25	
	19.....	25	25

Block Numbers.	Lot Numbers.	Setback (in feet) from	
		Front Street.	Side Street.
46	1. ....	Special	
	2. ....	25	20
	3, 16 to 28. ....	30	
	4. ....	40	
	5, 6. ....	50	
	7 to 12. ....	60	
	13. ....	55	
	14. ....	50	20
	15. ....	30	20
	29. ....	25	
47	1, 8, 16. ....	25	25
	2 to 7, 9 to 15, 17, 23. ....	25	
	18 to 22. ....	30	
48	1. ....	30	20
	2, 3, 11. ....	35	
	4 to 10. ....	40	
	12. ....	30	
53	1. ....	30	30
	2 to 12. ....	30	
	13. ....	30	25
	14. ....	30	20
	15. ....	20	

Block Numbers.	Lot Numbers.	Setback (in feet) from	
		Front Street.	Side Street.
54	1. ....	30	25
	2 to 6, 12 to 15. ....	30	
	7, 11. ....	35	25
	8, 9, 10. ....	35	
	16. ....	30	30
55	1, 9, 16. ....	30	25
	2. ....	35	
	3 to 7. ....	40	
	8. ....	40	25
	10 to 15. ....	30	
56	1. ....	25	25
	2, 5, 6, 7. ....	35	
	3, 4. ....	30	
57	1. ....	40	20
	2. ....	40	
	3. ....	40	50
	4 to 8. ....	55	
	9. ....	45	25
	10. ....	25	
	11, 14 to 17. ....	20	
	12, 13. ....	20	Note "A."
	18. ....	35	Note "A."
	19. ....	25	20
	20 to 23, 28, 29, 30. ....	35	
24. ....	35	25	
25, 31. ....	30		
26, 27. ....	25		

Note "A."—Setback from Linkwood Road 20 feet.

IN WITNESS WHEREOF, the said THE ROLAND PARK COMPANY has caused these presents to be signed by JNO. TEVIS HARWOOD, its Vice-President, and its corporate seal to be hereto attached, attested by CHAS. S. SUTHERLAND, its Assistant Secretary, and the said EDWARD H. BOUTON has hereunto set his hand and seal on the day and year first above written.

THE ROLAND PARK COMPANY.

Witness:

ELIZABETH A. PARKER.

By JNO. TEVIS HARWOOD,

Vice-President.

CHAS. S. SUTHERLAND,

Assistant Secretary.

{ CORPORATE  
SEAL. }

Test:

EDWARD H. BOUTON. [Seal.]

Witness:

ELIZABETH A. PARKER.

State of Maryland, Baltimore County, Sect.?

I HEREBY CERTIFY, That on this 26th day of June, in the year nineteen hundred and thirteen, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared JNO. TEVIS HARWOOD, the Vice-President of THE ROLAND PARK COMPANY, the corporation which executed the foregoing instrument, and duly acknowledged the said instrument to be the act and deed of the said THE ROLAND PARK COMPANY; and at the same time also appeared EDWARD H. BOUTON, and acknowledged the said instrument to be his act and deed.

As Witness, my hand and notarial seal.

{ NOTARIAL  
SEAL }

ELIZABETH A. PARKER,  
Notary Public.

Recorded in Baltimore City, June 26th, 1913, in Liber S. C. L. No. 2829, Folio 1.

Recorded in Baltimore County, June 26th, 1913, in Liber W. P. C. No. 412, Folio 177.

**RESTRICTIVE COVENANT  
EXTENSION AGREEMENT**

BY AND BETWEEN

**GUILFORD ASSOCIATION, INC.**

AND

**"GUILFORD" LOT OWNERS**

*Received for record June 6, 1989 at 9:08 o'clock  
a.m. Same day recorded in Liber S.E.B. 2136,  
Folio 379 etc., one of the land records of  
Baltimore City and examined.*

Per Saundra E. Banks (SEAL)  
Clerk

**The following Extension Agreement was filed together with 129 pages of signatures (notarized) and 102 pages of Notary Public signatures and seals. The Extension Agreement, and the original Deed and Agreement, are also filed in the Homeowners Association depository, maintained by the Clerk's office.**



# Extension Agreement

THIS EXTENSION AGREEMENT Made this 16th day of June 1989, by and between GUILFORD ASSOCIATION, INC., a body corporate of the State of Maryland (hereinafter called "ASSOCIATION"), party of the first part; and all of the other parties executing this agreement, being the owners of lots located in "Guilford" which are covered by the terms of a certain Deed and Agreement, dated June 26, 1913, between THE ROLAND PARK COMPANY and EDWARD H. BOUTON, recorded among the land records of Baltimore City in Liber S.C.L. 2829, Folio 1, parties of the second part (hereinafter called "Lot Owners"); and

WHEREAS, by the aforesaid Deed and Agreement between The Roland Park Company and Edward H. Bouton, dated June 26, 1913 (hereinafter sometimes referred to as "Deed and Agreement"), certain restrictions and limitations were placed upon all of the property covered by said Deed and Agreement, and certain rights and powers, titles, easements and estates were reserved or given to The Roland Park Company; and

