

**EVENING HILLS
ARCHITECTURAL GUIDELINES**

PROCEDURES

These procedures and guidelines are provided as a supplement to the covenants which each Homeowner received at the time of settlement. The intent of these guidelines is to facilitate the Homeowner in obtaining approval for any alterations and/or additions which he may contemplate for his property.

To conform to the covenants, each proposed alteration or addition must be specifically approved by the Architectural Review Board even though the improvement conforms to the guidelines that follow.

The Architectural Review Board (ARB) will review proposals that do not comply with the following guidelines on a case by case basis. However, it is asked that Homeowners modify their properties within these guidelines whenever possible.

The ARB will consider only written requests as herein outlined. Oral requests will not be considered.

The ARB will answer the request within forty-five (45) days of receipt.

Approval is required prior to commencing construction so please allow enough lead time when filing your application.

Approval of the County or the developer does not constitute approval of the ARB.

All approval must be in writing.

Application Procedures

All applications for architectural changes -- whether permanent or temporary, should be submitted to the Evening Hills Homeowners Association office. Application forms may be obtained by submitting a request to:

Evening Hills Homeowners Association
3211 Jermantown Road
Suite 212
Fairfax, Virginia 22030

The completed application must be signed by the Homeowner and returned to the attention of the Evening Hills Homeowners Association Architectural Review Board at the above address. The application will be reviewed for completeness. If the application is complete, the application will be forwarded to the ARB so that the review process may begin. If not, the application will be returned to the homeowner for additional information.

The ARB will act upon the application as quickly as possible and notify the Homeowner of its disposition no later than forty-five (45) days after receipt.

Review Criteria

The ARB evaluates all submissions on the individual merits of the application. Besides evaluation of a particular design proposal, this includes consideration of the characteristics of the individual site and effect upon neighboring dwellings or occupants, since that may be an acceptable exterior design in one instance may not be for another.

Decisions made by the ARB in reviewing applications are not based on any individual's personal opinion or taste. Judgements of acceptable design are based on the following criteria which represent, in more specific terms, the general standards of the Covenants.

1. Validity of Concept. The basic idea must be sound and appropriate to its surroundings.
2. Design Compatibility. The proposed improvements must be compatible with the architectural characteristics of the applicant's house, and the neighborhood setting. Compatibility is defined as similarity in the architectural style, quality of workmanship, similar use of materials, color and construction details.

Appeal of an ARB Decision

An appeal procedure exists. An appeal may be made if it appears that the following situations occurred:

- Proper procedures were not followed during the administration and review process.
- The applicant and other affected residents attending the meeting were not given a fair hearing.
- The ARB decision was arbitrary and had no rational basis.
- If the application was accepted but modified by the ARB, the applicant is free to request that the ARB reconsider its position and is encouraged to present additional information which might clarify the request or demonstrate its acceptability as originally submitted.

Enforcement Procedures

The Covenants (Article VII, Section 2) requires the Architectural Review Board to ensure compliance by all lot owners with the architectural standards. The following enforcement procedures have been adopted by the Board of Directors:

1. Source of reporting violations will be as follows: a) concerned residents b) Members of the Board of Directors c) ARB observations during the normal course of ARB business.
2. Violations consist of:
 - Modifications completed or commenced without ARB approval.
 - Modifications completed in manner not consistent with approved plan.
3. All violations will be confirmed by site visit by the ARB.
4. The owner will be contacted as soon as possible concerning the violation. (In those cases involving violations which are subject to increase or enhancement with the passage of time, a violation notice will be sent immediately by certified mail and procedure six will apply.
5. If there is no response after fifteen (15) days, a second notice will be sent by certified mail.
6. After another fifteen (15) day period with no contact, a notice will be sent by certified mail informing the resident of the time and place of a hearing before ARB.
7. If the case is not resolved it may be turned over to the Board of Directors with a

recommendation for legal action.

