

# ARCHITECTURAL GUIDELINES



**Architectural Design Guidelines and  
Standards: A Handbook for Homeowners**

**MEADOWS AT MORRIS FARM  
COMMUNITY ASSOCIATION**

## TABLE OF CONTENTS

1.	GENERAL INFORMATION.....	4
1.1.	Introduction .....	4
1.2.	Authority for this Document.....	5
1.3.	Application and Review Procedures.....	6
1.4.	Supporting Documentation.....	7
1.5.	Time Frame for Completion of the Review.....	7
1.6.	Appeals Procedure.....	7
1.7.	Enforcement Procedures.....	8
1.8.	No Waiver or Precedent .....	9
2.	MAINTENANCE REQUIREMENTS.....	9
2.1.	Dwellings and Structures .....	10
2.2.	Lot/Land Maintenance .....	10
3.	ARCHITECTURAL AND DESIGN GUIDELINES .....	11
3.1.	Antennas and Satellite Dishes .....	11
3.2.	Attic Ventilators and Exhaust Ducts .....	11
3.3.	Awnings .....	11
3.4.	Basketball Backboards .....	11
3.5.	Clothes Lines .....	12
3.6.	Decks.....	12
3.7.	Deck and Patio Storage .....	13
3.8.	Dog House / Dog Runs .....	14
3.9.	Driveways .....	14
3.10.	Exterior Decorative Objects .....	14
3.11.	Exterior Lighting.....	14
3.12.	Exterior Painting.....	15
3.13.	Fences .....	15
3.14.	Firewood .....	17
3.15.	Flagpoles and Masts .....	17
3.16.	Garages .....	18
3.17.	Garden Hoses .....	18
3.18.	Gutters, Downspouts, and Sump Pump Extensions .....	18
3.19.	Holiday Decorations .....	18
3.20.	Hot Tubs / Spas .....	18
3.21.	Landscaping .....	19

3.22.	Mailboxes .....	20
3.23.	Patios .....	20
3.24.	Parking .....	21
3.25.	Recreation Equipment and Play Equipment .....	22
3.26.	Sidewalks and Lead Walks .....	22
3.27.	Signs .....	22
3.28.	Storage Containers .....	23
3.29.	Storage Sheds .....	23
3.30.	Storm / Screen Doors .....	23
3.31.	Swimming Pools .....	23
3.32.	Trampolines .....	23
3.33.	Trash Containers .....	24
3.34.	Tree Removal .....	24
3.35.	Vegetable Gardens .....	25
3.36.	Walkways .....	25

4. APPENDIX

- 4.1. **Appendix Ia & Ib — Standard Deck Details**
- 4.2. **Appendix II-A — Four Board Paddock Fence**
- 4.3. **Appendix II-B — Five Board Estate Fence**
- 4.4. **Appendix II-Ca — Spaced Picket Fence**
- 4.5. **Appendix II-Cb — Spaced Picket Fence (Carriage Homes)**
- 4.6. **Appendix II-D — Board-On-Board Privacy Fence**
- 4.7. **Appendix II-Ea — Standard Townhome Container Detail**
- 4.8. **Appendix II-Eb — Standard Townhome Shed Detail**
- 4.9. **Appendix II-F — Approved Storm Door Styles**
- 4.10. **Appendix II-G — Alley Lot Layout Plan for Alley Homes**
- 4.11. **Appendix II-H --- Mount Vernon Dip Fence**
- 4.12. **Appendix II – Ha & Hb– Courtyard Homes Fence Detail**
- 4.13. **Appendix II – J – Courtyard Homes Fence Location**
- 4.14. **Appendix III — Design Review Application**
- 4.15. **Appendix IV - Definitions**

## ARCHITECTURAL AND DESIGN GUIDELINES

### 1. GENERAL INFORMATION

#### 1.1. INTRODUCTION

In accordance with the Declaration of Covenants, Conditions and Restrictions for the Meadows at Morris Farm Community Association, Inc. the Board of Directors has created the Covenants Committee. The Covenants Committee for the Association is created "in order to assure that the Property shall always be maintained in a manner: (i) providing for visual harmony and soundness of repairs, (ii) avoiding activities deleterious to the aesthetic or property values of the Property; and (iii) promoting the general welfare and safety of the Owners, such Owners' tenants and such Owners' (or tenants') households or companies, guests, employees, customers, agents and invitees." (See Article 9; Section 9.1(a) of the Declaration.) Further, it is the duty of the Covenants Committee to propose Design Standards for approval by the Board of Directors. Please note that these Design Guidelines are in addition to rules and regulations set forth in the Declaration itself or in the approved By-Laws. In the event of any conflict between these Design Guidelines and the rules and regulations set forth in the Declaration or the Bylaws, the rules and regulations set forth in the Declaration and Bylaws shall control. The Design Standards for the Community are set forth in this document. This guideline will in no way conflict with regulations of Prince William County or the Commonwealth of Virginia.

However, the Design Guidelines cannot envision every type of improvement for which an application can be submitted and, as such there must be latitude for the Covenants Committee to review applications based on certain criteria. Judgments of acceptable design are based on the criteria listed below which depending on the particular application, may not be all inclusive. The latitude to evaluate applications based on appropriate design criteria should not result in the imposition of personal opinion or taste by the Covenants Committee. However, it does mean that the Covenants Committee can evaluate each application based on its individual merits and specific circumstances, such as characteristics of the housing style, the individual site and relationship to environmental features. As such, what may constitute an acceptable design and approvable application in one case may not in another.

1. Relation to Environmental Conditions and Community Open Space — Harmony of a design with its surrounding natural environment is an important factor. Fencing, in particular, can have damaging effects on open space. Other factors, such as the removal of trees, disruption of the natural topography, vegetation and changes in rate or direction of storm water run-off, also adversely affect the environment in terms of aesthetics or functionality.
2. Validity of Concept — The basic idea must be sound and appropriate to its surroundings.
3. Design Compatibility — The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the

neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

4. Location and Impact on Neighbors — The proposed alternation should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage. For example, fences may obstruct views, breezes, airflow or access to neighboring property; decks or larger additions may cause unwanted shadows on adjacent patios or infringe on a neighbor's privacy and view. For another example, an inappropriate "clutter" of play equipment or "ill-planned" landscape scheme may also affect existing neighbors.
5. Scale — The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surrounds. For example, a large addition to a small house may be inappropriate.
6. Color — Color may be used to soften or intensify visual impact Parts of an addition that are similar in design to an existing house, such as roofs and trim, should match in color and composition. A sample board of exterior materials, finishes, and colors may be required as the sole discretion of the Covenants Committee.
7. Materials — Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, vertical wood siding on the original house should be retained on an addition. On the other hand, an addition with wood siding may or may not be compatible with a brick house.

## 1.2. AUTHORITY FOR THIS DOCUMENT

The general conditions for the design review requirements are stated in Article 9, Section 9.4(a)(1) of the Declaration:

No person shall make any addition, alteration or improvement or change of grade in or to any Lot (other than for normal Upkeep or natural landscaping and not including areas within a building or dwelling visible from the exterior only because of transparency of glass doors, walls or windows) which is visible from neighboring property, without the prior written consent of the Covenants Committee. No person shall make any addition, alteration or improvement to any common area of a Sub-association located within the property (other than for normal Upkeep or natural landscaping and not including areas within a building or dwelling visible from the exterior only because of transparency of glass doors, walls or windows) which is visible from neighboring property, without the prior written consent of the Covenants Committee. No person shall paint, affix a sign not permitted by the Rules and Regulations to or alter the exterior of any improvement, including the doors and windows, if such exterior is visible from neighboring property, without the prior written consent of the Covenants Committee.

The general conditions for restrictions on use of lots and common areas and any addition, alteration or improvement by an Owner shall be subject to the provisions of Articles 8 and 9 of the Declaration.

The general conditions for Upkeep by the Owner are stated in Article 7, Section 7.2(a)(1) of the Declaration:

Each Owner shall keep such Owner's Lot and all improvements located on the Lot in good order, condition and repair, free of debris and in a clean and sanitary condition, including without limitation all necessary grounds maintenance, including, but not limited to, the seeding, watering and mowing of all lawns and the pruning and cutting of all shrubbery, painting and other appropriate exterior care of all buildings and other improvements, and snow removal, in accordance with local ordinances and in a manner and with such frequency as is consistent with good property management, except within the easement areas maintained by the Association and except as may be otherwise provided in this Declaration or in a Supplementary Declaration. Each Owner shall maintain the lead sidewalk, driveway, driveway apron and utility laterals serving each Owner's Lot, even if located on Common Area. Each Owner shall also provide snow removal for any sidewalks located adjacent to such Owner's Lot. Each Owner shall perform these responsibilities in such manner as shall not unreasonably disturb or interfere with the reasonable enjoyment by the other Owners of their Lots. If any Owner shall fail to keep such Owner's Lot in as good repair and in a neat and orderly condition, consistent with such Rules and Regulations as the Board of Directors may promulgate, then the Board or appropriate Covenants Committee may, pursuant to resolution, give notice to that Owner of the condition complained of, describing generally the action to be taken to rectify that condition. If the Owner fails to take actions described or to otherwise rectify the condition within thirty days after the date the notice is given, or such other period as may be specified in the notice if the circumstances warrant a different period, the Board of Directors or appropriate Covenants Committee shall have the right, but not the obligation, pursuant to Section 3.3. and Subsection 12.1 (e) and any resolutions adopted by the Board of Directors, to rectify that condition by taking such action (or by causing such action to be taken) as was generally described in the notice, including, but not limited to, the right to enter upon such Lot to take such action. The costs incurred in rectifying the condition shall be assessed against such Owner's Lot in accordance with Subsection 6.2 (c) and Section 12.1. The Owner shall reimburse the Association within thirty days after delivery of a statement for such expenses.

**1.3. APPLICATION AND REVIEW PROCEDURES**

Application and review procedures that will be used by the Covenants Committee are detailed below:

- 1. Applications: All applications for proposed improvements must be submitted in writing using the application form authorized by the Covenants Committee. A copy of this form is included as an appendix to this document. Until notified to the contrary, homeowners

should mail applications to the following address: Covenants Committee, Meadows at Morris Farm Community Association c/o Legum & Norman 3130 Fairview Park Drive, Suite 200 Falls Church, VA 22042. All applications must be submitted five (5) days prior to a meeting date to be considered at the meeting.

2. The Covenants Committee has the right to deny any application from a homeowner in the event the unit has an outstanding violation of the Design Guidelines which is not under appeal or in litigation.

#### **1.4. SUPPORTING DOCUMENTATION**

The application must include a complete and accurate description of the proposed improvements, including all plans and drawings. Surveyor certified plat drawings are required when adding structures such as desk, landscaping, or making physical changes to the property. When submitting an application for review, a copy of the original certified property plat is required. Improvements should be drawn to scale to plat.

#### **1.5. TIME FRAME FOR COMPLETION OF THE REVIEW**

The Covenants Committee is required to provide notification to homeowners of the approval or disapproval of any proposed improvement within sixty (60) days after receipt of completed application. If the Covenants Committee does not respond within sixty (60) days, the case will be referred to the Board of Directors at the written request of the applicant. The Board is required to respond within forty-five (45) days from the date of referral; failure to act will constitute approval of the requested improvement. The Covenants Committee's sixty day (60) review period will commence upon receipt of a complete application, including any required exhibits.

#### **1.6. APPEALS PROCEDURE**

Homeowners may appeal adverse decisions of the Covenants Committee to the Covenants Committee for reconsideration and, if necessary, to the Board of Directors in accordance with the procedures below.

A homeowner may appeal a decision of the Covenants Committee by submitting a written request for reconsideration to the Covenants Committee. This request should include any new or additional information which might clarify the requested change or demonstrate its acceptability. The Covenants Committee must respond, in writing, to a request for reconsideration within forty-five (45) days from the date of receipt of such request and all required exhibits.

If a request for reconsideration is denied or deferred by the Covenants Committee, the decision may be appealed in writing to the Board of Directors using the procedures detailed above. No appeals will be considered by the Board of Directors unless a prior appeal has been made to the Covenants Committee.

An appeal by a non-applicant homeowner must be received by the Board of Directors within ten (10) days following the date of the decision of the Covenants Committee which is the subject of the appeal. The appeal must detail the specific reasons why the decision of the Covenants Committee is being appealed.

Upon receipt of such an appeal, the Board shall notify the homeowner, whose approved design review application is the subject of an appeal by certified mail, return receipt requested, within forty-eight (48) hours after the date of receipt of an appeal by the Board. This notice shall inform the homeowner that the decision of the Covenants Committee is being reviewed by the Board of Directors pursuant to an appeal and that the homeowner shall not proceed with any improvements until notified by the Board.

