ASHBURN MANOR

ARCHITECTURAL GUIDELINES

Note: "Miss Utility" must be contacted prior to any digging for proper marking of utility lines. Their telephone number is 1-800-257-7777. All county permits must be obtained prior to the start of any construction requiring building or zoning permits. It is the homeowner's responsibility to determine the applicable permits required.

The terms "Attached Homes" and "Detached Homes" are defined as follows:

Attached Homes or Town Homes are homes connected to other homes usually in a line of three to eight homes, in a single structure.

Detached Homes or Single Family homes are free standing homes constructed on a single lot with front, side and back yards. The following guidelines apply to all areas of Ashburn Manor unless otherwise stated. All changes, permanent or temporary, to the exterior appearance of a structure or lot are subject to review and approval of the Architectural Review Board unless specifically noted below.

Changes not requiring approval include:

A. The re-staining or repainting of an exterior object with the same color and shade. (See EXTERIOR PAINTING)
B. Temporary structures meeting the standard. (See FLAGPOLES or RECREATION AND PLAY EQUIPTMENT (E. Basketball Backboards)
C. Minor landscaping meeting the standard. (See LANDSCAPING\TREE REMOVAL)
D. Outdoor or lawn furniture meeting the standard. (See LAWN FURNITURE)
E. Storm/screen doors and windows meeting the standard. (See STORM\SCREEN DOORS and WINDOWS)
F. Antennas meeting the standard. (See ANTENNAS/SATELLITE DISH ANTENNAS)
G. Compost bins meeting the standard. (See COMPOST BINS)
H. Firewood stacked meeting the standard. (See FIREWOOD)
I. Flower Boxes or planters meeting the standard. (See FLOWER BOXES and PLANTERS)
J. Large Plastic Play Equipment, Volleyball and Badminton Nets meeting the standard. (See RECREATION AND PLAY EQUIPTMENT)
K. Tree houses meeting the standard. (See RECREATION AND PLAY EQUIPTMENT)
L. Signs meeting the standard. (See SIGNS)
M. Trellises meeting the standard. (See TRELLISES)
N. Air conditioner/Heat Pump enclosure meeting the standard. (See AIR CONDITIONER / HEAT PUMP)

A completed application requires the following information:

A. Site plan showing the relation of object to the house, property line, and adjacent neighbors.
B. Picture and/or detailed drawing of object to include dimensions.
C. All special features such as, but not limited to, rotating objects, shooting water, rolling units, etc., must be specified.
D. Color and material of object.
E. Estimated start and completion dates

Approval by the Architectural Review Board (ARB) does not imply approval by the County building division, and vice versa. ALL COUNTY APPROVALS, IF REQUIRED, MUST BE OBTAINED PRIOR TO STARTING ANY WORK.

NOTE: If your contractor says, "I'll get all the approvals," he means the county approvals. ***ONLY YOU*** *can apply for Architectural Review Board APPROVAL!*

GRANDFATHER CLAUSE

Designs previously submitted to and approved by the ARB or Board of Directors prior to adoption of these revised Architectural Design Guidelines remain approved until replacement or major maintenance is required, except for those whose approval expires upon conveyance.

GUIDELINES

ADDITIONS

Sunrooms, screened porches, greenhouses, bay windows, room additions, must incorporate the same materials and color of the existing structure and style. The size of the addition will depend on the size of the lot and style of the home.

AIR CONDITIONER/HEAT PUMP ENCLOSURE

Enclosures should match the color of the siding of the house.

ANTENNAS/SATELLITE DISH ANTENNA

Our goal is to provide you with the best possible commercial reception but keep the antennas as unobtrusive as feasible.

A. No antenna shall be installed on any common area of the Ashburn Manor Community.
B. Satellite dish antennas (i.e. direct broadcast satellite dish, multipoint distribution service antennas) shall be one metric meter (thirty- nine inches) or less, in diameter.
C. Satellite dish antennas must be mounted to provide the least visibly obtrusive view from the front of any home. Elevated installation is preferred for those properties with a southern exposure. Every attempt must be made to preclude either the satellite antenna from extending above the ridgeline of the roof, unless there is no other reasonable location, which will provide the required signal.
D. Properly screened ground installation may be used if elevated installation cannot provide adequate signal reception. A statement from the installer must be obtained indicating that elevated installation is not available and must state the reason why. Ground installation must be adequately screened so the satellite dish is not visible from the street. Ground installation should not result in the satellite dish antennae extending past the front plane of the house.
E. All wiring and materials associated with installation of the antenna must be concealed and as unobtrusive as possible.
F. When any antenna is no longer in continuous use as such, it will be in violation of this guideline and shall be removed by the owner of the property upon which it was installed.
G. If an owner cannot receive an adequate signal while complying with the requirements set forth in A through I, the owner may request an exemption to install the satellite dish in another location. Any owner requesting an exemption must submit (1) a

written certification from a commercial installer that installation based on the above provisions would not attract sufficient signal strength and (2) a precise statement describing the alternate location where significant signal strength is adequate for reception..

