Tilghman-On-Chesapeake Community Association
Architectural Review Committee

2022 ARC Table							
2/26/22	22-01	Proposal	9	Replace roof	Sent to ARC team 3/2/22	Closed	Approved; notice to owner 3/3/22
3/13/22	22-02	Proposal update	21	Fence, bushes, landscaping	Sent to ARC team 3/17/22	Closed	Approved; notice to owner 3/18/22
3/19/22	22-03	Notice	44	Sewer pipe repair	Note to owner 3/20/22	Closed	
4/5/22	22-04	Proposal	72	Replace roof w/similar	Sent to ARC team 4/7/22	Closed	Approved; notice to owner 4/7/22
4/16/22	22-05	Proposal	31	Replace shutters w/similar	Sent to ARC team 4/16/22	Closed	Approved; notice to owner 6/19/22
5/1/22	22-06	Notice	6	Lawn and driveway maintenance	Email notice to owner w/cc to ARC	Closed	Lawn mowed 5/11/22
5/1/22	22-07	Notice	52	Lawn maintenance	Email notice to owner w/cc to ARC	Closed	Lawn mowed 5/11/22
5/1/22	22-08	Notice	54	Lawn maintenance	Email notice to owner w/cc to ARC; 2nd notice 5/12/22; 3rd notice 5/21/22; assessment notice 6/17/22	Closed	Lawn mowed at TOCCA expense 6/2/22: $250
5/1/22	22-09	Proposal	6	Exterior renovations	Sent to ARC team; feedback provided 5/14/22; add'l data received 5/18/22; ad sum. Revised plans submitted to ARC 6/24/24.	Closed	Revised plans approved; notice to owner 7/2/24
5/31/22	22-10	Proposal	25	Plant trees on south side	Sent to ARC team 5/31/22	Closed	Approved; notice to owner 7/2/22
6/8/22	22-11	Proposal	46	Building and site plans for new construction	Sent to ARC team 6/9/22	Closed	Notice of no further questions 7/2/22

6/20/22	22-12	Proposal	25	Install picture window on front wall 2nd floor	Sent to ARC team 6/21/22	Closed	Approved; notice to owner 7/2/22
7/1/22	22-13	Proposal	20	Remove/replace 5 dying trees; remove stump	Sent to ARC team 7/2/22	Closed	Approved; notice to owner 7/4/22
9/5/22	22-14	Proposal	1	Phased exterior renovations	Sent to ARC team 9/7/22	Pending	
9/8/22	22-15	Proposal	14	Repair front parging & steps	Sent to ARC team 9/14/22	Closed	Approved; notice to owner 9/15/22
10/1/22	22-16	Proposal	21	Construct detached garage	Sent to ARC team 10/1/22	Closed	Approved; notice to owner 10/7/22
11/5/22	22-17	Proposal	19	Replace roof with like type/color	Sent to ARC team 11/5/22	Closed	
12/12/22	22-18	Possible violations	22	Plantings obstructing water view of Lot #21, placement of garbage bin	Sent to ATC team 1/8/23; email re: garbage bin sent 1/22/23	Closed	Garbage bin resolved, plantings removed
2023 ARC Table							
1/9/23	23-01	Notice	11	Utilize on-site dumpster from 1/23/23 to ~ 2/23/23, placement in front ½ garage	Sent to ARC team 1/16/23	Closed	Approved; notice to owner 1/17/23
2/14/23	23-02	Proposal	71	Conceptual drawings for new construction, description	Sent to ARC team 2/15/23	Closed	Approved; notice to owner 2/21/23
3/3/23	23-03	Proposal	21	Repaint exterior of house	Sent to ARC team 3/3/23	Closed	Approved; notice to owner 3/7/23
3/31/23	23-04	Proposal	71	Install new tree plantings to offset the footprint of the house	Sent to ARC team 3/31/23	Closed	Approved; notice to owner 4/12/23
4/12/23	23-05	Proposal	47	Add/replace plantings	Sent to ARC team 4/12/23	Closed	Approved; notice to owner 4/13/23

