

OUR CARDEROCK SPRINGS



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The cover sketch is a drawing of the trees that are located at the edge of Tennis Court #5 by the Swim Club. It was drawn by John P. Eberhard, who has given us permission for its use. A print of the drawing hangs over the fireplace in the Carderock Springs Swim and Tennis Clubhouse.

after 1996

CARDEROCK SPRINGS CITIZENS' ASSOCIATION, INC.
PO Box 34831
Bethesda, MD 20827-0831

Dear fellow Carderockians:

We are proud to bring you the second edition of "Our Carderock Springs," a wonderful book offering history and architectural background for our neighborhood. We hope you will read and enjoy it.

For your convenience, below is a summary of the legally binding covenants and the benefits to the community by upholding them. Any resident considering exterior modifications to his/her property is required to consult with the Architectural Review Committee. This may include, but is not limited to, the following:

- Additions and modifications to houses
- Erection of fencing or storage sheds
- Changes in exterior color scheme
- Live hardwood tree removal

Adhering to these covenants benefits us all, and are ones with which we all can agree. They help us to:

- Protect homeowners' property values
- Maintain the community's architectural integrity
- Preserve the community's scenic and natural beauty

For more information, please refer to the details outlined in "Our Carderock Springs" or contact one of the Architectural Review Committee members.

ENJOY!

The Board of Directors

OUR CARDEROCK SPRINGS

2ND Edition

The Board of Directors of the Carderock Springs Citizens' Association is proud to bring you the latest edition of "OUR CARDEROCK SPRINGS."

Originally developed in the spring of 1990, the Board of Directors wanted to prepare a pamphlet that would give the residents a greater understanding of their community and lead them to appreciate the values of the area and the homes in which they live.

The Board hopes that this publication will help guide our citizens in the beautification and development of their property and lead to a greater feeling of coherence and neighborliness in keeping this community a most desirable place in which to live.

Listed in the Index on the next page, please note the addition of the newly released Architectural Vision Statement. The Board of Directors is very proud of this statement as we feel it encompasses what we, as a community, feel about our neighborhood. Please take the time to read this as well as the summary of covenants. If you would like a copy of the covenants, please contact the Architectural Review Committee Chair.

The original pamphlet was, and this second edition is, the result of many people to whom we express deep gratitude. Without their contributions, we might not have this wonderful resource.

This publication is prepared for the use of the homeowners of the original 404 homes located in the Sub-Division known as Carderock Springs. If you wish to become a member of the Association, please contact the Treasurer.

CARDEROCK SPRINGS CITIZENS' ASSOCIATION

P. O. Box 34831

BETHESDA, MD 20827-0831

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HISTORY

History of the Area

Taken from "Esoterica" Vol 3, No 2, the original Bennett newsletter for Carderock Springs.
Information developed and prepared from material collected by Jim Edgerton
and Tom Owens.

The Stone tract, of which Carderock Springs is part, originally comprised two primary tracts. One, where the house known as "Stoneyhurst" rests, was originally deeded to Samuel Brewer Magruder in the middle 1700s. "Glenmore," the home now sitting in the middle of the new development at the end of Comanche Court, is situated on the portion of the tract (a 20-acre tract off Persimmon Tree Road) that was originally owned by Lilly Caltman Stone's ancestors. The two parcels were consolidated when Lilly Caltman married Frank Pelham Stone in the late 1800s.

Stoneyhurst, one of the oldest homes in the area, was built in 1767 by Samuel B. Magruder and was known as "Samuel's Delight." The home is located on the west side of Seven Locks Road just north of River Road. Glenmore post-dates Stoneyhurst by almost a century. It was constructed in 1864.

Samuel Magruder was the great-grandson of Alexander Magruder, who emigrated to Virginia from Scotland in 1651. This migration was not totally by choice, however. Alexander, an officer in the Army of King Charles II, was sent to the colonies as a prisoner of war by the Cromwell government.

It is presumed that Samuel was the first to farm the ground, which more or less continuously produced wheat, corn, and hay until 1918. While farming was one of the most significant uses of this land, it certainly was not its exclusive use. The tract has a uniquely interesting and varied occupational history.

In a sense, the ground literally lent itself to the prosperous history of the whole Potomac Valley. In 1832, Captain John Moore, grandfather of Lilly Stone who owned the "Glenmore" portion of the tract, opened stone quarries to provide rock needed for the construction of the C & O Canal. Stone from these quarries was used extensively in building the canal, its bridges and locks. Captain John not only quarried the stone, he also contracted to build some of the locks and later ran a canal boat up the C & O Canal.

Early in the 1800s, prior to the opening of the quarries, Patrick Magruder established a paper mill on "Samuel's Delight." Although the paper mill burned to the ground in 1854, its foundation can still be seen on the tract of land near the entrance to Carderock Springs across River Road.

Back as far as Colonial times, the springs on the "Glenmore" property brought satisfaction to the thirsty traveler. The water was bottled at the springs and used by the famous John's Cabin, for which the hostelry and the Cabin John

stream were named. It was the only hotel between Frederick and Washington in the River Road area, which General Braddock and George Washington laid out when they marched to meet the French and Indians. It must be remembered that a trip to the District Line was a major outing in those days. One of the springs was known as the Stillhouse Spring.

Over a century later, in 1905, the water from Glenmore Springs was again put on sale to the public. A. Rhett Stuart, M.D., in a testimonial describing the spring water, used these words: "I recommend the Sulphur Water most highly for Rheumatic and Blood Diseases. Also as an active stimulant to Liver and eliminant through Kidney. The table water is very light and much of it can be drank without causing any feeling of discomfort. It is pure and free from all poisonous organic matter or germs of any kind. It is valuable on account of its Laxative Salts."

In addition to the various endeavors involving spring water, quarried rock, and farming, the ground is distinguished as being one of the highest points in the surrounding area. Before many cedar trees grew tall around Glenmore, the vista from the front porch was quite spectacular. On a clear day, one could readily see the construction going on at American University. A story has been passed down that the guns from the Battle of Bull Run could be heard at Glenmore.

Cabin John Bridge

Article was written by Susan Soderberg, The Potomac Gazette, December 7, 1994.

When the Cabin John Bridge opened in 1861, it was the longest single arch bridge in the world.

More than 100 years later, the bridge was referred to as "the finest extant stone arch in America," when it was designated a National Historic Civil Engineering Landmark (1973).

The Army Corps of Engineers erected the all-stone structure as an aqueduct for water being brought into Washington from the Potomac River at Great Falls. Although it was never intended for vehicular traffic, it has even withstood the onslaught of the 20th century trucks without complaint.