The Board must provide a written notice to both applicant and non-applicant homeowners within fifteen (15) days after the date of receipt of the appeal by the Board. This response shall be sent by certified mail, return receipt requested.

#### **1.7. ENFORCEMENT PROCEDURES**

The Declaration empowers the Covenants Committee and the Board of Directors to enforce compliance with the Association's architectural and design standards. The following enforcement procedures will be used to ensure compliance.

1. A violation may be observed and reported to the Covenants Committee by a member of the Covenants Committee, Association staff or a homeowner. In the case of homeowners wishing to report a potential violation, a written notification should be transmitted to the Covenants Committee or managing agent. In no instance should any homeowner disseminate their written complaint to anyone not referenced in this section.
2. The alleged violation will be confirmed by a site visit by a member of the Covenants Committee or the managing agent.
3. The Covenants Committee will contact the resident in violation by letter advising them of the violation and requesting appropriate action to remedy the violation. Notice will be sent by certified mail where the violation is deemed to involve an immediate emergency or where such violation, if not remedied, will increase or enhance with the passage of time.
4. If the violation continues for fifteen (15) days after notification to the resident in violation, or if no substantial progress is made in curing the violation, where such remedy would require more than thirty (30) days, a letter will be sent by certified mail to the resident in violation. This letter will provide notice that the violation must be remedied within fifteen (15) days from the date of mailing of the letter, or alternatively, that the resident in violation must submit to the Covenants Committee a written plan, including timing, for the abatement of the violation within a reasonable period of time, where such violation cannot be cured within the fifteen (15) day period.



5. If the violation is not abated within fifteen (15) days from the date of mailing of the certified letter, or if progress is not being made to abate such violation in accordance with a plan agreed to by the resident in violation and the Covenants Committee, the Board will send the resident in violation a certified mailing informing the resident of the time and place of a hearing by the Covenants Committee.
6. If the case is not resolved to the satisfaction of the Covenants Committee during such hearing, the Covenants Committee will submit a written complaint to the Board of Directors, together with a recommendation for appropriate resolution of the matter. This complaint will specify the nature of the violation and summarize the actions taken by the Covenants Committee and the resident in violation.
7. The Board of Directors, as appropriate, will notify the homeowner in violation and convene a formal hearing in accordance with the notice requirement and due process procedures set forth in Article 12, Section 12.1 (i) of the Declaration.
8. As a result of this hearing, the Board of Directors may take appropriate actions which include:
  - A. Levying a charge not to exceed \$50.00 for a single offense or \$10.00 per day for a continuing violation, up to a maximum of \$900.00. In the event of a continuing violation, the \$10.00 per day charge shall commence ten (10) days after the date of a letter from the Board which informs the homeowner that a charge for a continuing violation has been levied and which shall terminate upon the date of abatement of the continuing violation. The homeowner shall be responsible for informing the Board of Directors or Managing Agent that a violation has been abated and requesting an inspection;
  - B. Referring the matter to legal counsel for appropriate action to secure compliance with the Association's Legal Instruments;
  - C. As applicable and in accordance with Article 12, Section 12.1(e) of the Declaration, voting to have the Association enter the property of the resident in violation, correct the condition(s) which constitute the violation and impose an assessment upon the lot for the full costs incurred by the Association in correcting the violation.
9. The above procedures do not preclude the Board of Directors from taking accelerated measures in the case of a violation which constitutes an emergency situation, provided that the resident in violation has been properly notified by phone (when possible) followed up by a certified mailing that the Board's actions are consistent with the provisions of the Association's legal documents.

#### **1.8. NO WAIVER OR PRECEDENT**

Failure to enforce any provision of these Guidelines shall in no event be deemed a waiver of the right to enforce it later. Also, a variance granted for one property shall not create a precedent for another.

## 2. MAINTENANCE REQUIREMENTS

Every Homeowner and non-owner resident is responsible for maintaining the appearance standards of their own property, to include such items as mowing grass, removal of trash, removal of dead vegetation, structural maintenance and overall appearance. Approval is required from the Association prior to making any modifications or changes to the exterior appearances of individually owned houses or lots. Homeowners and non-owner residents are required to maintain property in substantially the same appearance and condition as approved. Normal wear and aging of materials and finishes is to be expected; however, when the material or finish begins to break down physically, the design and appearance is no longer representative of the original approved designs for the house or property.

Any resident, who sees an apparent violation of the design and appearance standards and become concerned, has the right to contact any member of the Association's Board of Directors and file a complaint or a request for the Association to investigate it. The Association will investigate all verifiable complaints or requests.

Maintenance of common areas is the responsibility of the Association.

Dumping of debris or lawn clippings on common areas/open space is prohibited. Storage of personal effects on common areas by individual lot owners is prohibited.

### 2.1. DWELLINGS AND STRUCTURES

Owners and Residents are responsible for maintaining the exterior of their living units and any other structures on their lots such as decks, fences, garage, and play equipment.

The following items represent examples of the conditions which would be a violation of these Guidelines:

- a. Peeling paint on rake board, eaves, trim, doors, shutters, etc.
- b. Play structures which are broken or in need of re-staining or repainting
- c. Fences and gates with broken or missing parts
- d. Decks with missing or broken parts
- e. Dented, loose or missing siding
- f. Broken or missing window grids
- g. Broken or missing windows or doors
- h. Broken or missing exterior lamp posts, or those which are in need of repainting
- i. Broken or missing shutters, or those which are in need of repair or repainting

The items above are examples of violations and are not intended to be a complete list

## 2.2. LOT / LAND MAINTENANCE

Lawn and turf areas shall be mowed at regular intervals, maintaining a neat appearance and a maximum height of 6 inches (allows for growth over a high cut of 3 inches). Planted beds shall be kept in a neat and orderly manner. Weeds shall be controlled in both lawn areas and planted beds. Trees and shrubs shall be routinely trimmed to maintain a well-groomed appearance. Dead or dying plants shall be promptly removed, for tree removal refer to ***Tree Removal guidelines***. Owners/residents are responsible for ensuring that their property is protected from soil erosion and that drainage from the property does not hinder natural drainage or divert drainage to adjoining properties.

## 3. ARCHITECTURAL AND DESIGN GUIDELINES

The specific guidelines detailed below have been adopted by the Board of Directors and shall be employed by the Covenants Committee in reviewing proposed modifications and improvements.

### 3.1. ANTENNAS AND SATELLITE DISHES

Satellite dishes which are larger than one meter in diameter are prohibited. Satellite dishes which are one meter in diameter or less, television antennas and MMDS (multichannel, multipoint distribution) antennas are permitted. Antennas and satellite dishes are subject to the guidelines below and do not require prior approval from the Covenants Committee.

- Location. Devices are not to be installed in the front of the lot or on the front facade of a residence so long as another location exists on the lot or residence from which an acceptable quality signal can be received. They are to be located so as to be as visually unobtrusive as possible, without unreasonably increasing the cost of installation, maintenance and use and without precluding the reception of an acceptable quality signal. Whenever possible, the devices should be located in the rear yard, below the height of privacy fencing. If they must be installed at roof level, then they should be situated on the rear side of the roof ridge line, so as to have no, or minimal, visibility from the front of the home.
- Screening. To the extent possible, dishes and antennas should be screened so that they are not visible either from the street or to other lot owners.
- Color. In order to minimize any adverse visual impact, a device which is affixed to a residence should be painted to match the color of the portion of the house to which it is attached, so long as painting the device will not void the manufacturer's warranty.

### 3.2. ATTIC VENTILATORS AND EXHAUST DUCTS

Attic ventilators and exhaust ducts are permitted and should be the color of the house siding or trim (if mounted on a gable end). Ventilators should be mounted on the backside of the roof, not to extend above the ridgeline, and should match the color of the roof, the chimney duct or be mill-finished.

### 3.3. AWNINGS

As a general rule, all exterior awnings shall have an application approved by the Covenants Committee as long as they are demonstrated to be clearly compatible with the architectural design and qualities of the home or are screened from the view of adjoining neighbors when not in use due to the proposed location of the installation.

### 3.4. BASKETBALL BACKBOARDS

An application must be submitted to the Covenants Committee prior to the installation of a permanent basketball backboard. Permanent basketball backboards may be attached to single family homes, garages, carports or affixed to permanent or semi-permanent free-standing poles with the stipulations listed below. The backboards may be left white or painted to match the trim color of the structure to which secured. The mounting surface should be painted the same color as the surface to which they are attached. At all times, the backboard, hoop and net must be maintained appropriately.

Backboards may be affixed to permanent or semi-permanent, free standing poles with the following stipulations:

- a. Poles are painted either a solid earth tone, black or white,
- b. No court markings are painted, drawn or otherwise affixed to the playing surface,
- c. Poles must be located at least twelve (12) feet from a side lot line and fifteen (15) feet from the front lot line.
- d. Portable Basketball Set-ups. Portable basketball set-ups are not to be located in such proximity to the road that players will interfere with traffic or otherwise create an unsafe environment for pedestrians and drivers alike. Portable basketball set-ups are not permitted on Common Area or on streets. Approval is required to leave portable basketball setups out in the driveway on a regular basis. A photo of the portable setup must be provided and location labeled on the plat of the property. Portable basketball setups must be maintained to the same standards as permanent hoops (backboard, net and hoop must be maintained). Applications for portable hoops must be resubmitted every *two years* and all neighbors within hearing distance should be notified and sign the application. All portable hoops, if not located in the driveway, must be completely stored out of sight. Laying the apparatus on its side, either in the driveway or yard, is not an acceptable storage solution.

### 3.5. CLOTHES LINES

Clothes lines or similar apparatus for the exterior drying of clothes will not be permitted.

### 3.6. DECKS

All decks must be approved by the Covenants Committee prior to installation. Please call the management office at (703) 600-6000 for further information.

- Location. Decks must be located in rear yards and should not break the side plane of the house. Decks shall not be erected forward of the rear plane of a dwelling unit. Side plane is defined as the side wall without consideration for protrusions to the side wall (i.e., bay windows, HVAC units). Rear plane is defined as rear most corner of the structure.
- Scale and Style. Decks, particularly elevated decks, should be of a scale and style which are compatible with the home to which attached. Specific dimensions shall be considered on a case-by-case basis.
- Material. The vertical support posts, floor joists, floor of the deck and any steps must be constructed of pressure treated southern yellow pine, #2 grade or better. The deck floor may also be constructed of a synthetic material of comparable quality. It is preferred that deck rails, pickets and band board be constructed of cedar wood. Cedar wood may also be used for the deck floor and any steps.
- Standard Details. Decks must be constructed in accordance with the standard design and details which are illustrated in Appendix I, irrespective of the size of the deck. Two alternative railing details are permitted, a modified Chippendale and straight picket. The decorative colonial post cap and the exterior fascia boards included in the standard detail for picket railings may be omitted at the discretion of each applicant. A reasonable number of sunburst panels may be installed with either railing detail. Minor deviations in construction which do not alter the basic appearance of the standard deck details will be permitted.
- Color. The band boards, pickets, rails, posts and top rail may be stained with a natural wood color approved by the Covenants Committee. However, it is preferred that those deck components be stained white. All other wood components must be sealed. A sample of wood color must be included with the application, as applicable.
- Underdeck Storage. Elevated decks have an underdeck area which can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space. The use of decorative screening or landscaping to minimize adverse visual impacts is encouraged and may be required by the Covenants Committee, particularly in the case of high decks. The installation of lattice to screen the deck undercroft is permitted for elevated decks. Lattice should be a minimum of one inch wide and have a diagonal pattern. The storage of any items below a deck is prohibited, except that a storage shed which conforms to the Design Guidelines may be constructed below the floor of an elevated deck and must directly abut the exterior wall of the home.



- Privacy Trellises and Screens. The attachment of privacy screens and trellises for elevated decks of single-family attached units will generally not be permitted in order to avoid the obstruction of sight lines for adjacent units. Such structural features will be permitted for decks of single-family detached units if consistent with the size of the deck and home. Privacy screens shall not extend more than four feet above the top rail or comprise more than 50% of the perimeter of the railing.
- Screened Enclosures on Decks. Material shall comply with that used for decks. In addition, siding, trim, gutters, downspouts and shingles shall match that of the house. The lower railing shall be same as that for decks; it may also have a solid wood bottom that is consistent with the screened enclosure. The wood color is the same as for decks, or the screened enclosure can be stained to match the house siding with trim components matching the house trim color.

**3.7. DECK AND PATIO STORAGE**

The height of the storage units must not exceed the height of the deck railing. The width and depth of containers will not exceed 5'X4'. Containers must be earth-tone, such as beige, gray, or clay, or match the color of the home. No more than two storage containers allowed per lot.

