

Kingston Chase Homeowners Association, Inc.
Architectural Control Committee Guidelines
hereafter referred to as
Architectural Review Committee (“ARC”) Guidelines

Approved and Voted Into Regulation
November 1984 (revised 1989, 1996, 2007, 2014, 2016)

As adopted on October 10, 2016

Article 1. Objective	3
1.1 Specific Objective	3
1.2 Introduction	4
1.3 Protective Covenants	4
1.4 Amendments to these Guidelines.....	5
1.5 What Must Homeowners Have Approved?	5
1.6 How to Make an Application.....	5
1.7 The Application.....	6
1.8 ARC Review Criteria of an Application	6
Article 2. ARC Activities and Procedures	8
2.1 Identifying ARC Guideline Non-Compliance.....	8
2.2 Maintenance.....	8
2.3 Notification	9
2.4 Homeowner Response.....	9
2.5 Appeal	10
2.6 Recommendations to the KCHOA Board	10
Article 3. Exterior Alterations (Major)	10
3.1 General Guidelines.....	10
3.2 Garages and Carports.....	10
3.3 Driveways and Parking Pads	11
3.4 Additions	11
3.5 Decks	11
3.6 Patios and Ground Level Decks.....	12
3.7 Porches	12
3.8 Greenhouses.....	13
Article 4. Fences	13
4.1 Summary.....	13
4.2 General Guidelines.....	14
4.3 Property Separation	14
4.4 Security	14
4.5 Privacy	15
4.6 Approved Fence Styles	15
4.7 Unacceptable Fence Styles.....	16
4.8 Height.....	16
4.9 Additional Application Requirements for Fences.....	16

Article 5. Recreation and Play Equipment.....	16
5.1 Location, Materials and Color.....	16
5.2 Maintenance.....	17
Article 6. Solar Panels.....	17
6.1 Panel, Mounting and Color.....	17
6.2 Additional Application Requirements for Solar Panels	17
Article 7. Storage Sheds	17
7.1 Location.....	18
7.2 Materials and Color	18
7.3 Construction	18
Article 8. Storm and Screen Windows and Doors	18
8.1 Replacement of Windows and Doors	18
Article 9. Swimming Pools	19
9.1 Pool Location	19
9.2 Pool Fencing	19
Article 10. Miscellaneous	19
10.1 Attic Ventilators	19
10.2 Chimneys and Flues.....	19
10.3 Clotheslines.....	20
10.4 Dog Houses and Runs	20
10.5 Exterior Lighting	20
10.6 Exterior Painting.....	20
10.7 Firewood	20
10.8 Commercial Vehicles.....	20
10.9 Inoperable Vehicles.....	20
10.10 Motor homes, Campers, Boats and Trailers.....	21
10.11 Landscaping	21
10.12 Mail and Paper Boxes	21
10.13 Permanent Barbecues.....	21
10.14 Refuse Containers.....	21
10.15 Retaining Walls	21
10.16 Television Antennas and Satellite Dishes	22
10.17 Shutters.....	22
10.18 Signs	22
10.19 Vegetable Gardens	22
10.20 Lawn Ornaments.....	22

Article 1. Objective

This document is a guide for both members of the Architectural Review Committee (“ARC”) and Kingston Chase homeowners. The purpose of these Architectural Review Committee Guidelines (the “Guidelines”) is to assist the homeowner in complying with the Declaration of Covenants, Conditions and Restrictions (“Protective Covenants”). The guidelines address those exterior improvements for which homeowners most commonly submit applications and are not intended to be all-inclusive. These guidelines are presented as “performance criteria” that outline minimum requirements necessary to meet the intent of the Protective Covenants.

Please be advised that according to the relevant parts of the [Declaration of Covenants, Conditions and Restrictions](#), all exterior improvements and changes are subject to the approval of the ARC by way of application and should not be started until approval of said application has been granted.

These guidelines and subsequent ARC approval do not remove the homeowner’s responsibility to meet all Fairfax County ordinances, regulations and restrictions, and to obtain all necessary permits.

The merits of each application will be considered on a case-by-case basis wherein the homeowner has the opportunity, if need be, to express individual needs inherent to his or her particular situation or request. An example might be the extenuating circumstances of an environmental problem impacting the homeowner and no one else within the community. Simply, any application that establishes a case for a unique request based upon a unique problem that is judged to be valid, will receive special consideration. The use of these guidelines should assist the homeowner in gaining timely ARC consideration.

1.1 Specific Objective

The specific objective of this document is to provide uniform minimum guidelines to be used by the ARC in reviewing applications, in light of the requirements set forth in the Protective Covenants of Kingston Chase Home Owners Association, Inc. (the “KCHOA”).