4/14/23	23-06	Notice	52	Mowing needed on lot;	Notice sent to owner	Closed	Lot #52 was mowed 4/17/23
4/14/23	23-07	Notice	54	Mowing needed on lot;	Notice sent to owner	Closed	Lot #52 was mowed 4/17/23
4/20/23	23-08	Proposal	72	Replace driveway with same	Sent to ATC team 4/20/23	Closed	Approved, notice to owner 5/6/23
4/22/23	23-09	Proposal	74	Install perimeter & privacy fencing	Sent to ARC team 4/24/23	Closed	Partial approval; notice to owner 5/9/23
4/25/23	23-10	Proposal	16	Install tree in front yard	Sent to ARC team 4/25/23	Closed	Approved; notice to owner 5/4/23
5/14/23	23-11	Proposal	41	Replace failed window	Sent to ARC team 5/16/23	Closed	Approved; notice to owner 5/18/23
5/18/23	23-12	Proposal	40	New construction plans	Sent to ARC team 5/18/23	Closed	Conditional approval; notice to owner 6/24/23
6/10/23	23-13	Concerns	Various	Concerns lodged by owners at Lots #16, #18 & #19 relating to water view obstructions at horseshoe	Site visits scheduled/conducted 6/10/23 & 6/11/23.	Closed	General notice included in 7/8/23 Board meeting minutes
6/20/23	22-11.2	Proposal	46	Replace planned deck with patio (ARC #22-11)	Sent to ARC team 6/20/23	Closed	Approved; notice to owner 6/24/23
7/8/23	22-16.2	Submission	21	Final plans for detached garage (ARC #22-16)	Sent to ARC team 7/8/23	Closed	Approved; notice to owner 7/23/23
8/2/23	23-14	Complaint	19	Possible water view obstruction (?)	Sent to ARC team 8/4/23; site visit on 8/26/23. ARC agreed to send email to owners at Lots #24 & 25 asking for owner-inspection and trimming of any shrubs or other plantings exceeding height restrictions. Email(s) sent 9/8/23.	Closed	Await owner response actions. Lot # 24 owners report that inspections and remedies were effected 9/9/23. Update sent to complainant 9/10/23. Lot #25 owner action delayed due to Covid 9/17/23.

8/28/23	23-15	Proposal	41	Replace water damaged windows with same.	Sent to ARC team 8/28/23	Closed	Approved; notice to owner 8/29/23
9/9/23	23-16	Proposal	4	Renovate and expand existing structure(s) to accommodate expected occupancy	Sent to ARC team (via owners' email) 9/9/23	Closed	Approved; notice to owner 9/14/23
11/7/23	23-17	Proposal	71	Install solar panels on west facing roof	Pursuant to Maryland Code, Real Property §2-119, installation of solar collections systems is not subject to TOCCA/ARC review.	Closed	Approved; notice to owner 11/7/23
2024 ARC Table							
1/13/24	24-01	Proposal	15	Install inner patio next to deck	Sent to ARC team1/15/24	Closed	Approved; notice to owner 1/22/24
1/27/24	24-02	Proposal	14	Replace roof w/same	Sent to ARC team 1/27/24	Closed	Approved; notice to owner 2/1/24
2/13/24	24-03	Proposal	12	Replace roof & shutters, change color of both to black	Sent to ARC team 2/13/24	Closed	Approved; notice to owner 2/15/24
3/1/24	24-04	Proposal	15	Landscaping additions	Sent to ARC team 3/6/24; site visit 3/14/24	Closed	Approved; notice to owner 3/18/24
3/14/24	24-01.2	Proposal	15	Expand patio by 2' out (toward water) and 2' out (toward Lot #14) – revised to use excess pavers	Presented to ARC during site visit;	Closed	Approved; Notice to owner 3/18/24
4/22/24	24-05	Proposal	16	Replace roof, utilize on-site dumpster during process	Sent to ARC team 4/23/24	Closed	Approved, notice to owner 4/25/24
4/25/24	24-06	Proposal	8	Replace 2 non-flowering trees with more	Sent to ARC team 4/25/24	Closed	Approved, notice to owner 4/25/24
5/1/24	24-07	Proposal	30	Add deck and sliding glass door to rear of home	Sent to ARC team 5/1/24	Closed	Approved, notice to owner 5/3/24