8. Vehicles in violation will be tagged with a notice stating that, unless the vehicle is brought into compliance within 15 days, legal action will be initiated against the resident in violation. Inoperable vehicles will be tagged with notice that they will be towed.

Meetings

The ARB shall meet once a month at a time and place designated by the ARB. A meeting may be suspended if there is no business to address.

Special meetings of the ARB may be called by any two (2) members after not less than three (3) days notice to each member. A majority of the members shall constitute a quorum at any meeting.

Amendments to the ARB Guidelines

The ARB will conduct an annual evaluation to determine if the guidelines need to be amended. It is anticipated that any changes would be primarily additive and would not involve substantive changes of the existing guidelines. The actual amendment procedure involves public discussion and shall be adopted as were the original guidelines by the Board of Trustees.

Role of the ARB

The ARB will consist of two panels during the development and construction phases of Evening Hills.

The Change and Modification Panel, which for simplicity is called the ARB hereafter, is responsible for reviewing all applications for exterior improvements submitted by homeowners.

The New Construction Panel is responsible for reviewing all construction by builders and developers to ensure compliance with standards already established in the design of the community.

The ARB is required by the Evening Hills Bylaws to "periodically inspect" the community for compliance with architectural standards. This survey effort is primarily concerned with the general appearance of the community.

What to Include in an Application to the ARB

For some homeowners, the most difficult part of the application is adequately describing the request. Generally, the following items should be a part of every application:

An ARB Application Form. An ARB Application form can be picked up from the Homeowners Association office. It contains detailed instructions and lists the documentation required for submission to the

ARB. The signatures of four neighbors most affected by the change are required, and the application cannot be submitted to the ARB without them. An incomplete application will cause delays in approval, since the application must be returned to the homeowner for missing information before it can be submitted for a decision. Much delay and frustration can be averted by making sure your application contains all required information before submitting it.

A Site Plan. A site plan is most easily prepared by submitting a copy of the property plat. Proposed changes should be indicated including dimensions and distances from adjacent property and houses.

Material and Color. Samples of the materials and colors to be used and an indication of the existing colors and materials should be provided. In most cases, a statement that the proposed porch, for example, is to be painted to match existing house trim or major house color is sufficient. Where materials and/or colors are compatible but different from those of the existing structures, samples or color chips should be submitted for clarity.

Drawings and Photographs. A graphic description should be provided. A homeowner should not be intimidated by any shortcomings as draftsman or architectural illustrator since a graphic description may be in the form of manufacturer's literature or photographs as

well as freehand or mechanical drawings. The amount of detail should be consistent with the complexity of the proposal. Relationships of major architectural features such as existing and proposed roof lines, window sizes and alignment, building heights, roof slopes, etc., should be shown as they affect the applicant's house. The sketch or photograph should be accompanied by a written description.

SPECIFIC PROJECT REQUIREMENTS

General

Only the exterior materials existing on the current structure or compatible with the architectural design and character of the neighborhood will be approved.

Request for approval to change exterior color should relate to the colors of the houses in the immediate area. Exterior colors are to remain as close as possible to existing colors.

DECKS/PATIOS

All patios and decks must be approved by the ARB. All ARB approvals will be contingent on Fairfax County approval.

Patio and decks should generally be located in rear yards. Front and side yard locations will be evaluated on their individual merits.

Decks must allow for a buffer of 5 feet from any property line. Stairs may occupy space to the property boundary. Roof or screen additions to a deck which could form an enclosure (partial or complete) may be considered. Lumber used for decks must be decay resistant and similar to the lumber used by the Builder or painted to match the approved trim color. Metal decks are not permitted. Any staining or alteration of the natural color of the wood must have ARB approval.

When patio or deck schemes include other exterior changes, such as fencing, lights, planting, etc., other appropriate sections of these guidelines should be consulted.

Underdeck Storage - Raised decks include an underdeck area which has a visual impact on neighbors in the surrounding area. When using an underdeck area for informal storage, the impact on neighbors must be kept in mind. Storage should be maintained so as to present a neat, uncluttered appearance. Special underdeck storage screening or landscaping will be required. In addition, landscaping will be required to hide the deck supports.