WHEREAS, Sub-Division XVII of said Deed and Agreement provides that certain of the provisions shall continue in force until January 1, 1950 but may be extended in whole or in part for a period of twenty (20) years from that date, and thereafter for successive periods of twenty (20) years, provided that prior to January 1, 1950 and prior to the expiration of each extension, appropriate instruments in writing, consenting to such extension be filed for record by The Roland Park Company and by the Owners (not including mortgagees) of not less than two-thirds in area of the land included in the said Deed and Agreement, exclusive of streets and parks intended for the general use of the owners of the land included in said tract; and

WHEREAS, under the provisions of Sub-Division XVIII of the Deed and Agreement, The Roland Park Company reserved the right to assign any or all of the rights and powers, titles, easements and estates, reserved or given The Roland Park Company in said Deed and Agreement to any one or more corporations or associations agreeing to assume said rights, powers, duties and obligations and to carry out and to perform the same; and

WHEREAS, by Deed dated December 2, 1939 and recorded among the land records of Baltimore City in Liber MLP 5983, Folio 519, The Roland Park Company transferred and assigned to the Association certain of the rights and powers reserved to it under the Deed and Agreement, and by Deed and Agreement dated the 28th day of May, 1948, and recorded among the land records aforesaid in Liber MLP 7608, Folio 1, The Roland Park Company assigned and transferred to the Association all of the remaining rights and powers, titles, easements and estates reserved or given to The Roland Park Company in the Deed and Agreement aforesaid, not assigned in said Deed of December 2, 1939, and not already completely executed and exhausted; and

WHEREAS, by the following Extension Agreements the various lot owners extended the restrictions, conditions, covenants, charges, easements and agreements, which were not perpetual, for the period from January 1, 1950 to January 1, 1970:

FIRST: Extension Agreement dated October 11, 1948 between The Roland Park Company, party of the first part, Guilford Association, Inc., party of the second part, and certain lot owners therein enumerated, party of the third part, which Agreement was recorded among the land records of Baltimore City October 25, 1948 in Liber MLP 7608, Folio 5.

SECOND: Extension Agreement dated October 11, 1948 between The Roland Park Company, party of the first part, Guilford Association, Inc., party of the second part, and certain owners therein enumerated, party of the third part, which Agreement was recorded among the land records of Baltimore City October 25, 1948 in Liber MLP 7608, Folio 43.

THIRD: Extension Agreement dated October 11, 1948 between The Roland Park Company, party of the first part, Guilford Association, Inc., party of the second part, and certain lot owners therein enumerated, party of the third part, which Agreement was recorded among the land records of Baltimore City October 25, 1948 in Liber MLP 7608, Folio 51.

FOURTH: Extension Agreement dated October 11, 1948 between The Roland Park Company, party of the first part Guilford Association, Inc., party of the second part and certain lot owners therein enumerated, party of the third part, which agreement was recorded among the land records of Baltimore City October 25, 1948 in Liber MLP 7608, Folio 92.

FIFTH: Extension Agreement dated December 29, 1949 between The Roland Park Company, party of the first part, Guilford Association, Inc., party of the second part and certain lot owners therein enumerated, party of the third part which agreement was recorded among the land records of Baltimore City on December 30, 1949 in Liber MLP 7969, Folio 400; and

WHEREAS, by that certain Extension Agreement dated May 2, 1968 between Guilford Association, Inc., party of the first part, and certain lot owners therein enumerated, parties of the second part, which Agreement was recorded among the land records of Baltimore City on May 2, 1968 in Liber RHB 2366, Folio 255, the various lot owners extended the restrictions, conditions, covenants, charges, easements and agreements, which were not perpetual, for the period from January 1, 1970 to January 1, 1990.

WHEREAS, the lot owners are desirous of extending for an additional period of twenty (20) years from January 1, 1990, all of the provisions of said Deed and Agreement which are not in perpetuity, and have asked the Association, as successor to The Roland Park Company as aforesaid, to join in the execution of this agreement in order to comply with the aforesaid provisions respecting the extension of said Deed and Agreement.

NOW THEREFORE, THIS AGREEMENT WITNESSETH that for and in consideration of the performance of the covenants, agreements and conditions hereinafter set out, and the mutual agreement of the parties hereto to conform to the said restrictions, covenants, charges, easements and agreements, the parties hereto do hereby agree as follows:

FIRST: This agreement may be executed in as many counterparts as may be desired, alike in all respects except as to the execution by the individual Lot Owners. All of said counterparts when duly recorded shall constitute but one Extension Agreement among all of the Lot Owners executing said counterparts, on the one hand and the Association, as successor to The Roland Park Company, on the other.