**3.8. DOG HOUSES / DOG RUNS**

Dog runs are prohibited. Dog houses may be permitted, subject to approval by the Covenants Committee.

**3.9. DRIVEWAYS**

Driveways shall be asphalt. The concrete driveway apron should be extended to meet the sidewalk per Prince William County and VDOT requirements.

**3.10. EXTERIOR DECORATIVE OBJECTS**

Approval for exterior decorative objects is not required for five or fewer objects, each less than 18" in height and width. Examples include; bird houses, bird baths, bird feeders, driftwood, weather vanes, sculptures, fountains, free standing poles of all types, house address numerals, and any items attached to approved structures. Decorations for holidays are not included in exterior decorative objects, and are addressed in the HOLIDAY DECORATIONS section of these guidelines. . Any objects which generate complaints from neighbors will be subject to review by the Covenant Committee and may require an approved application to remain in public view.

Bird baths, while generally not permitted in the front yard, may be granted a variance by the Covenant Committee. An application is required to include a photo of the birdbath and location specified clearly on the plat of the property.

Bird baths must remain clean and well-maintained at all times and approval may be revoked if found in poor condition.

Planters containing live flowers, small shrubs or small trees in mulched beds, lead walks, and porches do require approval as long as they meet the following conditions:

- Must be modest in size and compatible with the existing color and architecture of the house.
- Must be containers that are essentially boxes, pots or urns made for the sole purpose of containing flowers.
- Must not include such items such as birdbaths, fountains, wagons, wheel barrows, or other decorative items adapted for plantings.
- Must be removed and stored when they no longer contain live plants.

### **3.11. EXTERIOR LIGHTING**

Lighting which is part of the original structure may not be altered without prior approval of the Covenants Committee. Proposed replacement or additional fixtures must be compatible in style and scale with the applicant's house.

Exterior lighting, including motion sensors, flood lights and entrance lights shall be directed downward and not outside of the applicant's property. The light should not illuminate outside of the applicant's property. Proposed additional lighting shall not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage or other features. Low voltage landscape lighting located along a walkway or among shrubbery will be considered so long as it does not distract from the overall appearance of the home.

Applications for replacement or additional exterior lighting should include the wattage, height of the fixture above ground, location on the property (shown on a plat map for the lot) and a description of the fixture(s) and/or a photograph or cut sheet from a catalogue.

### **3.12. EXTERIOR PAINTING**

An application is not required in order to repaint or restain an object to match the original color. However, all exterior color changes must be approved. This requirement applies to siding, doors, shutters, trim, roofing and other appurtenant structures.

### **3.13. FENCES**

The Covenants Committee will approve all fences prior to installation. All home types must refer to this specific home style for fence detail. All fences must be maintained in good condition and straightened as required. The unfinished side of the fence (showing the posts and other supporting members) shall face the interior of the lot on which the fence is erected. If the ground slopes, the fence must be parallel to the ground.

1. Chain-Link Fences. Chain link fences are prohibited.
2. Lot-Line Fences for Single-Family Detached Homes.
  - a. Materials. It is preferred that fences be constructed of cedar, except that support posts should be constructed of pressure treated southern yellow pine, #2 grade or better. Other materials, such as white composite or vinyl may be approved by the Covenants Committee.
  - b. Fence Placement. Fences shall be lot line fences, thereby allowing adjacent homeowners to abut existing fences. Fences shall not be erected forward of the rear plane of the dwelling unit. In general, fences may be located on the rear yard lot line. However, precise fence placement will be considered on a case-by-case basis. Any precise fence placement exceptions due to, for example, downspouts and trees, will be considered on a case-by-case basis.
  - c. Standard Fence Detail. Three standard fence styles may be constructed, although two are not permissible for all locations within the community. The permissible standard fence styles are described below and illustrated in Appendixes II-A, II-B, II-C and II-H. Fences shall be installed so the finished side is seen when looking at the fence from locations external to the lot (i.e., the street). Please note, any installed gate must conform to the style of the fence so that in essence one can not notice a gate exists. The continuance is uniform.
    - Four Board Paddock Fence. This fence style may be approved for all single-family detached homes in the community.
    - Five Board Estate Fence. This fence style may be approved for all locations.
    - Spaced Picket Fence. This fence style may be approved for all locations **Carriage/Alley homeowners refer to #4 “Carriage/Alley” fence.**
    - Mount Vernon Dip. Append Section 2c on page 9 of the Design Guidelines and Standards April 2010 to include: approved fence styles will also include “Mount Vernon Dip” style picket for fences 48” high and allow fences to be board on board. (Detached single family homes only).
  - d. Color. All fences must be stained with a natural wood color or white solid stain which has been approved by the Covenants Committee.
3. Privacy Fences for Single-Family Detached Homes. Privacy fences, constructed in wood or through landscaping are prohibited
4. Privacy Fences for Single-Family Attached Homes (Townhomes)
  - a. Materials. It is preferred that fences be constructed of cedar wood, except that the support posts should be constructed of pressure treated southern yellow pine, #2 grade or better. Other materials may be approved by the Covenants Committee.



- b. Fence Placement. Fences to enclose the rear yards of single-family attached homes shall be located on the lot line and, in the case of end units, shall not extend forward of the rear plane of the dwelling unit. Lot line fences for end units may be extended beyond the side plane of the home to encompass the portion of the yard between the lot line and the side plane of the home.
- c. Standard Fence Detail. All lot line fences for single-family attached units shall be six foot high Board-on-Board Privacy Fence. This fence style is illustrated in Appendix II-D.
- d. Color. Fences must be stained with a natural wood color or white solid stain approved by the Covenants Committee.

5. Fences for Carriage & Alley Homes

- a. Materials and Standard Fence Detail. Standard features of each carriage and alley homes are white vinyl gothic spaced picket fences, which are installed by the Builder. In the event that these fences require repair or replacement, the lot owner must repair or replace with the identical material and fence style. The continuance is uniform. Fences must be constructed in accordance with the standard fence detail in Appendix II-Ca (and II-Cb if applicable). Side and rear yard fences may be constructed of either white vinyl or wood. Any installed gates must conform to the style of fence so that in essence one cannot notice a gate exists.
- b. Location. Fences must be located on each lot as indicated in a Fence Location Plan prepared by the Land Planning and Design Group. Applicants should obtain a copy of this Plan (or the portion that applies to their lot) prior to submitting an application. The Fence Location Plan can be obtained from community management company.
- c. Color. All fences will be vinyl or wood stained with Olympic white stain or equivalent to match the front yard builder-installed fences.
- d. Builder installed white vinyl picket fence – Carriage Series Homeowner may remove from lot builder-installed white vinyl picket fencing if post holes are properly filled in and area is re-seeded. No application is required if fencing to be removed is not part of a larger fence on the property and shorter than 15' in length.

6. Fences for Courtyard Homes

The permissible standard fence style is the 6 foot high, white vinyl Jamestown Style (appendix II-HA). White Nantucket caps shall be installed on all posts. A three foot wide gate should be installed in the location indicated in the diagram and any installed gate must conform to the style of the fence so that in essence one cannot notice a gate exists. These fences must be located as shown in appendix II-J.

## 7. Fences for Duplex Homes

The permissible standard fence style is the 6 foot high white vinyl Jamestown. White Nantucket caps shall be installed on all posts. Please note that a three foot wide gate is required to be installed and any installed gate must conform to the style of the fence so that in essence one cannot notice a gate exists. The continuance is uniform. Fence should be installed on the side property line at 12 inches behind the front plane (Excluding front porch). Please see appendix X for Jamestown fence design. Offset is less than 36" measured from front plane to rear plane and 12 feet out from side plane of home.

### **3.14. FIREWOOD**

No application is required provided firewood is kept neatly stacked, located to the rear of the residence and in such a manner as to avoid adverse visual impacts for adjoining properties. Screening may be required in certain cases.

Other than a limited quantity of firewood intended for immediate use, firewood shall not be stacked on patios or decks. Homeowners will take actions to discourage rodents.

### **3.15. FLAGPOLES AND MASTS**

Installation of free standing or anchored flagpoles and/or stationary masts or similar structures within the front or rear yard Limited Common Element areas, within any Reserved Common Element area as may be designated by the Board are prohibited.

Commemorative or decorative banners, or the flag of (i) the United States, (ii) the Commonwealth, (iii) any active branch of the armed forces of the United States, or (iv) any military valor or service award of the United States may be displayed from a flag-pole, no longer than six (6) feet, attached to the side of the building at an angle.

### **3.16. GARAGES AND GARAGE DOORS**

Garages may not be converted from use as vehicle storage to another use without permission from the Covenants Committee. Contact the community management company for information regarding detailed garage plans. See Appendix II-G for additional information. A copy of the plans and construction detail for structural alteration of a garage must be submitted to and approved by the Covenants Committee.

Garage doors must remain consistent with the style and color installed by the builder.

### **3.17. GARDEN HOSES**

Garden hoses should be stored so that they are not visible from the street. Options for storing garden hoses include reels and containers, placing behind shrubbery, or in the garage, or in the back yard.

### **3.18. GUTTERS, DOWNSPOUTS, AND SUMP PUMP EXTENSIONS**

Gutters, downspouts and sump pump extensions must conform in color and design to those originally installed. They must be located and installed so that the water runoff does not adversely affect adjacent property. Installing downspouts in other than a vertical position is generally prohibited although, depending on the architectural design, short expanses of laterals may be allowed.

### **3.19. HOLIDAY DECORATIONS**

Holidays January – November: Exterior holiday décor for major holidays may be placed up to two weeks prior to the holiday and must be removed by one week after the holiday has passed. Holidays in this category include, but are not limited to: Easter, Fourth of July, Halloween, and Thanksgiving.

December Holidays: Winter holiday exterior décor may be placed during Thanksgiving weekend and must be removed by Martin Luther King, Jr. Holiday in January.

### **3.20. HOT TUBS / SPAS**

An exterior hot tub or spa must be located at the rear yard of the house. The hot tub or spa should either be incorporated as an architectural feature of your deck and/or patio, and/or may be enclosed by a structure such as a gazebo, fencing or landscaping to shield the view from neighbors. The exterior finish of any enclosure and/or the exterior finish of the hot tub or spa must blend with the exterior finish of the home, deck or patio to which it is connected or adjacent to. Mechanical equipment, pipes, and wiring should be concealed.

Applications must contain the following:

- Property plat/site plan showing location of hot tub in relationship to home, deck, and/or patio
- Description and dimensions of screening, if any, and landscape plan if applicable.
- Manufacturer’s brochure or detailed description of hot tub/ spa, including dimensions.

### **3.21. LANDSCAPING**

There shall be no adverse drainage impact to adjacent neighbors and/or common area. Landscape plantings shall not interfere with any site distance easements along VDOT maintained streets. Plantings should also not impact ingress and egress to any driveway and/or entrance. An application is not required for the following modifications:

1. Planting of annuals or perennials in existing beds.

2. Installation of new beds less than four feet wide around the perimeter of the house foundation (and deck, patio, or fence if present) and perimeter of the rear of the lot, provided that plants installed have a mature height of less than eight feet.
3. Installation of new beds less than three feet wide adjacent to walks from the driveway to the front of the home, provided that plants have a mature height of less than three feet.
4. Installation of new beds less than two feet wide around a mailbox post and around transformer/utility boxes, provided that plants have a mature height of less than three feet.
5. Installation of edging material around existing or approved beds, provided that it is installed at ground level.
6. The installation of individual trees or shrubs on the lot, provided that such plantings at maturity are in scale with the home and lot and do not interrupt designed drainage patterns and swales. Installation of any shrubs or trees, which are intended to form a hedge or natural screen, must refer to number 4 below and provide an application.

Any other landscaping modifications including the following, require application and review by the Covenants Committee. Landscape materials may not be installed on ingress/egress easements shown on a site plan or plat map. There shall be no adverse drainage impact to adjacent neighbors and/or common area.

1. Removal of grass and replacement with mulch or landscape ground cover, except in the case of the pre-approved locations above. (This will be considered for limited areas; on steep slopes, for example.)
2. Stone, masonry or keystone landscape walls. Walls intended as a landscape feature should not exceed two feet in height. The use of natural stone is preferred. However, brick or cultured stone may be approved if consistent with design characteristics of the home and adjoining properties.
3. Any modifications that require construction (including retaining walls or garden structures, such as trellises, gazebos, etc.) or result in a grade change.
  - a. Retaining walls should be as unobtrusive as possible and should be installed only where structurally necessary such as for purposes of diminishing erosion or creating a more level lawn or garden area. Retaining walls should be built only to the minimum height needed to serve their function. Retaining walls must be constructed of stone, brick, or approved interlocking architectural pre-cast concrete blocks. **Concrete walls or walls constructed of rounded landscape timbers will not be approved.** The ends of all walls must be gradually tapered down to the ground rather than abruptly ending.
4. Approval is required for any shrubs or trees, which are intended to form a hedge or natural screen, which will be more than three feet in height. Landscape screens or

barriers may be approvable in order to define private space or block undesirable views. However, the Committee will consider any adverse impacts on adjoining lots, including the disruption of sight lines for adjoining properties and interruption of designed drainage patterns. Landscape screens or barriers are not permitted on front yard lot lines.