Materials and Color - Materials should have natural weathering qualities such as brick, wood and stone. Wood in decks should generally match the trim or dominant color of the applicant's house. Certain kinds of wood such as redwood, cedar and pressure treated wood may be left to weather naturally.

Drainage - Changes in grade or other conditions which will affect drainage are anticipated and should be indicated.

Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.

Application Contents for Ground Level Patios

Applications must include the following information.

- a. Site plan showing size of the patio and location as it relates to the applicant's house, adjacent houses and property lines.
- b. Description of materials, color, grading and drainage changes.
- c. Estimated start and completion date.
- d. Signatures of four neighbors most affected by the change.

Application Contents for Elevated Decks

Applications must include the following information:

- a. Site plan showing the relationship of the deck to the house lot and adjacent properties.
- b. A description of the materials to be used.

- c. Details of railings, posts, stairs, steps, benches, etc. as required to clearly describe proposal. Include height of deck off the ground. (Note: Fairfax County has a specific railing height requirement. the railing must be 36" in height if deck is more than 24" off the ground).
- d. Color of the deck. Include the color stain or paint to be used. Stains or paints must be submitted for approval.
- e. Details of changes to windows and doors, if applicable.
- f. For all raised decks (above 4' off the ground), the ARB strongly recommends using 6" x 6" vertical deck supports and landscaping around those supports.
- g. Indicate whether or not underdeck area will be used for storage. If so, a landscaping or screening plan is required. An approval must be obtained for under-deck storage.
- h. Estimated start and completion date.
- i. Signatures of four neighbors most affected by the change.

FENCES

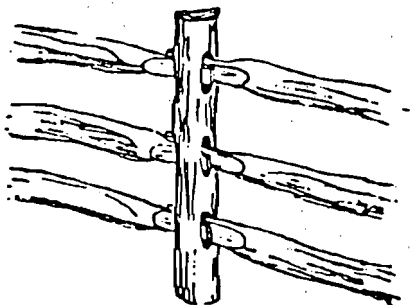
Fencing should be compatible with the architectural characteristics in the applicant's house and the prevailing architectural characteristics in the adjacent houses. Continuity of style should be considered. Fencing is to be left to weather naturally.

Lumber used for fences must be decay resistant and similar to the lumber used by the Builder. Metal fences are not permitted. Any staining or alteration of the natural color of the wood must have ARB approval.

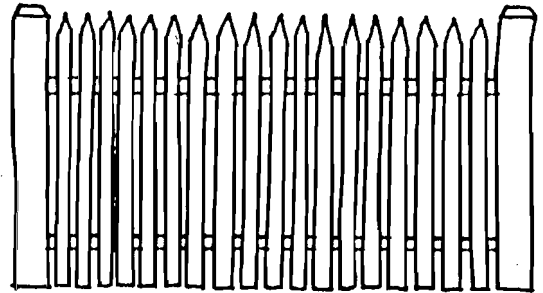
Fencing should be restricted to the rear yard, not projecting beyond the front of the house. Solid fencing used for privacy screens should be in short segments immediately adjacent to the house or patio and must not exceed 6'0" in height.

The following fence styles will be the standard for single family homes:

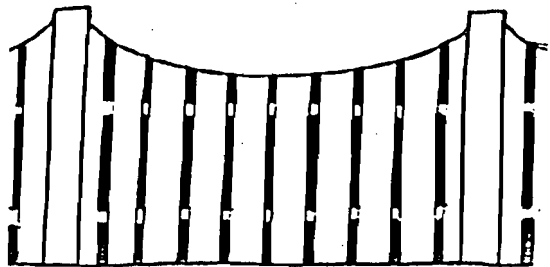
- a. Two or three-rail split rail fencing. If wire mesh is desired for pet or child security, the mesh must be galvanized and attached to the inside of the fence. No portion of the wire should extend above the top rail of the fence.



