

GUIDELINES
for
LOCH RAVEN VILLAGE
COVENANTS



KEEP
CALM
AND
COVENANT
ON

LochRavenVillage.com

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GUIDELINES for LOCH RAVEN VILLAGE COVENANTS

Introduction

Every home in Loch Raven Village is governed by Covenants that run with the land and therefore are part of your deed. Exterior changes to homes in Loch Raven Village must retain conformity with the original architectural plan/design. In order to streamline the process for proposed exterior changes, the Associates of Loch Raven Village Inc. (ALRV) has adopted these Guidelines to identify how the Covenants are being interpreted by the Architectural Review Committee (ARC) formerly known as Building Restrictions Committee, for ALRV and to help explain when a written application for an exterior change is required.

AUTHORITY

ALRV has the authority to enforce Loch Raven Village's Covenants.

The Covenants state: No building shall be erected, placed or altered on any lot on said plat until the building plans, specifications and plat plan showing the location of such building have been approved in writing by a majority of a committee... for conformity and harmony of external design with existing structures in the development...

For other restrictions and Covenant provisions, you may consult the Covenants that are part of your deed.

PROCESS

ALRV encourages investment in the homes in Loch Raven Village. It is the intent of the ARC/ALRV to try to work with homeowners/applicants to effectuate the changes sought. At the same time, the proposed change must be in accordance with the conformity and harmony of external design of the structures in LRV. Any homeowner thinking about a change to the exterior is to contact the ARC before any construction begins.

For exterior changes to a home within Loch Raven Village, a homeowner is required to submit an application for such change in writing to The Associates of Loch Raven Village, Inc., Architectural Review Committee.

**This booklet contains answers and directives to the most common LRV exterior update questions and application steps. If you have a question that is not answered here, please contact the ALRV Architectural Review Committee:
LochRavenVillageCovenants@gmail.com**

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ADDITIONS

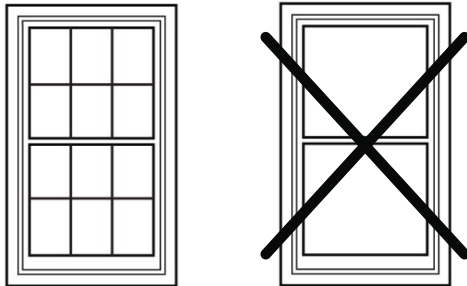
All additions require express written approval from the Architectural Review Committee of the Associates of Loch Raven Village, Inc. following written detailed application by the resident/homeowner to the ARC.

1. Under no circumstances shall prior approval for a screened porch or prior approval for a deck constitute approval for an addition.
2. Under no circumstances will any addition be approved for the front of any house or on the side of any house. All additions shall be confined to the rear of the house.
3. The exterior of any rear addition shall conform to the surrounding houses, and therefore may be red brick or white aluminum siding with horizontal placement. All roofs for additions shall conform to the Covenants' requirements for roofs.

WINDOWS

LRV homes are required to have double hung windows with traditional 6/6 grids. All other types, styles or other features are not in keeping with the original design of our homes and will not be approved.

1. Shall be in keeping with original group and neighborhood design and replicate the original windows of the home.
2. Must include traditional six-over-six grids (mullions) in standard windows, or eight over eight for appropriately sized windows.
3. New bay windows where no window currently exists or bay windows that replace standard windows require approval. There is a strong presumption against applications for new bay windows that face a public street. A replacement bay window for an existing bay window opening shall not be subject to that presumption.
4. Bay windows shall have grids (mullions). Some original windows had four over four muntins. These, as replacements in kind, or new six over six muntins are approved.
5. When replacing windows it is important to retain decorative trim where it exists.
6. Basement windows are an exception and shall not have grids.



