



WILTONDALE IMPROVEMENT ASSOCIATION (WIA)

HOME IMPROVEMENT & MAINTENANCE GUIDE

CONTENTS

What Are the Covenants..... Page 2
An explanation of the neighborhood covenants and how the Wiltondale Architecture Committee (WAC) uses them to maintain standards throughout the community

Steps Required For Approval..... Page 3

Important Phone Numbers & Contact Information..... Page 4

Exterior Alteration Guidelines..... Page 5
Except where noted, items in this section require review and approval of the WAC. Details are provided to ensure your project is consistent with established architectural standards which will expedite the approval process.

Maintenance / Good Neighbor Guidelines..... Page 14
Except where noted, items in this section do not require review or approval of the WAC. However, recommendations and suggestions are provided to help ensure your project is “neighbor friendly” and consistent with expectations within the community.

Baltimore County Laws..... Page 18
A few laws applicable to all communities throughout the county. The complete Baltimore County code is available on their website.
<http://www.baltimorecountymd.gov/Agencies/law/countycode.html>

WHAT ARE THE WILTONDALE COVENANTS?

The Wiltondale Deed Restrictions (Covenants) are broken down into three separate groups. Those groups are shown on the plats of Wiltondale identified as Sections 1, 2, and 3. They fall into two separate categories; the first being outright prohibitions and the second category being discretionary in the developer and by devolution of title now in the Wiltondale Board. Sometimes homebuyers receive a copy of the covenants applicable to the property at settlement, but most will not. Therefore, we have made copies available on the Architectural Review page of our website www.wiltondale.org. Our covenants provide standards for land use, architectural design, and property maintenance throughout the neighborhood. Covenant prohibitions regarding race are unconstitutional and should therefore be ignored. The remaining restrictions are still in effect and it is the responsibility of the Wiltondale Improvement Association Board of Directors to enforce them without exception.

The Wiltondale Architecture Committee (WAC) which reviews plans for the board is comprised of the two most recent Board Presidents, current President, Vice President and two additional members appointed by the President. Under supervision of the Board, the WAC is charged with approving, approving with conditions, or denying all exterior alterations.

In all cases the covenants control. These Guidelines do not replace the covenants, but are offered to assist you in understanding what improvements require approval as well as which improvements are likely to be approved or rejected. The goals of the Guidelines set forth below are aimed at keeping our community an attractive, desirable place in which to live, protecting and enhancing property values. We hope the use of these Guidelines provides assistance to residents in preparing applications for alterations as a practical means of accomplishing these goals.

Because of the legal, contractual nature of the Covenants, it is important that **all exterior alterations covered by the Covenants be approved through the architectural review process. If an alteration is made without approval, you incur the risk of legal action in order to compel modifications consistent with the Covenants.**

Copies of the covenants and plats applicable to each of the 3 sections in Wiltondale are available on the website.

WHAT STEPS MUST A RESIDENT TAKE?

When you contemplate making an exterior alteration, addition, or significant landscape changes, you must first seek approval from the WAC as required by the Covenants, **well before commencing construction**. We hope that these Guidelines will help you in finalizing your plans and ensuring a smooth approval. If you still have questions, you may contact the current WAC Chairperson for clarification. The Chairperson is either the current WIA President or Vice President. Note that this approval process is **in addition to**, not in place of, all Baltimore County Building Code compliance and approvals. Some of our Covenants are more stringent than Baltimore County requirements. In all cases, the more stringent requirement applies.



THE APPLICATION APPROVAL PROCESS

1. Refer to these Guidelines to determine if approval of the WAC is required.
2. Obtain an Architectural Review Form (ARF) from the website or call the current WAC Chairperson.
3. Fill out the ARF completely, providing as much detail as possible, including dimensions, lot diagram, drawings, materials, descriptions, photos, and samples whenever possible. This should be done prior to the completion of final construction drawings (when such drawings are required by Baltimore County Zoning).
4. **The submission of an incomplete application could delay the review.** You must share your plans with your surrounding neighbors prior to submitting your application. Written acknowledgment from neighbors should be included with your submission. This is particularly important, when there may be any setback or property line ambiguity.
5. Deliver the ARF with all supporting materials to the current WAC Chairperson (typically the WIA Vice President) at least 45 days prior to the start date of your project. The WAC meets once a month, typically a few days prior to the WIA Board meeting which is the second Tuesday of every month except August.
6. You can e-mail the current WAC Chairperson at Arch@Wiltondale.org