SECOND: The Lot Owners signing this Extension Agreement execute same for the purposes of renewing and extending until January 1, 2010, all of the restrictions, conditions, covenants, charges, easements and agreements contained in said Deed and Agreement, which, except for the execution of this Extension Agreement would expire on January 1, 1990, it being the intention of the

parties hereto that, upon the recording of this Agreement and its counterparts among the land records of Baltimore City, all of the provisions of said Deed and Agreement, except those which are in perpetuity, shall be hereby renewed and remain in full force and effect until January 1, 2010, including the right to extend said Deed and Agreement for further periods of twenty (20) years at the expiration of this Extension Agreement.

**THIRD:** The Association joins in the execution of this agreement for the purpose of expressing its consent thereto and approval thereof in compliance with the provisions of Sub-Division XVIII of said Deed and Agreement.

**FOURTH:** The Lot Owners executing this Extension Agreement represent themselves to be the owners of the property set opposite their respective names and also represent that the area of the property owned by them respectively, is as set forth herein.

**FIFTH:** The Association represents that the total area of the land subject to the provisions of said Deed and Agreement, exclusive of streets and parks intended for the general use of the owners of land covered by said Deed and Agreement, is approximately Ten Million Four Hundred Ninety Seven Thousand, Five Hundred One (10,497,501) square feet, and represents that it has checked the area of the individual properties herein listed with their records and that said property owners are correctly set forth by street address upon the various counterparts of this Agreement, and further that the Lot Owners executing this Agreement comprise the owners (not including mortgagees) of more than two-thirds of the area of the land included in the tract described in said Deed and Agreement.

**SIXTH:** The Agreement with all of its terms and provisions shall be binding upon and inure to the benefit of the parties hereto, their personal representatives, successors and assigns. It is the intention of all parties hereto that said restrictions, covenants, charges, easements and agreements shall run with the land.

**IN TESTIMONY WHEREOF** The Association has caused these presents to be executed in its corporate name by its respective officers and its corporate seal to be hereunto affixed, the day and year first above written; **WITNESS ALSO**, the hands and seals of the respective lot owners executing this Agreement.

GUILFORD ASSOCIATION, INC.

Attest:

Irene B. Kirby (Seal)  
-----  
*Secretary*

by Richard T. Hale (Seal)  
-----  
*President*

STATE OF MARYLAND )  
                                  )  
CITY OF BALTIMORE )

I HEREBY CERTIFY That on this 19th day of April, 1989, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Richard T. Hale, President of Guilford Association, Inc., and that he, as such President, being authorized so to do, executed the foregoing Extension Agreement in the name of said Corporation for the purpose therein contained, and acknowledged said Extension Agreement to be the act of said body corporate.

IN TESTIMONY WHEREOF, I hereto set my hand and notarial seal.

George A. Nilson (Seal)  
-----  
*Notary Public*

# Charter

## THE GUILFORD ASSOCIATION, INCORPORATED Certificate of Incorporation

### *THIS IS TO CERTIFY:*

First: That we, the subscribers, J. Harry West, whose postoffice address is 4004 Greenway, Baltimore, Maryland, M. Oldham Lewis, whose postoffice address is 3701 St. Paul Street, Baltimore, Maryland, and C. Braxton Dallam, whose postoffice address is 4001 Greenway, Baltimore, Maryland, all being of full legal age, do hereby, under and by virtue of the general laws of the State of Maryland authorizing the formation of corporations, associate ourselves with the intention of forming a corporation.

Second: The name of the corporation, which is hereinafter called "the Association", is: —

### "THE GUILFORD ASSOCIATION, INCORPORATED"

Third: The purposes for which the Association is formed and the objects to be carried on and promoted by it are as follows: —

1. To promote the interests and welfare of the residents of that part of Baltimore City known as Guilford, and to that end to cooperate in the prevention or abatement of any nuisances or undesirable structures, buildings, noises, odors, and unsightly objects of any kind, and generally to support any enterprise or object deemed beneficial to Guilford and to oppose any enterprise or object deemed prejudicial to Guilford.

2. To assume and exercise from time to time any of the rights and powers, titles, easements, and estates reserved or given to the Roland Park Company by a certain deed and agreement dated the 26th day of June, 1913, and recorded among the Land Records of Baltimore City in Liber S.C.L. No. 2829, Folio 1, &c., and among the Land Records of Baltimore County in Liber W.P.C. No. 412, Folio 177, &c., which may be assigned to the Association by the Roland Park Company pursuant to the last paragraph of Subdivision XVIII of said Deed and Agreement and which may be accepted by the Association.

3. Subject to such reasonable rules and regulations as the Association may from time to time establish, to give and grant to each owner heretofore or hereafter acquiring title to any of the land included in said tract conveyed by the Roland Park Company to Edward H. Bouton by deed hereinbefore mentioned the perpetual right to the use and enjoyment of a park consisting of all that portion of Block 23 laid out on "Plat of Guilford \* \* \* Sheet No. 1" accompanying said Deed and Agreement dated and 26th day of June, 1913, as may be still owned by the Roland Park Company, subject to any restrictions of record, for the general use of the owners of land included in said tract known as Guilford and conveyed by the deed dated June 26, 1913, aforesaid with the same effects as the parks designated on said plat of Guilford known as "The Little Park" located in Block 22, "Stratford Green" located in Block 31 and "Sunken Park" located in Block 57; and also to dedicate for public use and to convey to any public authority all its right, title and interest in and to said Block 23, or any part thereof.