The excellence of its construction has never been questioned, but the bridge was the cause of two major political controversies. Greed precipitated the first and the Civil War the second.

In 1853 the US Congress appropriated \$5,000 for studies and surveys to find a reliable source of clean water for Washington, DC. President Franklin Pierce's Secretary of War, Jefferson Davis, oversaw the project.

It was decided that the water would be brought from the Potomac River at Great Falls via underground pipes (now under MacArthur Blvd) and aqueducts over stream valleys.

Construction began in 1857 under President James G. Buchanan with the creation of a rip-rap dam above the falls to capture the water. Lt. Montgomery C. Meigs was the chief engineer for the major bridges and tunnels required. He held an engineering degree from West Point and had proven his abilities working on the Mississippi River improvements under Lt. Robert E. Lee.

Meigs chose Alfred Rives, a well-known engineer with a degree from the University of Paris, as resident engineer and Charles T. Curtis, who had built the Boston Aqueduct, as superintendent.

When it became public that the project would eventually cost \$6 million, local contractors began to lobby Congress to award the project to civilian contractors instead of the Army. Most congressmen ignored their pleas.

Problems on the project included weather conditions and late delivery of granite for the structure's facing from Quincy, Massachusetts. For the bulk of the bridge, Meigs selected granite from local cliffs and red sandstone from Seneca.

Meigs brought the stone to the site on the C & O Canal. He created a 1,000-foot connecting canal using water from the Cabin John Run that ended in a turn-around pool under the bridge. Derricks hoisted rock directly from the barges up to the bridge. What appears on the outside to be a single-arch bridge actually has several supporting side arches entirely covered by stone facing.

When the nearly completed project ran out of money in 1859, additional appropriations were sought from Congress. Secretary of War John Floyd accused Meigs of misusing funds and convinced President Buchanan to remove him from the project.

But Congress demonstrated faith in Meigs by appropriating the money with the stipulation that only Meigs could spend it. When Meigs went to Florida under the President's orders, he placed the remaining money for the project under the U.S. Treasury. Work on the bridge stopped because no one else could get the money.

Six months later, after being exonerated by an investigation, Meigs was recalled and work on the bridge resumed. When the bridge was completed in 1861 and the center timber supports were removed, "the closest instrumental observations failed to discover the slightest settlements in this largest stone arch in the world, 220 feet in span," Meigs' official report said.

Soon after, the Civil War started and Meigs became brigadier general and was assigned elsewhere, while his chief assistant, Alfred Rives, joined the Confederate Army. The bridge was known as "The Union Arch" during and for some time after the Civil War.

Before he left, Meigs placed a plaque on the bridge that said "Washington Aqueduct, begun AD 1853, President of the US Franklin Pierce, Secretary of War Jefferson Davis, building AD 1861, President of the US Abraham Lincoln, Secretary of War Simon Cameron." This text created the arch's second controversy. Caleb Smith, Secretary of the Interior under Lincoln, was incensed that the name of the head of the enemy government was inscribed on the "Union Arch" and ordered its removal. It was not until 1909 that the Confederate Southern Memorial Association convinced Congress to restore Jefferson Davis' name to the plaque.

The arch has stood practically unchanged for more than 100 years, proving the remarks that chief engineer William Hutton of Germantown made in 1892 on the death of General Meigs: "It is a credit to those who directed its construction with so much precision and detail that not a stone has moved or settled to mar its beauty, symmetry or strength."

Quarry Ruins in Carderock Springs

Written by Merrill McLane, a Carderock Springs resident since 1962.

Information submitted to Myra Mensh Patner at the Potomac Gazette. An article about this subject, including a picture of Mr. McLane, appeared in the November 11, 1992 issue of that paper.

The ruins of 10 to 12 dwellings identified by stone lined cellar holes are located in the section of the Cabin John Creek Regional Park west of River Road and Cabin John Creek. It is believed that these were homes occupied by workers in the nearby quarries. The residents may also have been the oxen handlers who carried stone for constructing the C & O Canal not long after 1832. The holes are located 50 to 175 feet from the creek and about 150 yards from Carderock Springs Drive where it enters River Road.

Captain John Moore opened stone quarries in 1832 on a tract owned by the Stone family, descendants of Samuel Magruder to whom the land was first deeded in the 1700s. Stone from the quarries was hauled by oxen to the area of the Seven Locks on the Canal. One set of trails went past what is now the Carderock Springs Club House and tennis courts. Moore also built locks and operated a canal boat. This information is taken from Esoterica, Vols 2 and 3, 1964 History of Carderock Springs, extracted from the Magruder Clan Book.

The documents do not give the number of quarries opened, but two are still in operation, one on River Road and one on Seven Locks Road. Two others, worked until the 1960s, are closed and filled in. One of them is located about 70 feet from the cellars. Although the documents state that water was admitted to the canal between Georgetown and Seneca in 1831, a year before the quarries were opened, it is likely that there remained stone work to be finished along the section, and it also seems probable that stones from the quarries were loaded on barges, moved up the canal and unloaded where needed.

The location of the settlement next to the filled-in quarry suggests that it was occupied by men who worked on that quarry. The quarry was still in operation when Carderock Springs was developed in 1962. (The writer saw an Army demolition team practicing with explosives in it.) Some of the men could have worked in quarries on the River Road side of Cabin John Creek, fording the creek to and from work, or crossing the bridge that went over Cabin John Creek on River Road. From those quarries, stone was carried down Seven Locks Road or up Carderock Springs Drive, an old road still sheared up by stone for protection from the stream that comes down from Congressional Country Club. Other dwellers there may have worked in the pulp mill that opened a few years after the quarries started across River Road from Carderock Springs Drive, but not for long. The mill burned in 1854.

The two trails leading from the base of the filled-in quarry, one for oxen pulling a load and one for their return, can still be followed as they go between the settlement and Cabin John Creek, then diagonally through the forest up the hill that looks down on the Carderock Springs Club House, past the steps leading from the club to Still Spring Court. Not long after that, they dropped onto Hamilton Spring Court. The oxen, according to the documents, were watered at Hamilton Spring that now flows under the tennis courts along with other drainage lines from Fenway Road. The spring originally burst through the ground near the circle on Hamilton Spring Court.