5. Any proposed improvement which is of such a scale or type as to be potentially inconsistent with the scale and design features of the home, adjacent homes and the surrounding area.

### **3.22. MAILBOXES**

Mailbox posts must be the “Morris Farm” green color, made of wood, and meet all federal guidelines.

Recommended Post Color:

Valpsar: Cactus Shadow

Sherwin Williams: Artichoke Green Color Code: SW6179

Mailboxes must be off white.

House numbers installed on mailboxes must be consistent with original, color, design and material.

Any magnetic or film coverings on mailboxes is prohibited when not part of overall exterior holiday décor, and numbers on mail boxes or posts must be maintained in good repair and clearly visible.

### **3.23. PATIOS**

All patios require approval. Patios shall be located in rear yards and depending on lot location and style of home, may not extend around to side or front yards (Courtyard homes have specific rules and may review deck placement guidelines for guidance). The scale, location, and design shall be compatible with lot, house and surroundings.

- Patios must be constructed on a level surface
- Patios may not adversely affect drainage from owner’s house or to a neighboring property. Any adverse drainage which might result from the construction of a patio shall be corrected by the homeowner.
- Patio materials must be stone, concrete/cement, or composite material
- Patio must have a frame in place to prevent slippage and run-off of materials

Applications must contain the following:

- Property plat/site plan showing the exact location and dimensions of the patio

- Materials to be used including color
- Method of installation including a description of any grading changes and resulting impact on adjacent properties

**3.24. PARKING – VEHICLES AND EQUIPMENT**

The general conditions for vehicles are stated in Article 8, Section 8.2(n) of the Declaration.

Except in connection with construction activities, no commercial vehicles (vehicles on which commercial lettering or equipment is visible or which are larger than normally used for noncommercial purposes) taxicabs or trailers, campers, recreational vehicles, boats and other large vehicles, including ground maintenance equipment, may be parked or used on any residential portion of the Property if it is visible from the Common Area or another Lot or on any public right-of-way within or adjacent to the Property, unless expressly permitted by the Board of Directors or other permitted by law, and only in such parking areas or for such time periods (if any) as may be designated for such purpose. Except as may be modified by resolution of the Board of Directors, prohibited vehicles would include, without limitation, any vehicle: (i) with a load capacity in excess of one ton, (ii) oversized (higher than eight feet, wider than eight feet or longer than eighteen feet), (iii) with commercial license plates or (iv) with commercial signage. Parking of all such vehicles and related equipment, other than on temporary and non-recurring basis, shall be in garages or screened enclosures approved by the Covenants Committee or in areas designated by the Board of Directors, if any. The Board has no obligation to designate any such areas or permit parking of such vehicles. No junk or derelict vehicle or other vehicle on which current registration plates and current county and state inspection permits are not displayed shall be kept upon any portion of the Property if it is visible from the Common Area or another Lot. Vehicle repairs and storage of vehicles are not permitted, except in accordance with the Rules and Regulations; provided however, that washing of vehicles and noncommercial repair of vehicles is permitted on all Lots as provided in the Rules and Regulations. The Board of Directors shall have the right to tow any improperly parked vehicles, or any vehicle the keeping of which on the Property violates this Declaration, upon twenty-four (24) hours' notice posted on the vehicle. All motor vehicles, including without limitation trail bikes, motorcycles, dune buggies, golf carts and snowmobiles, shall be driven only upon paved streets and parking lots. No motor vehicles shall be driven on Trails or unpaved portions of Common Area, except such vehicles authorized by the Board of Directors for Upkeep of the Common Area.

All cars and other vehicles must be parked in driveways, designated parking areas, or appropriate street parking. Parking is not permitted on non-paved areas (whether homeowners' lots or common property). Major repairs to motor vehicles are not permitted on any lot, common area, or on any public or private street located within the community.

### 3.25. RECREATION AND PLAY EQUIPMENT

Permanent or semi-permanent play equipment, which constitutes a structure, such as swing sets, playhouses, sand boxes, etc., require an application and are subject to the guidelines below.

1. Location. All play equipment must be located in the rear yard and should be set back a minimum of 6 feet from the rear and side property lines. The play area resulting from this equipment should not encroach onto other properties.
2. Size and Scale. The size of any play equipment should be compatible with the size of the lot.
3. Screening. Play equipment should be sited so as to have the minimum visual and noise impacts on adjoining lots. The Covenants Committee may require landscape screening to minimize any adverse impacts.
4. Material and Colors. The use of wooden play equipment is encouraged. Metal play equipment, exclusive of the wearing surfaces, free standing basketball backboards and their poles should be painted dark tones to blend with the natural surroundings or, if located adjacent to a home, painted to match the background or screening structure. The use of bright colors on play equipment should be minimized. However, most play structures available for purchase have bright colored plastic and/or fabric elements and will generally be acceptable if the basic structure itself is wood or metal which can be painted in accordance with this guideline. Applications for such play equipment should include a color photograph or catalogue cut sheet, the physical dimensions of the equipment and proposed location on the lot. Equipment shall be kept in operable condition and shall not become visually obtrusive.

### 3.26. SIDEWALKS AND LEAD WALKS

All sidewalks and lead walks are to be concrete, brick, slate, flagstone or a combination of these materials. Asphalt is prohibited. In traditional design areas, lead walks to the houses shall connect either to the street, or to the driveway, such that there is a paved walking surface from the front door of the house to the street and/or sidewalk. Sidewalks to the rear portions of the yard (backyard) will considered on individual merit.

### 3.27. SIGNS

Generally, no signs may be placed on a lot except real estate signs advertising a property for sale or rent. All "For Sale" signs must be a freestanding builder lot sign with a maximum of 4 square feet in any area. Graphics should be on one side of the sign with black text with the exception that the text "For Sale" can be red. The signs shall be posted parallel to the curbside directly in front of the house. No signs may be placed on common areas.

### 3.28. STORAGE CONTAINERS

Storage containers are prohibited for single family homes. For townhouses only, temporary composite containers (i.e., Rubbermaid®) shall be considered under the following guidelines (see Appendix II-Ea for further details):

It shall be:

1. A maximum of six feet high provided it does not exceed the height of the fence.
2. The maximum overall dimension shall not exceed 5' wide and 4' deep and 6' in height.
3. Located immediately adjacent to the townhome or privacy fence. (see Appendix II-Ea for further details).
4. Installed on a level surface
5. Must be earth tones (brown, grey, green, etc)

A *color* photo must be included with the application.

### **3.29. STORAGE SHEDS**

Storage sheds are prohibited for single-family detached homes. Townhome owners may construct a rear yard storage shed which conforms to the standard detail illustrated in Appendix II-Eb. Sheds must be constructed of siding trim and materials which match the townhome in both material and color. Doors must be centered in the wall facing the lot interior and be painted or stained the same color as the entry door to the townhome.

### **3.30. STORM / SCREEN DOORS**

Full-view storm doors, defined as doors where the glass comprises at least 80 percent of the door surface, are permitted. Provided that this criteria is met, there is latitude for a number of styles. Approved storm door styles are illustrated in Appendix II-F. Doors with decorative treatment, such as grills, are not permitted. Doors shall be white or painted to match the color of the home entrance door behind the storm door. Doors which comply with these guidelines do not require approval from the Covenants Committee. An application is required for any storm door which does not conform to these guidelines.

### **3.31. SWIMMING POOLS**

Only in-ground pools are permitted for single-family detached homes. All pools must be approved by the Covenants Committee. The Committee may require appropriate screening of mechanical equipment to minimize any negative visual impact.

### **3.32. TRAMPOLINES**

Trampolines are generally not allowed.

Variances are granted in limited circumstances, when the following conditions are met:



- Trampoline includes safety screen on all sides and covering over springs
- Yard is fenced
- Trampoline is not visible from the front of the house
- Does not provide negative visual impact to neighboring homes, either on sides or from the rear
- Trampoline must be securely fastened to the ground

Trampolines must be re-submitted for approval every two years. If stored in colder months, trampoline components must be completely removed from sight. Trampolines must also meet rules under "Recreation and Play Equipment".

### **3.33. TRASH CONTAINERS.**

Trash and recycling containers, including but not limited to yard debris (grass clippings, tree trimmings, etc), shall be stored securely at all times and when placed at the street for pickup.

No trash, garbage or other waste material or refuse shall be placed, stored, or allowed to accumulate on any lot except in covered sanitary containers. These containers must be stored out of view either in a garage or in an approved hide at all times. Trash containers may not be stored on Association property. All waste containers shall be kept in a clean and sanitary condition and emptied regularly.

Owners/residents are responsible for picking up litter on their property and debris on common ground that originated from their property. Plastic trash bags containing food and related refuse must be placed in a secure container.

For owners who wish to store their trash containers in a hide in the rear or side yards, an application for appropriate exterior screening, fencing or landscaping must be submitted and shall be considered for approval under the following guidelines:

1. Only one hide solution may be permitted per lot.
2. Hide dimensions may not exceed 4'h x 9'w x 3'd.
3. Appropriate materials include: landscaping, not to exceed overall dimensions of the hide; wood, vinyl, etc...in white, natural wood stain, earth tones, and must be in harmony with the exterior color scheme of the home.
4. To consider the uniqueness of each property, alternative locations may be considered upon application.

### **3.34. TREE CUTTING / REMOVAL**

The general conditions for cutting trees are stated in Article 8, Section 8.2(k) of the Declaration:

Except in accordance with the Design Guidelines, no sound trees exceeding five inches in diameter measured twelve inches above the ground shall be removed from any Lot without prior written approval of the Covenants Committee or as necessary to construct improvements based on plans previously approved by the appropriate Covenants Committee. No live trees with a diameter in excess of four inches, measured twelve inches above ground, nor trees in excess of two inches in diameter, similarly measured, which are generally known as flowering trees (such as dogwood or redbud) or as broad leaf evergreens (such as holly, laurel, or rhododendron), no live vegetation on slopes of greater than twenty percent gradient or marked "no cut" areas on approved site plans may be cut without prior approval of the Covenants Committee. Further, no live trees planted or preserved by the Declarant or a Builder to comply with applicable ordinances or other governmental requirements shall be cut without prior written approval of the Covenants Committee and the applicable governmental authorities. The Association shall set rules for cutting of trees to allow for selective clearing or cutting.

Upon approved removal of any trees, homeowner/resident must remove or grind any visible stump left by the tree. In some instances, homeowner/resident will be required to replace the removed tree.

No trees, shrubs or other vegetation on common areas are to be cut, pruned, or removed by homeowners/residents.

Trees overhanging sidewalks and walkways should be trimmed to allow clearance for pedestrians.

### **3.35. VEGETABLE GARDENS**

Vegetable gardens must meet the following conditions:

1. Located between the rear line of the house and the rear property line.
2. Water from the garden does not damage common ground or neighboring property.
3. Gardens must not encroach on Association common ground.
4. Gardens must be neatly maintained including removal of weeds, dead growth and unused stakes or trellises.
5. Gardens must be for personal consumption, not for commercial purposes.

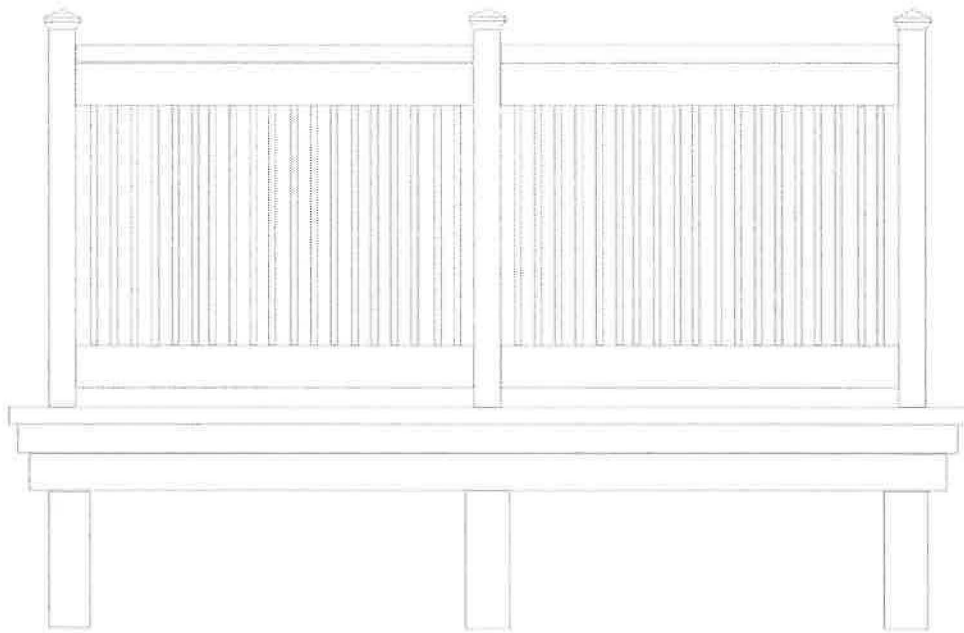
No application is needed for vegetable gardens meeting these requirements. For flower gardens, please refer to the section on **LANDSCAPING** and **EXTERIOR DECORATIVE OBJECTS**.