AWNINGS

1. A traditional, solid, dark green, canvas-like awning shall not require written approval. Any other awning colors, styles, or materials require a written application and written approval from the ARC. At all times, every awning/cover is required to conform to established LRV colors and materials.
2. All awnings facing any public street shall be canvas or canvas-like material and solid dark green in color and appearance. Under no circumstances will anything other than solid dark green canvas or canvas-like material be approved for awnings that face a public street.
3. Awnings/coverings facing the alley may be canvas, canvas-like, metal or composite material. Awning colors, styles or materials require approval.
4. Winter Covers (smaller covers with no sides, over doorway areas) - Solid dark green "winter covers" made of canvas-like material are preferred and acceptable. Any other material requires an application with identification of the material. No metal awnings are allowed on the front of LRV homes.

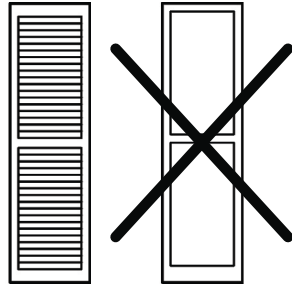
DECKS/PORCHES

All decks/porches require approval. A drawing of the deck/porch, showing dimensions, position and materials should be submitted with the application. No contract for construction should be signed prior to receiving express written approval from the Architectural Review Committee of the Associates of Loch Raven Village, Inc. with specifics approved.

1. Under no circumstances will decks be permitted to be built in the front of the house or facing a public street. Decks may be constructed only in the rear area of the house/facing the alley. Any deck to be constructed shall be made of wood, deck composite material or concrete. If a homeowner wants to request any other material, such material requires specific identification and approval.
2. Decks shall not extend beyond rear sidewall of any end of group home. Decks shall not be wider than the width of any home, less 6" - 18" on each side of the home.
3. Sizes and dimensions are limited, but 8 to 10-foot projections from the rear wall of the house, including steps, are usually acceptable. The actual distance that a deck, including steps, may project from the home may vary due to County requirements. Whatever the precise final dimensions, it must be an open projection (on three sides) and may not have a roof or be enclosed.
4. Lattices under the deck are permitted but not encouraged as it has been found that they promote pest harborages. Decks four feet in height or lower must have rodent wire, gravel or concrete beneath the deck to prevent pest harborages.

SHUTTERS

1. Shutters must be black. No other colors are approved.
2. Shutters must be of the louver type/design, in keeping with original architectural plans.



SIDEWALKS

Front and side sidewalks must be concrete and finished according to Baltimore County Public Works regulations. No other materials - such as brick or stone are approved. Repair and snow removal are the responsibility of the resident or owner.

PORCHES

Porches and steps when repaired or replaced, must replicate the original design and structure. Cement, in original design and proportions is required.

1. Front porches may not be used for general storage, including but not limited to firewood, bikes, refuse, etc.
2. Enclosed porches that face any public street are not allowed. Only awnings will be permitted in those locations.
3. Any enclosed porches, including screened porches, facing the alley require express written approval from the ARC. Under no circumstances shall any approval for an enclosed or screened porch serve as approval for an addition.

ROOFS

All roofs in Loch Raven Village must have black or dark gray colored shingles (uniformity is key). "Architectural" shingles which mimic the appearance of wood shakes or slate will be approved by the ARC.

1. Any roof being replaced must be done so in a manner that adheres to the professional standards of the roofing industry, including appropriate decking materials and underlayment, nails, flashing where needed and ridge caps. Old roofing shingles **MUST** be removed before new shingles/roof can be installed - no "layering" of new shingles over old. Shingles must come with a minimum 25-year warranty.
2. Although attic venting is not specified in the Covenants, if you are replacing your roof it is highly recommended that you invest in adequate venting as many warranties on shingles may become invalid without correct venting.

Note: According to the original Covenants, many homes in LRV with slate roofs are required to be replaced with slate. However, due to the high cost of slate roofing and the high quality of modern roofing materials, this requirement is now waived by the ARC.

LRV HOMES - Beauty In Uniformity.

ALRV encourages investment in our LRV homes! Just remember that exterior updates must be in accordance with the conformity and harmony of the original architectural plans, and that COVENANTS govern exterior updates.

BE IN THE KNOW before you invest. Guidelines booklets are available (paper and digital) in our SHOP at LochRavenVillage.com - order or view online.