- b. Three, four, five or six-foot high picket fence with straight or scooped (Mt. Vernon) top.



- c. Four, five or six-foot high Wyngate with either a scooped (Mt. Vernon) or straight top.



PRIOR TO INSTALLATION OF ANY FENCE, APPLICATION TO THE ARCHITECTURAL REVIEW BOARD MUST BE SUBMITTED AND APPROVED.

Application Contents

All application required the following information:

- a. Site plan showing the exact location of the proposed fence to the house lot and adjacent properties.
- b. A description of material to be used.

- c. Drawing and/or photograph of the proposed fence. Indicating dimensions and height.
- d. Estimated start and completion date.
- e. Signatures of four neighbors most affected by the change.

GREENHOUSES & DETACHED SOLAR COLLECTORS

Greenhouses and detached solar collector panels will be reviewed under the same criteria as storage sheds with consideration for the special requirements of sun orientation. (Attached greenhouses will be reviewed as room additions with special attention given to visibility of interior activities).

Applications for greenhouses and detached solar collector panels must meet the same requirements as sheds.

LANDSCAPING AND VEGETABLE GARDENS

Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic.

Also, the view of neighboring units and shade patterns of larger trees should always be considered.

Consideration should be given to the effect which planting will have on views from neighboring houses and

property. All gardens must be neatly maintained throughout the growing season; this includes removal of all unused stakes, trellises, and dead growth.

An application is not required for foundation plantings, trees, or single plantings; however, an application is required for hedges more than 2' in height or 8' in length, or other features which in effect become structures, fences or screens and as part of other applications where required.

Applications when required should include a description of the types and sizes of shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.

An application is required for railroad ties or garden timbers which form a wall over 12" high and 8' long. Include a site plan with the location of ties or timbers drawn in, and information on landscaping plans and any grading changes.

A. Rock Gardens

An application must be submitted for rock gardens in the event rocks or collections of rocks exceed 24 inches in any direction. All rocks shall be left their natural color.

B. Vegetable Gardens

An application must be submitted for vegetable gardens which do not meet the following conditions:

- a. It is located between the rear line of the house and the rear property line and side lines of the house.
- b. Its size does not exceed 1/4 of the area described in (a).
- c. It is not planted on a grade exceeding a ratio of 5 feet to 100 feet.
- d. It does not damage property below it through the flow of water onto lower property.

MAJOR EXTERIOR CHANGES

Major alterations are generally considered to be those which substantially alter existing structure either by subtraction and/or addition. Major building alterations include, but are not limited to construction of driveways, garages, porches, greenhouses, rooms, fireplaces, chimneys, other additions to a home, etc.

More specifically, the design of major alterations should be compatible in scale, materials and color with the applicant's house and adjacent houses. The location of major alterations should not impair the ventilation on adjacent properties. Pitched roofs must match the slope of the roof on the applicant's house. New windows and doors should match the type used in the applicant's house and should be located in a manner which will relate will to the location of exterior openings in the existing house.

If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Approval will be denied if adjoining properties are adversely affected by changes in drainage.

Construction materials must be stored so that impairment of views from neighboring properties is minimized. Excess material should be immediately removed after completion of construction.

Application Contents

A completed application requires the following:

- a. Site plan showing location of proposed structure, and relationship to property lines and adjacent houses.
- b. Detailed drawings and plans including exterior elevations and dimensions.
- c. Description of materials including type of siding on dwelling and proposed structure, color of proposed structure and trim, exterior lighting arrangements, etc.
- d. It is required that the final application be a duplicate of those documents which are to be submitted to Fairfax County for a building permit, and should also include colors, materials and drawings or photographs, as required to illustrate the relation of the alteration to the applicant's house and adjacent houses.

- e. Estimated start and completion date.
- f. Signatures of four neighbors most affected by the change.

RECREATION AND PLAY EQUIPMENT

Homeowners often express interest in swing sets, basketball backboards, tot lots, etc.