- 1.1.1 To increase the homeowners' awareness and understanding in meeting the requirements of the Protective Covenants.
- 1.1.2 To provide basic design principles and concepts that will assist Kingston Chase homeowners in developing exterior improvements which are in harmony with the community as a whole.
- 1.1.3 To assist homeowners in preparing an acceptable application for submittal to the ARC.
- 1.1.4 To maintain and improve the quality of the living environment within Kingston Chase.
- 1.1.5 To protect the value and desirability of the real property.

1.2 Introduction

All homeowners benefit from the planning and design that are important parts of the development of our community. The design controls and guidelines contained herein are developed as a means to assure homeowners that a high standard of design and quality is maintained.

The maintenance of design and quality will in turn protect property values while enhancing the overall environment of the community.

These guidelines are directed to exterior alterations and additions erected or maintained upon the lot; however, the KCHOA must also review plans for all new construction by builders to ensure adherence to the Protective Covenants.

Every homeowner should have received a copy of the [Declaration of Covenants, Conditions and Restrictions](#) at time of settlement on his or her home. If a homeowner does not have a copy, please contact the KCHOA. It is imperative that they be read and understood.

A purchaser of a Lot in Kingston Chase Homeowners Association has a right, pursuant to VA Code Ann Section 55-512A(9) (The Virginia Property Owners' Association Act) to request a resale disclosure packet stating any violations of the Declaration, Articles of Incorporation, Bylaws or the ARC Guidelines. The purchaser of any Lot, upon becoming the Owner, shall be personally liable for remedying any such existing violations.

1.3 Protective Covenants

The legal document responsible for the maintenance and control of quality of design within the community is the Protective Covenants, which are a part of every deed of home ownership. These guidelines supplement the Protective Covenants.

Each homeowner is legally bound to the rules, regulations and stipulations of these covenants. Ignorance, indifference or lack of possession does not excuse or nullify this obligation.

Among other things, the Protective Covenants establish the KCHOA and the ARC. The ARC is empowered by the Protective Covenants and appointed by the Board of Directors of the KCHOA to ensure that proposed exterior alterations comply with the standards set forth in the document.

Among the duties delegated to the ARC is the principal responsibility to review all applications for exterior alterations submitted by homeowners. The ARC is also responsible for notifying the homeowners of any infractions on their property that must be rectified.

1.4 Amendments to these Guidelines

These guidelines are subject to review by the ARC. Homeowners are invited to submit written proposed changes or recommendations. Revisions to the guidelines are approved solely by the KCHOA Board. The revised guidelines will be distributed to the Owners in compliance with Section 55-513.A of the Virginia Property Owners' Association Act.

1.5 What Must Homeowners Have Approved?

All exterior alterations to a homeowner's property must have approval of the ARC before work begins. Any work contracted for should have a contingency subject to the ARC approval. Upon approval, no change can be made without the consent of the ARC. Approvals are valid for 365 days, after which re-approval is required from the ARC.

1.6 How to Make an Application

An ARC application form is available on the community web page at <http://www.KCHOA.org>. In addition, when an application is being prepared, homeowners must use copies of the homeowner's property plot plan for use in illustrating structures such as fences, patios, decks, etc. This helps the ARC to visualize the proposed request in the proper perspective of the existing property. When the application is for exterior color change of siding, roof, shutters, trim, doors, etc., samples of color chips should be included along with a description of the existing color. Color photographs are required.

For consideration of a homeowner's request, application and supportive information should be sent to:

KCHOA
Architectural Review Committee
P.O. Box 332
Herndon, VA 20170

Homeowners may also send applications via email to the address listed on the KCHOA website at www.kchoa.org. Emailed applications are subject to the same requirements as mailed applications: complete description of project, property plot, color samples, and a description and/or photo of the existing color or materials (when applicable) must be attached. Links to exact colors on manufacturer websites may be included in lieu of scanned samples.

It is also acceptable to present an application in person at the monthly ARC meeting. This is strongly advisable when a large project is involved. These meetings are advertised in the KC Crier. A homeowner may verify the day, time and location with any member of the ARC, Board of Directors, or through the monthly newsletter (the Kingston Chase Crier). An application may be granted, denied or sent back for more information. An application that is not considered due to lack of information shall be deemed to be denied. No application will be considered or reconsidered between monthly meetings except in emergency situations.

1.7 The Application

Copies of final plans should be submitted to the ARC. All submitted applications and supportive information will be retained on file in the ARC records. These documents will be maintained by the ARC and will not be returned. Upon approval of an application, homeowners will receive an approval letter and a copy of the first page of the submitted application for reference. Applications need to include the following items:

- 1.7.1 Plot plan showing dimensions, relation to the house where it will be constructed, and relation to adjacent residences, property lines and proposed landscaping and/or screen planting.
- 1.7.2 Description of type of materials to be used.
- 1.7.3 Color samples of exterior paint, siding, roofing, trim, doors and other building materials as applicable. These are required for exterior color changes.
- 1.7.4 Color photographs are required. Samples of professional brochures and sketches to further illustrate design and style are strongly encouraged.
- 1.7.5 If applicable, sketch or photograph showing in elevation the relationship to the applicant's house and adjacent residences.
- 1.7.6 All information and details pertaining to railings, posts, stairs, steps, benches, current house and trim color and other such items as applicable.
- 1.7.7 Any other descriptive information which would assist the ARC in the approval of the submitted application.
- 1.7.8 Estimated starting and completion date.