ARBORS

An arbor is a decorative bar supported by vertical shafts for the purpose of supporting vines or hanging plants. It shall not exceed 8' in height from ground or deck floor level, and shall not be enclosed to create a solid barrier. If attached to a deck, the material and color must be the same as the deck.

ARBORS Continued

A. Detached Homes
   Arbors as described herein are generally permitted on decks, patios, fences, gates, or can be freestanding decorative elements. (See FENCES)
B. Townhomes
   Arbors as described herein are generally permitted on decks, patios, or can be freestanding decorative elements. Arbors cannot be directly above a fence or gate. (See FENCES)

ATTIC VENTILATORS/EXHAUST DUCTS

Attic ventilators and turbines are generally permitted if painted to match the color of the roof (if roof mounted) or the colors of the house siding or trim (if mounted on a gable end). Ventilators and turbines should be mounted on the least visible side of the ridgeline so as to minimize their visibility. Roof ventilators should not extend more than 12 inches above the roof surface.

AWNINGS

No awnings are permitted on the front or sides of homes. Small, exterior, retractable awnings over patios or decks may be approved. They may not exceed 12 feet by 12 feet when extended. The shield or cover into which the awning retracts must be permanently mounted on the house. The awning hardware must be heavy- duty hardware painted the same color as the house or trim. The awning must be of a material, which will not fade from the sun, mildew or mold, and which matches an approved color of the house. **Awnings must be fully retracted when not in use.**

CHIMNEYS AND FLUES

Chimneys must either be masonry or enclosed in the same finish material as the exterior of the home to which attached. Masonry elevations require masonry chimneys. Metal flues and chimney caps must be painted and any vent protruding through the roof must be painted the same color as the roof. Vents may protrude through the wall of the home for gas fireplaces only. These vents must be painted to match the exterior of the home. Through- the- wall vents may only be installed on the side or rear of the home.

CLOTHES LINES

Clothes lines are not allowed.

COMPOST BINS

Visual and olfactory impact on neighbors must be considered. Only tree leaves and grass clippings may be composted. Screening with landscaping may be required.

A. Detached Homes

1. Location and Size
   Bins shall be in the rear of the lot, at least 10 feet from adjoining property lines. The bin shall not be over four feet high and not exceed 16 square feet.
2. Materials
   Bin shall be unpainted pressure treated naturally weather resistant wood or plastic with tones of black, tan or green in color.
3. Maintenance
   Compost must be properly covered and turned periodically to ensure odor control.

B. Town homes
   Compost Bins are not permitted.

DECKS/GAZEBOS

Decks must comply with all County requirements.

DECKS/GAZEBOS Continued

A. Location

1. Detached Houses
   Decks and gazebos must be located in backyards, behind the back plane of the house. Elevated decks must not be closer than 12 feet from the back property line whether attached to the house or free standing. Elevated decks will not normally project beyond the side planes of the house unless the lot is large and the deck and or gazebo will not be closer than 10 feet from a side property line.
   Generally, stairs may not extend past the side plane of the house.
   Ground- level decks, not over 18 inches above grade, may exceed these specifications based on size of lot, orientation, adjoining properties and neighborhood.
   Exceptions may be approved by the ARB based on lot size, orientation of home and surrounding homes, adjacent common property, scale and size. County approval must be presented at the time the exception is requested.
   2. Town homes
   Decks must be located in backyards. Decks may not be closer than one foot from side boundaries. End units may not extend decks past the side plane of the house. Decks and stairs may not extend to a point closer than six feet from the back property line. Exceptions may be made in the case of exceptionally small back yards.

B. Scale and Style
   The size of decks and gazebos shall be compatible with the size of the house as sited on the lot. Decks, particularly elevated decks shall be of a scale and style, which are compatible with the size of the lot, the home to which attached adjacent homes and the environmental surroundings. In some cases, specific limits on the scale or style of decks, which will be approved, based on considerations of density, visibility and scale and size of decks provided as standard builder features or options. Generally, decks less than six feet in depth will not be approved except in the case of bridging connecting two larger decks. Decks shall be constructed and maintained as to appear plumb and level.

C. Deck railings
   Deck railings must be of vertical pickets. Plain pickets, spindles, sunburst and Chippendale
   patterns are permitted. Horizontal rails or solid sides may not be used for deck railing.

Horizontal rails may be used for stair railing. Solid sides may not be used for stair railing.
Caps, pickets, and railings may be made of wood, plastic or composite material. Wood, plastic or composite material railings can be white or a trim matching color.