Location and Size - Equipment should be placed in rear yards. Consideration must be given to lot size, equipment design and size, amount of visual screening, etc.

Basketball backboards may be secured to houses or garages provided that proper consideration is given to color as noted below.

Materials and Color - Use of natural materials and color for the components of the equipment is encouraged. Metal play equipment, such as metal swing sets and freestanding basketball backboards and their poles, should be dark brown or dark green to blend with the natural surroundings or, if located adjacent to a dwelling, fence or other structure, should be of a color that blends with the dwelling, fence or structures. (This color guideline does not apply to the wearing surfaces, such as slide poles, rings and climbing rungs.) Play equipment of other colors should be located so as to minimize its visual impact from the street. Basketball backboards attached to houses, carports or garages

should be of color that blends with the background. Basketball backboards also may be white or clear, regardless of where they are mounted. A contrasting rectangular color outline may be painted on the backboard above the hoop on any basketball backboard.

Application Contents

A completed application requires the following:

- a. Site plan showing relation of proposed play equipment to adjacent property lines, applicant's house and adjacent houses.
- b. Photograph and/or sketch or proposed play equipment.
- c. Dimensions.
- d. Color and material of equipment.
- e. Estimated start and completion date.
- f. Signatures of four neighbors most affected by the change.

STORM AND SCREEN DOORS/WINDOWS

Doors should be straightforward. Ornamentation such as scallops, scrolls and imitation gate hinges, such as those on Crossbuck doors or bars used for security doors are prohibited.

Storm or screen doors should be painted to be the same color as the entry doors behind them. However, special consideration will be given to doors that are

the same color as architectural trim, siding and existing storm windows.

Storm and screen window frames should match the trim of the house; however, white or anodized aluminum storm window frames and storm door frames are acceptable.

Note: Caution should be given if the homeowner's door has a southern exposure. This may require a vented storm door to prevent deterioration of the vinyl trim.

Full view or plain paneled doors which are the same color as the entry door do not require an application.

Application Contents

Except as noted above, an application is needed for storm and screen doors and requires the following:

- a. Drawing and/or photograph of proposed doors.
- b. Color indication of the screen door and the existing front, rear, etc., doors.
- c. Location of doors, i.e., front door, rear door, etc.
- d. Estimated installation date.
- e. Signatures of four neighbors most affected by the change.

STORAGE SHEDS

All storage sheds should be compatible with both the architecture and the landscape surrounding the house.

The shed should be designed to appear as part of the house/landscaping/fence theme and may be part of a deck.

The shed must be designed to respect the "visual rights" and aesthetic interests of neighborhood properties.

For convenience, sheds have been placed in two categories based upon the shed's relationship to the house.

Type I: Attached to the House

The architectural design of the shed should be compatible with the design of the house; i.e., same materials, color scheme, roof pitch, detailing, etc.

The finish materials used for the shed must be the same as the exterior finish of the house. In the case where fencing has been used and attached to the house, the same materials as that used on the fence are acceptable.

The color scheme must be the same as that on the house or deck.

The roof slope and the type and color of the roofing material (shingles, etc.) should match those of the house.

While sheds must provide sufficient volume for their intended use, they must be of a size which is appropriate for the size of the property and is architecturally compatible with the applicant's house. The highest point of the shed must not exceed the height of an adjacent privacy fence.

Type II: Integrated with Fence

Sheds shall be designed as an integral part of fencing. The architectural design of the shed must be compatible with the design of the fence, whether the fence is existing or to be built with the shed.

The finish material of the shed must be the same as the finish material used on the fence.

The color scheme must be identical to that used on the fence.

The roof of the shed must not exceed the height of the fence allowing for a flat or sloped roof.

Application Contents

A completed application requires the following:

- a. Site plan showing the relationship to the adjacent house and property line.
- b. Picture and/or detailed drawing of the shed to include dimensions.
- c. Description of the material used.
- d. Color of shed and house.

e. Estimated start and completion date.

f. Signatures of four neighbors most affected by the change.