The focus of the settlement was on the stream that ran past the east side of the old quarry. A dam was built across it, perhaps not for drinking, but to support a springhouse for storing food. Next to the dam, separated by a path, stood three or four houses facing west. They were at the end of the low ridge, where for about 100 feet other dwellings were located facing south. A knoll between the ridge and Cabin John Creek and another knoll about 40 yards to the east were probably used for vegetable gardens. The settlement was occupied until well into the 20th century. An old automobile in a gully and a few large pieces of sheet metal suggest that the automobile could have forded the Cabin John Creek at low water or have driven along the old oxen trails. Aside from the old automobile and pieces of metal, there is a wealth of household trash on the surface of decayed vegetation, including beer cans, cooking utensils, and glass bottles, some with shapes that the writer is no longer familiar with, although he may have known them as a boy.

COMMUNITY DEVELOPMENT

Development of Carderock Springs

Information developed and prepared from interviews and material collected by
Jim Edgerton and Tom Owens.

In preparing to develop the area, Bennett first laid out a set of objectives and then prepared a program whereby they could be achieved. He carried out a market study of Montgomery County housing and of the families that occupied the homes. The study included numbers of children, numbers of automobiles owned, and years of college of the residents.

For "North Carderock" he acquired the Stone property first and later bought the Hamilton tract. To round out this portion of the community he acquired some small "outparcels." The property for Carderock South was obtained from a group of professionals who owned the land. He arranged for a detailed topographic study with elevations taken at two foot intervals. He had a party in the field mark on these contours the major hardwood trees of diameters 12 inches and larger. He laid out the streets to fit the terrain in order to minimize the cut and fill operations. The County had certain requirements limiting grades to 10 percent and defining certain curve radii. These had to be taken into consideration in siting the streets.

The County's zoning requirements of the time (1960) did not provide flexibility as to set-back. The lots of the time fell into a checkerboard pattern regardless of the terrain. There was little or no effort to start with the landscape as it was. Also at the time, the County required that each house have 75 feet of frontage on a road. Bennett was successful in introducing the cul-de-sac concept for non-dedicated street house locations. This led to the use of private courts as we see in parts of Carderock. This permitted him to get away from the checkerboard patterns then common. He was able to convince the County that an average lot size of 20,000 square feet for the community would be satisfactory. This was achieved by having some lots less than the 20,000 square feet and some more, keeping in mind that the 10 acres occupied by the Swim Club were to be included in calculating the average. He sited the houses related to the distribution of the trees. He insisted on making the houses structures of the land rather than on it. He wanted to integrate the structure with the land and the trees, rather than contouring the land to fit the house. This meant he had to have designs that would fit uphill, downhill, side-slope, and level areas. At the same time, he had to ensure that the elevation of the ground level of a house was above the sewer drains in the street. He marked the existing springs to ensure drainage and to capture their beauty where appropriate.

He tested the architectural firm's ingenuity in designing houses to meet his requirements. Houses should be contemporary, have large glassed areas, and be designed so that there would be integration of the indoors with the outdoors.

A singular requirement was that trusses and wall panels be designed so they could be produced in an industrial plant. He figured initially that five different designs would meet his desire to integrate each house with its terrain. Ultimately, there were nine different designs. He set a price limit of \$35,000 per house. This would be achieved using industrial fabrication and functionally attractive, inexpensive materials. He knew that cedar shakes and underground cabling would be expensive. He told the architect that he wanted aesthetic designs, carefully conceived and appealing to the eye. In siting the houses, he ensured, where possible, that the major glassed areas faced from southeast to southwest. He noted that the two-foot overhangs and the balconies were important for screening the sun. Where possible, he provided for a one-car garage along with a broad parking apron to accommodate an additional car. Many of the houses were designed so that the garage could be expanded or there would be room for such an addition.

He was instrumental in getting the Builder's Association to push the power company toward underground cabling. Carderock Springs was a "guinea pig" in this effort. PEPCO objected saying this would be an inordinate cost for each house. Bennett was aware of the recent developments in the Chicago area where underground power cabling was experiencing great success. The first section of Carderock Springs has above ground utility poles at the rear of the houses. In subsequent sections, power was supplied from the buried cables equipped with special transformers. The Montgomery County Planning Board and the County Council became interested. As a consequence, an ordinance was introduced in 1965 or 1966 requiring utility companies to go underground below grade in all new residential subdivisions.

A major problem arose getting water at the required pressure on second floors of some houses at high elevations. The nearest water line was in Cabin John and the water tower was on Seven Locks Road. In some instances, with the diameter of piping contemplated, he would not have been able to achieve the required 20 pounds per square inch pressure at the second levels of some houses. He resolved the problem by increasing the pipe size and the orifice of the water meter. The problem affected only 10 houses out of the 404 he eventually built.

As the houses were built and offered for sale, Bennett prepared a set of covenants that would serve to preserve and enhance the nature of the community and the value of each home. (The covenants are summarized in a later section of this publication.)

Origin of Street Names

From the best recollections of Edmund J. Bennett.

Information developed and prepared from material collected by Jim Edgerton and Tom Owens.

CARDEROCK – This was the original tract name in land records that extended over several thousand acres in lower Cabin John Valley, including the area bought by the Navy for the David Taylor Model Basin.

CARDEROCK SPRINGS DRIVE, CARDEROCK DRIVE, CARDEROCK COURT – Simply represents the tract that had several natural springs on it. Edmund Bennett chose this appellation in 1960 while planning the development.

HAMILTON SPRING ROAD – Named after the spring beside the entrance to the club parking lot. This spring served the Hamilton house that was located on the highest point besides Park Overlook Court. The stone foundation of this house still existed in 1961. The spring was piped into a storm sewer at the club entrance and yields about 2 to 3 gallons per minute.

STILL SPRING COURT – Named after the existing spring on the northeast side of River Road adjoining Stoneyhurst Quarry. History books record a still once existed there.

MAGRUDER MILL COURT – Named after the paper mill built by Patrick Magruder in the early part of the 19th century to make paper, partly for the use of the US House of Representatives of which Magruder was clerk in 1815. The Magruder family, Scottish immigrants in Cabin John Valley, owned all of Carderock and extensive land holdings in the valley along Seven Locks Road.

LILLY STONE DRIVE – Named after Lilly Stone from whom much of Carderock Springs acreage was purchased in 1960. She was a direct descendant of Samuel Brewer Magruder. Verbal agreement was made to name a major street after her.

GLENMORE SPRING WAY, GLENMORE SPRING ROAD – Named after the old Lilly Stone homestead "Glenmore," located on Comanche Court. An old history of "Glenmore" said that horses stabled in downtown Washington were driven out Conduit Road, now named MacArthur Boulevard, in late spring to feed on the abundant grasslands during the summer months.