### **3.36. WALKWAYS**

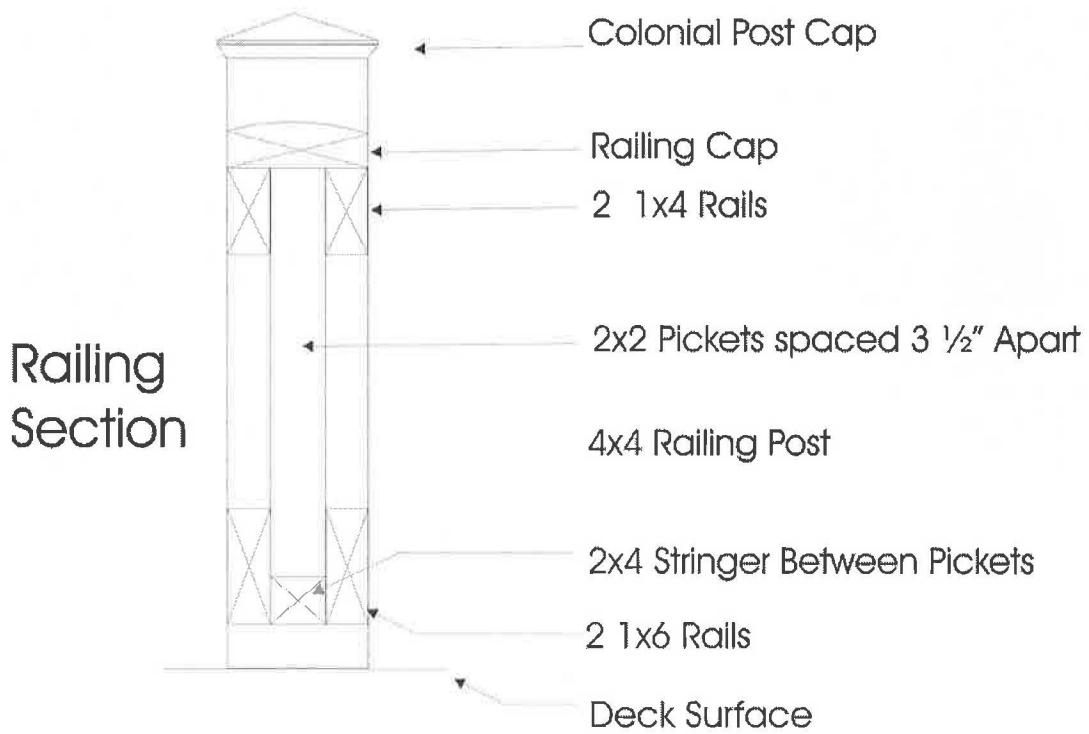
The Covenants Committee will approve all walkways prior to installation.

1. Courtyard Homes. Walkways may be constructed from the front to the rear yard and from access doors to decks and patios. Stepping stones area recommended for such access. Please consult Miss Utility of Virginia prior to construction.
2. All Other Homes. Walkways in the front yard shall be limited to front door to driveway or street curb. Walkways in the backyard should be kept to the absolute minimum.

**Appendix I**  
**Standard Deck Detail**

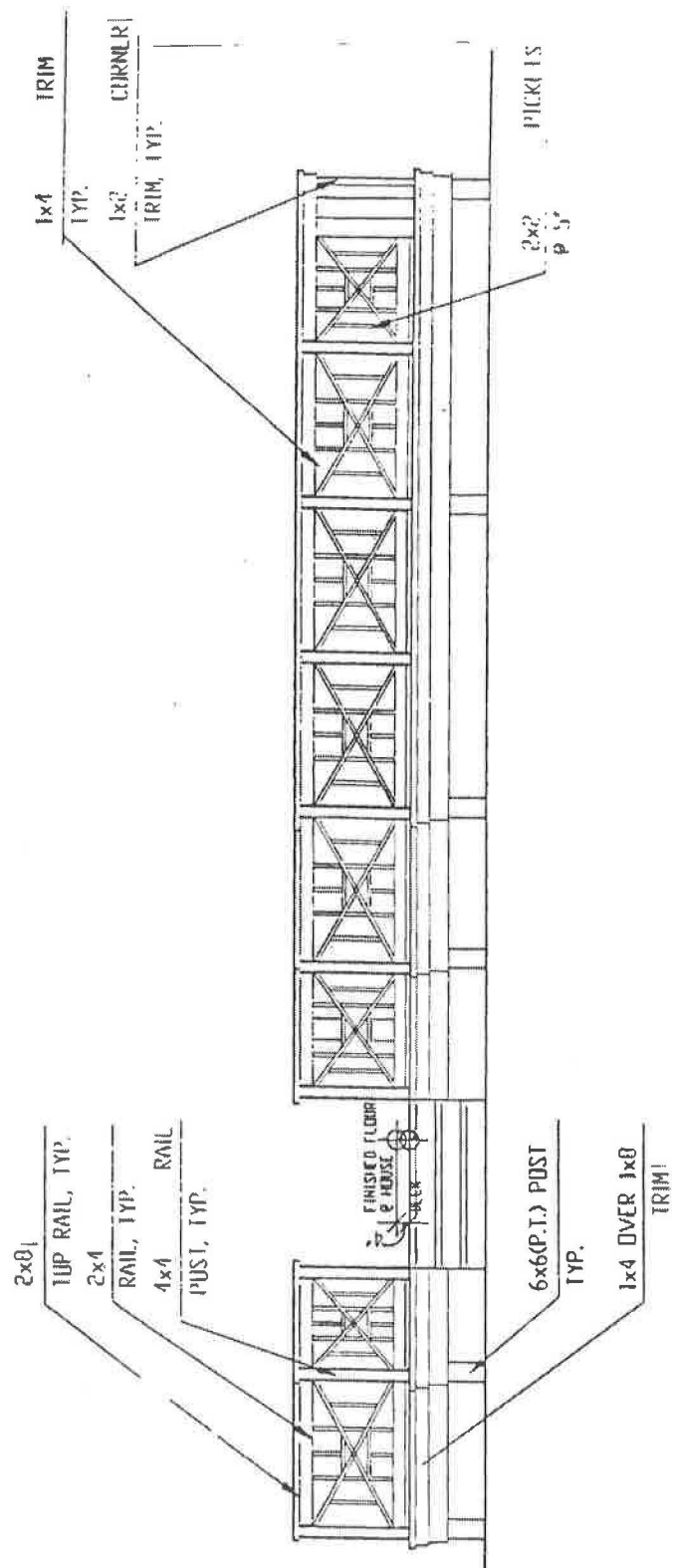


Deck Elevation



Railing Section

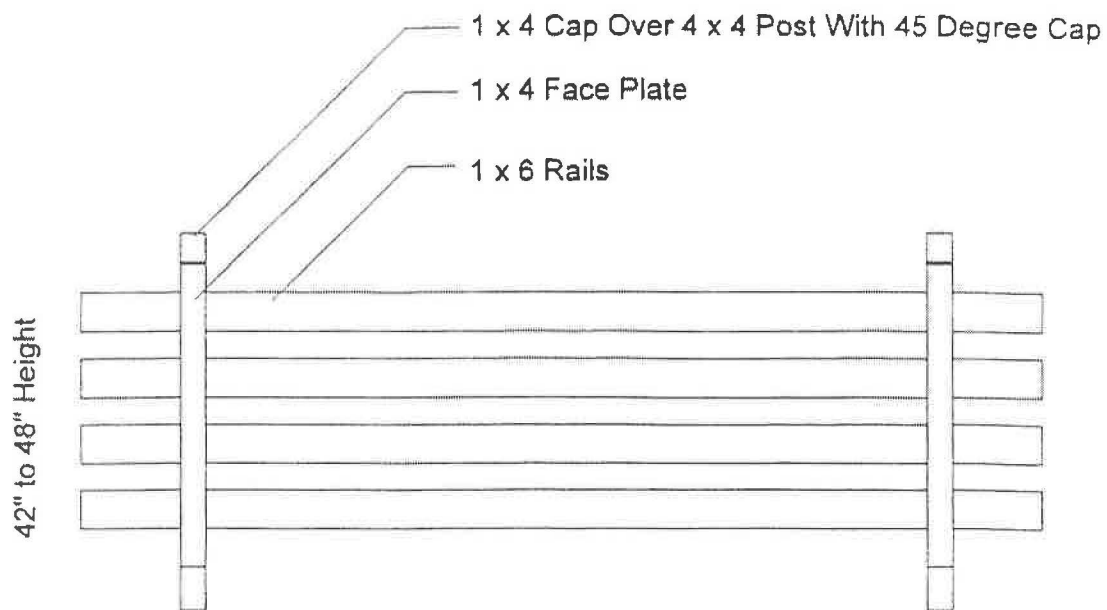
Alternative Deck Railing Sketch



Typical Deck Elevation

## **Appendix II-A**

### **Standard Fence Detail Four Board Paddock Fence**



Fence Type:

**Four Board, Paddock Fence**

Approved Locations:

**All Single Family Detached Home Lots**

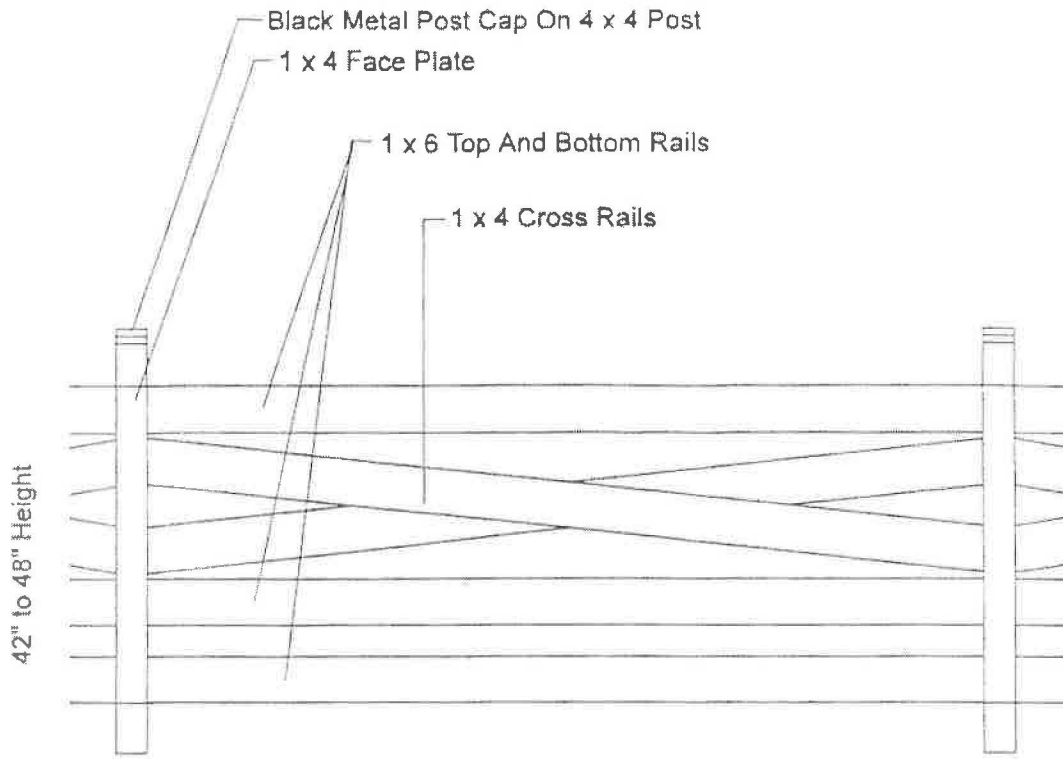
Additional Notes:

For child or pet restraint, or pool security, black vinyl coated, 10 to 16 gauge wire mesh, in a 2" x 4" grid may be securely and permanently attached to on-lot sides of fence. Mesh shall not extend above the top rail of the fence.