SUN CONTROL DEVICES

A trellis filters the sun and is permanent. The design allows winter sun and keeps hot summer sun out. Awnings, on the other hand, block sunlight and are used on a seasonal basis.

Sun control devices must be compatible with the architectural character of the house in terms of style, color and materials.

Awnings and trellises should be consistent with the visual scale of the houses to which they are attached.

The location of any awning or trellis should not adversely affect view, light, winter sun or natural ventilation of adjacent properties.

Any awnings or trellis work are required to be in one color. More specifically, trellis work or pipe frames for canvas awnings must match the trim or dominant color of the applicant's house.

Application Contents

A completed application requires the following:

- a. Site plan showing location of trellis and/or awnings.
- b. Sketch, photograph or manufacturer's product

information of proposed sun control device including indication of dimensions, construction details showing how the awning or trellis is attached to the house, materials and color. In the case of fabric awnings, submission of material and color must be included.

- c. Estimated start and completion date.
- d. Signatures of four neighbors most affected by the change.

SWIMMING POOLS

Only in-ground swimming pools will be considered if designed to be an integral part of the property. A fence between the height of 4'0" to 6'0" high and compatible with the design style of the house may be required to enclose a pool used for swimming and related pool equipment. Approval of the fence is contingent upon completion of the pool. Appropriate landscaping will be required to lessen the impact of the pool and fence.

Application Contents (minimum)

- a. Signatures of all property owners affected by the proposed pool (in the event that more than the usual four are affected).
- b. A site plan showing location and dimensions of the pool, other related equipment,

fences, etc., in relation to the applicant's house, property lines, and adjacent dwellings.

- c. Detailed drawings and plans of the pool, deck area, lighting arrangements, walkways, fences, etc., and pertinent information concerning water supply system, drainage and water disposal system.
- d. Landscaping plan for outside (exterior) of fencing.
- e. Estimated start and completion date.

VEHICLES

Storage of Boats, Trailers, Campers, Mobile Homes or Recreational Vehicles

No recreational vehicle may be parked or stored in open view on residential property, public or private streets, or on open space.

The Board of Trustees has defined "recreational vehicle" as follows:

- 1. Any boat or trailer, motor home or other self-contained camper.
- 2. Any vehicle that exceeds seven feet in height, nine feet in width, or 18 feet in length.
- 3. Any mobile home, trailer or fifth wheel trailer.

4. Any pop-up camp/tent trailer or other similar recreation-oriented portable or transportable facility or conveyance.
5. Any other vehicle not defined above which could not normally or regularly be used for daily transportation including dune buggies, hearses or non-operative automobile collections or other automotive equipment not licensed for use on highways of Virginia.

The following vehicles shall also be treated in the same manner as recreation vehicles:

1. Any vehicle that is included in the Fairfax County Code Chapter 112 as being defined as commercial.
2. Any vehicle that has commercial signs or advertising or commercial equipment visible.
3. Any private or public school or church buses. Visiting RV's may be parked up to ten (10) days in the drive of a resident's home.

Application to the ARB for exception may be submitted for commercial vehicles (cars, trucks, and vans) which do not exceed seven feet in height by nine feet in width by 18 feet in length, and which are used on a regular basis -- defined as at least three times a week. The decision of the ARB on such applications may be appealed to the Board of Trustees.

Applications must include a picture of the vehicle in question.

Trucks with slip-on tops are permitted unless they exceed the seven feet by nine feet by 18 feet limitations, or are self-contained campers.

Vans are permitted unless obviously mobile homes or exceed the size limitation.

Motor vehicles, including motorcycles may be parked only in the designated paved parking areas.

MISCELLANEOUS

Air Conditioners

Window unit air conditioners are not permitted.

Antennas

No exterior antennas of any type shall be permitted.

Attic Ventilators

Attic ventilators or other mechanical approaches requiring penetration of the roof should be as small in size as functionally possible and should be painted to match the roof. They should be located generally on the least visible side of the roof and not extend above the ridge line.