STONE TRAIL DRIVE – named after the dirt oxcart trail that connected Stoneyhurst Quarries to Conduit Road and was used to transport stone to the canal to build the "Seven Locks" beginning in the early 19th century. Parts of the oxcart trail can still be seen halfway up the slope above the Carderock Club tennis courts and behind the houses on Still Spring Court.

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PARK OVERLOOK DRIVE, PARK OVERLOOK COURT – Chosen by the developer because of its proximity to Cabin John Park.

MacKENZIE COURT, PECK PLACE – Named after relatives of the developer.

BARKWATER COURT – Unusual name not previously used in Montgomery County. The same is true of all the street names in Carderock Springs. The County does not allow the use of duplicate names in new subdivisions.

FENWAY ROAD, TOMLINSON AVENUE – Previously named by adjoining owners or subdividers. No information on the derivation of these names.

STONEYHURST QUARRIES – Named after the founder, "Captain" John Stone, who married a Magruder. These quarries were opened on both sides of River Road in the early 19th century.

The family homesteads, "Hamilton," "Glenmore," and "Stoneyhurst", appear on an early hand drawn map dated before the Civil War.

NOTE: The Montgomery County Historical Library in Rockville was the source of this historical information, supplemented by verbal history from the Stone family in 1960-61.

ARCHITECTURE

Principals of Architectural Review

Written by Clarence (Cub) Eason, an original resident and Architectural Review Committee Chair from 1990 to 1996.

In the Fall of 1996, Architectural Review Workshops were held to evaluate the role and functions of our Architectural Review Committee (ARC) in order to maintain the look and feel that drew us to Carderock Springs and keeps us here. Carderock Springs homes have covenants that bind all future owners of a property to keep that property in harmony with other homes in our community. It is necessary to seek the ARC's approval before changing the exterior of the house or cutting down hardwood trees.

Recognizing that this process helps maintain the value and beauty of our homes, the Board of Directors wanted the review process to be proactive, rather than reactive, so that residents would seek out the ARC before spending much effort on a detailed design, so a task force was formed. The task force was led by residents Bill Kline and Jonas Carnemark, with able assistance from Ana Altieri, Tony Segreti, and others. The task force produced a document that summarized the views expressed at the two workshops which were open to the community and built its recommendations on those views.

Several questions were asked of the participants. The responses are summarized below.

Q What do we like about Carderock Springs?

- Contemporary buildings with consistent proportion and modest scale (open, light, modern, cohesive, simple, interest with shadow lines)
- The landscape dominates the buildings (natural settings and building materials, stone, wood, brick with colors coordinating with house paint colors, trees, no sidewalks, hills and valleys)

Q What are the things we wish to preserve?

- Openness, simplicity, and modest scale
- Architectural quality of windows as features in public spaces, opening to the outside, with smaller scale windows in private spaces
- Overhanging roof lines, horizontality, gable ends, with no gables in front, and reveals and breaks in roof lines
- The landscape, ecology, and trees

Q How do we preserve what we have?

- Be sure that new residents understand the architectural review process, based on legal obligations in the Covenants, through orientation resources and proactive involvement before violations occur

- House and landscape tours, recognizing additions meeting the Covenants

Q How can the process be improved?

- Preliminary review by the ARC before detailed design is completed
- Emphasize education
- Reviews should be objective, consistent, and timely

Q What are the perceived threats to Carderock Springs' beauty?

- "Colonialization"
- "Mansionization"
- Incongruous colors, i.e., pastels, bold, primaries
- Overzealous or bureaucratic review process

The following is the resulting Vision Statement to be used in conjunction with our Covenants for the ARC's interpretation of those provisions.

Architectural Vision Statement

Carderock Springs will be a place where the natural landscape dominates the built environment. We, the residents of Carderock Springs, declare that as we maintain, alter, and expand our homes, we will:

- Respect the tradition of simple buildings of modest scale
- Be conscious of, and deferential to, existing proportion of openings, horizontality and projection of roof lines, and relationships of windows and walls
- Enhance the heritage of the vegetation of our neighborhood, preserving the valuable natural hardwood forest growth
- Extend the modern tradition by insisting on contemporary design, while avoiding the overtly decorative.

Architectural Guidelines

Written by Clarence (Cub) Eason and updated by Bill Kline to reflect the new Architectural Vision Statement.

Before considering the guidelines for protecting the status quo in Carderock Springs, let's examine just what there is about it that we want to protect. Carderock Springs is a medium-sized community (404 houses) of medium-sized contemporary houses sited in rolling topography containing many indigenous trees. More than the houses themselves, it is the way the different models were designed to accommodate the various site conditions and the way the roads adapt to the site that make Carderock Springs a unique community for which the architect won several awards. It was this respect for the site requiring minimal grading that allowed most of the original topography and many of the native trees to be preserved.

For the most part, the houses are a pleasing combination of brick, wood siding, and glass areas covered by gently sloping shingled roofs with generous overhangs. This generous roof overhang of two feet with its sloping soffit and the angled fascia gives a strong roof expression and is one distinctive architectural characteristic of Carderock Springs houses. The generous amounts of glass allow sweeping views, while smaller windows are placed in brick or wood siding in more private areas of the houses.

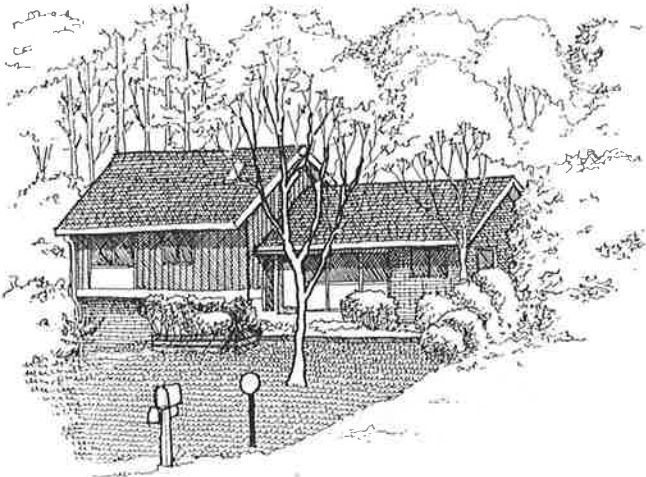
The covenants of our community are intended to ensure the best use and most appropriate development of each homesite, to prevent haphazard and inharmonious improvements, and to preserve and enhance the natural beauty of our neighborhood. To this end, Article VI of the Covenants excluding fencing from front yards protects the openness and sweeping flow of greenery from one site to another.