COMPLETION OF THE PROJECT

An exterior alteration must be started within six months of the approval and should be completed in a timely manner. Residents are asked to be considerate of neighbors during the construction process. Construction materials, spot-a-pots, dumpsters, storage containers, etc should be placed in the rear of the property whenever possible. Note that Baltimore County code allows dumpsters to remain on a public street for no more than 48 hours. For longer periods, the dumpster must be placed on the property and should be removed as soon as possible. Any modification of the original ARF submission requires an amended form, which must be submitted and reviewed. A major modification requires a new application and approval.



IMPORTANT PHONE NUMBERS & CONTACTS

WIA Website: www.wiltondale.org

WAC Chairperson E-mail: Arch@Wiltondale.org

Miss Utility.....1-800-257-7777

Call 48 hours before digging for free information on location of gas, power and telephone lines.

Baltimore County Permits & Development Management....410-887-3353

It is your obligation to obtain any necessary permits.

Wiltondale and Baltimore County processes are separate.

Approval from one does not guarantee approval from the other.

Call this number for Building, Electrical, and Plumbing Permits and for Contractors, Rental, Solicitor/peddler, and Traders licenses.

Baltimore County Zoning Review.....410-887-3391

Baltimore County Public Works.....410-887-3300

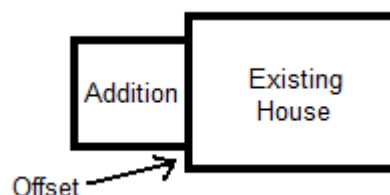
EXTERIOR ALTERATION GUIDELINES



ADDITIONS

An application **is required** for any addition or exterior alteration you are planning to make to your home. Additions include, but are not limited to carports, garages, greenhouses, porches, sun rooms, porticos, rooms, carport enclosures, decks, and deck enclosures. A set of architectural drawings similar to those required by Baltimore County for a building permit, including a lot diagram, must accompany the application. Samples or brochures of building materials and finishes should accompany the application. The WAC reserves the right to require additional information as necessary in its view to act on an architectural request.

- The proposed structure should be of like architectural style with the original structure and in keeping with the existing lot size.
- Siding, roofing, gutters, downspouts, and trim materials should match or compliment the home's existing style, finish and color. For example, when adding on to an unpainted brick home, use of brick for the addition is preferred.
- Consider a paintable siding material such as wood, concrete, or composite over vinyl or aluminum as these do not age as well.
- New windows and doors should match existing style and color and should be located on walls at the same approximate height and vertical plane as the existing units.
- With a few exceptions, new windows should always include mullions.
- Roof eaves and fascias must be the same depth, style, color, and approximate height, with all slopes proportionate to the style of the house.
- If an existing deck, screened porch, or other addition is to be further modified for year-round use, all the above guidelines should be considered.
- For roofing materials, you are strongly encouraged to use slate or slate-like products so to preserve the original architecture of Wiltondale homes. Standing seam metallic materials offer a nice alternative and compliment to slate roofs. If asphalt materials are selected they must at a minimum be "architectural" style shingle to emulate the original slate roof look. Roof colors must be highly complimentary with the architectural style of the house and remain consistent throughout the property.
- Roof peaks shall not exceed the peak of the home's main roof line under any circumstances.
- When an addition is of a different finish material than the original house, it is recommended that the new façade be set back a significant distance (offset) from the original face of the house. See diagram.





ANTENNAS & SATELLITE DISHES

Baltimore County has established the following regulations regarding satellite dishes and television broadcast antennas:

429.1 Satellite receiving dishes are permitted as accessory structures in all zones. When located on the roof of a building, an accessory satellite receiving dish shall be considered an accessory radio or television receiving antenna, and it is not subject to the provisions of this section.