D. Color
Decks must be maintained so as to present a good appearance. All portions of the deck (except flooring and railings), to include band boards and posts, should be the same color. If staining or painting, stain or paint matching the trim or siding of the house is encouraged. Decks may be left to age naturally. However, decks of pressure treated yellow pine need periodic cleaning and waterproofing in order to maintain their appearance.

E. Under Deck Area
The area under elevated decks must be screened if it is to be used for informal storage. Screening must be lattice, painted or stained the same color as the deck, and surrounding the entire under deck area, which can be observed by others. If an outside door to this under- deck storage area is desired, it must be made of lattice to match the screening. The under deck area may be used to store firewood, garden/yard tools and equipment, trash cans, barbecue grills and outdoor furniture only. It may not be used to store trash, appliances, boats, vehicles, etc. If the under deck area is used as a patio, it may be screened by plantings or by lattice over an area not to exceed
one- half of the perimeter. Fences will not be approved around an under- deck patio.

DECORATIVE WALLS (See also **RETAINING WALLS)**

Decorative walls can only be located in the **rear plane of the home**. Walls are permitted around patios (See **PATIOS** B. Patio Walls), walkways or can be free standing. If the wall is parallel to any property line, the wall must be at least 3 feet away from the property line to allow for proper maintenance. Materials permitted for walls are brick, stone, flagstone, and timbers. Walls cannot be painted. **Walls cannot exceed 18 inches in width and 12 inches in height.** The length of any wall must be kept in scale with the lot. Walls cannot exist on the property line or interfere with the construction of fences by adjacent neighbors. Maintaining the wall and its surrounding areas are a requirement at all times.

DOGHOUSES AND DOG RUNS

Doghouses must be compatible with the applicant's house in terms of color and material. Doghouses may not exceed sixteen (16) square feet of floor space and may not exceed four (4) feet in height at the highest point. They should be located where visually unobtrusive to neighbors and the use of plantings to screen the house may be required to minimize the visual impact on neighbors. Dog runs and dog pens are prohibited.

DRIVEWAYS

Driveway extensions or modifications are prohibited.

EXTERIOR AIR CONDITIONERS

Individual air conditioning units or other appurtenances protruding from windows are prohibited. Exterior air conditioning units or heat pumps may be relocated or added if there is no adverse impact to adjoining properties.

EXTERIOR DECORATIVE OBJECTS AND HOLIDAY DECORATIONS

An application is required for placement of (3) or more of any such object, and any permanently mounted or affixed objects. Exterior decorative objects include such representative items as bird baths, wagon wheels, sculptures, fountains, lighting, light fixtures, stumps, driftwood, free stranding poles of all types and items such as decorative signs that are attached to approved structures. Decorative objects should be adequately maintained and should provide a positive accent to the neighborhood.
Exterior holiday decorations do not require an application. They are considered temporary and must be removed no later than thirty (30) days after the holiday. Holiday decorations include, but are not limited to, decorative and colored lights, plastic animals and figures, door hangings, wreaths, etc.

Failure to maintain any exterior decorative object in accordance with these standards or to correct/remove the object if it becomes a public nuisance shall indicate a violation of these Guidelines.

Items not requiring approval include:

A. Hanging birdhouses and/or feeders of less than l' x l' x 1'.
B. Small garden sculptures of natural and natural simulated materials and gazing balls not exceeding the above mentioned dimensions.
C. Potted plants and plant stands.
D. Architectural accent and motion sensitive security lighting.
E. Planting bed accent stones placed in planting beds
F. Temporary flagpole staffs that do not exceed six (6') feet in length and are attached at an incline to the front wall or pillar of the house or dwelling unit need not have an application.

EXTERIOR LIGHTING (including the altering of lighting, which is part of the original structure)

Proposed replacement or additional fixtures must be compatible in style and scale with the applicant's house. No exterior lighting shall be directed outside of the applicant's property. Proposed additional lighting shall not be

EXTERIOR LIGHTING continued

approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage or other features.

EXTERIOR PAINTING

Requests for changes to exterior color, including any change in shade for a given color, must be approved by the ATB. This requirement applies to siding, doors, shutters, trim, roofing and other appurtenant structures. Specific limitations and requirements for color changes may be addressed in design guidelines for individual clusters. An application is not required in order to repaint or re- stain an object to match the original color.

FENCES

General guidelines for the construction and approval of fences are provided below. Fences should be compatible with any neighboring fence.