LOOKIN' GOOD!



CHECK OUT these Covenant clues matched to the “Don’ts” illustration on the bottom of the page.

A) Six on top, six on the bottom.

If your replacement windows are missing the “grids”, snap-ins should be added.

B) Don’t confuse Santa! Black or dark gray roofing is the way to go to stay “on top” of covenant requirements.

C) Put it on the back. While satellite dishes are allowed - it’s best to place it to the back of the house to maintain curb-appeal.

D) Color us impressed! White or black is preferred, however ALRV also has several approved colors to choose from. Each door should be one, solid color.

E) “Lean on” the original design when it comes to railings. Black iron or black aluminum in the original design and thicknesses are required.

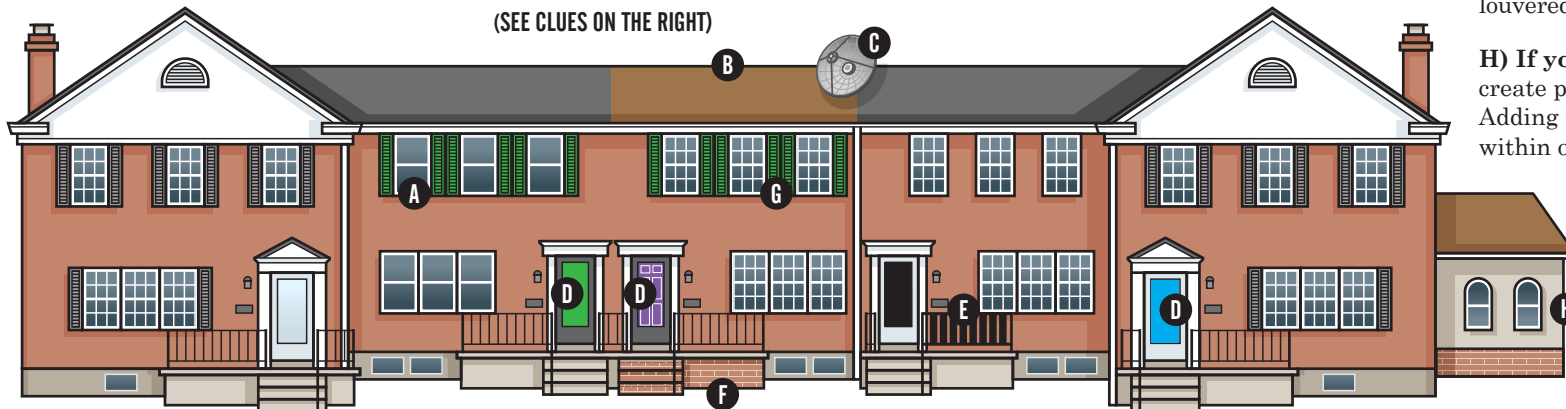
F) For a flawless entrance, concrete is the only material of choice for LRV front porches and steps.

G) Of all the colors and styles, black louvered is the only choice for LRV shutters.

H) If you need more room to roam, create plans to add onto the back. Adding off the front or side is not allowed within our covenants.

OOPS - COVENANT PROBLEMS:

(SEE CLUES ON THE RIGHT)



www.LochRavenVillage.com

PAINT COLORS - TRIM , FASCIA , DOORS

1. **All entry door trim, window trim and fascia must remain/be white.**
2. **Storm door (portions that are not glass or screen) must be solid white or solid black.**
3. **All entry doors are to be one, solid color. Solid white or black entry doors are preferred.** As it is recognized that many homeowners prefer to display personal taste with door color, there are several pre-approved colors: Benjamin Moore PM-17: **Classic Burgundy**, Benjamin Moore PM-18: **Heritage Red**, Benjamin Moore PM-10: **Chrome Green**, Benjamin Moore HC-151: **Buckland Blue**. (Please note: Benjamin Moore paint colors were used as a universal baseline only - close matches from other paint brands are acceptable.) **If entry door preference is other than those listed above, please submit an application along with a paint chip for express written approval from ARC.**

RAILINGS

Front porch and front sidewalk railings must remain in the original design, style and color to maintain conformity and harmony of LRV homes.