But what does the Architectural Review Committee look for in reviewing drawings for an addition? The committee believes that the key word is "harmonious," which is mentioned several times in the covenants. So far as is practicable, materials and colors used in building an addition should match existing ones. Furthermore, roof slopes and significant details such as the roof overhang should be repeated in the addition. Also, an addition should require minimum disturbance of the site, and not entail significant earth relocation with large retaining walls and/or removal of large numbers of trees. Moreover, its placement should show consideration for the visual rights of its neighbors. This applies to all buildings including storage sheds. The committee does not feel that irregular, complex or curvilinear shaped additions are compatible with existing architecture nor are such elements as cupolas, window shutters, fancy wrought iron work, aluminum awnings or box cornices.

The ARC will continue its efforts to encourage only the highest quality of design and construction. Through the cooperative efforts of design professionals, the building team, neighbors and members of the ARC, we must all seek to maintain the visual qualities that make our community special.

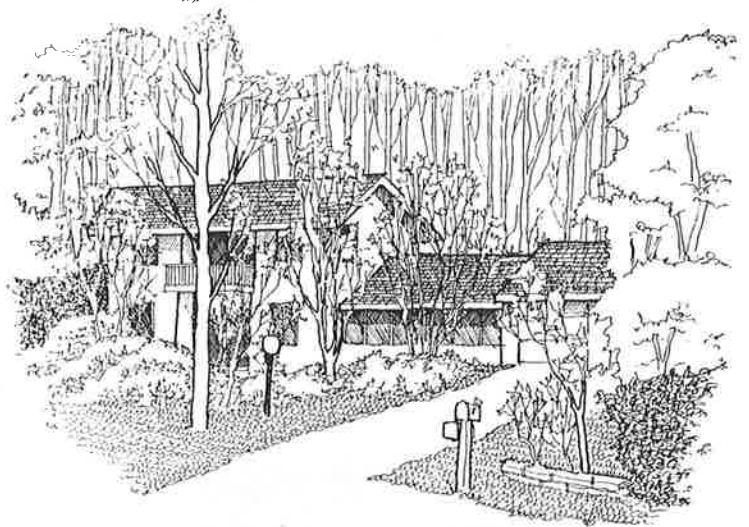
Carderock Springs House Models

Houses shown of this page were drawn by John Eberhard



Pineview -

Upper level: 4 Br, 2 Ba
 Entry level: LR, DR, Kit, Den 1 Ba, Fam Rm, Gar
 Basement: Not in all units
 Site: Level



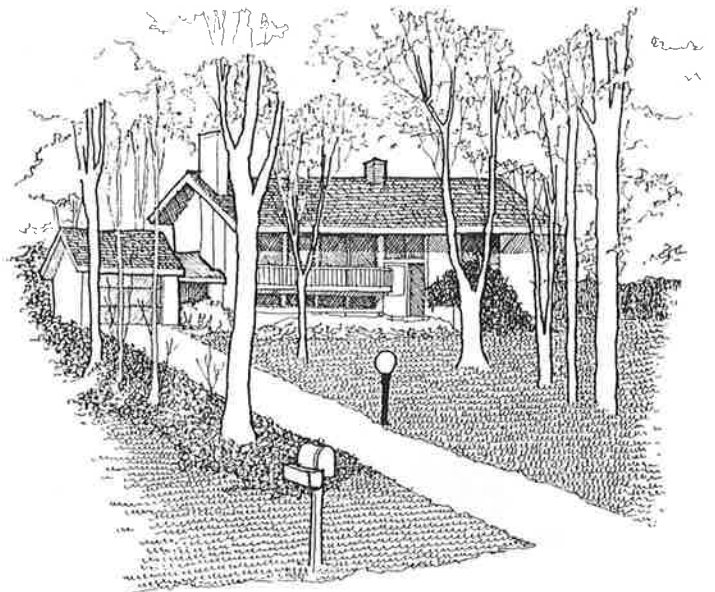
Clubview -

Upper level: 3 Br, 2 Ba
 Entry level: LR, DR, Kit
 Lower level: Rec Rm, 1 Br, 1 Ba
 Basement: In later models only
 Site: Sloping to one side



Overlook -

Upper level: LR, DR, Kit, 3 Br, 2 Ba
 Entry level: Rec Rm, 1 Br, 1 Ba, Gar
 Site: Sloping up in rear



Hillcrest -

Upper level: LR, DR, Kit, 2 Br, 2 Ba
 Entry level: Between levels
 Lower level: Rec Rm, 2 Br, 1 Ba
 Site: Sloping down in rear

Houses shown on this page were drawn by Doug Soe-Lin



Glenmore - Entry level: LR, DR, Kit, 3 Br, 2 Ba
Lower level: Rec Rm, 2 Br, 1 Ba or
Rec Rm, 1 Br, 1 Ba, Gar
Site: Sloping down to rear or side



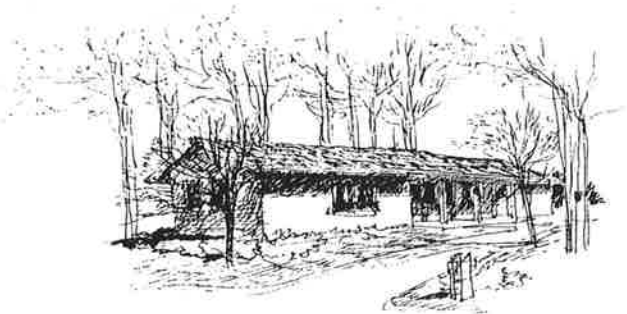
Woodside - Entry level: LR, DR, Kit, 3 Br, 2 Ba, Gar
Lower level: Rec Rm, 2 Br, 1 Ba
Site: Sloping down in rear



Valleyside - Upper level: LR, DR, Kit, 2 Br, 2 Ba
Entry Level: Rec Rm, 2 Br, 1 Ba
Site: Sloping up in rear



Atrium - Entry level: LR, DR, Kit, 3 Br, 2 Ba, Den
Lower level: Rec Rm, 1 Br, 1 Ba
Site: Sloping down in rear



Parkridge - Entry level: LR, DR, Kit, 3 Br, 2 Ba,
Rec Rm, 1 Ba, Gar
Site: Level

LANDSCAPING of CARDEROCK SPRINGS

Gardening Tips for Carderock Springs

Written and submitted by Jay Stedman, who for years was a member of the Carderock Springs Garden Club. The Memorial Garden in the circle approaching the clubhouse has been dedicated to Jay's memory for all her gardening efforts in our community.