A. **Detached Homes**

1. Styles of Fencing
   Fences must be one of the following styles: (a) Pickett, or, (b) Straight Board Wave, or, (c) Straight Board Scallop, or, (d) Straight Board with Lattice, or, (e) Board on Board Wave, or, (f) Board on Board Scallop. All other fence styles are prohibited. Chain link fences or fencing materials will not be approved or permitted under any circumstances.
2. Dimensions

   Fences must be at least 48 inches and no taller than 72 inches. The height is measured from the ground to the uppermost rail. The vertical posts must be from 54 to 78 inches measured from the ground to the top of the post.
3. Additional Materials
   Wire mesh may be used in conjunction with the fence stated above. This wire mesh must be made of galvanized steel. The wire meshing may optionally be coated with tones of black, tan, or green covering. The use of chicken wire or chain- link materials is not permitted. If used the wire mesh must be attached to the inside area of the fence and the top of the mesh may not extend beyond the top rail of the fence. Care should be used to prevent trash or debris from building up around wire mesh.
4. Gates
   Gates must be of the same material as the fence, and the same height. Double-gates are permitted.
5. Location
   All fences must be lot- line fences and are intended to fence in the backyard portion of the lot. The posts of lot- line fences must be set as closely as possible to the property line without intruding into the neighboring property. A one- foot setback is not permitted. Posts should touch or be within one inch of the actual property line. Under no circumstances will fences be permitted in the applicant's front yard.
   Fences may be approved for the partial enclosure of side yards in situations where; topography, house
   location, the location of exit doors or where the fence will serve as a rear lot- line fence for an adjoining property. If approved, a side yard fence must be set back from the front plane of the house a distance equal to one half the overall depth of the house.
   Setbacks for fences along streets and sidewalks will be determined on a case- by-case basis but generally will not be closer than 4 feet from the edge of the street or 2 feet from the edge of the sidewalk. Owners are responsible for yard maintenance on both sides of their fence.
6. Adjoining Fencing
   There may be only one fence separating adjoining lots. Each lot owner may not erect a separate fence along the common boundary resulting in unsightly double fencing. This prohibition exists regardless of fencing styles.
7. Decorative Fencing
   Backyard fencing may be used for decorative purposes only. All restrictions outlined above apply, except the fence need not completely enclose the backyard.

FENCES continued

   For example, *you* may fence the back lot line, from the comers and terminate, or may
   fence the back comers only. Partial fencing must be placed on the lot line.
8. Color

Stains will be considered on a case-by-case basis.

Arbors, pergolas, and trellises are permitted within the fence line. (See **ARBORS)**
Arbors and pergolas are permitted above gates. (See **ARBORS)**

B. **Town homes**

1. Styles of Fencing
   Fences must be one of the following styles: (a) Pickett, or, (b) Straight Board Wave, or, (c) Straight Board Scallop, or, (d) Straight Board with Lattice, or, (e) Board on Board Wave, or, (f) Board on Board Scallop. All other fence styles are prohibited. Chain link fences or fencing materials will not be approved or permitted under any circumstances.
2. Dimensions
   Fencing must be six feet in height measured from the ground to the top of the fence. If the homeowner has raised the ground level within her/his yard, the fence must be measured from the outside, and must meet the level of adjoining fences.
3. Gates
   Gates are not required. If used, gates must match the fence material. For end-unit attached homes, gates may be located such that they are visible from the front of the unit.
   For interior attached homes, gates must be located at the rear of the lot.
4. Location
   All fences must be lot line fences and are intended to fence in the backyard portion of the lot. Under no circumstances will fences be permitted in applicant's front yard. Fencing, which matches the existing rear yard fencing, may be used to enclose a portion of the side yard on end-unit attached homes. In such cases, fencing may extend forward of the rear plane of the unit by a distance equal to one-half of the length of the side of the home
5. Color
   Stains will be considered on a case-by-case basis

Arbors, pergolas, and trellises are **not** permitted directly above fencing for town homes. (See **ARBORS**)
Arbors and pergolas are **not** permitted above gates. (See **ARBORS**)

FIREWOOD

Firewood shall be stacked in piles which do not exceed eight feet in length and four feet in height and four feet in width for both aesthetic and safety considerations. Firewood shall be stacked only in rear yards within the two side planes of the home. If tarps are used they must be tones of black, tan or green in color. Care should be maintained to prevent rodent infestation in wood stacks.

Other than a limited quantity of firewood intended for immediate use, firewood shall not be stacked on patios or decks.

FLAGPOLES

Temporary flagpole staffs do not require approval by the Architectural Review Board if they do not exceed six feet in length and are attached at an incline to the wall or pillar of the dwelling unit,

FLOWER BOXES

Includes flower boxes which are not permanently attached or installed or exceed three feet in length or one foot in depth. See **PLANTERS** for window, rail or deck planters.

GREENHOUSES

Greenhouse will be treated as a major addition to a dwelling unit and subject to the same level of review as an addition.

GRILLS

Permanent grills are not allowed.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts must match those existing in color and design and must not adversely affect drainage of adjacent properties or common areas.