4. To acquire property and hold the same for its corporate purposes, and to do any other acts or things which may be necessary or proper or desirable in furtherance of the above specifically mentioned objects.

Fourth: The postoffice address of the place at which the principal office of the Association in this State will be located in No. 830 Munsey Building, 7 North Calvert Street, Baltimore, Maryland. The resident agent of the Association is John Harwood Stanford, 830 Munsey Building, 7 North Calvert Street, Baltimore, Maryland. Said resident agent is a citizen of Maryland actually residing therein.

Fifth: The Association shall have no capital stock.

Sixth: The Association shall be managed by a Board of Managers, elected by the members in the manner and for the term specified in the by laws, consisting of not less than twelve (12) or more than twenty (20) members, provided that this number may be decreased or increased by the by laws at any time. The following five persons who shall act as such managers until the first annual meeting or until their successors are duly chosen and qualified are J. Harry West, M. Oldham Lewis, John Harwood Stanford, John W. Sherwood, and A. Morris Tyson. No person but members of the Association entitled to at least one vote shall be qualified to be or remain a manager. Any tenant in common, joint tenant, or tenant by the entireties shall be qualified to be a manager, but not more than one such co-tenant in respect to the same land.

Seventh: (a) The membership of the Association shall consist exclusively of the three subscribers to this Certificate of Incorporation and such other owners of property in Guilford, that is to say, land conveyed by the Roland Park Company to Edward H. Bouton by deed and agreement dated the 26th day of June, 1913, and recorded as aforesaid. Any owner of land in Guilford shall have the right to become a member of the association upon payment of such initiation fee, if any, as may be prescribed by the by laws, and upon payment of such annual dues as may be prescribed by the by laws. At all meetings of members of the Association each member shall have one vote for each full five thousand square feet of land owned by him, her, or it, computed exclusively of the bed of any streets, lanes or alleys and of any interest in community parks; provided that any owner (as hereinafter defined) of any lot now set out on any plat of Guilford, or any part thereof, now recorded in the office of the Clerk of the Superior Court of Baltimore City among the Land Records of said City or in the office of the Clerk of the Circuit Court of Baltimore County among the Land Records of said county shall be entitled to at least one vote. No mortgagee or lien-holder of any kind or owner of a ground rent shall as such be entitled to be a member or to vote, but the right of membership or voting shall be vested exclusively in the mortgagor or owner of the land subject to a mortgage, or in the holder of the leasehold interest, perpetually renewable. In case of ownership of land by two or more persons as joint tenants or tenants in common, or by husband and wife as tenants by the entireties, any one may vote unless the other or others dissent, in which case no vote in respect of said land shall be cast. Where land is held by a husband or wife in severalty, he or she as the case may be shall have the exclusive right of membership in respect to said land, and the other spouse shall not be required to join in voting.

(b) Any member who is a subscriber to a fund recently raised for the purpose of acquiring Block 23 on the Plat of Guilford, or so much thereof as is still owned by the Roland Park Company, and of dedicating or conveying the same as a park for the benefit of the residents of Guilford and or of conveying or dedicating the same to the Mayor and City Council of Baltimore as and for a public park shall, so long as he or she lives and continues to own land in Guilford, be entitled to one vote for any sum of One Hundred Dollars (\$100.00) or over up to Two Hundred and Fifty Dollars (\$250.00), and one additional vote for each Two-Hundred and Fifty Dollars (\$250.00)

thereof, subscribed and paid to said fund, in addition to the number of votes exercisable by him or her by virtue of ownership of land in Guilford as aforesaid. In case of joint subscriptions to said fund, the right of additional votes under this Subdivision (b) of this paragraph shall continue during the life of the last survivor, if otherwise qualified. The Board of Managers shall determine the number of votes to which any member shall be entitled under this Subdivision (b) of this paragraph, and their decision shall be final.

(c) Voting by proxy shall be permitted, but every proxy shall be in writing and signed, but need not be sealed or attested. A proxy from any joint tenant, tenant in common, or tenant by the entireties shall be valid unless a proxy to another person be given by another co-tenant, or unless such co-tenant shall desire to vote in person in opposition, in which case the vote in respect of the land held in co-tenancy as aforesaid shall not be cast.

(d) Whenever any member ceases to own land in Guilford his or her membership shall *ipso facto* cease. The by laws may provide for forfeiture or cessation of membership for non-payment of dues.

Eighth: The officers of the Association shall be elected by the Board of Managers, and shall consist of a president, one or more vice-presidents, a secretary, and a treasurer. One person may hold any two offices except those of president and vice-president. Until the first annual meeting J. Harry West shall act as president and John Harwood Stanford as secretary and treasurer.

Ninth: The members attending in person or by proxy any regularly convened meeting of the members of the Association shall constitute a quorum, subject, however, to such regulations for a greater number in order to constitute a quorum as may be prescribed by the by laws.