Chimneys and Flues

All external chimneys and/or flues must have ARB approval.

External chimneys and/or flues must be enclosed in brick or materials matching the exterior of the house. Flue pipes which penetrate the roof must be painted flat black.

Application Contents

A completed application requires the following:

- a. Site plan showing the relation of chimney/metal flues to the house, property line and adjacent neighbors.
- b. Picture and/or detailed drawing of chimney/metal flue to include dimensions.
- c. Color and style of house.
- d. Description of materials being used to construct chimney. If brick is being used and there is brick already on the house, then the brick colors must match.
- e. Estimated start and completion date.
- f. Signatures of four neighbors most affected by the change.

Clotheslines

Clotheslines must be demountable and taken down when not in use and while in use, must meet the same location and screening criteria as that for play equipment. Clothes drying is restricted to rear yard areas.

Compost Piles

The structural frame of the compost pile should be constructed of wood. Alternative framing material may be used providing it has been approved by the ARB. Compost piles should be located

in the rear of the lot, directly behind the house, and a minimum of 3 feet off the rear and side property lines. Compost piles should not exceed 4 feet in height. Compost piles should be screened on those sides facing neighboring lots to reduce visual impact. Shrubs and evergreens are suggested for screening purposes.

Active compost piles should be turned every 3 weeks. To reduce odors a thin layer of lime may also be applied. Compost piles are to be comprised of yard waste only. No household or food waste is permitted. Failure to properly maintain a compost pile or the abandonment of the compost pile shall be a violation of these Guidelines.

Application Contents

A completed application requires the following:

- a. Site plan showing relation of the compost pile to the house, property line and adjacent neighbors.
- b. Picture and/or detailed drawing of the compost pile structure to include all dimensions.
- c. Description of all materials to be used.
- d. Estimated start and completion date.
- e. Signatures of four neighbors most affected by the change.

Doghouses/Runs

Dog houses must be compatible with the applicant's house in color and material or match a natural wood fence and must be located where they will be visually unobtrusive, such as rear yards or in wooded areas. The same criteria apply to dog houses as to storage sheds.

Application Contents

A completed application requires the following:

- a. Site plan showing the relation of dog house/run to house, property line and adjacent neighbors.
- b. Picture and/or detailed drawing of dog house/run to include dimensions.
- c. Description of materials used.
- d. Color of house and dog house.
- e. Architectural style of owner's house.
- f. Landscape plans to compliment and/or screen the dog house/run.
- g. Estimated start and completion date.
- h. Signatures of four neighbors most affected by the change.

Electronic Insect Traps

Electronic insect traps will be regulated based on the same criteria as for exterior lights. In addition, no device shall be installed or maintained in such a way as to cause discomfort to adjacent

owners from noise and may only be operated during those times when the immediate area protected by the trap is occupied by the owner or his guests.

Application Contents

A completed application requires the following:

- a. Site plan showing the relation of object to house, property line and adjacent neighbors.
- b. Picture and/or detailed drawing of object to include dimensions.
- c. Color of material of object.
- d. Estimated start and completion date.
- e. Signature of four neighbors most affected by the change.

Exterior Decoration Objects

Approval will be required for all introduced exterior decorative objects including natural and man-made.

Exterior decorative objects include such representative items as bird baths, wagon wheels, sculptures, fountains, pools, stumps, driftwood piles, free-standing poles of all types and items attached to approved structures.

An application is required for exterior carpet. It should be noted that brightly colored carpet has an adverse visual impact on the community and is prohibited.

Application Contents

A completed application requires the following:

- a. Site plan showing the relation of the object to house, property line and adjacent neighbors.
- b. Picture and/or detailed drawing of object to include dimensions.
- c. Color and material of object.
- d. Estimated installation date.
- e. Signatures of four neighbors most affected by the change.

Exterior Lighting

Exterior lighting shall not be directed in such a manner as to create an annoyance to the neighbors or motorists and must be harmonious with the surroundings.