HOT TUBS/SPAS

Exterior hot tubs or spas must be located in the rear yard adjacent to the dwelling unit. The incorporation of hot tubs as an architectural feature of decks and/or patios is encouraged. The exterior finish of an elevated hot tub should blend with the exterior finish of the home, deck or patio to which attached.

LANDSCAPING/TREE REMOVAL

Minor landscaping does not require approval, but minor incremental landscaping must be reviewed and approval requested when the increments add up to a major installation. All major landscaping installations must be approved in advance and include but not limited to:

A. Plantings intended to form a hedge or natural screen and which will attain more than four feet in height.
B. The installation of railroad ties, garden timbers or similar structures which will form a wall over 12 inches high and 8 feet long.
C. Any proposed improvement, which is of such a scale or type as to be inconsistent with the existing, design features of the home, adjacent units and the surrounding area. Examples include substantial or total removal of turf and replacement with another material, such as mulch or gravel, installation of paths or ponds; any landscaping plan of professional design; or any substantial redesign of existing landscaping.
D. Vegetable gardens in excess of 64 square feet. Vegetable gardens shall be located behind the rear plane of the house. All vegetable gardens must be properly maintained and not permitted to become unsightly.
E. Plantings of trees and bushes must be sufficiently within the property line as to provide for mature growth to not exceed the property line. Trees and bushes shall not be located so as to block the view of the front of neighboring homes.
F. The cutting or removal of trees with a diameter in excess of 4 inches, measured 12 inches above ground, flowering trees in excess of 2 inches similarly measured; live vegetation on slopes of more than 20 percent gradient or marked "no cut" areas on approved plans.

G. The planting of trees to provide a solid wall of greenery completely around a backyard is prohibited. Screening of not more than one half of each fence line may be approved by the Architectural Review Board if such screening is designed as "islands of landscaping" rather than a line of the same trees.
H. Any removal of a tree must include removal of the stump and any exposed roots.
I. All street trees must be properly mulched**.
J. Street Trees- See Declaration of Protective Covenants for further information

**** Mulch must be of an organic material.**

LAWN FURNITURE

The use of interior indoor furniture, particularly overstuffed furniture, on patios, decks, porches and in yards is prohibited. Furniture left outdoors must be kept in good repair. Outdoor furniture must be of a scale and style, which does not detract from the appearance of the area. Use of outdoor or lawn furniture meeting the standard does not require Architectural Review Board approval.

MAILBOXES

Decorative covers and styles will not be permitted. The use of top- mounted guides for the display of house numbers and names is prohibited. The display of advertising or notices is prohibited. Mailboxes may be temporarily decorated for holidays only. Mailboxes shall be mounted on 4x4 pressure treated wood or redwood only. No modifications to these structures are permitted.

PATIOS

Patios should be located in rear yards. Patios may not be constructed of asphalt. Flower planters not exceeding 18 inches in height may be used around the patio.

A. Patio Railings
Railings must be between 36 and 42 inches in height. Railings may completely enclose a patio if the patio is attached to the home. Acceptable materials include wood, stone, brick and wrought iron. Plastic covered white or trim matching railings may also be used. Materials can be mixed. For example, part brick and part wrought iron. Freestanding patios can only have decorative walls not railings. If the railing is parallel to any property line, it must be at least 3 feet from the property line to allow for proper maintenance.

B. Patio Walls
Patio walls can only be located in the rear plane of the home. Patio walls are permitted around patios attached to the home or freestanding patios. If the wall is parallel to any property line, the wall must at least 3 feet away from the property line to allow for proper maintenance. Materials permitted for walls are brick, stone, flagstone, and timbers. Walls cannot be painted. Patios not attached to the house walls cannot exceed 18 inches in width and 24 inches in height. For patios attached to the home, walls cannot exceed 18 inches in width and 36 inches in height. The length of any wall must be kept in scale with the lot. Walls cannot exist on the property line or interfere with the construction offences by adjacent neighbors. Maintaining the wall and its surrounding areas are a requirement at all times. Walls bordering a patio cannot exceed 18 inches in width and 36 inches in height. Any adverse drainage, which might result from the construction of a patio, should be considered and remedied. The use of a partially porous patio surface or the installation of mulch beds adjacent to the patio are ways to eliminate drainage concerns.

PLANTERS

Planters include any kind of planter or window box permanently attached to the porch or deck railings. Such planters shall match the exterior house or deck coloring and be compatible with the house in design and scale. (See **FLOWER BOXES)**

PORCHES

A. Open porches
   Location and design must match the house style. The construction materials and colors shall be compatible with the same components of the house, including roof shingles. Size must be compatible with the home, lot, and surrounding homes.
B. Screened porches
   A screened porch does not have windows. The addition of windows makes such a structure a room addition. Location is behind the back plane of the house and between the side planes. Size must be compatible with the home, lot, and surrounding homes. The porch may be of wood left to age naturally, or may be painted to match the house or trim. Shingles shall match those of the house.