Tenth: The duration of the Association shall be perpetual.

Eleventh: No part of the net earnings or income of the Association shall inure to the benefit of any private shareholder or individual.

In Witness whereof we have signed and sealed this Certificate of Incorporation on the 2nd day of December, 1939.

WITNESS:

J. Harry West, (Seal)

M. Oldham Lewis (Seal)

Mildred R. DeRusha

C. Braxton Dallam (Seal)

STATE OF MARYLAND, BALTIMORE CITY, to-wit:—

I HEREBY CERTIFY that on this 2nd day of December, 1939, before the subscriber, a Notary Public of the State of Maryland, in and for the City aforesaid, personally appeared J. HARRY WEST, M. OLDHAM LEWIS, and C. BRAXTON DALLAM, and severally acknowledged the foregoing Certificate of Incorporation to be their act.

AS WITNESS my hand and Notarial seal

(Mildred R. DeRusha)  
Notary Public

Amended: November 20, 1972

# Bylaws

Adopted at First Meeting, December 7, 1939

Amended November 20, 1972 - Article V

Amended September 30, 2009 – Article I

Amended October 13, 2015 – Article V

## ARTICLE I - MEMBERSHIP

The membership of the Association shall consist of the incorporators and any other owners of land in Guilford who are entitled to become members under the Charter and who may join the Association and pay the annual dues. The Board of Managers shall have power to declare the membership of any member or members terminated in case he, she, or they shall fail to pay the annual dues within three months after the same shall have become due and payable, and who shall have been notified in writing of the amount of dues, and shall further have been given at least fifteen days notice in writing addressed to his, her or their residence, as recorded on the list of members, and posted in the United States mails, postage prepaid, stating that unless payment of dues be made upon the date specified in such notice, his, her, or their membership will be subject to termination.

As amended September 30, 2009 after appropriate notice, late charges will be assessed for mandatory payments that are 30 calendar days past due. The late charge will be \$15.00 or one-tenth of the total amount of any delinquent assessment or installment, whichever is greater. The charge will not be imposed more than once for the same delinquent payment.

After July 1, 1940, the Board of Managers shall have the power to require an initiation fee, not exceeding \$10.00, from each new member joining the Association; and if such initiation fee be imposed no new member shall be received without paying the same.

## ARTICLE II – LIST OF MEMBERS

It shall be the duty of the Secretary to keep a list of the members of the Association, together with the address of each member in Guilford, or elsewhere, and with the number of votes to which he, she, or they may be entitled under the Charter.

## ARTICLE III – CERTIFICATES OF MEMBERSHIP

A certificate of membership shall be issued to each and all members in good standing, showing the number of votes which he, she, or they may be entitled to cast under the Charter. The certificates as to the number of votes to which the member may be entitled under paragraph “Seventh” Subdivision “(a)” of the Charter shall be entirely separate and distinct from the certificates as to the number of votes to which the member may be entitled under paragraph “Seventh” Subdivision “(b)” of the Charter.

## ARTICLE IV – MEETING OF MEMBERS

The annual meeting of the Association shall be held on the third Monday of November in each year, or as near thereto as practicable, at such time and place as may be fixed by the Board of Managers or by the President. Special meetings of the members may be called by the President or by a majority of the Board of Managers. Ten days written or printed notice, stating



the place, day, and hour of all meetings, whether annual or special, and in the case of special meetings the business proposed to be transacted thereat, shall be given to each member by leaving the same with him or at his residence or by mailing it, postage prepaid, addressed to him at his address as it appears upon the list of members of the Association.

#### ARTICLE V – BOARD OF MANAGERS

The affairs of the Association shall be managed by a Board of not less than twelve, nor more than twenty, managers. No person shall be eligible or qualified to act as Manager unless he or she be a member of the Association in good standing. Meetings of the Board of Managers may be called by the President or by a majority of the Managers at such time and place as he or they may fix. Reasonable notice of all meetings of the Board of Managers shall be given to each Manager so far as practicable. At each annual general meeting one-fourth the number of Managers shall be elected to serve for a period of four years or until their successors are duly elected and qualified; however, at the 1972 general meeting the entire Board of Managers will be elected with one-fourth thereof being elected for a full four year term, one-fourth thereof being elected for a three year term, one-fourth thereof being elected for a two year term, and one-fourth thereof being elected for a one year term. Casual vacancies occurring by death, resignation, or otherwise, may be filled by the continuing members of the Board.

As amended September 13, 2015 a Nominating Committee (the “Committee”) consisting of not less than 3 and up to 5 current

members of the Board of Managers shall be elected annually by the Board of Managers. The members of the Committee will represent the geographic scope of the Guilford community. Notice of the establishment of the Committee and request for nominations for proposed candidates to the Board of Managers will be distributed to Guilford property owners electronically or by written publication. The consent of each proposed candidate to the Board of Managers shall be obtained prior to submission of the candidate's name to the Committee, and a brief biographical summary and indication of interest of the candidate shall be included with the submission.