Gardening requires decisions on what to plant, where, and when. Deciduous trees shade the house in the summer and allow the sun to warm it in the winter. Evergreen trees and shrubs on the perimeter of the property provide privacy and a backdrop for flowering shrubs and plants. Avoid blocking windows so that light and air may enter.

When planting trees and shrubs, call "Miss Utility" at 1 (800) 257-7777 to be sure you won't hit electric, telephone, gas, or cable lines. Most of us have underground utility lines. However, a few Carderock homes are on roads with overhead wires, so when planting, look up. The tree you plant may reach those wires in a few years and the utility people are at liberty to cut off the top. It is important to learn how high and wide a tree or shrub will be at maturity. It's hard to believe that the small tree you planted will grow up and out, but it will all too quickly, if in the wrong place.

If your home is surrounded by mature trees and there is shade everywhere, that can be an advantage. To lessen the shade, remove lower branches from most trees. However, magnolias and other trees whose beauty and form are enhanced by limbs touching the ground should be left alone. Some trees are considered "weed trees" and should be removed. Silver maples, and wild cherries are examples. Other trees such as poplars may be removed to give specimen trees more room to grow. Dead and diseased branches should be cut off.

Densely shaded areas receive no sun and few plants will grow. In medium shade areas, there are only a few hours of sun. Light shade areas receive morning sun only or perhaps only filtered light all day. However, there are bulbs, flowers, shrubs, and ground covers that tolerate shade, and some bloom even in dense shade.

Narcissus and tulips are the better known bulbs but there are many other kinds of spring bulbs. These may be planted under deciduous trees because they will bloom after the trees leaf out.

Azaleas and rhododendrons like shade and acid soil and do better when planted away from the house. In full sun, azaleas tend to develop spider mites. Rhododendrons appreciate heavier shade than azaleas. Other evergreen shrubs that thrive in shade that may be planted near the house are mahonia, leucothoe, pieris, aucuba and nandinas. These lend themselves to pruning when necessary.

Yews and hemlocks also prefer shade. Yews come in various forms – spreading, upright, and dwarf. Hemlocks can be pruned into hedges or left as specimen trees. Hollies tolerate light shade. Most are unisexual and the female trees produce the berries, but require a nearby male tree. Osmanthus resembles holly and it has small, fragrant flowers in October.

Other evergreens like sun – pines, spruces, cedars, junipers – and have many varieties. Arborvitae is a sun-loving evergreen. They and junipers tend to develop bagworms that can be controlled by handpicking and destroying. Leland cypress is pest-free and although it matures at around 35 feet high, it remains narrow, less than 20 feet in spread. It, too, needs sun.

Both vibernums and hydrangeas thrive in shade. Viburnum carlcephalum has a spicy fragrance. Hydrangea quercifolia (oakleaf hydrangea) has a large white flower head and its leaves turn dark red and thrives in shade or sun. Fothergilla is recommended for our area. Clethra alnifolia (sweet pepper bush) is a summer bloomer.

Cornus florida (dogwood) is native to our area. However, the anthracnose virus is attacking them and so far is uncontrollable. Cornus kousa seems resistant and has similar flowers on the top of the leafy branches that bloom after the native dogwoods. These are “understory trees” and should not be planted in full sun, although the kousas bloom more heavily with about four to six hours of sun.

Shade-loving flowering perennials are numerous. Most do better with sun. Hemerocallis (day lilies) prefer full sun but will tolerate light shade. The period of bloom can be extended for weeks by careful selection. “Stella D’Oro” and “Bitsy” are repeat bloomers and bloom into the fall. Hostas thrive though they must be protected against slugs. A late summer/early fall bloomer, “Royal Standard,” has white fragrant blossoms and seems far more resistant to slugs. Helleborus orientalis (Lenten rose) is another and is easier to grow. Brunnera macrophylla has flowers that resemble forget-me-nots and large attractive leaves. Anemones hybrida (Japanese anemone) are fall bloomers. Sedum “Autumn Joy” prefer sun but will stand some shade. Another fall flower is aconitum (monkshood). Lobelia cardinalis has brilliant red flowers but is relatively short lived. Its blooms should not be picked, but if the plant is happy it will self sow. It likes moisture and light shade. Iris kaempferi (Japanese iris) thrives in acid soil and loves wet feet. Monarda (bee balm) takes light shade, is an early summer bloomer, and attracts hummingbirds as does lobelia cardinalis. Aquilegia canadensis (Canadian columbine), astilbe primula (primrose), and heuchera (coral bells) all do well in shade as do cimicifuga (snakeroot), chelone (turtlehead), dicentra spectabilis (large bleeding heart), dicentra eximia which is smaller but blooms off and on all summer, and tiarella cordifolia (foam flower). Arisaema triphyllum (jack in the pulpit) has an interesting bloom but its main attraction is a stalk of flaming red berries in the

fall. It will grow in medium to dense shade. *Begonia grandis* is a shade-loving perennial begonia.

There are many ground covers and edgings: *Ajuga* (bugleweed), *ceratostigma* (leadwort) which blooms in the fall, *convallaria epimedium* (lily of the valley) is especially for edging, *hedera helix* (English ivy), *pachasandra*, *liriope muscari* (lily turf), and *asperula odorata* (sweet woodruff). *Phlox divaricata* (woodland phlox) although rabbits' favorite food, is lovely in the spring.

The ubiquitous *impatiens* with its many colors is the best annual for shade. It self-sows frequently, is colorful, and doesn't require care. *Coleus* and *begonia semperflorosa* (wax begonia) are colorful annuals.

Mulching is wonderful for your garden. Mulch makes for more consistent temperatures, preserves moisture and coolness in the summer and helps prevent weeds. Adding more mulch once there is a heavy freeze, helps to offset the alternating freezing and thawing that can occur in winter. In early spring, the mulch can be worked into the soil to loosen and enrich it. Once summer starts, a new layer of mulch should be added and the procedure repeated. Christmas trees cut up and placed over perennials protect them over the winter, as do fallen leaves. However, both evergreen branches and dead leaves should be removed gradually in March as insects and diseases may thrive beneath them.

HAPPY GARDENING !!