PRIVACY SCREENING

Privacy screening may be used for screening in- ground pools, patios, decks and spas. Privacy screening may not exceed 6 feet in height for patio and ground level decks. For all other decks privacy screening may not exceed 7

PRIVACY SCREENING continued

feet in height from the floor of the deck. Privacy screening shall be of lattice only. Generally, privacy screening may not be used around more than 50 percent of the area (deck, pool, etc.)

PROPERTY MAINTENANCE STANDARDS

A. All portions of a lot which are not improved by an impervious surface or a structure must be maintained with grass (or other vegetation installed by a builder or approved by the Architectural Review Board). No bare earth may be exposed on a lot (except for flower beds or vegetable gardens with appropriate approvals as required).
B. All turf areas on a lot must be kept neatly mowed, edged and trimmed during the growing season. Grass should not be permitted to exceed six (6) inches in height. Lawns should be mowed only from 9:00 a.m. until dusk.
C. Turf areas and other vegetation should be watered during dry periods. Any dead plants, shrubs or trees should be immediately removed and replaced with an equivalent replace in type and size. Trees should be replaced with like tree with a minimum width of 2” in diameter. Other tree species will be considered by ARB for approval.
D. Turf areas should be kept as weed free as possible. At no time should weed cover exceed more than twenty- five percent (25%) of the total turfed area.
E. No trash or debris may accumulate or be stored in a visible location on a lot. Construction materials required for the improvement of a home or lot should be neatly stored in as unobtrusive a location on the lot as possible when not in use.
F. All hedges, trees and shrubs must be neatly trimmed and maintained and their size maintained in proportion to the lot and home through pruning.
G. The exterior of a building must be maintained in an attractive manner. No significant blistering or peeling of exterior painted surfaces is permitted. Any exterior building components (i.e., siding, gutters and downspouts, roof shingles, windows and doors),

which are missing, broken or otherwise in a state of disrepair, must be repaired as quickly as possible.

H. All additions, improvements and structures must be properly maintained and in good repair.

RECREATION AND PLAY EQUIPMENT

Recreation and play equipment includes semi- permanent or large play equipment. Examples include sandboxes, playhouses, swing- sets, tree houses, etc. The following factors will govern approval of such equipment.

A. Location
Such equipment shall be placed in rear yards and not extend beyond the side plane of home unless positioning of the home or landscaping screens the view from the front plane of the home.

B. Scale and Design
The equipment should be compatible with the scale of the lot, the home, and all the surrounding homes and properties. The design and any visual screening are additional considerations in evaluating whether or not there will be an adverse visual impact.

C. Color and Materials
Equipment constructed of wood and left in a natural condition to weather is encouraged. Metal play equipment shall be painted tones of black, tan, or green in color to blend with the natural environment.

D. Large Jungle Gym Sets
The large jungle gym sets are for detached homes only. Large swing sets, monkey bars, etc., must be positioned to provide a minimum of 6 feet from closest point to each boundary line or fence. Persons selecting locations for such equipment should consider their neighbor's enjoyment and not attempt to get such equipment as far as possible from their own patio or deck. Height of such equipment will have considerable bearing on approval or disapproval. Equipment of such a scale and height as to overpower the lot, the home or adjoining homes will not be approved.

RECREATION AND PLAY EQUIPMENT continued

Only one Jungle Gym or Swing set is permitted per property. For home backyard use, **the maximum size for play equipment is twelve (12) feet in height and seventeen (17) feet in length. The width should be generally no more than twelve (12) feet.**

E. Basketball Backboards
Basketball Backboards are for detached homes only. Portable backboards are not allowed in the town homes due to the common area of the drive.
Only portable basketball goal backboards are permitted. Portable basketball backboards are those with wheels permitting them to be easily moved. **Permanent backboards whether pole mounted or attached to homes, garages or carports are prohibited.**

The following specifications apply to all basketball backboards:

a. Clear Plexiglas backboards are encouraged. At all times, the backboard, hoop and net must be maintained appropriately.
b. Portable backboards may be placed in the back or side yards. Backboards must be located at least 12 feet from any side lot line, and at least 15 feet from any rear lot line.

c. A backboard may be used in conjunction with a patio.
d. A portable basketball backboard may be used forward of the front plane of the house only if confined to the driveway of a residence.
e. Portable basketball backboards will not be permitted in the street, in any public right- of- way, or placed in such a manner such that any portion of the public space serves as the play area. Backboards found in public streets, shall be considered abandoned property and maybe confiscated and disposed of.
f. No permanent court markings may be painted, drawn or otherwise affixed to the playing surface.
g. Each home is permitted only one basketball backboard.
h. Basketball backboards may be used only from 9:00 a.m. until dusk.
i. Basketball backboards shall not be used in a manner that deprives homeowners of the peaceful enjoyment of their property by creating a nuisance, or an unreasonable disturbance.
j. Basketball backboards must be removed when no longer used or prior to rental or conveyance of home.