429.2 When located in residential zones, accessory satellite receiving dishes shall be located only in the rear yard of a lot unless such location hinders reception, and the owner requests a variance. In addition, the dish shall be no larger than 10 feet in diameter.

429.3 In residential zones, the size of a satellite dish and its location on a lot are subject to the provisions of Section 307. [Section 307 refers to the Zoning Commissioner's and Appeals Court's authority to grant special exceptions and variances]

429.4 Principal satellite receiving dishes shall be considered wireless transmitting and receiving structures and are subject to the regulations governing such structures.

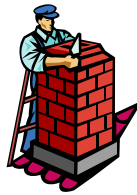
The following suggestions are also recommended based on aesthetics and common courtesy to surrounding neighbors:

- Dishes should be 24 inches or less in diameter and mounted in the least visible location preferably not visible from the front of the house.
- The dish or antenna mounted on a pole in the yard should not be visible from the front of the house and blend well with their surroundings.
- Any cables and wires should be secured in an inconspicuous manner.
- Always consider landscape screening whenever possible.

AWNINGS

An application **is required** for all awnings. Provide the color to be used and a description of where the awning will be located.

- Should be in proper scale for the house.
- Should be compatible with the style and color of the house.



CHIMNEYS AND STACK PIPES

An application **is required** for the addition of a chimney or stack pipe. Submit an elevation drawing of the proposed location and details of the construction materials.

- Chimneys and flues that exit through the foundation or wall of the house and run vertically up the exterior wall should be totally enclosed with brick or boxed in with materials that match the exterior house finish.
- Stack pipes should exit through the roof on the rear slope.
- Stack pipes that exit through the roof on the rear slope should not be visible from the front and it is recommended that they be boxed in brick or materials that match the exterior house finish.
- Direct vent fireplaces/stoves should be designed to blend in to the area from which they protrude.

Additional chimneys should be identical in design, proportion, and materials to the existing chimney.

DECKS

An application **is required** for all decks, whether new or a replacement. A site plan with complete description and sketch of the deck including location, elevation, size, shape, and materials as well as any stain to be applied to those materials must be included with the application.

Decks should meet the following conditions:

- If wood is used it should be left natural or stained, not painted.
- Alternative recycled composite deck materials (such as Trex) are acceptable and excellent for durability.
- Railing design, if needed, should remain the same throughout the deck design.
- Sun shades and trellises must be part of the application information.
- Decks are restricted to the rear of homes only.

DOORS (Exterior)

An application **is required** for all exterior doors that are materially different from existing. Doors of the same basic style do **not require** an application. Submit information on color and style with the application. An exterior door should be compatible in style with the house and match either the siding, trim, or shutter color. Doors should be one solid color (no contrasting trim or panels). Refer to PAINTING, STAINING & RE-SIDING in the “Maintenance” section for additional painting guidelines.

DRIVEWAYS AND PARKING PADS

An application **is not required** for an **exact replacement (meaning size and material)**. However, an application **is required** for a new driveway or replacement of any driveway or parking pad that involves changes in design, size, and/or material. A site plan showing the location of the driveway or parking pad, as well as any changes from the existing configuration must be included. Be aware Baltimore County does include building code applicable to driveways and parking pads including, but not limited to, a home owner is limited in the amount of land they may cover with either structures and/or hard coverings. Acceptable materials for driveways are asphalt, concrete, and pavers.

It is the responsibility of the homeowner requesting the improvement to verify property lines with a professional survey if any ambiguity exists.

FENCES

An application **is not required** for an exact replacement, meaning location, size, material and design, of any fencing on the property. An application **is required** for plans to change an existing fence or add fencing. A site plan showing the location of the fence, as well as a description of all materials used must be included.

ALL FENCES SHOULD CONFORM TO THESE REQUIREMENTS:

- Wood fencing is preferred.
- Composite or other high quality man-made materials will be considered. New products are constantly being developed and improved to replicate natural materials and, therefore, cannot be explicitly listed here. Please provide as much detail about your material and, if possible, samples to help the committee decide on the appropriateness for your specific project.
- Fence gates should match fence in style, height, color and material.
- New fences or extensions should match any existing fencing in style and height.
- Wire mesh, when used on post & rail style fences, should be attached to the inside of the fence, not extend above top rail, and not visible from the street.