Jay Stedman Memorial Garden

Written lovingly by Brenda Bell

The Memorial Garden at the circle on Hamilton Spring Court is a joint effort of the Carderock Springs Garden Club, the Citizens' Association, and the Swim and Tennis Club in honor of Jay Stedman, a skillful gardener and horticulturist and one of the original residents of our community. Among many other accomplishments, Jay organized the campaign against the gypsy moth and marshaled the entire community to support an aerial spraying program that saved our hardwood trees. As a Master Gardener, she volunteered at Brookside Gardens and in our community, sharing her vast knowledge and love of gardening. Jay's efforts on behalf of our community inspired for the establishment of this memorial garden.

The garden was designed by our neighbor, landscape architect Martha Donnelly, and was installed in the fall of 1996. Martha faced the challenge of creating a garden out of the flat traffic circle in full sun. She created a berm to separate the area from the asphalt surrounding it and the adjacent properties. To give it scale and proportion, she placed a Natchez crepe myrtle on the south side to create shade and shadow. This white crepe myrtle was selected not only for the sculptural form of the multi-stemmed trunk but because it blooms during the time of Jay's birthday, July 31. An ironwork bench, installed by Carderock resident Peter Hazell, was placed over a dry stream bed of river rock. In front of the bench is a circle of grass to serve as a contemplative spot. Grasses, barberries, yews, blue hollies, nandinas, and oak leaf hydrangeas give the garden visual interest year round. Perennials, many donated from neighbors' gardens, such as hostas, astilbes, day lillies, daffodils, lambs' ears, heucheras, iris, sedums, and anemones were planted by the Garden Club in the first summer, a very hot and dry one. This is a garden in process that will be added to, revised, plants divided and shared in the community to educate people and perpetuate Jay's love of horticulture.



D. LATORICK 7/97

JAY STEDMAN MEMORIAL GARDEN

Trees of Carderock Springs

Written by Clarence (Cub) Eason. Thanks to Bill Nopper, Nature Facility Supervisor, and naturalist Helene Halushynsky from the Maryland National Capital Park and Planning Commission for helping us with their expertise.

"The development with all the trees" is the way many people characterize Carderock Springs. We are fortunate that the planners and developer cared enough to save a large number of the existing trees. Our covenants even require approval by the Architectural Review Committee before one can remove a "sound hardwood tree." The cooperation by the citizens of Carderock Springs in 1989 to fight the tree-killing gypsy moth demonstrated that residents care about their trees.

Besides natural beauty, trees offer many benefits to the homeowner. They act as a buffer against traffic noise. They soften the straight lines of our houses. They provide food and shelter for birds and small animals such as squirrels. They help to save energy: deciduals shade homes in the summer and evergreens block winds in the winter. The ideal situation is to have deciduals on the southern side of the house. Their leaves block the hot summer sun, and after dropping in the fall, allow the winter sun to warm the house. The American Forest Association estimates that trees increase property value by more than \$10,500 for each quarter-acre lot. Keep that figure in mind the next time you're raking leaves.

The focus of the accompanying list is to make us aware of the variety of trees growing around us and to select some of the more perfect specimens known as exemplars. We do not mean to imply that groups or clusters are not desirable or attractive, for there are more clusters of trees in Carderock Springs than there are singular ones. Some specimens were found only in groups. It is hoped that those homeowners fortunate enough to have one or more exemplars in their yards will make sure that they are protected and that the root areas are not damaged by mowers, etc. We did not have time to cover Carderock Springs South.

The following is a list of exemplar trees in our neighborhood. To find out if you have one growing in your yard, please call the Architectural Review Committee Chair.

List of Exemplar Trees in Carderock Springs

| | | |
|-------------------|------------------|-------------------|
| American Holly | Grey Birch | Shagbark Hickory |
| American Hornbeam | Hawthorn | Silver Maple |
| Apple Crab | Honey Locust | Slippery Elm |
| Ash | Japanese Maple | Southern Magnolia |
| Bamboo | Mimosa | Staghorn Sumac |
| Beech | Northern Catalpa | Sugar Maple |
| Black Cherry | Norway Maple | Sweet Gum |
| Black Gum Tupelo | Norway Spruce | Sycamore |
| Black Locust | Persimmon | Tulip Poplar |
| Black Oak | Pignut Hickory | Virginia Pine |
| Blue Cedar | Pin Oak | Weeping Willow |
| Blue Spruce | Red Maple | White Oak |
| Dogwood | Red Oak | White Pine |
| Eastern Hemlock | Royal Paulownia | Willow Oak |
| Eastern Red Bud | Sassafras | Yellow Birch |
| Eastern Red Cedar | Scarlet Oak | |

COVENANTS

Community Covenants Information

In keeping with the aforementioned Architectural Vision Statement, all residents (owners and tenants) should be aware that every lot in Carderock Springs is subject to legally binding covenants running with the land. The purpose of these covenants is to:

- Protect homeowners' property values
- Maintain the community's architectural integrity
- Preserve the community's scenic and natural beauty

In general, any outside modifications or additions to the structures on a lot (including fencing) must be reviewed and approved in advance by the Architectural Review Committee. Your cooperation with the committee is important in ensuring that any modifications you make harmonize with the existing architecture and do not mar the natural beauty of our community.

Any resident considering exterior modifications to his or her property is required to consult with the Architectural Review Committee. This may include, but is not limited to, the following:

- Additions and modifications to houses
- Erection of fencing or storage sheds
- Changes in exterior color scheme
- Live hardwood tree removal

The 404 houses in the Carderock Springs development are covered by covenants registered in the files of Montgomery County. The covenants were issued over a period of time as the Bennett Construction Company built in specific areas. The 359 houses in North Carderock are covered by a series of covenants with dates ranging from 1962 to 1966. A single set of covenants applies to the 45 houses in South Carderock.

The terms of all the covenants are generally the same. Provisions regarding fences changed in the years 1964 and 1965. There are other smaller differences and homeowners should consult the specific set of covenants that applies to their property. However, the following should be helpful in developing a sense of awareness of the rules that govern ownership in Carderock Springs.

DEFINITIONS

Building Site shall mean any lot, or portion thereof, or any two or more contiguous lots, or a parcel of land of record and in a single ownership and upon which a dwelling may be erected in conformance with the requirements of these covenants.

Corporations shall mean Bennett Construction Company, Inc. and Flint Hill Construction Company.

Professional Office shall mean rooms used for office purposes but not by more than two members of any recognized profession, including doctors, dentists, lawyers, accountants, engineers, architects, but not including medical or dental clinics.

Joint Driveway shall mean the common use portion of driveways serving certain lots, but not any connecting driveway serving a single residence.