The Committee shall interview each of the proposed candidates and nominate a slate of candidates for membership on the Board of Managers. Additional candidates for nomination to the Board of Managers may be presented only by petition, signed by at least ten Association members in good standing, and submitted to the Secretary of the Association, in writing or by email, not less than 30 days prior to the announced date of the Annual Meeting of the Association. The written consent of each candidate, together with a brief biography and indication of interest must accompany each such petition to the Secretary.

The candidates for membership to the Board of Managers will be presented at the Annual Meeting of the Association for election by those members of the Association who are then in good standing.

## ARTICLE VI – OFFICERS

The officers of the Association shall consist of a President, one or more Vice-Presidents, a Secretary, and a Treasurer. Any two offices may be held by one person, except the offices of

President and Vice President. The duties and powers of the respective officers shall be such as are customarily attached to their respective positions. In case of the death, resignation, absence from the City, or other inability to act of the President, the Vice-President shall perform the duties of the President, or if there be more than one Vice-President, then the First Vice-President or such one as shall have been designated by the Board of Managers.

The funds of the Association shall be deposited in such bank or banks, trust company or companies as may be designated by the Board of Managers, and all checks shall be signed by at least two officers.

#### ARTICLE VII – AMENDMENTS

These by laws may be amended by a majority vote at any annual or special meeting of the members, provided that notice of the general nature of the proposed amendment shall be indicated in the call for the meeting.

#### ARTICLE VIII – SUPPLEMENTARY BY LAWS

The Board of Managers shall have power to make, alter, and repeal additional or supplementary by laws not inconsistent with these by laws, but any such additional or supplementary by laws may be altered or repealed by the members by adoption of an amendment or amendments to these by laws.

John H. Stanford, Secretary

## GUILFORD ASSOCIATION, INC.

### GENERAL ARCHITECTURAL GUIDELINES FOR GUILFORD RESIDENTS

Revised March, 2013

\*\*All exterior changes must be submitted for review and be approved in writing by the Guilford Association Architectural Committee (herein referred to as the Committee") prior to signing construction contracts, ordering building materials or beginning work on any architectural or significant landscape project. Potential buyers of property in Guilford should be aware of this requirement and should inquire of the existing owner and their realtor as to whether prior approvals have been secured or documented for previous exterior improvements. Covenant compliance also can be confirmed by the Guilford Association office. In the interest of being a good neighbor, every owner making exterior improvements should inform the adjacent property owners of planned changes prior to the commencement of work.

#### 1. APPLICATION PROCESS

The property owner must submit an application for each of the components, structures and exterior property related improvements that require review and approval of the Committee pursuant to these guidelines and the recorded covenants of the Guilford Deed and Agreement. The application must completely describe the existing conditions and must accurately describe the proposed modifications. Plans, drawings, material cut sheets and photographs shall be included wherever useful for the review process. Their omission or failure to include all aspects of the project may delay the completion of the review process. It is the responsibility of the property owner to obtain accurate information regarding the dimensions of the existing house and accessory structures, the location of property boundaries and the required setbacks.

Applications for all new buildings and exterior alterations must contain documents that include:

1. Site Plan – (Minimum scale: 1" = 50')
2. Elevations – (Minimum Scale 1/4" = 1'-0")
3. Floor Plans – (Minimum Scale: 1/4" = 1'-0")
4. Sections – (Minimum Scale: 1/4" = 1'-0")
5. Specifications for all new materials, finishes and paint colors
6. Landscape Plan where applicable

#### 2. DEMOLITION

Demolition or removal of any structure or architectural component thereof, including windows, doors and shutters, must be approved by the committee. Unauthorized removal of architectural components is a covenant violation that may require replacement in kind within a timeframe to be determined by the Committee.

#### 3. ROOF TYPES & MATERIALS

Natural slate or terracotta tile shall be used to match existing condition. Standing seam or welded copper and "tern" metal are permitted under appropriate circumstances. Pre-finished painted metal roofs typically are not permitted. Asphalt shingle is not allowed as a replacement material. Under extraordinary circumstances, where there is restoration of a roof on which slate had been previously removed and a non-approved material such as

asphalt shingles installed, a high grade artificial slate material may be considered and permitted after application to and approval by the Committee.

Gutter and downspout replacement must be the same material and profile as the original installation or specifically approved by the Committee. Gutters on Guilford homes are typically half-round. Boxed or "K" style gutters may be approved if it can be established through historical record that the original construction utilized this design. In general, copper gutters and downspouts are preferred; painted galvanized metal and heavy gauge aluminum may be acceptable, but in no case will vinyl or plastic be acceptable. See Roofing Guide prepared by the Guilford Architectural Committee for additional guidance and specifications for repair, maintenance and replacement.