1.8 ARC Review Criteria of an Application

All applications submitted will be evaluated for conformance with the ARC guidelines and Protective Covenants, along with their individual merit and relevancy towards maintaining continuity and value status of the community as intended by the Protective Covenants.

Open Space Concept

The need and desire to maintain open space will be the basis for many application considerations. For example, fencing, if not of the proper design and placement, can have a detrimental effect upon the community efforts towards open space. Front and side yard shrubbery, creation of evergreen walls, sheds and additions to a home must also be considered within the parameters of this concept.

Location and Impact on Neighbors

The proposed application change must relate favorably to the environment of the area. Points that must be considered include view, sunlight, drainage, access ventilation and privacy. To illustrate, certain additions to the house could affect the view, access, ventilation or the sunlight of an adjacent property. In those cases it is imperative to discuss proposed changes with the homeowner's neighbors prior to making an application.

The ARC encourages cooperation between neighbors to help ensure the continuity of community standards and values. You are encouraged to submit the homeowner's neighbors' signatures of acknowledgement of the project with the ARC application.

Design Compatibility

Proposed changes must be compatible with the architectural characteristics of the applicant's house and yard, as well as adjoining homes and the entire community setting. This encompasses similarity of architectural style, quality of workmanship, similar use of materials, colors and construction details. Reference to existing or similar modifications to other homes are not a basis for approval.

Workmanship

The quality of workmanship involving alterations or additions is as important as any other consideration. The work must be equal to or better than that of the existing or surrounding structures. Failure to maintain this standard would only result in shoddy construction, problems for the owner, a detrimental appearance and the possibility of creating a safety hazard.

Materials

Continuity is a necessary consideration with relationship to the materials being used. Options may be limited to the design and materials of the original home. However, other properly coordinated components may be acceptable.

Color

Color can play an important part in the overall appearance of a home and yard. A change that is inconsistent with the color scheme of the community could have a negative impact on the value of other properties. As such, components of additions that are similar to the existing house, such as roofs and trim, should be matching in color.

Scale

The actual finished size of any proposed alteration or change should balance and complement adjacent structures and surroundings. The backyard is defined as the area in the back of the house and in a line from each corner of the back of the house directly to the lot side boundaries. The front elevation of the home must not exceed thirty-two (32) feet from ground to the peak of the roof, excluding the chimney. Exceptions to this guideline will be considered on a case-by-case basis.

Timing and Homeowner Responsibilities

Projects that remain uncompleted for long periods of time are visually objectionable and can be both a nuisance and safety hazard for neighbors and the community. We therefore encourage expeditious completion of all projects.

All applications must include an estimated completion schedule. If unforeseeable or uncontrollable delays are incurred, please advise the ARC so that potential complaints may be properly addressed.

Approvals are valid for 365 days, after which re-approval is required from the ARC.

Homeowners are responsible for adhering to appropriate county safety and building codes. The Board of Directors reserves the right to take appropriate action against unsafe or unsightly conditions, during and following construction.

Article 2. ARC Activities and Procedures

2.1 Identifying ARC Guideline Non-Compliance

The ARC *identifies* homes as potentially in *non-compliance* with the ARC guidelines or the Protective Covenants in the following ways:

2.1.1 Any homeowner may report potential non-compliance of the ARC guidelines directly to the ARC. This includes side and back yards that are not viewable from the street.

2.1.2 Volunteer members of the ARC conduct Spring and Fall walkthroughs of the community to identify non-compliance. These walkthroughs do not include entering onto the property, so non-compliance that is not visible from the street or sidewalk is not identified by a walkthrough.

2.1.3 When a home is being sold, a letter is required from the KCHOA Board identifying any violations of the Protective Covenants, which includes ARC non-compliance. When a homeowner requests this letter, the homeowner authorizes a Board designee to enter onto the entire property's exterior and identify any ARC non-compliance. At the same time, photos may be taken of the entire exterior of the property for future reference.

2.2 Maintenance

Proper maintenance of all structures and grounds are the responsibility of the homeowner. This includes lawns, fences, landscaping, playground equipment, sporting equipment and unattached structures. Items that are observed for non-compliance during walkthroughs can include the following:

2.2.1 Each lot is observed for overall continuity and conformity with regard to the ARC Guidelines and Protective Covenants. Outdoor lighting, proper storage of landscaping and barbecue equipment, lawnmowers, grills, firewood, workmanship on existing and new structures, and storage of building/construction materials can be noted.

