

SEVERNA FOREST COMMUNITY ASSOCIATION, INC.

SEVERNA PARK, MARYLAND

SEVERNA FOREST COMMUNITY COVENANTS

Covenants are restrictions on a property and are recorded along with the deed. Violations of the covenants are civil and enforceable only by civil action. Any Severna Forest property owner, the SECA, Inc., or the developer's heirs may file suit for violations. Listed below are the restrictions applying to Severna Forest:

1. Said land shall be used for residential purposes only and no dwelling shall be erected or placed on any lot having a width of less than that shown on Plat 1 Severna Forest recorded among the Plat Records of Anne Arundel County in Plat Book C.T.C. No. 31 folio 32, nor shall any dwelling be erected or placed on any lot having an area of less than 10,000 square feet.

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2. No dwelling shall be constructed unless the area of the given structure at ground level, exclusive of one-story open porches and garages shall be at least 1100 square feet in the case of a one-story structure, and in the case of a 1½, 2, 2½ story structure and the area of the main structure at ground level, exclusive of one-story open porches and garages; shall be at least 800 square feet.
3. That no structure of any kind shall be erected, altered or permitted on any one lot of ground other than a detached dwelling house for not more than two families, not to exceed 2½ stories in height and a private garage, and/or car port for not more than two cars.
4. No portion of any building shall be erected or permitted beyond the minimum building set back line as permitted by Anne Arundel County Zoning laws.
5. No trailer, basement, tent, shack, garage or any structure of a temporary character shall be erected or maintained on any building lot to be used as a residence temporarily or permanently.
6. No animals of any kind, live stock or poultry of any kind, shall be kept or permitted to be kept, raised, bred or maintained on any lot except domestic dogs and cats, or other household pets, provided they are not kept, bred or maintained for any commercial purposes, and not more than two such animals are kept on the premises.
7. No nuisance of any kind shall be maintained or allowed on any lot, nor shall any use thereof be made or permitted which shall or may be noxious or dangerous to the health or safety of the surrounding or adjoining property or the owners thereof.
8. No wooden or other solid fences shall be erected on any of the lots hereby conveyed without the written consent of the Grawill Construction Company, its successors, assigns, or nominee. Shrubbery shall not be planted on any lot so as to obstruct proper surface water drainage.

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9. These covenants are to run with the land; and each and every lot and parcel of said land and shall be binding on all persons, firms, corporations having title, claim or interest therein, or any part thereof either as owner tenant or otherwise for the period from the date of execution of this agreement to January 1, 1986, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots in said tract in fee simple or the lease-hold estate therein has been recorded agreeing to change.
  10. Any person, firm, corporation or association owning any of the above land, subject to these restrictions, shall have the right to institute and prosecute any proceedings at law or in equity to obtain enforcement or compliance with these restrictions or to recover damages.
  11. An order or decree of any of the courts of this state invalidating any one or parts of these restrictions shall not effect the validity or the enforcement of the rest of the covenants or restrictions which shall remain in full force and effect.
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12. All of said lots are subject to five foot easement for drainage and utilities along the rear and side lines.
  13. No signs shall be displayed or erected on said lots other than a "For Sale" sign when required and in such case, said sign shall not exceed eighteen (18) inches in height and twenty-four (24) inches in width.
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