1. Wrought iron (original and preferred material) and aluminum railings replicating the style, appearance and design of the original wrought iron railings are required. Please take care in matching the thickness of materials to match the original design. No wooden or plastic/composite railings of any type or form are approved.
2. All railings are to be painted black.

GUTTERS/DOWNSPOUTS

Traditional white gutters and downspouts are required to replace in kind and do not require approval. Some homes still have the original copper gutters and downspouts which is also allowed.

1. Traditional white metal or copper downspout ground extensions are acceptable if: (a) the downspout and extension match in color and material; and (b) do not extend 6" beyond the porch footprint or flower bed border, absent exceptional circumstances.
2. Corrugated black plastic ground extensions are acceptable, but may not extend 6" beyond the porch footprint or flower bed border, absent exceptional circumstances.

SOLAR PANELS

Policy

The Associates of Loch Raven Village, Inc. encourages its residents to have a greater choice among energy options, including the installation of solar panels/collector systems. At the same time, the installation, location, dimensions and other features of solar panels/collector systems may vary. ALRV wishes to provide guidelines and interpretations of the Covenants to reconcile any demand for solar panels/systems by Loch Raven Village homeowners, while still preserving the spirit and intent of the Covenants, particularly conformity and harmony of external design.

Guidelines/Interpretations

1. All plans for solar panels/systems shall be submitted in writing to ALRV through its Architectural Review Committee (ARC) and no installation shall commence without formal, written approval from ALRV/ARC.
2. All homes for which an application for solar panels/systems is submitted shall be in compliance with the Covenants or the homeowner must enter into a written agreement with ALRV regarding a deadline by which the home at issue will be in full compliance with the Covenants.
3. Solar panels/systems should be placed in areas that minimize their visibility from the public thoroughfare and shall not be located in the front yard under any circumstances.
4. The preferences in priority order for the location and placement of any solar panels/systems is as follows (1) solar panels/systems to be placed on the roof in the rear of homes, (2) the solar panels/system's location and placement matches that of adjacent and nearby houses and leasehold; (3) the solar panels/system to occupy as little of the roof section that faces the street as possible; and (4) in any other manner consistent with the letter, spirit, and intent of the Covenants without causing an unreasonable limitation to applicant homeowner. The homeowner shall provide to the reviewing committee proof in writing that a location and/or placement or any other condition poses an unreasonable limitation.
5. Solar panels/systems shall not require alterations to significant or character-defining features of the roofs and homes of Loch Raven Village, such as altering existing rooflines or dormers.
6. Solar panels/systems installations must be reversible.
7. Solar panels/systems shall be mounted no higher than a 6 inches above the roof surface and set at angles consistent with the pitch of the roof: keeping a low profile, and under no circumstances shall extend beyond the existing roofline.
8. Solar panels/systems and any and all equipment shall have non-reflective finishes as not to be an annoyance or nuisance to neighbor(s) because of reflected light.

9. Any mechanical equipment attached to the building fascia shall be painted white, to match the fascia, and located on the side or back of the house.

10. All solar panels/systems and equipment and their operation and usage shall otherwise be in compliance with the Covenants, any and all federal and/or state law and regulations, Maryland's statewide building codes as well as local codes.

11. Approval of plans by ALRV/ARC does NOT constitute – and is not a substitute for – approval by Baltimore County to the extent required. It is up to the resident to contact Baltimore County to obtain information on the appropriate building and zoning code(s).

SHEDS

Preferred shed materials are wood, wood-like composite, or vinyl and have a footprint no larger than 65 square feet, and the walls may not exceed 6' not including peak. Sheds made of metal are not preferred, but may be allowed under certain circumstances. A maximum of a 6' shed wall is allowed along the alley perimeter.

