

## BERRYWOOD DEED RESTRICTIONS

The Community of Berrywood didn't just spring into being from good intentions. It took discipline, a set of shared values, a belief in legitimate authority, the pride of ownership by individual residents, and the Berrywood Deed Restrictions to make and keep our Community beautiful. Remember, the Deed Restriction Committee is here to serve as part of the Berrywood Community Association. Deed Restrictions apply to every lot in the community and are not limited to BCA Members.

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### PREFACE

The Declaration of Restrictions, Covenants and Conditions, known as the Berrywood Deed Restrictions, were first recorded in the land records of Anne Arundel County in 1966 by the Countryside Corporation, the developer of Berrywood. In 1980, Countryside Corporation transferred the responsibility of administering the Berrywood Deed Restrictions to the Berrywood Community Association (BCA). The BCA, under the Civic Committee, establishes an intra community group to monitor deed restrictions. This group is the Berrywood Deed Restriction committee and has been in operation since 1982. Membership of the Deed Restriction Committee represents a wide cross section of Berrywood residents. The Committee strives to include a member from each of the Berrywood Organizations: The Berrywood Community Association; The Berrywood Swim and Tennis Club; The Berrywood Women's Club; The Berrywood Yacht Club and Berrywood Residents-At-Large.

Committee membership is open to any Berrywood Resident. No limit is placed on the size of the Committee. **The Deed Restriction Committee does not initiate complaints of non-compliance but serves the interest of all residents by administering the Deed Restrictions.**

As a property owner it is your responsibility to obtain approval for a property modification prior to beginning the project. As a property owner it is to your advantage to keep the Committee informed of violations. Berrywood residents do not have to sign the Homeowner's Violation Complaint Form. Residents may remain anonymous, if you choose. **The right to enforce the Deed Restrictions is not waived by the failure to enforce the restrictions in the past.** The Committee usually resolves issues of non-compliance quietly by encouraging a property owner to correct a violation. Most property owners appreciate the neighborly reminder. This helps Berrywood maintain its property values and appeal as a highly regarded attractive community of well-maintained residential homes and properties.

### OPEN LETTER TO BERRYWOOD PROPERTY OWNERS

Dear Berrywood Property Owner,

In 1966 the Declaration of Restrictions, Covenants and Conditions, known as The Berrywood Deed Restrictions, were first recorded in the Land Records of Anne Arundel County. Since then Berrywood has grown and prospered as a highly regarded residential community with visible property restrictions. The Berrywood Deed Restrictions, as recorded, have served us well for over 30 years. The restrictions run with the land and pass to each subsequent property owner. The restrictions apply to everyone in the community and are not limited to BCA members. Compliance with the restrictions is everyone's responsibility. Today, these restrictions coupled with the pride-of-ownership displayed by the individual residents of Berrywood, make it one of the most desirable place to live and raise children in the Greater Severna Park Area. Berrywood reflects an attractive Community of single family, well-maintained residential homes and properties.

Conspicuous is the lack of chain link fencing, detached garages, storage of boats in driveways, parking of camping trailers on properties and the absence of noxious or offensive activities that often permeate communities without Deed Restrictions.

The Deed Restriction Committee of the Berrywood Community Association monitors the Deed Restrictions, hears complaints concerning violations, and reviews requests for property modifications. The Deed Restriction Committee does not initiate complaints but responds to concerned property owners requests to bring a property into compliance. Deed Restrictions are one of the tools we have for maintaining the appearance and the value of our properties. Deed

Restrictions such as ours have been tested in the courts and are found to be legally binding and enforceable. Most of us will never have an occasion to be reminded about the Deed Restrictions because we are in compliance. The few complaints that do come before the Committee are usually quietly resolved and Berrywood continues to be the same community where we chose to invest our money, part of our life and for many of us - our future. Please study our Deed Restrictions and become familiar with their requirements. You will find a Summary of the Declarations as well as the full text as recorded in the Land Records of Anne Arundel County.

**BERRYWOOD DEED RESTRICTIONS COMMITTEE  
SUMMARY OF DECLARATIONS**

**BERRYWOOD DEED RESTRICTIONS RESTRICT:**

Building more than one single family residential home per lot. (7)\* Erecting outbuildings, additions, detached garages or decks. Unless approved. Installing fencing or walls along property lines. Unless approved. Note: chain link type fencing never approved. (8)

Installing front yard fencing. Note: Never approved. (8)

Using a trailer, tent, basement or temporary structure as a residence. (9) Installing or rising individual sewage systems or water wells. (10, 11) Removal of topsoil. (22)

Installing external structures, large satellite dishes, short wave antennas, or solar panels on any lot or building. Unless approved. (26)

Installation of piers, bulkheads or permanent mooring upon riparian waters or attached to any lot. Unless approved. (15)

**BERRYWOOD DEED RESTRICTIONS RESTRICT THE STORAGE OF:** Inoperative or unlicensed automobiles on any lot, street or driveway. (14) Boats, trailers or camping vehicles in driveways, streets or in a position to be seen from the street. (17, 18)

Boats over 20 feet in overall length at any time. (17, 18)

Boats under 20 feet in overall length that are not annually moved for normal seasonal use. (17,18)

Sunken or excessively deteriorated boats in riparian waters. (16) Camping vehicles over 5 feet in overall height at any time. (17,18)

Camping vehicles under 5 feet in overall height that are not annually moved for normal seasonal use. (17, 18)

Lumber, brick, stone, block or other building materials on any lot except when used in a reasonable time during construction. (22)

**BERRYWOOD DEED RESTRICTIONS DO NOT ALLOW:**

Keeping animals or fowl including cattle, swine, horses, chickens or ducks to be housed or bred upon any lot. (12)

Domestic household pets such as dogs and cats to roam unleashed off of the owner's property. (12)

Domestic household pets to disturb the health, peace, and quiet of the neighborhood. (12)

More than one FOR SALE or FOR RENT sign on any lot. (13)

Sustained automobile repair or restoration or boat repair or restoration on any lot except within a permanent attached garage. (14) 4.

Vehicles with exterior commercial advertising to be parked on any lot, driveway street of the community. (18)

Operating a business (other than a home office) within the community. (7) Noxious or offensive activities, annoyances or nuisances upon any lot. This shall include, but not be limited to: failure to maintain the lot by allowing accumulation of trash, debris or refuse; allowing excessive growth of grass; storage of commercial or non-residential items in yards;

parking automobiles in yards on non-paved areas of lots not intended for vehicle use. (19) Property owners who neglect

to maintain the curb and street areas abutting their lot. This shall include, but not be limited to: failure to keep the curb gutter and street free of leaves and debris; allowing the build up of sand or dirt in curb gutter that blocks the flow of storm water; placing leaf bags in the curb gutter or street except on the night before county pick up of yard waste; placing trash containers the street except on the night before the county trash pick up. (21) *Numbers in parenthesis refers to paragraph in full text of recorded Deed Restrictions.*