4. ADDITIONS & ENCLOSURES

A site plan and scaled drawings, indicating building materials and dimensions must accompany the application. Refer to the minimum scale of drawings previously stated above. The materials, scale and style must harmonize in appearance with the original structure and should be in keeping with the appearance and character of the neighborhood, taking into account such factors as the adjacent houses, the immediate street and existing trees. Any new construction should comply with the setback and free space requirement of the Guilford Deed and Agreement. Professionally prepared drawings are preferred for major renovations and additions. In general, clapboard siding is discouraged, except where it is an original feature of the house. Wood exteriors should contain historically accurate details & finishes. Porches, sunrooms and decks must be submitted for approval and will be reviewed by the committee in the same context as additions and enclosures.

5. LANDSCAPING & GARDEN STRUCTURES

Extensive changes in the landscaping of a property and grading changes must be approved by the Committee. Applications for landscape work should be accompanied by a detailed site plan indicating exact location and dimensions of all elements and all materials as well as the species of shrubbery or trees; e.g., multiple plantings, walkways, patios, ponds or pools, parking pads, walls and fences. Mature trees contribute to the value of homes and the neighborhood and should be saved whenever possible. All proposed tree removal should be accompanied by an arborist report.

Sculptures shall be located in the rear yard unless otherwise approved by the Committee. The Committee reserves the right to review the placement of sculptures and to request the removal or relocation of sculptures that may reasonably be deemed offensive if visible from the ground level of neighboring properties or the public way. All proposed garden structures such as pergolas, arbors, gazebos, pool houses or other structures must be submitted for approval.

As with fencing, applications for planting trees or shrubs along a property boundary should be accompanied by a signed letter of consent or objection by the affected neighbor.

Improvements and substantial landscaping between the sidewalk and street will generally not be approved. Plantings shall be selected that will not impair visibility from the driveway to the street. New trees in this zone shall conform to the Baltimore City

Arborist's list for that particular block. Any proposed deviation from the Arborist's list must be specifically approved by the Committee.

6. FENCES & WALLS – TYPES/HEIGHTS/INSTALLATION

Style of fencing will be consistent with its surroundings and specifically approved by the committee. 42” minimum high preferred to 48” maximum height in most cases. Enclosure of front yard areas (forward of the front plane of the house) is not acceptable except under extraordinary circumstances to be determined by the Committee. Fences shall be installed with posts and rails facing inward. Affected neighbors must be informed in specific terms of fence or wall installation and style and their consent or objection must be communicated to the Committee. Photographs of the fence proposed or shop drawings must accompany the application. Chainlink, vinyl and stockade fences are not acceptable. Wood picket and wrought iron/steel picket fences painted black are typical; post and rail fences may be allowed under special circumstances.

A fence that encloses the yard of a corner property located at the intersection of two streets will require special consideration because of its visibility and relation to surrounding properties. In this location the fence along a public way typically must be setback at least three feet from the public walkway with planting between the fence and walkway.

Walls generally should follow the same height requirements and walls must be of a material consistent with the material of the house and compatible with adjacent properties.

7. SHUTTERS, RAILINGS, DECORATIVE IRONWORK, GRILLES, ETC.

These architectural components and features are integral to the design and character of a house and may not be removed, altered or replaced without specific approval by the Architectural Committee.. Shutters and operable hardware are to be maintained on all openings where the house was designed with shutters, particularly on all facades visible from a public way. Shutters must be of painted wood and match the size and profile of the window opening adjacent, so they will fully cover the window if closed. Historically accurate hardware must be used. Use of pine shutters is discouraged.

8. DOORS, STORM DOORS & WINDOWS – TYPES/MATERIALS

Replacement windows must match the dimensions, design, and muntin pattern of the original. New windows shall be consistent in muntin pattern and profile with the original. New and replacement windows must be wood with either “true divided lights” or “simulated divided light” (SDL). Muntin profiles must meet the size requirements and be permanently factory attached on both the interior and exterior with a separator bar between the glass surfaces. The window pane size or lite area must closely resemble that of the original window. Vinyl windows and tape or snap in muntins are not permitted under any circumstances. Pine is discouraged as a replacement wood for windows. Storm windows must be submitted for approval. Storm windows and exterior doors must be painted to match trim color (bare metal, mill finish aluminum is not permitted). Doors (including storm doors) must be wood and/or full glass and must be consistent in design with the original character of the house. Garage doors can be aluminum, steel or wood

with manufacturer applied paint finish and style that harmonizes with the house and architecture. (See Window Guide for additional guidance and specifications.)

9. PAINT – COLORS

Paint and wood stain colors for structures, trim, shutters, doors and all painted elements must be approved by the Committee. Color samples, photographs, and a description of where the colors will be applied must be submitted along with the application. Traditional historic and period appropriate colors and color combinations are required.

10. SATELLITE DISHES

Free-standing satellite dishes are not acceptable. All other dishes should be sized and located so as to reduce visibility by neighbors and from public ways. Satellite dishes are subject to review and approval by the Architectural Committee.

11. WALKS & DRIVEWAYS

Concrete sidewalks must be exposed aggregate similar to traditional Guilford standard. Other materials such as brick masonry or bluestone may be permitted for walkways between houses and sidewalks. Driveways are recommended to be concrete and must be of the same exposed Guilford standard aggregate finish. Alternate driveway paving materials must be specifically approved by the Architectural Committee. New curbing shall match existing Guilford curb where installed.