2.2.2 House, garage and fence items are observed for general maintenance needs such as cleaning, painting, repair and if necessary

replacement of old, worn, broken or missing items. This can include siding, trim, roofing, shutters, gutters, chimneys, attic grills/vents, house doors and garage doors, windows, screens, satellite dishes, solar panels and porch/deck/patio areas as visible from the street. Paints and materials that are pre-colored do fade and streak. For these, homeowners will need to repaint or replace with the original color or request a change in color through the ARC.

2.2.3 Unattached structures can include sheds, greenhouses, mail boxes, paper boxes and posts, outdoor post lighting, playground equipment, basketball equipment and storage of refuse containers.

2.2.4 Landscaping items can include general maintenance needs on lawns, such as mowing and weeding grass areas, maintaining garden areas and retaining walls, trimming trees, shrubs and stumps as necessary, removing dead trees, shrubs, branches and stumps, and edging along sidewalk and driveway areas.

2.2.5 Vehicles on or near a homeowner's property can be cited for non-compliance. These can include commercial, non-licensed, and non-operating vehicles as well as boats, campers, trailers, motor homes and the like.

Failure of the homeowner to accept this responsibility could result in corrective action as outlined in the Protective Covenants, Article IV, Section 3.

2.3 Notification

After the ARC has *identified* a home that is potentially in non-compliance, the ARC will continue the process by *notifying* the homeowner of the potential non-compliance. The non-compliance notification must include:

2.3.1 The homeowner's name, address and lot number.

2.3.2 A description of the items in non-compliance.

2.3.3 A reference to the KCHOA Architectural Guidelines (by title as listed in the table of contents) and optionally a description of the pertinent section of the guideline.

2.3.4 The ARC will notify a homeowner twice before making a recommendation to the KCHOA Board. A homeowner has thirty (30) days to respond to each notice. The second letter will allow 30 days to comply or request the resident to appear at the next Board meeting to discuss. Ongoing violation beyond the set Board meeting date will result in the loss of pool and social activity privileges for a period not to exceed 60 days or until the issue is resolved.

2.3.5 If the homeowner fails to respond or bring the home into compliance within thirty (30) days of the second notice, the ARC will recommend action to the KCHOA Board.

2.4 Homeowner Response

A homeowner may write or email the ARC to resolve the complaint. There is no rigid set of rules for a proper response and the ARC reserves the right to

continue the process at its discretion. The homeowner may appeal to the KCHOA Board at any time during the process. Some possible responses include:

- 2.4.1 Explain that some corrective action has or will be taken by a certain date.
- 2.4.2 Justify why the home is in compliance.
- 2.4.3 Submit an ARC application for approval.
- 2.4.4 Attend an ARC or Board meeting to discuss the non-compliance.

2.5 Appeal

If a homeowner disagrees with the contents of a non-compliance letter, they may request a review by the ARC. If the ARC determines that the home is in compliance, the homeowner is notified. If the ARC determines that the home is in non-compliance, the ARC will continue the process.

2.6 Recommendations to the KCHOA Board

After the thirty (30) day response period of the second notice has elapsed, the ARC will recommend action to the KCHOA Board in writing with supporting material. These guidelines do not describe Board procedures for handling ARC non-compliance or appeals.

Article 3. Exterior Alterations (Major)

Major alterations are those that substantially alter the exterior of the existing structure either by adding a new section, modifying an existing section or removing an existing portion of the structure.

3.1 General Guidelines

The design of exterior alterations should be compatible in scale, material and color with the existing structure and adjacent structures.

Pitched roofs on additions should match the slope of the existing roof on the applicant's home.

New windows and doors should match the type used in the applicant's house and should be situated in such a way that they blend with the existing doors and windows.

If changes affect drainage, they must be indicated. Drainage changes which will have an adverse effect on neighboring properties generally will not be approved.

3.2 Garages and Carports

Garages should be compatible with the structure to which they are attached.

Garage doors should be of the overhead type. Any ornamentation must be approved by the ARC.

Ridge lines and general roof configuration should be compatible with the applicant's house.

Carports are generally not acceptable but will be considered on a case-by-case basis.

3.3 Driveways and Parking Pads

Only hard stabilized surfaces such as asphalt or concrete will be approved. No vehicle will be permitted to be parked on any part of the lawn other than temporarily for washing, loading, or unloading material. Vehicles must not be parked in driveways so that they block access around or to the sidewalk.

All driveway extensions must have ARC approval. In keeping with the aesthetics of the neighborhood, driveways may not extend beyond the edges of the garage and must taper to meet the existing sidewalk apron as seen in the example below. Aprons cannot be altered without a valid VDoT permit and proof of Fairfax County zoning approval. These documents must be submitted along with the ARC application and do not guarantee ARC approval. Applications for extensions are rarely approved but will be considered on a case-by-case basis.



3.4 Additions

The design of an addition should incorporate the major features of the house to include such items as vertical and horizontal lines, projections and the trim details.