F. Large Plastic Brightly Colored Play Equipment such as play houses/forts/towers, etc.
The equipment is relatively light and easily moved, and ***shall*** be stored out of sight when not in use. This equipment is permitted in backyards only behind the back plane of the house.

G. Volleyball and Badminton Nets, Trampolines, and Similar Play Equipment
Permitted in backyards only behind the back plane of the house

H. Tree Houses
Tree houses are permitted in backyards only behind the back plane of the house.

RETAINING WALLS

Construction is limited to the use of railroad ties, landscaping timbers, stones, brick or reinforced concrete with brick veneer. Walls may not divert the flow of water onto a neighboring lot. No wall shall be maintained in such a manner as to obstruct sight lines for vehicular traffic.

SECURITY BARS

The use of security bars or grates on windows and doors is prohibited. Homeowners concerned about the security of their residence are advised to consider alternatives, including alarms and sophisticated lock systems.

SIGNS

A. REAL ESTATE SIGNS
Only signs advertising a property for sale may be displayed. Such signs must meet applicable County regulations with respect to size, content and removal.
Signs may only be placed in the front yard of available properties. Only one sign per property is permitted.

B. SECURITY SIGNS
Two security signs, each not exceeding a total of sixty- four (64) square inches may be posted on the property. Only one such sign may be posted forward of the front plane of the home. The approved location shall be at the front door or in shrubbery within

twelve (12) feet of the front door, on the mailbox post for single- family or in the rear yard within six feet (6 ft.) of the house or its extensions.

C. WARNING SIGNS
"Beware of the Dog" signs, each not exceeding sixty- four square inches may be posted on the property. If dogs are restricted to the fenced yard, one sign should be posted at each gate. If an invisible fence is used, signs should be posted at the most logical approaches to the invisible fenced portion of the yard. Only one such sign may be posted forward of the front plane of the home.

D. COMMERCIAL SIGNS
One sign may be posted by a contractor working on a home, such as building a deck or painting. The sign may be posted only during the period of the actual contract and may only be placed in the front yard of the home. Such signs must, meet applicable County regulations with respect to size and content.

E. YARD SALE SIGNS
Signs must be removed within 24 hours.

SIDEWALKS AND PATHWAYS

Sidewalks and pathways must be set back at least four feet from the property line and installed flush to the ground. Only stone, brick, concrete or similar durable construction material should be used. Sidewalks and pathways may not be constructed of asphalt. The scale, location and design should be compatible with the lot, home and surroundings
.

SKYLIGHTS

Skylights must be located such that they are not visible from the front of the dwelling unit.

SOLAR PANELS

Solar panels are prohibited.

STORAGE SHEDS

Storage sheds which are adjacent with the dwelling unit or installed under a deck which are compatiable with in size color and materials will be considered. Freestanding sheds which are compatible in size, color and materials will be considered.

A. Detached Homes

1. Size
She shall not exceed 80 square feet or 8 feet in height. Other shed size will be considered on a case by case basis. Factors to be considered are location of shed on lot, visibility of shed from street view or neighboring properties.

2. Materials
The finished materials shall be the same as those used in the surface to which the shed is integrated. If free standing, the materials should be compatible with material of dwelling.

3. Color
The color scheme shall be the same as the surface to which the shed is integrated. If integrated with a deck, the materials shall be natural wood, unless the deck is painted. If integrated with the dwelling nit or free standing, the materials shall match the dwelling unit, including siding and roofing.

STORAGE SHEDS continued

4. Roof
The roof should be sloped similar to that of the house. The shed shall not exceed eight feet in height to include the highest point of the roof.

B. Attached Homes

1. Design

   Sheds must be under a deck or adjacent to the dwelling itself.

2. Size

   Sheds either under a deck, adjacent to the dwelling unit, shall not exceed 48 square feet or shall not exceed six feet in height to include the highest point of the roof.

3. Materials

   The finish materials shall be the same as those used in the surface to which the shed is integrated. If integrated with a fence or deck, the materials shall be natural wood; if attached to the rear of a dwelling unit, the materials shall match the dwelling unit,
   including siding and roofing.

4. Color

   The color scheme shall be the same as the surface to which the shed is integrated. If
   integrated with a deck, the materials shall be natural wood, unless the deck is painted. If integrated with the dwelling unit, the materials shall match the dwelling unit, including siding and roofing.