12. POOLS & HOT TUBS

- 1) In general, pools and hot tubs shall be located and screened so as to not be visible from the public way or from the ground level of adjacent properties. The pool plan and related landscape plan must be reviewed and approved by the Committee.
- 2) Each Pool must be surrounded by a fence per code and be at least three feet in height and no higher than forty-eight inches. Fencing must be approved by the Committee as part of the pool plan.
- 3) Gates of such fences must be self-closing and have locks that cannot be opened by small children.
- 4) No pool or hot tub may be in the front yard of any house. In the case of a house at an intersection of streets, the pool must be located in the rear yard and may not extend beyond the lines of the dwelling facing the streets forming the intersection.
- 5) No pool or hot tub may at any point be closer to a contiguous neighbor's lot line than fifteen feet, or closer to the edge of a street than thirty feet.
- 6) No more than five percent of the total lot may be used for any swimming pool.
- 7) Each pool must be a permanent structure constructed so that no part of it is above grade.

- 8) No lights may be placed in the area other than submerged wall lights or small, shielded lights which may not be over three feet from the ground.
- 9) No inflatable pool cover or similar device will be allowed.
- 10) Every owner of property contiguous to the lot on which the pool or hot tub is to be built shall be provided with a plan depicting the proposed pool or hot tub and associated improvements for comment or consent. The Committee shall be informed of all consents and comments along with the application.
- 11) The pool or hot tub will be used with due and appropriate regard for the reasonable sensibilities of neighbors.
- 12.) Hot tubs must be located to reduce visibility from public ways. Final location and vegetative screens must be approved by the Committee prior to installation.

13. PLAY EQUIPMENT AND ON-SITE SPORTS FACILITIES

- 1) All play equipment or sports equipment and facilities must be approved and located in the rear yard of the house. Visibility of the play equipment from the public way and the ground level of adjacent properties may be considered by the Committee as part of the approval process. Basketball hoops located on garages or in driveways, sandboxes, and play equipment or facilities not semi-permanently or permanently anchored to the ground or constituting structures or not visible from off the property are exempt from the approval process.
- 2) Children's play sets shall have a wood structure. Canvas awnings shall be forest green or approved earth tones. Softer colors are preferred for swings and slides.

14. LIGHTING

Exterior lighting designed for comfort, safety and security is subject to review by the Architectural Committee. Exterior lighting must respect the residential surroundings. It shall not be directed outside the owner's property and should not have an adverse visual impact upon adjoining neighbors. Exterior light fixtures which are original to the house should remain intact and be maintained in working order. Light fixtures which are proposed to replace the original fixtures or additional fixtures must be compatible with the style and output of the original fixtures. Security lighting, including motion activated fixtures are to be directional or shielded so that no light is cast beyond the property line or public right of way. Sodium vapor, metal halide or tungsten lamps are not permitted.

15. REPAIRS AND RESTORATION

Application to the Committee is required for major repairs or restoration. Repairs and restoration to correct damage from fire, storms, flooding, vandalism, long term property neglect or other causes shall be consistent with the original house design and historic building materials. Repairs shall be consistent with the Guilford Architectural Guidelines. In situations where materials and quality of construction had been previously reduced from the original construction, the repairs and restoration should upgrade the construction to the original level of quality and materials.



16. APPROVALS

Committee approvals are valid only for 12 months from the date of issue, and will automatically expire at the end of such period unless the work is substantially underway by then. Once construction begins, it must diligently continue in a reasonably clean and orderly manner until completion. A Baltimore City Building Permit is not a substitute for application and approval by the Association's Architectural Committee and does not supersede approval from the Committee. Guilford is a National Register Historic District and properties within the District are eligible for application to the state for tax credits. While application to the state for historic tax credits is encouraged, approval of a proposal by the Architectural Committee does not qualify or guarantee the project for tax credits.

Property owners who proceed with exterior alterations without written Committee approval do so at their own risk and will be subject to a notice of covenant violation. The Guilford Association is obligated to enforce the covenants of the Deed and Agreement. Covenant violations must be corrected within a timeframe determined by the Committee and be consistent with the Architectural Guidelines. At the time a property may be listed for sale, the Maryland Homeowners Association Act requires that all outstanding covenant violations be disclosed by the seller to potential buyers. If violations are not corrected by the seller prior to closing, the Association requires a written agreement between the purchaser and the Association that commits the purchaser to correct the violations within an agreed upon timeframe.

Property owners are advised to submit applications early and with complete information to allow ample time for review and comment from the Committee. In some cases the Committee will require a re-submittal or revision of a proposal for final approval. Property owners who sign a contract with a builder or installer for work prior to obtaining Committee approval do so at their own risk and such prior agreements will not be considered by the Committee as a mitigating factor in their review of the application. Approval is granted based on the documents and materials provided in the application; any modifications and visible deviations from the approved documents must be submitted to the Committee for review and approval.