

Run Date: 07/09/2025
 Run Time: 5:50 pm

Avenel Community Association
CCR History Report
Detailed Report by Street Address

Avenel Farm Drive

9747 Avenel Farm Drive	9747 Avenel Farm Drive LLC	Lot/Unit #:	17E	Account #:	4356
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# 16	CCR Code OTH - other	Active YES	Type Pending	Create 07/07/2025	Request 07/07/2025	Closed	Next Action NONE
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Summary: Flag Pole

Detailed Description

Maintain the existing 22' tall flagpole in a mulch bed. The color of the pole is white, made of a non-rusting material, and the flag is 3'X5'.

Stipulation

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	07/07/2025	The manager of the property confirmed that the flag pole will be installed within a mulch bed and that the pole is constructed of a non-rusting material.

9825 Avenel Farm Drive	Morris Brown	Lot/Unit #:	11E	Account #:	4942
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# 7	CCR Code OTH - other	Active YES	Type Pending	Create 07/07/2025	Request 07/07/2025	Closed	Next Action NONE
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Summary: Stone culvert

Detailed Description

Add 4 stone culverts on either side of each driveway entry to mitigate water erosion.

Stipulation

Eagle Ridge Court

5 Eagle Ridge Court	Adam Podoll	Lot/Unit #:	31G	Account #:	3629
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# 11	CCR Code DEC - Deck	Active YES	Type Pending	Create 07/07/2025	Request 07/07/2025	Closed	Next Action NONE
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Summary: Deck

Detailed Description

Remove the pergola wood structure and fountain, keeping the 2 columns on the ends and adding new brick to the patio.

Stipulation

Fox Gate Court

7803 Fox Gate Court	Edward Harrington	Lot/Unit #:	226B	Account #:	1785
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# 6	CCR Code DEC - Deck	Active YES	Type Pending	Create 07/07/2025	Request 07/07/2025	Closed	Next Action NONE
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Summary: Deck

Detailed Description

Replace the original wood deck and railings with Trex decking material in the color "Foggy Warf" and PVC railings painted McCormick "Amber White 101". The deck footprint will remain the same.

Stipulation

Holloway Hill

9713 Holloway Hill	Jason Hofberg	Lot/Unit #:	161F	Account #:	4432
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Holloway Hill

9713 Holloway Hill	Jason Hofberg	Lot/Unit #:	161F	Account #:	4432
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# 10	CCR Code	Active	Type	Create	Request	Closed	Next Action
	WIN - Window(s)	YES	Pending	07/07/2025	07/07/2025		NONE

Summary: Windows

Detailed Description

Replace the windows on the main floor of the home: 4 windows in the front and the bay window and 4 other windows in the back. The windows will be the same style, design, color and muntin pattern as the original windows.

Stipulation

Holly Leaf Court

5 Holly Leaf Court	Parvin Mansouri	Lot/Unit #:	1	Account #:	9717
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# 5	CCR Code	Active	Type	Create	Request	Closed	Next Action
	DOO - Door(s)	YES	Pending	07/07/2025	07/07/2025		NONE

Summary: Front door

Detailed Description

Replace the front entry doors with a Legacy single entry door and sidelites in the color "Toasted Coconut".

Stipulation

Natelli Woods Lane

7101 Natelli Woods Lane	Gerald Petitt	Lot/Unit #:	54G	Account #:	4056
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# 2	CCR Code	Active	Type	Create	Request	Closed	Next Action
	NEW - New Home	YES	Pending	07/07/2025	07/07/2025		NONE

Summary: New Home Build updates

Detailed Description

To construct a new home on the vacant lot.

Stipulation

7112 Natelli Woods Lane	Yousuf Hanif	Lot/Unit #:	80G	Account #:	3583784
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# 5	CCR Code	Active	Type	Create	Request	Closed	Next Action
	GAR - Garage Doors	YES	Pending	07/07/2025	07/07/2025		NONE

Summary: Garage Doors and Breezeway

Detailed Description

Maintain the existing unapproved garage doors installed on the home and enclose the previously approved breezeway between the garage and home.

Stipulation

Avenel Community Association
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Natelli Woods Lane

7112 Natelli Woods Lane	Yousuf Hanif	Lot/Unit #:	80G	Account #:	3583784
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	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
# 6	FEN - FENCES	YES	Pending	07/07/2025	07/07/2025		NONE

Summary: Fence

Detailed Description

Install a 5-foot black metal fence in the rear yard. Within the conservation easement area, a 5-foot tall, three-rail wood ranch-style fence will be installed in accordance with Montgomery County guidelines.

Stipulation

Rapley Ridge Lane

8403 Rapley Ridge Lane	Mujde Yesildag	Lot/Unit #:	85C	Account #:	8360
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	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
# 7	PAI - Painting	YES	Pending	07/07/2025	07/07/2025		NONE

Summary: Paint and gazebo

Detailed Description

Maintain the trim paint, sandstone, and shutter color installed on the home without prior approval. Maintain the gazebo on the rear pool patio installed without prior approval.

Stipulation

Town Gate Lane

9114 Town Gate Lane	Tejan Shah	Lot/Unit #:	261B	Account #:	2075
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	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
# 10	DEC - Deck	YES	Pending	07/07/2025	07/07/2025		NONE

Summary: Deck

Detailed Description

Replace the original wood deck and railings with Trex decking material in the color "Honey Grove" and the railings with either white or black balusters.

Stipulation

Turnberry Drive

9480 Turnberry Drive	Yale Friedman	Lot/Unit #:	345D	Account #:	3510
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	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
# 12	WIN - Window(s)	YES	Pending	07/07/2025	07/07/2025		NONE

Summary: Replace windows with doors

Detailed Description

Replace 4 windows on the rear of the home with French doors and railings in a style consistent with the village.

Stipulation

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	07/07/2025	The gate portion of the application is considered routine maintenance.