

## WHITE SANDS COVENANTS

Covenants are binding agreements “forever imposed upon and attached to the land.” A number of White Sands covenants are listed below. Not all deeds contain the same covenants. Lot owners should refer to their property deed to determine the covenants that apply to their specific lot and they should realize that federal, state and county laws take precedent over our community covenants.

- No building of a temporary nature or trailer or camper will be permitted to be erected or placed upon property without the permission of the grantor.
- No open fires will be permitted on any part of the property. All chimneys must be covered with spark screens.
- No promiscuous cutting of trees will be permitted without permission of the sub-dividers, but only for the purpose of clearing the foundation site for the erection of a dwelling thereon.
- The front line of all buildings must be at least twenty-five (25) feet from the property line, except with written approval of the *White Sands Civic Association, Inc., Architectural Control Committee* and the Calvert County Department of Inspections and Permits.
- No building shall be used for any other than residential purposes, except on lots designated by seller for business or commercial use.
- Garages or carports or car shelters if built, must be permanently attached to the residence or cabin. Garages are not required.
- Buildings must be of a contemporary, period, or modern design and may be constructed of wood, log, brick, block, or composite, but must not be of such nature as to detract from or mar the natural beauty of the surroundings.
- A committee of two, composed of the seller and any component agent appointed by them, shall determine the acceptability of the design on any plan or structure, which must be submitted before the erection of any building. Every cooperation and assistance will be given builders in suggesting changes in design where necessary, at no charge.
- Plans for all improvements to property, including the site plan must be approved, in writing, by *the White Sands Civic Association Architectural Control Committee* and the Calvert County Department of Inspections and Permits, prior to the commencement of construction. The site plan will not be of such nature as to detract from or mar the natural beauty of the surroundings.
- The *White Sands Civic Association Architectural Control Committee* will be designated by the Grantors only, or their heirs or assigned, and will determine the acceptability of the design of any plan or structure.
- No improvements will be built unless they conform with all requirements of federal, state and local governing authorities and the minimum building area restrictions as they may exist at the time of plan approval by the *White Sands Civic Association Architectural Control Committee*.

- No rifle or small arms shooting shall be permitted within the boundaries of owned land or controlled by seller.
- No signs, billboards, advertising or any nuisance of any nature will be erected, placed, displayed or maintained on any part of the property herein described, not on any building erected thereon, except that signs or advertising may appear upon a building erected upon lots designated by seller for business or commercial use, provided such signs or advertising be approved in advance by the design committee.
- Assessments: In the event of nonpayment, such unpaid fees will constitute a lien against each and every lot for which the fees remain unpaid and will be enforceable by the *White Sands Civic Association, Inc.*, its heirs or assigns. This lien will be enforceable by foreclosure under the Maryland law but will be subordinate to any prior Veterans Administration (VA) or Federal Home Administration (FHA) lien.
- No individual water supply or sewage disposal system will be permitted on any lot or building site unless such a system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Federal, State or local authorities and *White Sands Civic Association, Inc., Architectural Control Committee*.
- The Grantors reserve all oil, water and mineral rights, and reserves, also, such rights or way over and across said property for installations and maintenance of such utilities, roads and services as they may be deemed desirable by the *White Sands Civic Association, Inc., Architectural Control Committee*; provided, however, no right-of-way will be approved by the *White Sands Civic Association, Inc., Architectural Control Committee* if it encroaches more than ten (10) feet from any property line.
- Grantees agree to become members and/or stockholders of the *White Sands Civic Association, Inc.*, an association of property owners, covering all of the lots within the designated plat in which Grantor's property is located. Grantees covenant that they, their executors, heirs or assigns, will be bound by the bylaws, rules and regulations as may be duly formulated and adopted by said association; and that they will be subject to the payment of annual dues and assessments of the same relative to the maintenance, safety, public areas, streets, health standards, water, sewer, drainage and the like. Dues and assessments will be set by the members of the association at any authorized meeting.