

WestWinds ECC Clothesline Guideline

Adopted October 1, 2010

The WestWinds (WW) community was developed as an open, upscale golf course community. As such, the WW Covenants contain restrictions to preserve the appearance of the community, including the views of adjoining properties, as well as views from the golf course and street. Exhibit B of the Declaration of Protection Land Use Standards of the WestWinds Amended Declaration of Covenants, Conditions and Restrictions dated December 2, 1992 states that no clotheslines shall be erected or maintained on any improved lot or vacant lot.

On October 1, 2010, MD enacted a new law preventing homeowner associations (HOA) from prohibiting the installation of clotheslines within their community. The law does allow HOA's to place reasonable restrictions on (1) the dimension, placement, or appearance of clotheslines in order to protect "aesthetic values", or (2) the placement of clotheslines in order to protect persons or property in the event of fire or other emergencies.

The WW Homeowners Association/Environmental Control Committee is establishing this Guideline to conform to the new MD law, as well as attempting to retain the original intent of protecting the aesthetic values of the original Covenants. Therefore, the purpose of this Guideline is to provide procedures for requesting approval to install a clothesline and to establish restrictions on the use of clotheslines within the WestWinds community, as follows:

Types Permitted:

Only retractable clotheslines are permitted.

Location of and Landscaping Requirements:

Clotheslines may only be installed in backyards and should be sufficiently screened with evergreen shrubbery to shield the clothesline year round from neighbors, golf course and street views. Evergreen shrubbery should be installed at the time the clothesline is installed with the intention that the clothesline will have minimum impact on the view of the neighbors, and golf course and street views. The location specified on the site plan or as designated by the WVECC is the approved location. Placement of the clothesline elsewhere will be considered a violation.

Time Use Restrictions:

Clothes may only be hung out during weekdays, and not on Saturdays, Sundays or holidays.

Application Package:

Residents who wish to install a clothesline must submit a completed/signed Application Form (no fee required) to the WVECC for review and approval prior to installation. An Application Form is located at the back of the WW Community Directory or can be downloaded from the Lake Linganore Association (LLA) web site at www.lakelinganore.org, and clicking on WestWinds Village and WW ECC Application Information and Form.

Submission Requirements:

1. Description of clotheslines including style, size/dimension of clothesline. Include a photograph and/or manufacturer's brochure illustrating clothesline design and material.
2. Site Plan showing house location with proposed location of clothesline, and distance from house and property line clearly shown.
3. Photos of backyard showing house, and back and side yard views.
4. Landscape Plan with location and names of shrubbery, including final growth height and width of each.

Mail complete application package to the WestWinds Environmental Control Committee, P.O. Box 589, New Market, MD 21774 by the deadline date (refer to the WW ECC Application Information sheet for deadline date submission requirements).

Clotheslines approved by the WVECC must be maintained in good condition. Clothesline systems not maintained will be in violation and subject to removal.