## **Appendix II-B**

### **Standard Fence Detail Five Board Estate Fence**



**Fence Type:**

**Five Board, Estate Fence**

**Approved Locations:**

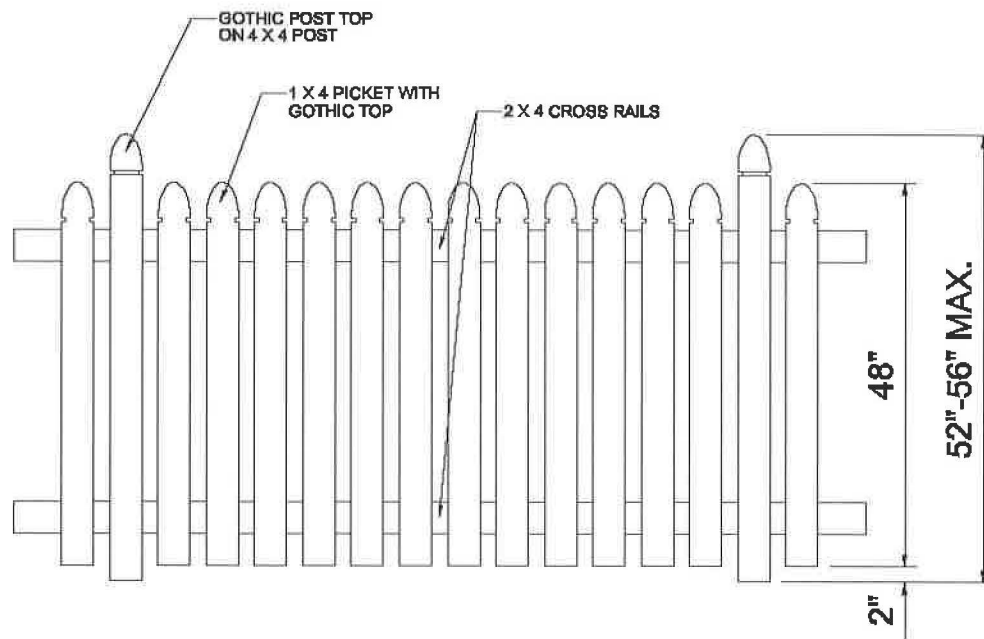
Single Family Detached Home Lots not in highly visible areas (to be determined by the Covenants Committee).

**Additional Notes:**

For child or pet restraint, or pool security, black vinyl coated, 10 to 16 gauge wire mesh, in a 2" x 4" grid may be securely and permanently attached to on-lot sides of fence. Mesh shall not extend above the top rail of the fence.

## **Appendix II-C**

### **Standard Fence Detail Spaced Picket Fence**

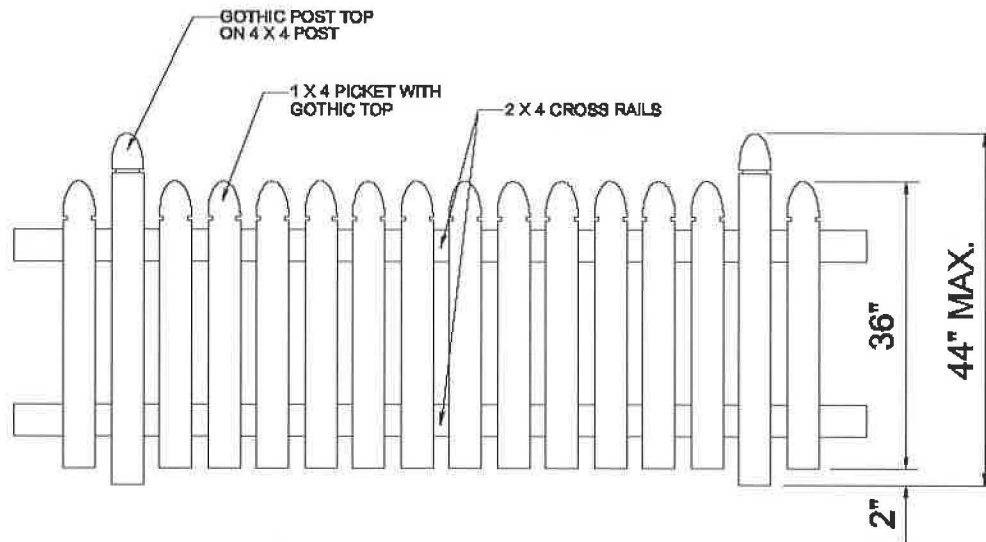


Fence Type:

## Spaced Picket Fence

Approved Locations:

Single Family Detached Lots not in highly visible areas (to be determined by the Covenants Committee). Carriage / Alley homeowners refer to fence guidelines for Carriage / Alley homes.



Fence Type:

## Spaced Picket Fence (For Sections 17, 21B, 24 & 28)

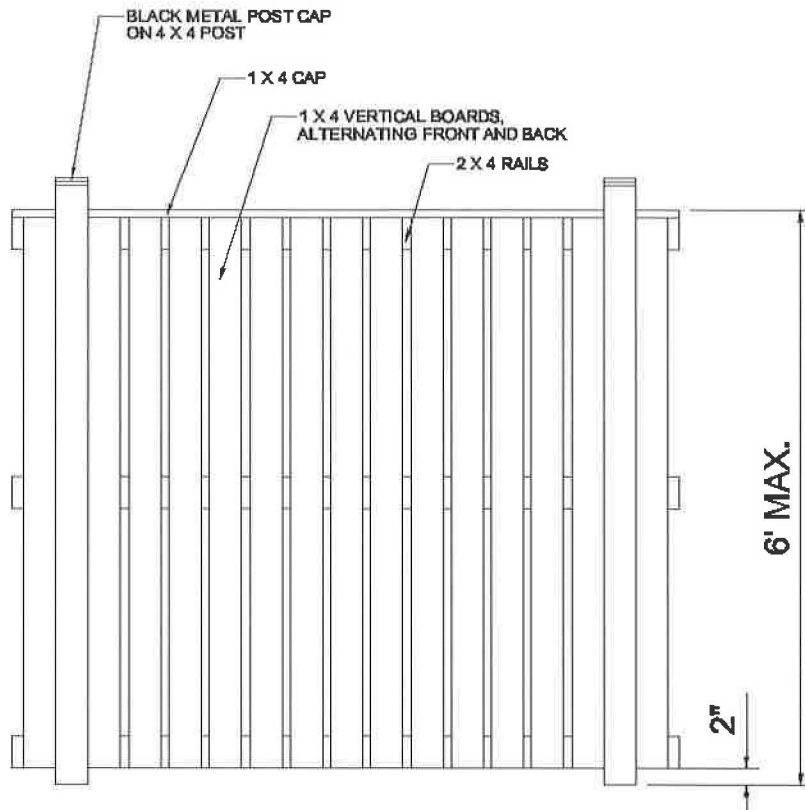
Approved Locations:

For Carriage / Alley Homes ONLY. Can be placed at rear plane of house forward to connect to the builder installed fence.

~~Can be placed at rear plane of house to connect to the builder installed fence.~~

## **Appendix II-D**

### **Standard Fence Detail Board-on-Board Privacy Fence**



Fence Type:

## Board-on-Board Privacy Fence

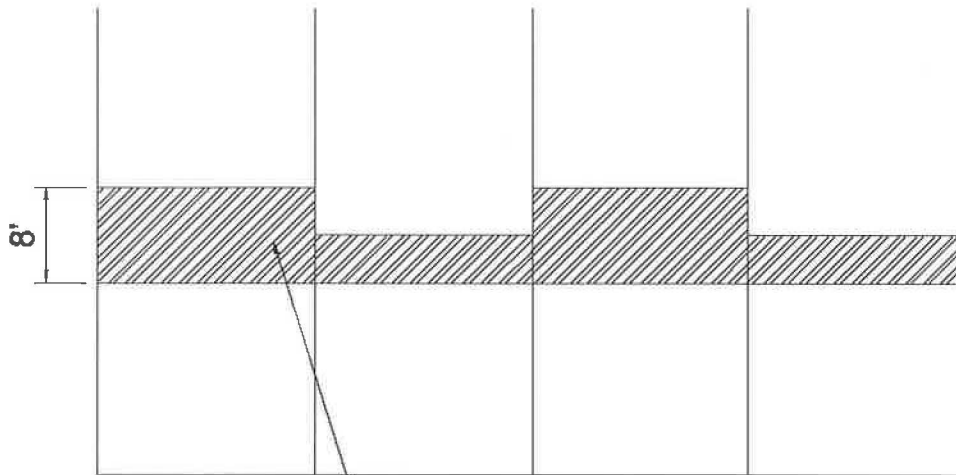
Approved Locations:

Townhome Rear Yards Only

## **Appendix II-E**

### **Standard Townhome Shed Detail**





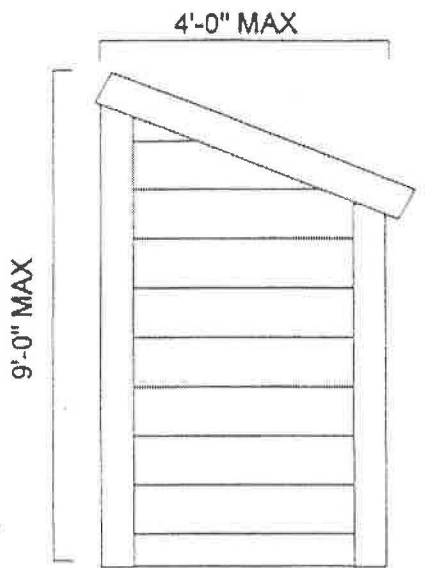
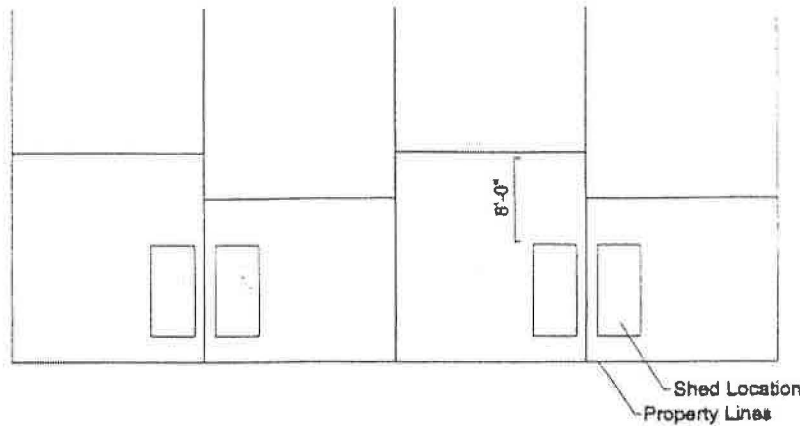
**CONTAINERS SHALL BE LOCATED  
WITHIN SHADED AREA & ADJACENT  
TO EITHER THE HOUSE OR THE PRIVACY FENCE**

## Standard Townhome Container Detail

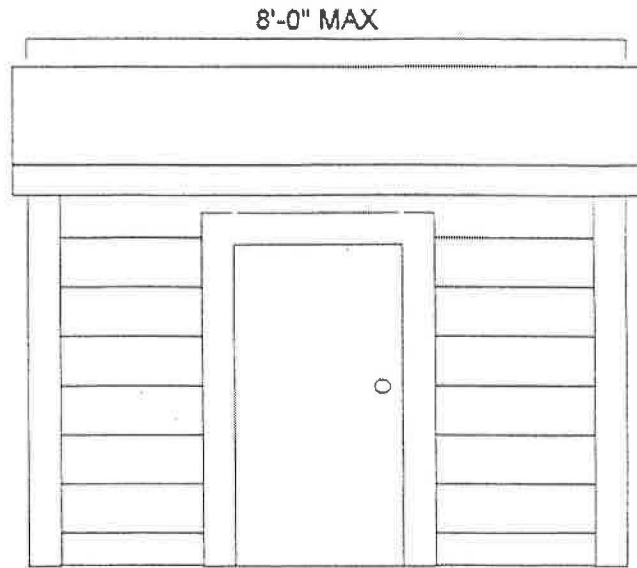
Notes:

Storage containers are prohibited for single family homes. Must be located on a level surface and placed immediately adjacent to the townhome or privacy fence, as shown above.

T o w n h o m e s



Side Elevation



Front Elevation

## Standard Townhome Shed Detail

**Notes:**

Sheds shall be located 8" from the back of the furthest protruding unit, and 4" from the side property line. End units shall always locate sheds adjacent to the interior, side property lines. Adjacent lots shall always locate sheds back to back, except in the cases where a stick of townhomes contains an odd number of units. In these instances, one lot only will not have a shed backing up to another shed.