THE FOLLOWING ARE NOT PERMITTED:

- Chain link; wire; basket weave; plastic or vinyl.
- Front yard fencing.
- Fencing perpendicular to the front corner of the house greater than 4 feet in height including any ornamental lattice.

It is the responsibility of the homeowner requesting the improvement to verify property lines with a professional survey if any ambiguity exists.

Recommendation - Consider locating fences a few feet off of the property line to allow for landscaping on the outside of the fence. This would be particularly appropriate and desirable when fences border a street.

GARAGES AND CARPORTS

An application **is required** for all carport and garage additions, as well as for the conversion of a carport to a garage. A site plan showing the proposed carport or garage location, as well as the description of all proposed materials, must accompany the application.

Carports and garages should match the house in style, materials and color. If a house is to be repainted or re-sided, a carport or garage must be repainted and re-sided to match at the same time.

GARAGE DOORS

An application **is not required** for replacement of garage doors, however, they should match the siding, shutters or trim of the house. Garage doors should be compatible in style with the house and match either the siding, trim, or shutter color. Doors should be one solid color (no contrasting trim or panels). Refer to PAINTING, STAINING & RE-SIDING in “Maintenance” section for additional painting guidelines.

GAZEBOS

An application **is required** for a gazebo. A site plan showing the proposed location of the gazebo, as well as a sketch or photo of the structure and description of any proposed material, and screening must be included with the application.

Gazebos must meet the following conditions:

- Wood should be left natural or painted a neutral color.
- Located in the rear yard.
- The size should be in proportion to the lot and other structures.

HOT TUBS

An application **is required** for all hot tubs and spas. A site plan with the location of the hot tub or spa and any screening planned must accompany the application.

Hot tubs and spas should meet the following conditions:

- They should be placed on the least visible portion of the property.
- They should be adjacent to the rear of the house or on part of the deck.
- They should be screened when appropriate.

Hot tubs are a liability and as such a child-proof lid must be provided and should always be locked for safety purposes during periods of non-use.

LANDSCAPING / HARDSCAPING

An application **is not required** for basic landscaping or plantings, but **is required** for major landscape and hardscape changes which include, but are not limited to:

- Retaining walls of any material.
- Any change of grade or slope and/or installation of a retaining wall, pond or other structure.
- Patios and walkways other than stepping stones creating a path.

A site plan showing the location of all the proposed landscaping changes must accompany the application

Mulch and other bulk materials should, whenever possible, not be delivered or stored on the sidewalks or streets, but should be placed on homeowner's property.

For tree information see separate TREE heading.

PAINTING, STAINING & RE-SIDING

An application **is not required** for any painting or staining provided when traditional colonial or early American colors are used. See this heading in "Maintenance" section for more details.



PLAY EQUIPMENT

An application **is required** for any immovable play equipment or playhouse. Information about location, size, materials and any request for screening must be included with the application.

Play equipment must meet the following conditions:

- All equipment must be located in the rear of the property. The exception to this is temporary equipment such as moon bounces that are only in place for a day or two.
- Play equipment must be in proportion to the lot size.
- Large plastic multi-colored play equipment should be restricted to two pieces per yard.
- Playhouses must not be used for storage and be kept in good repair.
- Tree houses are not permitted.

PONDS AND POOLS

Private pools (other than small child wading pools) will not be approved.

An application for garden ponds **is required**. It is the applicant's responsibility to make sure they conform to all Baltimore County code requirements. County regulations may require fencing for ponds depending on depth.



PORCHES AND PORTICOS

An application **is required** for all new or replacement porches and porticos. A site plan with the location and dimensions of the structure must be submitted, along with a drawing or description of the rails and posts.