5. Roof

   The roof should either be flat, with the top of the roof not exceeding the top of the fence, or sloped similar to that of the house. The shed shall not exceed six feet in height to include the highest point of the roof.

STORAGE or PARKING OF MOTOR VEHICLES, BOATS, TRAILERS, CAMPERS, MOBILE HOMES AND RECREATIONAL VEHICLES

The following types of vehicles may not be parked or stored in open view on residential lots, common parking areas, private streets or on common open space.

A. Any vehicle with commercial signs, advertising or visible commercial equipment.
B. Any boat, boat trailer or car trailer.
C. Any motor home or self-contained camper.
D. Any camper slip-ons where the camper backs are higher than the roofline of the cab of the
   truck.
E. Any mobile home, trailer, or fifth wheel vehicle.
F. Any pop-up camp/tent trailer or other similar recreation oriented portable or transportable
   facility or conveyance to include utility trailers.
G. Any other vehicle not defined above which is not normally or regularly used for daily transportation, including dune buggies, non-operational automobile collections or other
   automotive equipment not licensed for use on the highways of Virginia.
H. Any private, school, church, or public bus.
I. Any vehicle larger than a 3/4ton pickup, including one ton and larger trucks and tractor-
   trailers.
J. Police and sheriff's office vehicles are not considered commercial vehicles and are not subject to commercial vehicle prohibitions.
K. Vehicles with automobile covers shall not be stored outside on streets, driveways or yards. They must be placed out of sight in garages.
L. All vehicles including but not limited to cars and motorcycles, parked in open parking shall have current registration plates, tags, county stickers and state inspection permits.

EXCEPTION: In townhouse areas with no garages, properly secured and maintained automobile covers may be used to cover cars, provided cars are parked in rear lot. Any vehicle falling in the above classifications may be stored in a garage out of open view. Such vehicles owned by a resident may be temporarily parked in a private driveway or cluster parking area for a period not to exceed 48 hours for Spring and Fall cleanup, winterization, and for trip loading and unloading. Prohibited vehicles owned by guests of residents may park such vehicles within the community for a period not to exceed five days, subject to any rules and regulations established by the Board of Directors.

STORM/SCREEN DOORS AND WINDOWS

Storm/screen doors meeting the following criteria do not require an application.

A. For front doors or other doors which can be seen from the street,
The storm/screen door must be full view with or without a kick plate, painted the same color as the unit door to which it is attached, the house siding, or the adjacent trim. Self-storing glass or screen doors, without a center bar, may also be installed. The glass may have V-grooved etching or beveled glass, or have V-grooved etching or beveled glass with a kick plate. To replace the glass with a full screen panel, the glass panel must be completely removed. Storm/screen doors meeting the guidelines do not require an application.

B. For back doors, patio doors and other doors which cannot be seen from the street,
Center bars or self-storing glass/screens are permitted. Storm/screen doors meeting the guidelines
do not require an application.

SWIMMING POOLS

In-ground swimming pools will be acceptable, and must have prior approval. Pools must be located in the rear of the property. Pool filtration equipment should be shielded on all sides from adjacent properties through the use of mature shrubbery or screening of an appropriate size and scale.

A. Pool Fencing
Fencing for pools shall be of the standard type and height specified under the heading, FENCING. Fencing must be on the property line. (See FENCES)

B. Pool Railings
Pools may be enclosed by wrought iron railings. Pool railings are permitted within a lot
line or property line fence. The only permitted color is black. Height must be between 36" and 42".
Railings must be at least 3 feet from the property line. Pool railings do not substitute for a lot line
fence. Pool alarms and pool covers are encouraged.

Swimming pools shall not be used in a manner that deprives homeowners of the peaceful enjoyment of their property by creating a nuisance, or an unreasonable disturbance.

TRASH/RECYCLING CONTAINERS

Trash and recycling containers must be stored out of sight. Trash in other than covered containers shall not be stored outdoors.

Trash and recycling should be placed curbside after dusk the day before collection or before 6:00 a.m. on pickup days.
Trash containing foodstuff must not be set out in other than covered containers. Empty trash and recycling
containers shall be removed from sight as soon as possible, but not later than 8:00 p.m. pickup day.
Yard trash should be placed curbside after dusk the day prior to collection or before 6:00 a.m. on pickup
days. Yard trash must be stored out of view prior to yard trash pickup day. Yard trash must be placed in
biodegradable paper bags or in a separate container for yard waste only.

TRELLISES

A trellis is a flat support structure for plant material. It shall not exceed 8' in height from ground or deck floor level, and shall not be enclosed to create a solid barrier. If attached to a deck, the material and color must be the same as the deck. Scale and size should be compatible with the home and surrounding areas. Overhead trellises are permitted.