3.5 Decks

Since decks are an extension of the house and have much to do with its overall appearance, certain guidelines must be taken into consideration. Remember

that decks affect the privacy of neighboring properties. These two factors are considered heavily in the review of all applications.

3.5.1 Any changes to existing decks should provide for continuity in regard to items such as materials, color and overall design of railings and trim.

3.5.2 The placement of decks should take into account the relation to the overall plan of the house and other exterior windows, doors, etc.

3.5.3 Decks should be primarily located in the rear yard. There will be, however, certain other situations (e.g., landscaped-enclosed side yard decks) where decks will be permitted; each case will be evaluated on its own merits.

3.5.4 All materials used in the construction of decks and the colors should complement the house colors. A legitimate option here would be to leave the wood in a natural state.

3.5.5 Privacy of adjacent homes should be considered when planning decks.

3.5.6 Planting should be provided at post foundation and on low decks to screen other structural elements and soften visual impacts.

3.6 Patios and Ground Level Decks

Patios should be constructed in the back yard. Front and side locations will be reviewed on a case-by-case basis.

Patios and decks should be constructed of wood, synthetic wood, stone, brick or concrete. If wood is used and not left to weather naturally, then the color used should blend with the surroundings.

Care should be given to drainage so as not to adversely affect surrounding properties.

3.7 Porches

Porches are also an extension of the house, but unlike decks and patios, porches may be attached to the front of the house.

3.7.1 Any changes to existing porches should provide for continuity in regard to height and such items as materials, color, and overall design for railing and trim.

3.7.2 Porches must relate according to the plan of the house and established porch plans for the homeowner's model within the community. Front porches within the community are roof covered. Additionally, railings and posts are painted to match existing house color, and roofing tile matched to existing roofing tile.

3.7.3 Plantings should be provided at post foundations to screen other structural elements and to soften visual impact.

3.8 Greenhouses

Only one greenhouse will be approved per yard. A larger greenhouse can replace an existing greenhouse. The size of the greenhouse must not exceed eight (8) feet in height, sixteen (16) in length and a total of 160 square feet.

Greenhouses must be located at the rear of the house. The design of the greenhouse should ensure a continuity of the vertical and horizontal lines of the structure to which it is attached.

Greenhouses should be properly maintained. Every effort must be made to make the greenhouse not visible from street. Special care should be given to the location of the greenhouse on the property so as to lessen any negative impact that the greenhouse may bring to the property itself.

Greenhouses must be self-supporting structures. Greenhouses of straightforward and non-ornamental design will be considered on their individual merits.

Article 4. Fences

4.1 Summary

Generally, fencing is an area that will be of primary concern for the community, as many homeowners will build fences to effect privacy, security and physical/visual definitions.

While individual tastes are of paramount concern, the entire community can be affected by the building of a fence that creates a 'closed' atmosphere.

Please understand that the guidelines presented are general in nature and each fence will be considered on its individual merit. Approval, rejection or modification will be based in part on the individual need and desired effect of the proposed fencing.

Property line fencing should be rendered as unobtrusive as possible to minimize the visual impact on the open character of Kingston Chase. Fencing should not detrimentally limit the line of sight for vehicles that may use roads located close to properties. Planting and vegetation around the fencing must be kept in a neat and orderly state, and should not be planted so close to a sidewalk as to cause problems with trimming or overgrowth.

No fences will be allowed in the front yard. Any existing decorative split rail fences at the front corners of the property that are properly maintained will be allowed to remain. Fences should generally be restricted to the rear or no more than halfway along the side of one's house and must not exceed six (6) feet in height.

4.2 General Guidelines

Careful consideration should be exercised when planning the fence so that the physical and visual impact on neighbors is minimal. When considering fencing for a homeowner's property, please remember that one of the primary objectives within these overall guidelines is to maintain an open atmosphere within the community.

The ARC would like everyone to give first consideration to the alternatives for fencing, such as landscaping and plant materials. If however a fence is chosen to satisfy a homeowner's needs, the following general criteria should be considered:

Planting may be integrated with fencing to soften any harsh effects of a long stretch of stark fence.

Gates should match the fence in design, material and color. The fence must be installed with the finished side of the fence facing out. **(See 4.6 Approved Fence Styles, for descriptions and illustrations).**

Stockade, basket-weave, chain-link, and barbed-wire fencing are not acceptable. **(See 4.7 Unacceptable Fence Styles, for descriptions and illustrations.)**

Green or brown wire or vinyl mesh attached to the inside (within the homeowner's yard) of open fence styles such as split rail is acceptable and will be considered for approval on a case-by-case basis by the ARC. Material must not be installed higher than the fence (not post).

Fence types depend primarily on the need or use required by the fence to be built. The following definitions and illustrations will assist the planner in determining the type of fence needed.