- The railings, posts, and all exposed surfaces, of any front porch or portico should be painted to match the house siding or trim color.
- Roof slope should approximate existing roofs.
- Roof material should match existing house or be a complimentary material. (See Roofing heading)

RAMPS AND RAILINGS

An application **is required** for any exterior alteration, such as a ramp, to accommodate persons with medical needs or disabilities. A site plan showing the location of the proposed structure, along with a detailed description of the structure will be required.

Railings and sides of ramps should be painted to match the siding or trim color of the house and otherwise follow the color and style guideline for porches. Ramp structures may include stairs as part of the overall structure.

Avoid excessively long, straight ramps oriented from street to house. Consider 'dog-leg' or 'switch-back' ramp configurations that minimize the visual impact of a ramp into the landscape. Try and locate ramps reasonably close to the house and soften it with landscaping.

Ramps should be removed when no longer needed or upon sale of the house.

ROOFING

An application **is required** for all roof replacements. When replacing or installing a roof you are strongly encouraged to use slate or slate-like products so to preserve the original architecture of Wiltondale. Standing seam metallic materials offer a nice alternative and compliment to slate roofs. If asphalt materials are selected they must at a minimum be "architectural" style shingle to emulate the original slate roof look. Roof colors must be highly complimentary with the architectural style of the house and remain consistent throughout the property. Material samples or product literature must accompany the application.

SHEDS

An application **is required** for any shed. A site plan showing the proposed location of the shed must be included. A description of the materials and dimensions of the shed must also accompany the application.

Shed requirements are:

- No more than one per lot
- Location must be in the rear yard.
- Siding should match the house siding unless it is located away from the house where it may be left natural.
- Proper anchoring is required.
- Sheds should generally not be larger than 150 square feet.
- Wood sheds are preferred over metal, vinyl, or other materials.
- Sheds must be maintained in good repair at all times or removed from the property.
- Per Baltimore County code, sheds may be no closer than 2.5 feet to the property line.

SIDING

See Painting, Staining & Residing heading in the “Maintenance” section.

SIGNS

All signs must comply with Baltimore County sign ordinances.

SKYLIGHTS

An application **is required** for all skylights, whether they are new ones or replacements. A site plan showing the location of the proposed skylight must be included with the application.

Skylights should meet the following conditions:

- Should be located on the least visible slope of the roof.
- Should be framed to match the roof.
- May not be installed on a front facing roof slope.

SOLAR COLLECTORS

An application **is required** for all solar collectors. Include a house elevation drawing showing collectors in relation to roof.

Solar collectors should meet the following conditions:

- Front roof mounts are not permitted.
- All pipes, plumbing, wiring, must be hidden.
- Units should be mounted flush to roof with all trim and flashing matching roof color.
- Collector height may not extend over roof peak.



WINDOWS

An application **is not required** for window replacements of the same basic size and style. An application **is required** for windows of different sizes or styles.

Except for picture or bay windows, mullions (window cross bars) are required and should be of consistent size and configuration on all windows.

Storm window trim should match window trim color and be consistent in style with house.

Maintenance / “Good Neighbor” Guidelines



BASKETBALL BACKBOARDS

Baltimore County regulations prohibit locating portable backboards in streets or where they obstruct sidewalks.

Also consider the following:

- Backboards in the front yard should preferably be attached to the house or garage.
- Freestanding backboards in the front yard should be at least 10 feet from the side property line and, if possible, perpendicular to the house.
- The backboard, rim, net, and pole should be kept in good repair.
- Be considerate of neighbors regarding early morning or nighttime play.



CLOTHESLINES

- Installed in the least visible part of the lot.
- In the rear as close to the house as possible is preferred.
- Consider umbrella or retractable styles that can be removed or retracted when not in use.

COMPOST BINS

- Compost bins should be located in rear yard in the least visible part of the lot.
- Compost bins should be one cubic yard in volume or less and contained properly.
- Yard waste only. It is a health hazard to compost household waste.
- Compost bin material is turned regularly to speed composting and monitored for odors and pest concerns.



DOG HOUSES

- Should be small and placed as close to the rear of the house as possible
- Consider painting to match the house.
- Should be located in the rear of the property.

