

Long Reach Community Association

6110 Foreland Garth
Columbia, MD 21045
410-730-8113 · longreach.org

HERE ARE SOME THINGS TO LOOK FOR BEFORE YOU ASK FOR A LETTER OF COMPLIANCE

Are all exterior items installed on your property approved by the Architectural Committee?

1. Landscape edging - wood, plastic, brick, rock, etc.
2. Landscaping - ground cover beds, groups of trees and/or shrubs, annual/perennial gardens.
3. Landscape walls - railroad ties, "castle rock", stacked field stone, etc.
4. Pathways - slate, paver blocks, stepping stones, etc.
5. Window boxes on the house or deck rail.
6. Color changes to any part of the house, garage or shed.
7. Fencing.
8. Shed.
9. Decks or patios. If builder installed, Long Reach Community Association will not have a record of it, and it will require application and approval.
10. Replacement windows - if a different color, style or changed from "with grids" to "without grids".
11. Basketball poles.
12. Radon remediation pipes.
13. Stain on the deck or fence.
14. Security lights or landscape lighting.
15. Decorative objects such as bird baths, garden stakes, sculptures, etc.

Is there maintenance to be done?

1. Weed landscape beds or trim the grass, including at house, fence lines and at landscape bed edges.
2. Install missing window screens
3. Replace broken light fixture covers.
4. Repair peeling paint on siding, foundation, and trim.
5. Remove discoloration from siding, decks, etc.
6. Rake and dispose of leaves.
7. Remove any miscellaneous scattered items in the yard or around the house.
8. Repair or replace leaning or broken fences, broken gates, deck rails, etc.
9. Remove and replace dead trees/shrubs.
10. Move trash and recycling bins inside garage or to the rear yard to be least visible from the street.

For more information on exterior alterations and maintenance requirements, please review the Long Reach Architectural Guidelines available online at longreach.org.

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Request for Letter of Compliance

Note: If the information on this form is not complete, the request will not be processed and will be returned to sender.

A Letter of Compliance, though not required by law, is highly recommended and is a useful tool to have when selling your home. It assures anyone interested in buying your property that on the day the Letter was issued there were no Covenant violations. This is important as the new owner will become responsible for any violations after closing.

A Covenant Advisor will inspect the property to determine if there are any violations present. A violation can consist of any exterior alteration that has not been applied for and approved by the Resident Architectural Committee. This type of violation can range from a simple landscape tie at the edge of the garden to a major home addition. A violation may also be a maintenance issue such as overgrown landscaping, chipping or faded paint, a broken garage door, etc. The undersigned property owner requests that the Covenant Advisor inspect the property referenced below for compliance with the Village Covenants and understands that it may take several weeks for the request to be processed. In addition, application and approval for those items not yet approved may take an additional month. Violations found and not corrected may be pursued with the new owner of the property.

Property Address:			
Date of Request:		Settlement Date (if known):	

Property Owner's Information:

Name:			
Mailing Address:			
Phone Number:		Email Address:	

Owner's Real Estate Agent's Information:

Name:		Company:	
Mailing Address:			
Phone Number:		Email Address:	

Signature of Owner: _____ **Date:** _____

**Please submit this completed form to compliance@longreach.org or
Mail to 6110 Foreland Garth, Columbia, MD 21045 "ATTN: Covenant Advisor"**