

## **SYLVAN VIEW COVENANTS, RESTRICTIONS & CONDITIONS**

Sylvan View lot owners shall have the right to such use of Sylvan View reserved areas and the beach area, however, that the said use of the reserved areas and the beach area is limited by the Sylvan View Community Association to recreational activities by the lot owners, their heirs and assigns.

Sylvan View reserves the right to enter at any time along the back five feet of any lot to install and maintain or license others to install and maintain wires, poles, pipes, cables, and apparatus above and below the ground for electric light, telephones for general use, and for other public or quasi-public purposes.

There shall not be erected, converted, permitted or operated any building or other structure for any purpose other than residential and no business of any kind permitted, except by special permission in writing of the Sylvan View Community Association. This prohibition, however, is not intended to apply to the Sylvan View Community Association who may erect or convert any building for business purposes in keeping with the Sylvan View development including the erection of hotels, apartment houses, wharves, piers, playgrounds, park and recreational centers.

The Sylvan View Community Association shall approve the exterior plan and construction of any building and the position of house on lot. No building shall be more than two and one-half stories in height, and no work shall commence on the construction of any buildings or dwelling until proper plans have been filed and approved in writing by the Sylvan View Community Association. The exterior of the dwelling to be completed within a year from commencement of construction. No residence shall be erected with less than 1000 square feet of living space.

No building or part thereof, except as hereinafter provided, shall be erected or maintained on any part of any lot as shown on a plat recorded among the Land Records of Anne Arundel County as being within Sylvan View on the Magothy, closer than 40 feet to any road, highway or street, and 15 feet from the division line of any lot, and only one dwelling for private residence purposes shall be erected on each lot, without the written permission of the Sylvan View Community Association. The Sylvan View Community Association reserves the right to deviate from these distances if the contour or shape of a lot will not permit compliance with this restriction.

There shall not be erected, permitted or operated any privy, cesspool, vault or any form of privy, except such sewerage system as may be approved by the Sylvan View Community Association and the Health Department having jurisdiction.

No animals shall be kept or housed on any lot or in any building situate on any lot in numbers that, in the opinion of the Sylvan View Community Association, may be considered obnoxious to the health, peace and quiet of any lot owner or the Sylvan View Community Association.

No garage, tent or trailer shall be occupied temporarily or permanently as a dwelling or seasonal residency by any person, owner or employee.

No piers, boat shelters or other buildings are to be built on the beach or in the waters without written permission from the Sylvan View Community Association.

Each lot shall be subject to an annual improvement and maintenance fee which shall be paid to the Sylvan View Community Association. This charge shall constitute a lien against the property. Such charge shall be due for each year on January 1st of said year. (Pursuant to a February 9th, 1993 court ruling, the Sylvan View Community Association may impose an increase in the annual improvement and maintenance fee by a vote of 2/3 of those present at a Sylvan View Community Association where a quorum is present. The Sylvan View Community Association By-laws state that eight voting members of the Sylvan View Community Association shall constitute a quorum. The current improvement and maintenance fee is \$100.00 per lot.)

Beach privileges shall be limited to six guests only, other than members of the family of the lot owner. No exception as to July 4th and Labor Day or other holiday or day of the week except by permission in writing from the Sylvan View Community Association.

Each lot owner shall have boat pier rights for one boat not over 20 feet in length. There will be no charge for boat pier privileges for boats not over 20 feet in length. (Refer to the Sylvan View Community Association Boating/Pier Rules and Regulations for additional information).

No advertising sign of any kind shall be placed on any lot, except that the owner of any lot may erect a sign advertising the dwelling and land for sale, or the dwelling for rent or any physician, dentist, realtor or attorney at law may place a sign on their lot not to be larger than 18 inches by 24 inches and provided that the type sign must be approved by the Sylvan View Community Association.

Violation of any covenant, restriction or condition herein contained shall be a breach, and the Sylvan View Community Association or any Sylvan View lot owner may exercise their rights in any Court of Record against any such violation.

Lot owners shall clear the lot of undergrowth and trash within one year from the date hereof and if not so cleared at the end of one year from the date hereof, shall pay to the Sylvan View Community Association the sum of one hundred dollars (\$100.00) for the purpose of clearing said lot and thereafter each year until the lot is built upon, the sum of twenty-five dollars (\$25.00) for the purpose of keeping the lot clear. If more than one lot is included herein, the above charges shall apply to each lot.