EXHAUST VENTS (Radon, Gas, Waste Stack)

- Consider painting direct exhaust vents to match the color of the area (house siding or foundation) through which they exit.
- Radon Exhaust Pipes or Waste Stacks:
- Consider painting to match house siding or downspouts.
- You may also consider covering it with a downspout to make it appear as part of the gutter system.
- Try to place in an inconspicuous location in the rear of the house.
- Ensure that it extends no further above the roofline than regulations require.

FLAG POLES

- Ensure its size is in proportion to the lot and home.
- If illuminated, ensure lights do not shine past the pole onto surrounding homes.

GUTTERS AND DOWNSPOUTS

- Every home in Wiltondale originally included copper gutters and downspouts. Copper gutters are preferably replaced with copper. If aluminum gutters are being replaced, use of copper is strongly encouraged to restore the original character of the home.
- Residents should make sure that any repositioning of downspouts does not create drainage problems for neighbors.
- Drainage pipes that carry water away from the house should either be buried (covered with mulch for example) or obscured by plantings whenever possible.

HEATING AND AIR CONDITIONING UNITS

- Consider covering conduits for attic air handlers with a downspout to make them appear as part of the gutter system.
- Avoid placing window and wall air conditioning units in the front elevation whenever possible.



LAWN & GARDENS

- Lawns should remain mowed to a reasonable height throughout the growing season and maintained with proper watering and seeding as needed.
- Trees and shrubbery should be cut and pruned as appropriate and not be allowed to over grow onto public sidewalks or neighboring property.
- All dead vegetation and plant supports should be removed annually at the end of the growing season.
- Any bulk garden materials such as mulch deliveries must not be placed on public sidewalks or streets.

LAWN ORNAMENTATION

Lawn ornamentation defined as sculpture, statuary, fountains, birdbaths, freestanding bird houses, flag poles, trellises and decorative fences should meet the following conditions:

- Item is small in scale.
- Item is located in the rear yard or least visible part of the lot.
- Item is within side lines of the house.
- An excessive number of items are not placed on the lot.

If the above conditions are not met, an application **is required**. Landscape screening may also be required. A site plan showing the location and a description of the color and materials must accompany the application.

LIGHTING

- Front door light fixtures, lamppost fixtures, and landscape lighting should be tasteful and proportional for its application.
- Security lights must not shine into neighbors' yards or windows.

PAINTING, STAINING & RE-SIDING

- An application is not required for any painting or staining provided traditional colonial or early American colors are used.
- If you choose to consider a non-colonial/early American color scheme, you will need to submit an application with paint samples and a description of areas to be painted.
- The numbers of colors used should be limited to one for siding and foundation, one for trim, and one for doors and shutters.
- Garages and carports should be repainted, re-stained or re-sided at the same time as the house, and should match the house siding color.
- When residing your house consider a paintable material such as wood, concrete, or composite siding over vinyl or aluminum as these do not age as well.

TREES

An application is not required for tree planting or removal. However, large mature shade trees should not be removed unless they are diseased or present a hazard to homes or people. Baltimore County has laws governing the removal of roadside trees. This may include a tree located in the front of your property near the sidewalk. You may NOT remove such trees without consulting the Bureau of Highways and obtaining the necessary permits first. Visit <http://www.baltimorecountymd.gov/Agencies/publicworks/highways/treeremoval.html> for more details or to find out if your tree falls into their "roadside tree" classification.

Wiltondale has established a Shade Tree Program to help residents maintain this valuable neighborhood characteristic. Please visit the website www.wiltondale.org for more information on this program.

Removed trees should be cut off at or below ground level. Stumps should be ground down whenever possible.

The following trees are not recommended due to undesirable growth characteristics such as surface roots and susceptibility to disease or insect damage:

Austrian Pine, Black Locust, Box Elder, Bradford Pear, Hemlock, Norway Maple, Ornamental Plum, Osage Orange, Poplars, Red Oak, Scots Pine, Silver Maple, Standard Weeping Willow, Sycamore Maple, Thorny Locust, Tulip Poplar.