1. Sheds may only be placed in the rear yard. Side-yard sheds are not permitted under Baltimore County regulations.

2. Sheds are NOT permitted for homes that have garages.

3. Applications to the ARC for sheds shall include:

- An aerial site plan showing the proposed location of the shed on the property with dimensions and position at scale, as well as all existing structures including: fencing, porches, paving, walkways, alleys and the rear wall of the house.

- Pictures and manufacturer's specification for proposed shed.

- Photos of the property showing area of proposed shed.

FENCES

Wood, composite wood, or black aluminum are preferred materials for new or replacement fences. Open spaces between vertical boards are preferred to permit air flow. Chain link fences are permitted when replacing an existing chain link fence.

No fence over 6' in height is permitted in any location.

No fences may be constructed/installed in the front yards of LRV houses.

For end of group and end of block properties, fences higher than 42" may not extend towards the front of the house beyond a line even with the rear wall of the house. Fences that are 42" or less may extend to the front wall of the house and no further.

Corner lots and end of block properties must have a "Line of Sight Triangle":

No fence or shrubs shall be erected as to obstruct a clear line of sight for the drivers of approaching motor vehicles within a triangular area at the corner of the property. Please see county codes for details and measuring instructions.

REGULATIONS, CODES AND PERMITS

All changes, construction, system equipment, operation and usage of any home, feature or item shall be in compliance with the Covenants, any and all federal and/or state law and regulations, Maryland's statewide building codes as well as any local codes.

Approval of plans by ARC does NOT constitute—and is not a substitute for—approval by Baltimore County to the extent required. It is up to the resident to contact Baltimore County to obtain information on the appropriate building and zoning code(s), ensure compliance with all codes, and to obtain permit(s) where required before beginning any alterations or construction. If Baltimore County requirements change any plans previously submitted to the ARC, the revised plans must be resubmitted to the ARC for approval. Neither ALRV, nor the ARC, are responsible for the cost of permits or fines or any construction or other costs of compliance with the ALRV Building Restrictions or Baltimore County building or zoning requirements.

The ARC and ALRV do not offer advice as to whether permits are required. It is up to residents to obtain this information from Baltimore County. Further, approval by ARC for ALRV shall not constitute any representation as to the quality, sufficiency, use or other characteristic of any product, materials, vendor, contractor, work, costs, operation and/or any other feature.

QUESTIONS AND HELP

The items listed in this booklet are not an exclusive list of the exterior features governed by the Covenants but are the most common for which people seek some modification or other change.

If you have questions about what is governed by the Covenants, the Covenants themselves, or these Guidelines, please contact the Architectural Review Committee for The Associates of Loch Raven Village, Inc.

Email:
LochRavenVillageCovenants@gmail.com

Website:
LochRavenVillage.com
- "Contacts"
- "Exterior Changes"
- "Covenants and Bylaws"
- "FAQs"

HOW TO APPLY FOR APPROVAL

For exterior changes to a home within Loch Raven Village, applications must be submitted to:

Via Email (preferred method): LochRavenVillageCovenants@gmail.com

NOTE: There must be an e-mail in response from the ARC acknowledging acceptance/receipt of the application by e-mail. No application will be considered received in the absence of such acknowledgment.

Via Mail:
The Associates of Loch Raven Village, Inc.
Architectural Review Committee
P.O. Box 9721
Towson, MD 21284

An application shall contain:

- (1) Street address of the home at issue.
- (2) Identity of the party applying for approval.
- (3) Contact information of the person applying.
- (4) Photographs of the house as it exists prior to the change.
- (5) Detailed description and/or drawing or depiction of the proposed change.
- (6) Evidence/confirmation that the applicant has authority to submit the application as homeowner OR on the owner's behalf.

It is the intent of ARC for ALRV to provide a response within 10 days of actual receipt of the initial application. ARC for ALRV will provide a response to the application no later than 30 days following actual receipt, whether approval, denial or a contingent denial if supplementation is required.

Note: Approval under the Covenants is not approval by the County.
The County may have additional requirements, including permits, which should be checked prior to the commencement of construction.

**Associates of Loch Raven Village, Inc.
Architectural Review Committee
P.O. Box 9721
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