PROPERTY SUBJECT TO THIS DECLARATION

The real property which is, and shall be, held and shall be conveyed, transferred and sold subject to the conditions, restrictions, easements, liens, and charges set forth in the various clauses and subdivisions of this Declaration is located in the County of Montgomery, State of Maryland, and is more particularly described as follows, to wit:

(Here the specific lot and block covered by the specific issue of the covenants is listed.)

No property other than that described above shall be deemed subject to this Declaration, unless and until specifically made subject thereto.

The Declarants may, from time to time, subject additional real property to the conditions, restrictions, covenants, reservations, easements, liens, and charges herein set forth by reference hereto.

GENERAL PURPOSE OF CONDITIONS

The real property described above is subjected to the covenants, reservations, liens, and charges hereby declared to ensure the best use and the most appropriate development and improvement of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property, to guard against the erection thereon of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to obtain harmonious color schemes;

to ensure the highest and best development of said property; to encourage and secure the erection of attractive homes thereon, with appropriate locations thereof on building sites; to prevent haphazard and in-harmonious improvement; and in general to provide adequately for a high type and quality of improvement in said property, and thereby to enhance the values of investments made by purchasers of building sites therein.

RESTRICTED TO RESIDENTIAL PURPOSES

All Building Sites shall be known and described as residential building sites and shall be used exclusively for private dwelling-house purposes, except (1) such sites as the Corporation may, at any time and at its sole discretion, select for use as a Community Association and Club to be erected, developed, maintained, and operated by the members thereof, and (2) except that a professional office, as herein defined, may be maintained in a dwelling, provided that the maintenance and use is limited to the person actually residing in the dwelling and one other professional associate.

PROHIBITED USES AND NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

No burning of trash and no accumulation or storage of litter, new or used building materials, or trash of any other kind shall be permitted on any lot.

No junk vehicles, and no house trailers shall be kept on any lot.

Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection.

Outdoor clothes dryers or clothes lines shall be placed within a screened enclosure of an approved design of attractive rustic wood not over eight feet square and not over six feet in height.

In order to facilitate the free movement of passing vehicles, no automobiles belonging to residents shall be parked on the paved portion of joint driveways or public streets, except during temporary emergencies.

APPROVAL OF ALL PLANS AND SPECIFICATIONS REQUIRED

For a period of seven (7) years from the date of this instrument no building, outbuilding, garage, fence, wall or improvement of any character shall be erected on any premises on said tract, and none begun, nor any change made in the exterior design of such buildings or improvements after original construction has begun, unless and until the architect designing the same; the cost, type and size thereof; the exterior materials to be used in the construction; the color scheme; the plans, specifications and details thereof, and a plot plan, showing the proposed location of the dwelling, outbuilding, garage and driveways upon the lot; existing and proposed grade revisions, shall all have been approved in writing by the Corporations or their successors in interest and title, and copies of said plans, specifications, and details shall have been lodged permanently with the Corporation or their successors in interest and title. At any time after the expiration of said seven (7) year period or earlier if the Corporations shall so elect, such approval shall be had from an architectural committee composed of three (3) members of the Community Association to be selected in accordance with the by-laws of said Association, and in the event that no such architectural committee shall have been selected, no such approval shall be required. In the event the Corporations, or their successors in interest and title, or such architectural committee fails to approve or disapprove such design and location within thirty (30) days after said plans or specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and the Covenant will be deemed to have been fully complied with.

No sound hardwood trees shall be removed from any lot without written approval by the Corporations or their successors or assigns.

SIGNS AND ADVERTISING REGULATED

No nuisance, advertising sign, billboard, or other device shall be permitted, erected, or placed, or suffered to remain upon said premises; nor shall the premises be used in any way for any purpose which may endanger the health, or unreasonably disturb the quiet of any owner of the adjoining or adjacent land. PROVIDED that (A) one (1) sign not exceeding two (2) feet in area and not illuminated may be attached to a dwelling to advertise only professional services and (B) one (1) temporary real estate sign not exceeding six (6) square feet in any area may be erected upon property placed upon the market for sale or rent.

MAINTENANCE OF POST LAMP

In the event a post lamp is installed on any lot, owner shall maintain and light it from dusk to dawn and bear all costs incident thereto.

MAINTENANCE OF JOINT DRIVEWAYS

There is a lengthy provision appearing in appropriate covenants that govern the responsibility for governance, maintenance, and sharing of costs related to joint driveways. Affected residents should consult the specific set of covenants for details.

COMMUNITY ASSOCIATION AND CLUB

In the event of the establishment of a Community Association and Club, hereinbefore referred to in a previous article, the owner of each building site to which these Covenants apply shall be eligible for one membership in such Community Association and Club, and to participate in the operation of the same in accordance with such by-laws as may be adopted by such Community Association and Club from time to time and upon payment of such initiation fee or other fees as it may establish.

DURATION OF COVENANTS

The Covenants are to run with the land and shall be binding upon the Corporations and all persons claiming under it until (specific date listed in each specific set of covenants) in any event; and continually thereafter unless and until by vote of a majority of the then owners of the building sites covered by these Covenants it is agreed to change said Covenants in whole or in part.

RIGHT TO ENFORCE RESTRICTIONS AND ABATEMENT OF VIOLATIONS

The Covenants herein contained shall run with and bind the land and shall inure to the benefit of, and be enforceable by, the Corporations and their successors in interest and title, or the owner of any land therein described, its or their legal representatives, heirs, successors and assigns, or by any service, maintenance or lot owners' Association of Corporation. Failure to enforce any condition, restriction, covenant, or agreement herein contained, by any and all parties having such right of enforcement, shall in no event be deemed a waiver of the right of enforcement thereafter, as to the same breach or as to one occurring prior or subsequent thereto, nor shall any such failure be the basis for claim for damages against aforesaid Corporation or successors in interest.

REMEDY BY INJUNCTION

Inasmuch as the enforcement of the restrictions and covenants herein provided is deemed essential for the complete consummation of the general plan of improvement hereby contemplated, and for the protection of the Corporations and all future owners of land described herein, it is hereby declared that any violation of the restrictions and/or breach of the Covenants and Agreements herein created cannot be adequately compensated for by recovery of damages,

and that the Corporations and their successors in interest and title and/or any future lot owners and/or any lot owners' Corporation or Association, shall, in addition to all other remedies, be entitled to apply for relief by injunction to restrain any such breach or violation, or threatened breach or violation.

SEPARABILITY

Invalidation of any one of these Covenants or any part thereof by judgments or court order shall in no way affect any of the other provisions which shall remain in full force and effect.