4.3 Property Separation

If the goal of the homeowner is property separation, but not privacy, then an open fence such as a split rail or four, five, or six board estate, provides a physical and visual definition of the property without obstructing views and creating a closed situation.

4.4 Security

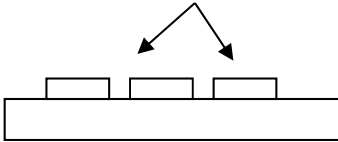
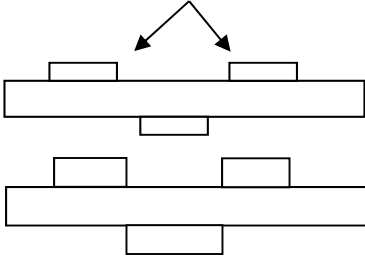
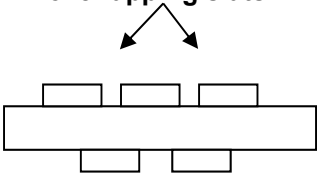
Should a homeowner desire more security than can be provided by an open style fence (discussed above), then a fence using a vertical architectural style is allowed. For example, picket fences (with adequate spacing between boards), or board-on-board fences are acceptable in that they satisfy most security objectives while maintaining a degree of openness in the community.

4.5 Privacy

Privacy may be achieved with a semi-open fence or a board-on-board fence. To maintain an open atmosphere, a homeowner is encouraged to choose a board-on-board style in which the boards do not overlap.

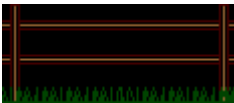

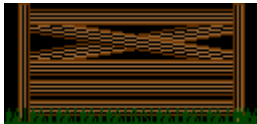
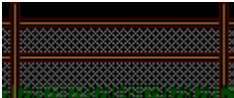


This diagram illustrates how the relationship of the fence to the area to be 'hidden' is affected by the location of the boards on the fence.

Homeowners are responsible for communicating to the contracted fence company the style of board-on-board fence (overlapping or non-overlapping) approved by the ARC. An application approved for a non-overlapping board-on-board fence WILL be held in non-compliance if an overlapping board-on-board fence is installed and may need to be altered at the homeowner's expense.

Preferable: promotes an open space concept.		Undesirable: maintains a closed atmosphere not conducive to community.
at least 3/4" spacing (when slats are only on one side)	with some spacing between slats, or no closer than even on opposing slats	overlapping slats
		

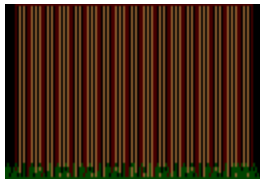
4.6 Approved Fence Styles

The following illustrated fence styles are approved. Lattice, decorative and scalloped topped fences are also encouraged.

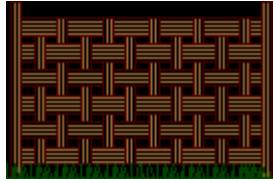
 Split Rail	 Four Board Estate	 Six Board Estate
 Split Rail with Mesh Inside rail	 Board-on-Board	 Picket

4.7 Unacceptable Fence Styles

Certain types of fences are inconsistent with the objective of maintaining a degree of openness and projecting a friendly community atmosphere. These include stockade, basket weave, chain-link, and barbed wire fences, as well as hedges intended for fencing. Hedges along sidewalks should not exceed four (4) feet in height.



Stockade



Basket Weave



Chain Link



Barbed Wire

4.8 Height

The height of a fence should generally be reflective of the topography and purpose that the fence is being built to accomplish. A fence should be no taller than six (6) feet high and it would be preferable that the fence facing the street be no taller than four (4) feet high.

When the fence makes a turn from the front to the rear, and the fence is four (4) feet in height at the front, and no higher than six (6) feet at the rear, it should graduate in height within the first section of fencing, which is usually eight (8) lateral feet.

4.9 Additional Application Requirements for Fences (See also article 1.7 The Application)

The application for fencing should also include the following:

- 4.9.1 Plot plan showing relation to adjacent property lines, houses and open space with proposed and existing fence.
- 4.9.2 Fence style, material and color.
- 4.9.3 Dimensions.
- 4.9.4 Since fencing close to property lines affects neighboring properties, it is suggested that fencing schemes be discussed with neighboring homeowners and that their comments be included with the application.

Article 5. Recreation and Play Equipment

5.1 Location, Materials and Color

Children's play equipment must be placed in the rear of yards. The use of natural material for recreational and play equipment is encouraged. The proper use of wood, material and paint may be necessary to make this equipment as unobtrusive as possible.

5.2 Maintenance

All recreation and play equipment should be properly maintained so as not to have a negative effect upon a homeowner's property and neighbors. Begin by making it look attractive and keep it that way. Fading/peeling and rusting must be repaired. Broken or neglected equipment must be fixed or removed.

Article 6. Solar Panels

Due to differing house styles and new advancements in solar technology resulting in new panels, designs and changes in size requirements, each request for approval will be considered individually on its own merits.

