

Free Standing Pavilions, Pergolas, or Gazebos (which are not part of an approved “attached to home” deck or patio submission)

- All of these structures must be submitted to the AC (Architectural Committee) via the Managing Agent (PMP) for approval. Submitted plans shall follow the guidelines as set forth herein.
- A limit of one structure per lot is advised.
- Maximum size is four hundred (400) square feet. No horizontal dimension may exceed twenty (20) feet in length. Maximum height of the structure shall be 14 feet, as measured from the existing grade to the exterior peak.
- Materials shall be wood, metal, plastic, stone or brick and be designed to match or complement the existing house. The roof shall be the same or complement the existing house.
- Sidewalls may be up to 48 inches in height, as measured from the existing grade to the top of the wall.
- All sides must be at least 50% open, with no visual barriers. No screening or windows are allowed.
- The structure must be in the rear yard and set back from any property line, the greater distance of the following two items:
 - Distance equal of that of the height of the structure.
 - Distance equal to that of the Frederick County BRL (building restriction line)
- Homeowners must obtain any necessary permits from the AHJ (authority having jurisdiction) and provide evidence of final approval and inspection by the AHJ, upon request by the HOA.
- Installation of these structures shall not modify existing storm water drainage or easements
- Depending on the site layout proposed (i.e. sizes of structure, lot configuration, existing or new lot accessories (like a pool, etc.)) the AC shall have the latitude to allow one (1) additional structure. This will be acted upon on a case by case basis.