5/2/24	24-08	Proposal	14	Install handrail(s) at front porch	Sent to ARC team 5/2/24	Closed	Approved, notice to owner 5/4/24
5/14/24	24-09	Complaint	16	Japanese maple on Lot #13 may exceed 3' height	Acknowledge receipt, sent to ARC team on 5/14/24	Closed	Notice of rejection to complainant 5/15/24
5/18/24	24-10	Proposal	19	Replace windows & doors with like kind	Sent to ARC team on 5/19/24	Closed	ARC approval not needed, notice to owner 5/20/24
6/18/24	24-11	Proposal	19	Install mini-split AC/heating unit for space over garage	Sent to ARC team 6/20/24	Closed	Approved, notice to owner 6/24/24
7/18/24	24-12	Proposal	14	Remove 2 trees imperiling the foundation, replace with bushes	Sent to ARC team 7/18/24; Awaiting pictures of replacement bushes. Addl data submitted 8/2/24	Closed	Inactive
7/19/24	24-13	Proposal	21	Expand driveway apron at road	Sent to ARC team 7/19/24	Closed	Approved, notice to owner 7/23/24
8/26/24	24-14	Proposal	26	Install new fieldstone patio	Sent to ARC team 8/27/24	Closed	Approved, notice to owner 8/30/24
11/3/24	24-15	Proposal	15	Reinstall privacy gardens	Sent to ARC team 11/3/24	Closed	Approved, notice to owner 11/5/24
11/12/24	24-16	Proposal	40	Replace numerous windows	Sent to ARC team 11/12/24	Closed	Approved, notice to owner 11/14/24
11/15/24	24-17	Proposal	4	Remove, level and reinstall pavers in front of garage	Sent to ARC team 11/16/24	Closed	Approved, notice to owner 11/20/24
11/17/24	24-18	Proposal	4	Install new mailbox & post; install railings at front porch; replace railing and steps at kitchen entrance	Sent to ARC team 11/21/24	Closed	Approved, notice to owner 11/23/24
2025 ARC Table							
1/3/25	25-01	Proposal	44	Install a powered pool cover in lieu of a fenced enclosure.	Sent to ARC team 1/31/25 & 2/5/25	Closed	Disapproved, notice to owner 3/4/25

2/12/25	25-02	Proposal	4	Replace 3 skylights, extend roofline at breakfast bay area windows, repair/replace metal roof material, replace windows in breakfast bay	Sent to ARC team 2/20/25	Closed	Approved, notice to owner 3/11/25
3/18/25	25-02X	Proposal	19	Replace rear deck and walkway to pool; landscaping modifications; install siding to lower portion of screened porch	Sent to ARC team 3/18/25	Closed	Approved 3/23/25, notice to owner 3/24/25
4/15/25	25-02XA	Revision	19	Revision to ARC #25-02X – measures to address water leak at irrigation system under deck and concrete pool bib. Also, replace grass within pool enclosure with low-growing annuals and perennials, and mulch.	Sent to ARC team 4/15/25	Closed	Approved 4/16/25, notice to owner 5/2/25
4/17/25	25-03	Proposal	44	New construction building and site plans.	Sent to ARC team 4/17/25; request addl info 4/28/25; info rec'd 5/1/25. Building plan approval 5/11/25. Final approval/Notice to Proceed pending receipt of County building permit. Permit received 8/15/25. Notice to proceed sent 8/15/25.	Closed	Notice to proceed to owner 8/15/25
4/22/25	25-04	Proposal	20	Landscape enhancements	Sent to ARC team 4/22/25	Closed	Approved, notice to owner 4/24/25
4/23/25	25-05	Proposal	47	Front garden bed expansions	Sent to ARC team 4/24/25	Closed	Approved, notice to owner 4/29/25
7/12/25	25-06	Proposal	40	Install pedestrian bridge	Sent to ARC team 7/12/25	Closed	Approved, notice to owner 7/16/25

7/14/25	25-07	Notice	25	Replace some wood siding with same, including color.	ARC review not required for replacement with same.	Closed	Notice to owner 7/14/25
10/3/25	25-08	Proposal	4	Landscape improvements; replacement of various elements with substantially the same kind	Sent to ARC team 10/3/25	Closed	Approved, Notice to owner 10/10/25
10/24/25	25-09	Proposal	19	Add additional access door to existing garage.	Sent to ARC team 10/29/25	Closed	Approved, Notice to owner 11/6/25
10/26/25	25-10	Proposal	4	Install solar path lights	Sent to ARC 11/12/25	Closed	11/12/25, Notice to owner 11/12/25

Modifications to ARC #24-18 – Updates / improvements to existing components.

2026 ARC Table

Date	ARC #	Type	Lot #	Description	Review Process	Status	Notes
1/28/26	26-01	Proposal	72	Replace siding with Hardie plank and trim with Azek. Both will look very similar/identical to existing finishes.	Sent to ARC team 1/28/26	Closed	Approved 1/29/26; Notice to owner 2/9/26
3/17/26	26-02	Proposal	40	Install privacy hedge between Lots #39 and #40; install new flow beds at either side of driveway entrance	Sent to ARC team 3/17/26		
3/18/26	26-03	Request	72	Vendor request for HOA/ARC approval to install solar collection system on roof.	None needed. MD law prohibits HOAs/ARCs to impose restrictions on solar installations, within limits.	Closed	Notice to vendor/homeowner 3/18/26