A panel which lies flat with the roof pitch would be the most readily accepted. When a flat installation is not possible, design considerations must be given to how the installation will blend in with the design of the building.

Installations which are more easily seen from the street or neighboring properties require more attention towards blending them as inconspicuously as possible with the existing structure.

6.1 Panel, Mounting and Color

- 6.1.1 The panels should be mounted as close to flat on the roof as possible.
- 6.1.2 No part of the installation should be visible above the peak of the roof on which it is mounted.
- 6.1.3 All non-absorbing parts must be painted to match the roof or in certain circumstances, be enclosed and painted to match the background.
- 6.1.4 There should be minimal space between panels.
- 6.1.5 Piping, wiring and color devices must be hidden or minimally visible.

6.2 Additional Application Requirements for Solar Panels (See also article 1.7 The Application)

The application for solar panels should also include the following:

- 6.2.1 Drawings and/or photos showing proposed location on the roof, with color photos taken from street.
- 6.2.2 Detailed information regarding size, installation details, materials and color. Manufacturers' brochure would be helpful.

Article 7. Storage Sheds

Only one shed will be approved per yard. A larger shed can replace an existing shed. An application for replacing an existing shed where two exist will only be approved if both sheds are replaced by one new shed. When a property is sold with two sheds the seller will be requested to remove one of the sheds.

No metal sheds will be approved. Experience has shown that metal sheds are not as structurally sound as wooden sheds. They deteriorate quickly in both stability and appearance due to weather factors and rust. When a property is sold with an existing metal shed the seller will be requested to remove the metal shed.

7.1 Location

Sheds must be located in rear yards and may not be attached to the house. Special care should be given to the location of the shed on the property so as to lessen any negative impact that the shed may bring to the property itself. The homeowner may be encouraged to include evergreens, landscaping, trellis forms, lattice work, etc., to soften the visual impact.

7.2 Materials and Color

Materials and color should match or be compatible with the house or fence to which it is most visually related or physically attached. This includes matching major materials such as siding, roofing, dominant colors and construction details such as trim and the pitch of roof. Windows must match each other and door(s) on the shed.

7.3 Construction

Storage sheds of straightforward and non-ornamental design will be considered based upon their individual merits. Consideration will be given to how it will be shielded by landscaping and other optional methods of concealment.

The ARC has consistently preferred matching shed to house colors regardless of location. The shed will not exceed eight (8) feet in height, sixteen (16) feet in length and a total of 160 square feet.

Article 8. Storm and Screen Windows and Doors

When installing storm doors, care should be given to the general appearance of the development and surrounding properties. They should be plain without ornamentation. Preferably, the color should match the door, frame or the predominant color of the trim.

The frames of storm/screen windows should blend with the color of the trim. Full-view glassed or screened storm doors are preferred.

8.1 Replacement of Windows and Doors

If windows and doors are replaced by the same color and style anywhere on the house, they do not have to be approved by the ARC. Keep in mind that all windows in the front shall be the same style. This should also apply to side windows that are readily visible from the street. Front and side windows that are

visible from the street that are going to be replaced with a different color or style need to be approved by the ARC. An exception to this requirement is that replacement windows may be white-trimmed.

Article 9. Swimming Pools

This section of the guidelines is oriented toward all pools, whether below ground, above ground, or prefabricated. The impact of required security fencing on open space is significant and must be carefully related to adjacent property. In addition, the homeowner should consider safety within the pool area as well as the impact of increased noise levels on adjacent property. Proposed swimming pools should be discussed with adjacent homeowners.

It is the homeowner's responsibility to ensure that the pool conform to applicable local and county codes.

9.1 Pool Location

Pools should be located in rear yards, although consideration will be given to property of unusual configuration or unusual topographic features. Generally the wall of a swimming pool should be kept an adequate distance away from adjacent property. Removal or disturbance of existing trees should be avoided or minimized.

9.2 Pool Fencing

A fence must protect the pool and any mechanical equipment. Fences and gates should conform to that portion of these guidelines pertaining to fencing. **(See Article 4. Fences)**. Approval of the fence will be considered a part of the swimming pool application and must be contingent upon completion of the pool.

Article 10. Miscellaneous

10.1 Attic Ventilators

Attic ventilators or other mechanical apparatus requiring penetration of the roof should be as small in size as functionally possible and should be painted to match the roof. They should be located generally on the least visible side of the roof and should not extend above the ridge line. Ridge vents use no electricity, vent better and do not need approval as long as they are the same color as the roofing.

10.2 Chimneys and Flues

Chimneys should be brick or stone or siding similar to existing exterior siding of house.

10.3 Clotheslines

Clotheslines will be approved on a case-by-case basis, and may not be visible from the street.

10.4 Dog Houses and Runs

Dog houses should be compatible with the applicant's house in color and material, and should be located where they will be visually unobtrusive.