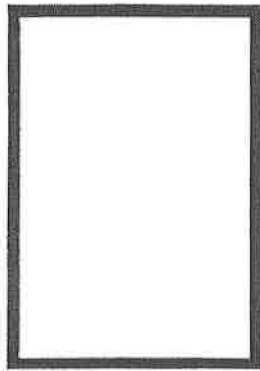
Sheds shall be constructed of siding trim, and shingles which match the townhome to which it belongs in both material and color. Door to sheds shall be centered in the front wall facing the interior of the lot, and shall be painted or stained the same color as the door to the townhome.

## **Appendix II-F**

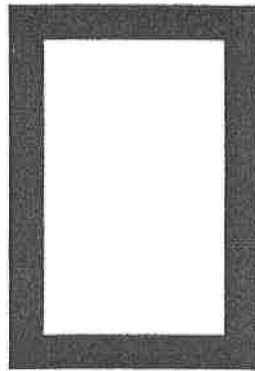
### **Approved Storm Door Styles**

## Storm Door Detail

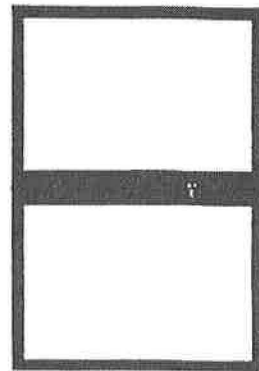
Five acceptable "full view" style storm doors are illustrated below. Door 1 is the preferred style. Door 2 has a wide border, Door 3 is a style which can either have removable glass and screen panels or which can have self-storage of glass or a screen in the lower panel, Door 4 has a kick plate and Door 5 has a wide border and a kick plate.



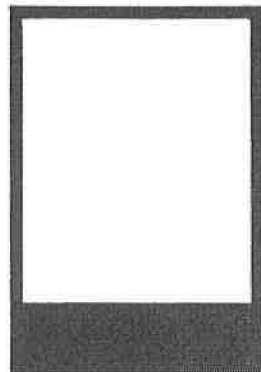
Door 1



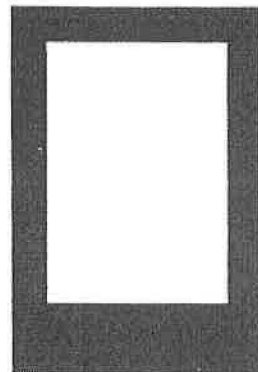
Door 2



Door 3



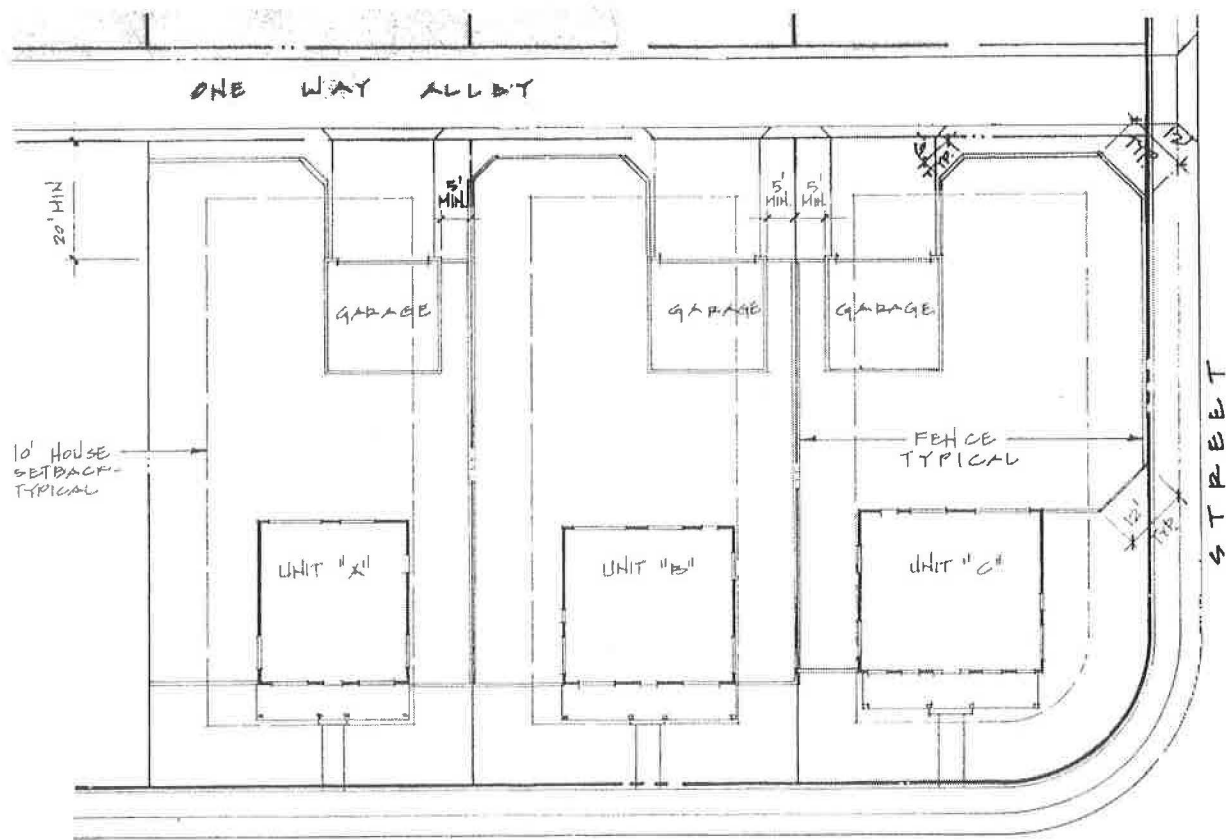
Door 4



Door 5

## **Appendix II-G**

### **Typical Alley Lot Layout Plan**



## Typical Alley Lot Layout Plan

**Note:**

1. Garages shall be located on each lot as indicated on final site plans prepared by Dewberry & Davis.
2. Fences shall be located on each lot as indicated on the fence location plan prepared by the Land Planning and Design Group, Inc. slight adjustments may be acceptable to accommodate the exact unit sited.
3. Garages shall be constructed with the same materials and in the same siding and trim colors as the house on that same lot.
4. Fences shall be picket style (see detail on the fence location plan) and shall be stained with 'Olympic' white stain, or equal.

## **Appendix II-H**

### **Standard Fence Detail Mount Vernon Dip**



\* Picture borrowed from [www.buildersfenceco.com](http://www.buildersfenceco.com) website. Picture title Space Board Fence w/ a Mount Vernon Dip – Ashburn, VA.

**Fence Type:**

# **Mount Vernon Dip**



**Appendix II-Ha & Hb**  
**Courtyard Homes Fence Detail**

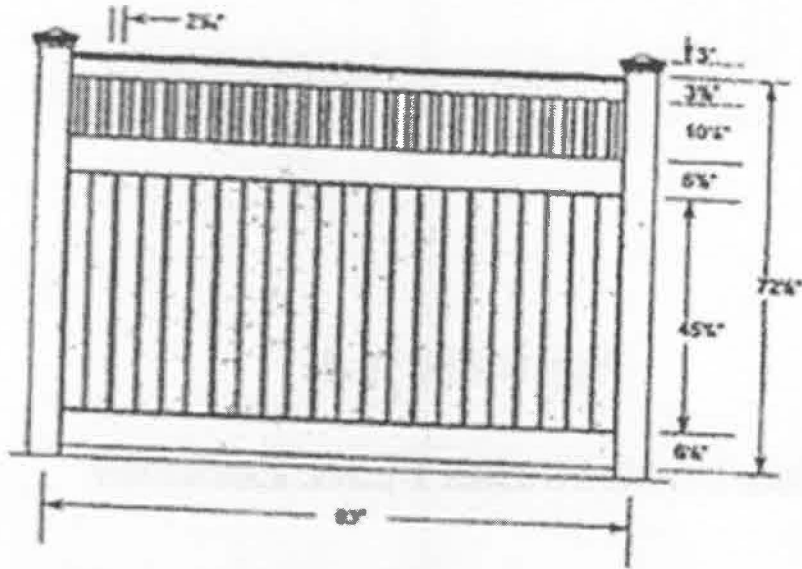
## Appendix II-J

# SPECIFICATIONS

ARCHITECTURAL

## 6' JAMESTOWN

BACK TO TABLE OF CONTENTS



Each Section Includes the following:

- 1- 1" x 3 3/8" x 91" Cap Rail
- 1- 2" x 3 3/8" x 91" Rounded Top Rail with Reinforcing Rib
- 1- 2" x 6 5/8" x 91" Rounded and Slotted Mid Rail
- 1- 2" x 6 5/8" x 91" Slotted Bottom Rail
- 25- 1 5/8" x 1 5/8" x 13 5/8" Pickets
- 11- 1" x 8" x 47 1/2" Tongue and Groove Boards

The Posts used for this style are:

5" x 5" x 108"

Note: The recommended height above grade is 2' or measured to the bottom of the bottom rail.

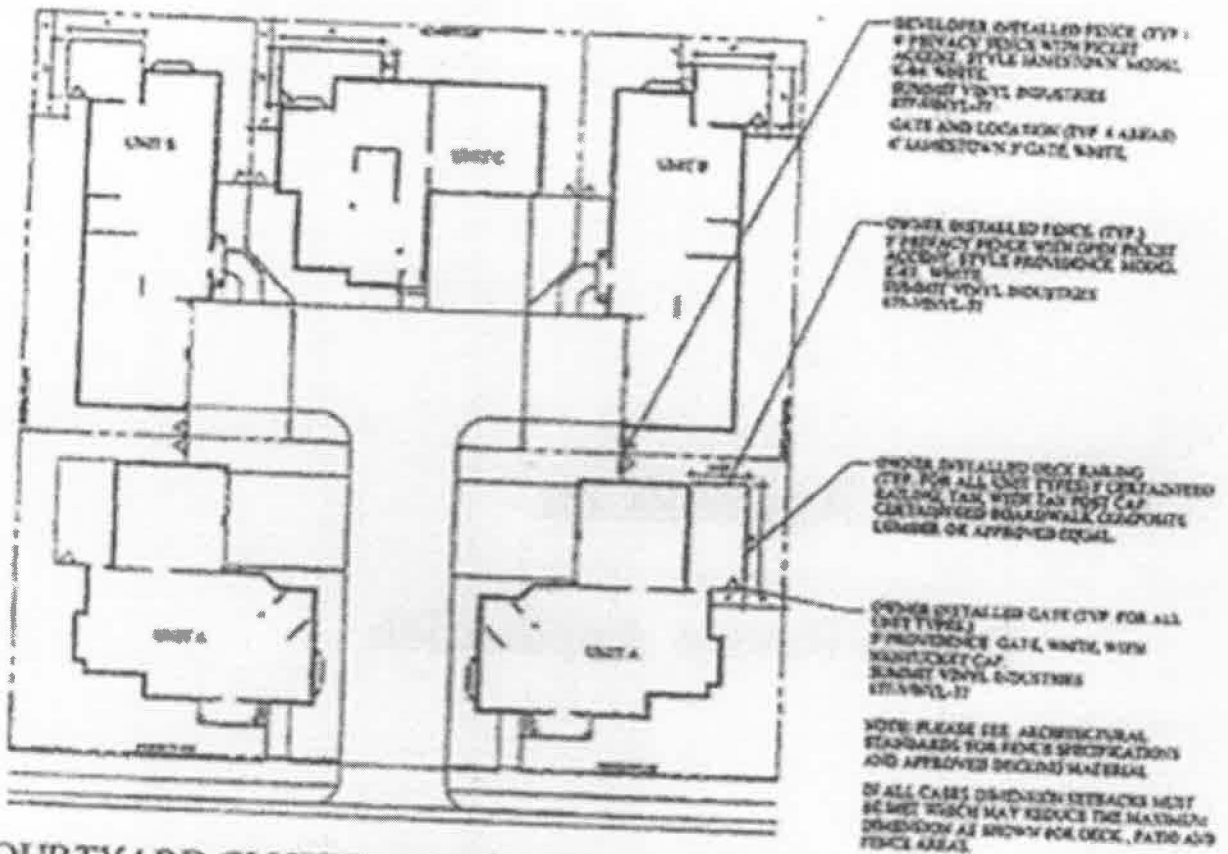
Note to the user:

These specifications are designed to provide general product information only. The safe and effective use of these specifications is the sole responsibility of the user. Summit Vinyl Industries is not responsible for errors, omissions or the misuse of the information contained herein. No part of this publication may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise without the prior written permission of the publisher and the author.