TRASH

- **No lumber, metals, bulk materials, refuse or trash should be kept, stored, or allowed to accumulate on any Lot.**
- Trash and recyclables for normal pickup should be placed at the curb no earlier than the night before.
- Items for bulk pickup should be placed at the curb no more than one day prior to the pickup.
- Dumpsters delivered for spring cleanup or home improvement projects may remain on a public street for no more than 48 hours per Baltimore County regulations. They may remain on the property for longer periods of time, but every effort should be made for this to be the shortest time possible.

VEHICLES & TRAILERS

- Avoid storing boats, campers, motor homes, boat trailers, inoperable vehicles, large trucks (great than $\frac{3}{4}$ ton), or other similar items in the open on your lot for extended periods of time.
- Baltimore County regulations prohibit any trailer not attached to a vehicle from being parked on a public street at any time. It is also illegal to park any inoperable, untagged or expired tag vehicles on any public street.
- Major vehicle renovation or repair should not be undertaken except in enclosed garages.

WOODPILES

- Woodpiles should be located in the rear yard or least visible part of the lot.
- Avoid storing excessive quantities of wood (more than one cord).
- Wood should be stacked neatly, securely.
- For safety, avoid stacking wood over 6' in height.
- It is a violation of Baltimore County Code to stack firewood directly on the ground. Firewood must be stacked on a solid surface such as a driveway or porch or be raised above ground if stacked on dirt or grass. Failure to do this invites termites and other pests which may damage surrounding structures. It also results in decay of the logs at the bottom which can make the entire stack unstable and dangerous.

BALTIMORE COUNTY LAWS

Baltimore County imposes certain restrictions on residents. **Please call the appropriate County agency for these problems, as Wiltondale has no authority.** Those most significant to Wiltondale residents include:

ANIMAL CONTROL

- All dogs and cats in Baltimore County must be licensed annually.
- It is a violation of the law to allow dogs to bark excessively.
- No more than two dogs per residence are permitted.
- If an animal bites someone, the owner and the bite victim are required to report the incident to the Police Department. You are responsible if your pet bites or injures another person or animal, or menaces people in the community.
- All animals (including cats) must be on a leash and under control of a responsible person when not on the owner's property.
- Owners are required to clean up after their pets daily, on or off their property, and dispose of the waste material in a sanitary manner or face legal penalties.
- No wild, exotic, or "game" type animal may be kept on any residential lot.

The Animal Control Division depends upon your close cooperation to solve animal problems in your community. If your neighbor's pet runs loose, leaves unwelcome deposits on your lawn or barks and howls, attempt to work the problem out with your neighbor before filing a formal complaint. If your neighbor complains about your pet, make every effort to cooperate. Once you make a formal complaint, Animal Control will visit or send out a warning letter, along with the laws about responsible pet ownership. If the problem persists during the few weeks after the letter or visit, call Animal Control to make arrangements for you to complete a sworn Affidavit of Complaint. Nuisance Animal violations may be written at that time. As a last resort, citizens may take the offense directly to the Commissioner of the Baltimore County Court by having a summons issued to the pet owner.

Department of Health 410-887-5961
13800 Manor Road
Baldwin, Maryland 21013

RENTAL PROPERTIES, BOARDERS AND SHARED LIVING

Baltimore County requires the licensing of any rental unit and an inspection of the premises.

A residence may not be subdivided, partitioned, have additional kitchens or efficiencies, or separate and exclusive entrances. All occupants must have equal and unrestricted use of the common household areas.

SIDEWALKS, SNOW REMOVAL, GRASS STRIPS AND STREET TREES

Repair and maintenance, including snow removal, of adjoining sidewalks are the responsibility of the adjacent property owner under Baltimore County law. Deteriorating sidewalks must be replaced with concrete. No WAC application is required to repair or replace existing sidewalks with concrete. **Call Baltimore County Public Works at 410-887-3300 with any question about sidewalk repair.**

Maintenance of grass areas between sidewalk and curb, including trees and shrubbery, is also the adjacent property owner's responsibility and must include appropriate mowing, trimming, weeding and fertilizing in the same manner as regular lawn care. Trees and shrubbery must be pruned to allow clearance for walkers and bikers.