Chain link fences for dog runs will be considered if erected inside and shorter than the exterior fencing, softened by supplemental landscaping.

10.5 Exterior Lighting

Additional or changed exterior lighting fixtures should be compatible with each other and match the style and scale of the house.

Flood lighting is not permissible on the front of the house.

10.6 Exterior Painting

Matching of existing colors during the process of repainting or re-staining does not require application approval. However, when a color change is anticipated and involves the exterior appearance of a home (doors, windows, shutters, roof, trim, garage door, etc.), it will require an application approval. Any change should be considerate to the color continuity and theme of other homes in the general area.

A color photograph of the homeowner's house is encouraged.

10.7 Firewood

Preferably, firewood should be located in rear yards. If it is placed on the side of the house, it should not be visible from the street. This can be achieved by landscaping or fencing, but must not exceed the top of the homeowner's fence.

10.8 Commercial Vehicles

Commercial vehicles are not permitted to be parked overnight within the community.

10.9 Inoperable Vehicles

Inoperable vehicles are not permitted to be parked overnight within the community.

"Inoperable vehicles" include but are not limited to:

- 10.9.1 Any vehicle, trailer, or semi-trailer not in operating condition, or without a current license plate. This also includes vehicles tagged front and back if licensed in Virginia, as per Virginia State Law.

10.9.2 Any vehicle, trailer, or semi-trailer which has been partially or totally disassembled by the removal of tires, wheels, or other essential parts required for operation of the vehicle.

Any of the above vehicles may be garaged.

10.10 Motor homes, Campers, Boats and Trailers

Motor homes, campers, boats and trailers are not permitted to be parked overnight within the community.

10.11 Landscaping

ARC approval is needed when shrubbery is planted in place of a fence. **(See Article 4. Fences)** The mature height and width of the plants or trees should be considered along with possible damage to the surrounding areas. Care should be taken not to obstruct street corners, sidewalks or the homeowner's neighbor's view. Be considerate of the potential height of trees in regard to neighbors' dish antennae. Trees, shrubbery and vines must not hang over the sidewalk less than seven (7) feet, even when raining, for the entire width of sidewalk. All landscaping must be trimmed back so it does not protrude onto the sidewalk.

10.12 Mail and Paper Boxes

Mailboxes should be of a simple design and placed at the recommended location and height. Acceptable colors include: black, earth tone, natural wood or one which matches the house coloring. Mail and paper boxes must be straight and free of mildew, rust and deteriorating finish or paint. As paper boxes are no longer used, it is encouraged that they be removed.

10.13 Permanent Barbecues

Permanent barbecues should be landscaped so that they blend into the background rather than become the dominant feature of the backyard. Portable barbecues must not be left in the front or side yards or be visible from the street.

10.14 Refuse Containers

10.14.1 Trash cans, refuse containers and bags of garbage should be placed on the curb no earlier than the night before the scheduled pick-up day.

10.14.2 Trash cans, refuse containers and bags of garbage must not be visible from the street or sidewalk at other times.

10.15 Retaining Walls

Retaining walls may be used as a landscaping feature as well as to improve drainage patterns. Any walls installed should be minimal in height.

Wood, rock and masonry are acceptable materials as long as the walls installed are appropriately landscaped. Retaining walls must be approved by the ARC.

10.16 Television Antennas and Satellite Dishes

All external television antennas and satellite dishes require that an application be submitted to the ARC. The ARC recognizes the authority of the FCC's Over the Air Reception Devices (OTARD) Guidelines and the Telecommunications Act of 1996.

10.16.1 Television antennas (old style with cross bars) must first be tried in the attic before mounting outside.

10.16.2 Satellite dishes may not exceed one (1) meter in diameter and placement will be dictated by signal reception. All other things being equal, the community asks homeowners to consider the aesthetics impact when placing the dish on the home.

10.16.3 The primary location is to be on the back side of the house, not visible from the street. If located close to the ground and visible from the street, use evergreen landscaping to make the dish as obscured as possible from the street and sidewalk.

10.17 Shutters

Colors should be compatible with colors on other houses and with the theme of the home. If one or more shutters are removed from the front of the house then all shutters must be removed.

10.18 Signs

Signs on a lot are limited to two (2) square feet pursuant to the Protective Covenants. Temporary political advertising and real estate transaction signs are permitted, but must be removed once the election or transaction is completed. Permanent signs are in general not permitted.

10.19 Vegetable Gardens

Care should be given to storage of garden equipment and reasonable care given to the upkeep of the garden. If a compost heap is kept, care should be given to the placement of the pile and to any offensive odors resulting from it. Vegetable gardens should be placed in the back yard. Possible drainage problems and runoffs should be considered. After the growing season, dead vegetation should be removed and the area generally cleaned up.

10.20 Lawn Ornaments

Lawn ornaments that are above 2 feet in height are subject to ARC approval.