KEY

 FENCE LOCATION AREA



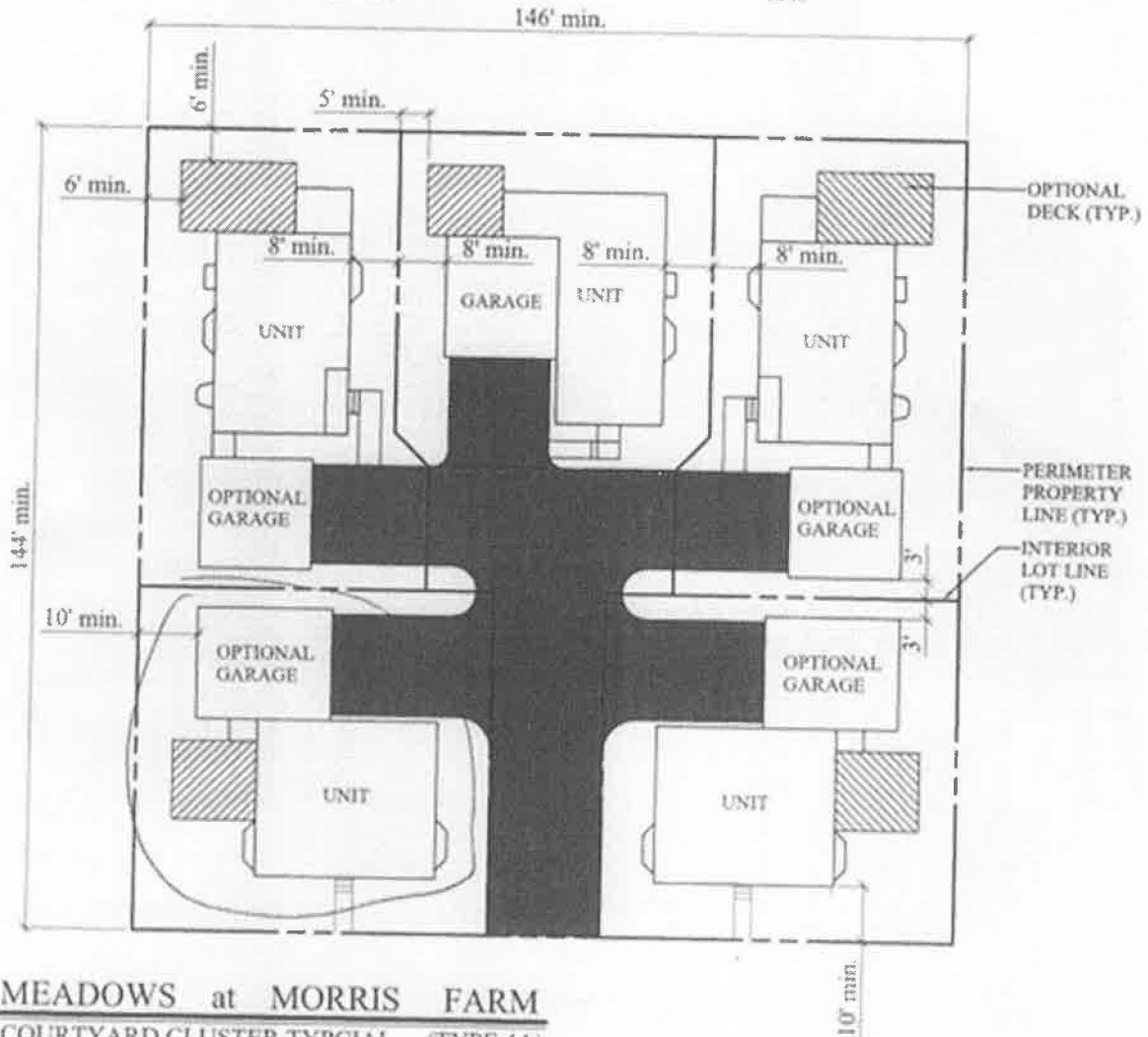
COURTYARD CLUSTER FENCE LOCATION TYPICAL

## EXHIBIT B

### COURTYARD CLUSTER TYPICAL (TYPE 4A):

This housing type consists of single-family dwellings combined to form a multi-family cluster of units. The cluster creates a private parking court, therefore removing garages from the main travel ways. No fewer than two and no more than seven units shall be combined in any courtyard cluster. Each unit has direct access to a private yard. The following table specifies the minimum standards for this Courtyard Cluster (Type 4A) house type. Minimum building setback measurements excludes architectural features such as, but not limited to, windows, sills, cornices, eaves, gutters, masonry veneer, and bay windows, but excluding walkable floor area supported by cantilevered construction. Unroofed landings, porches, stoops, and chimneys must maintain a minimum setback of five feet. No setback shall apply to unroofed patios, walkways, sidewalks, steps, areaways, driveways, and decks constructed eight (8) inches or less above existing grade within five (5) feet of said feature of the contour of the land.

Minimum Area Per Unit:	2,000 sq. ft./dwelling unit
Minimum Setbacks:	
To garage from street or common driveway:	19 ft.
To dwelling from public street:	18 ft.
Distance between units:	16 ft.
Distance between garages:	6 ft.
To dwelling from common driveway:	3 ft.
To dwelling from interior lot line:	3 ft.
To dwelling from perimeter property line:	10 ft.
To deck from interior lot line:	5 ft.
To deck from perimeter property line:	6 ft.
Maximum Building Height:	35 ft.



### MEADOWS at MORRIS FARM

#### COURTYARD CLUSTER TYPICAL (TYPE 4A)

Scale: NTS  
January 22, 2009  
The Land Planning & Design Group, Inc.

**Appendix III**  
**Design Review Application**

DESIGN REVIEW APPLICATION

MEADOWS AT MORRIS FARM COMMUNITY ASSOCIATION

To: Covenants Committee

Control

# \_\_\_\_\_

Meadows at Morris Farm Community Association  
c/o Legum & Norman, Inc.  
3130 Fairview Park Dr., Ste 200  
Falls Church, VA 22042

*Internal use only*

From: \_\_\_\_\_

Lot: \_\_\_\_\_ Phase/Sec.: \_\_\_\_\_

Address: \_\_\_\_\_

Home phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(If different)

Work phone: \_\_\_\_\_

**Please submit two copies of the application and required documents**

Directions:

The Declaration of Covenants requires that you submit to the Covenants Committee for approval all proposed exterior additions, changes or alterations to your house and lot. In order to be considered by the Covenants Committee your application must include detailed information describing the proposed change (typically, plans and specifications including sketches, photos, catalog illustrations, etc. showing the nature, kind, shape, color, dimensions, and materials; and a copy of the survey with the location marked).

**Make sure your application is complete.** An application submitted without all required submissions will be considered incomplete. In such case, the Covenants Committee's review period will not commence until all required submissions have been provided. Other exhibits may be requested to permit adequate evaluation of the proposed change. If you have any questions regarding the required submissions or the application process, you are advised to seek guidance from Legum & Norman prior to submission of an application.

Description of Proposed Change: (Please print or type)

Describe all proposed improvements, alterations, or changes to your lot or home. Please provide required details by attaching sketches, drawings, clippings, pictures, catalog illustrations, and a copy of your house location survey (recorded plat) with the location of the modification marked, etc. to fully describe the proposed change.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Purpose of Improvement: \_\_\_\_\_

ESTIMATED STARTING DATE OF CONSTRUCTION: \_\_\_\_\_  
(After approval by the Covenants Committee)

ESTIMATED COMPLETION DATE: \_\_\_\_\_

Neighbors' Acknowledgments:

You are requested to obtain the signatures of all lot owners whose lots are adjacent to your lot. Signature by your neighbors indicates an awareness of your proposed change and **does not** constitute approval or disapproval on their part.

Name: _____	_____	Name: _____	_____
-------------	-------	-------------	-------

Address:		Address:	
Lot		Lot	
Signature:		Signature:	

(over)

Name:		Name:	
Address:		Address:	
Lot		Lot	
Signature:		Signature:	

Owners' Acknowledgments:

I/we understand and agree: (please initial)

1. \_\_\_\_\_ that approval by the Committee shall in no way be construed as to pass judgment on the correctness of the location, structural design, suitability of water flow or drainage, location of utilities, or other qualities of the proposed change being reviewed.
2. \_\_\_\_\_ that approval by the Committee shall in no way be construed as to pass judgment on whether the proposed change being reviewed is in compliance with the applicable building and zoning codes of the county in which the property is located.
3. \_\_\_\_\_ that approval of any particular plans and specifications or design shall not be construed as a waiver of the right of the Committee to disapprove such plans and specifications, or any elements or features thereof, in the event such plans are subsequently submitted for use in any other instance.
4. \_\_\_\_\_ that no work on the proposed change shall begin until written approval of the Committee has been received by me; that, if work is begun prior to approval, I may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part; and I may be required to pay all legal expenses incurred.
5. \_\_\_\_\_ that there shall be no deviations from the plans, specifications, and location approved by the Committee without prior written consent of the Committee; any variation from the original application must be resubmitted for approval.
6. \_\_\_\_\_ that I authorize members of the Committee or managing agent to enter upon my Property to make one or more routine inspection(s).
7. \_\_\_\_\_ that construction or alterations in accordance with the approved plans and specifications must commence within 6 months of the approved date of this application and be completed within 12 months of the approved date, otherwise the approval by the Committee shall be deemed conclusively to have lapsed and to have been withdrawn.
8. \_\_\_\_\_ that it is my responsibility and obligation to obtain all required building permits, to contact *Miss Utility*, and to construct the improvements in a workmanlike manner in conformance with all applicable building and zoning codes.
9. \_\_\_\_\_ that I am responsible for any damage and all cost to repair greenspace or community property that results from the proposed modification.

Owner/Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_



Co-Owner/Applicant Signature \_\_\_\_\_ Date

Required Attachments: Descriptive information (typically plans and specifications, including sketches, photos, catalog illustrations, etc. showing the nature, kind, shape, color, dimensions, materials, and a copy of the survey with the location marked).

# **Appendix IV**

## **Definitions**

## **APPENDIX IV - Definitions**

### **ARCHITECTURAL DRAWINGS**

A set of detailed drawings which are used by a contractor to build a building. The drawing set includes floor plans, elevations of all sides of the house, building sections to identify all building materials and details. The plans are usually drawn at a  $\frac{1}{4}'' = 1'0''$ .

### **BOARD ON BOARD FENCE**

A fence consisting of posts, horizontal and vertical slats in which the vertical members are fastened to alternating sides of the rails, with a rail cap fastened along the top. Also known as alternating board.

### **CAPPING**

Pre-painted cladding or vinyl placed over the wooden trim and exposed surfaces left from replacing a window.

### **CLADDING**

A metal protective layer fixed to the outside of a window.

### **COMMON AREA**

Areas within the community, other than those owned by individual homeowners, that are held in common by the homeowners' associations and maintained by these associations.

### **DECLARATION OF COVENANTS AND CONDITIONS**

Original governing documents defining rules and regulations of the Association and its members. Rules and regulations defined in the Declaration of Covenants and Conditions can only be changed by 90% member vote.

### **EAVE**

The lower ledge of a sloping roof which projects beyond the wall.

### **ELEVATION**

Exterior face of a structure. Front, side, or rear.

### **EVERGREEN**

Shrubs or trees which do not shed their leaf growth seasonally.

### **FACADE**

Exterior face of a building.

### **FINISH**

A coating applied to a material on the job site or at the factory, such as paint.

## **FLOOR AREA**

Amount of floor space within a structure.

## **FLOOR PLAN**

A drawing showing the layout of the enclosing walls of a structure, its doors and windows, and the arrangements of the interior spaces as viewed from above.

## **FOOTPRINT**

Outline of a structure as viewed from above.

## **GRID**

A strip separating panes of glass in a sash.

## **PARTY WALL**

A wall separating adjoining homes, buildings, or pieces of land in which each of the owners shares the rights.

## **PLAT**

Also known as a Site Plan. A plan or map of a lot indicating property lines, the accurate location and size of structures shown with dimensions to property lines.

## **PROPERTY LINE**

Legal limits of property, property edge. (Note: the front property line is not the edge of the pavement or curb).

## **RAKE BOARD**

A board or molding along the sloping edge of a gable which conceals the rafter.

## **SASH**

The framework within which panes of glass are set in a window or door.

## **SITE PLAN**

Also known as a Plat. A plan or map of a lot indicating property lines, the accurate location and size of structures shown with dimensions to property lines.

## **SOFFIT**

The exposed undersurface (ceiling) of any extended overhead component of a building (i.e. eave).