Exterior Painting

Repainting or staining a specific object to match its original color need not be submitted. Color changes apply not only to the house siding, but also to the doors, shutters, trim, roofing and other appurtenant structures. Requests for approval to change exterior color should relate to the colors of the houses in the immediate area.

Application Contents

A completed application requires the following:

- a. List of all exterior colors on the house and appurtenant structures.

- b. A color sample of the new color to be used.
- c. Estimated start and completion date.
- d. Signatures of four neighbors most affected by the change.

Exterior Porch Railing

Installation or replacement of any exterior porch railing requires approval of the ARB.

Firewood

Firewood shall be kept neatly stacked and located to the rear of the residence, within owners property line. Firewood shall not be stored on common areas.

Piles larger than two cords requires approval. Piles longer than 6' should be 2 rows deep minimum. Piles must not exceed 4' in height for safety. Firewood piles must contain firewood only, no storage of debris.

Location should be in such a manner as to minimize visual impact. In certain cases, screening may be required.

IF ANY OF THE ABOVE DESCRIBED ITEMS VARY FROM THE RESTRICTIONS OUTLINED ABOVE, AN APPLICATION TO THE ARB IS REQUIRED.

Flagpoles

Permanent flagpoles must be of a height, color and location which is appropriate for the size of the property and background. Permanent free standing flagpoles must be installed and maintained in a vertical position.

Temporary flagpole staffs which do not exceed six feet (6') 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.

Application Contents

A completed application requires the following:

- a. Site plan showing the relation of pole to the house, property line and adjacent neighbors.
- b. Picture and/or detailed drawing of pole to include dimensions.
- c. Description of material and color of flagpole.
- d. Estimated installation.
- e. Signatures of four neighbors most affected by the change.

Gutters and Downspouts

Gutters and downspouts should match those existing in color and design and must not adversely affect drainage on adjacent properties.

In-Home Business

Fairfax County regulates in-home businesses. In addition to County control, the Association is concerned about the impact of in-home business on the residential character of the neighborhood and on adjacent neighbors.

While in-home business is encouraged as a source of income and community diversity, customer-oriented businesses are not allowed.

Special Requirements

- a. Permit obtained from Fairfax County.
- b. Copy of Permit on file with the Association's office.
- c. No sign or other advertising device of any nature shall be placed upon any lot.
- d. No exterior storage of business-related materials will be allowed.

Laundry

Laundry may not be hung from decks or stairway railings.

Mailboxes

Mailboxes are a functional necessity, not a decorative item. Since they are usually in a very visual location, they must be straight-forward in the traditional design and mounted on simple posts. They must be painted flat black or natural wood. They must be located so as not to obstruct sidewalks or sight lines in accordance with postal regulations. No application required.

Outdoor Cooking Equipment

All outdoor cooking equipment must meet County code and should be stored in the backyards.

Real Estate Sale/Rental Signs

Real estate signs must meet County regulations with respect to size and content and must be removed within 3 days following signature of a contract for sale or rental. Signs may only be placed in the front yard of the property available.

Sidewalks and Pathways

Stone or brick pathways or sidewalks should be set back at least 4' from the property line and generally be installed flush to the ground.

Application Contents

A completed application requires the following:

- a. Site plan showing the exact location of the pathway or sidewalk.
- b. Materials to be used including color, if using brick, type should blend with that on the house (if any).
- c. Method of installation plus a description of grading changes required, if any, and the resulting impact on neighbors.
- d. Estimated start and completion date.

Solar Panels

Panels mounted to the front side of roofs must be flush with roof.

Panels mounted to the rear side of roofs may be flush or elevated. If elevated, they will not extend above the roof peak so far that they are visible from the yards of facing houses across streets or pipestems.

No other mounting locations are acceptable.

Application Contents

A completed application requires the following:

- a. A drawing indicating location and size of panels. Photographs of similarly installed units may be included but are not to replace a drawing.
- b. Signatures for front-mounted units must be obtained from a total of four neighbors facing and adjacent to lot.
- c. Signatures for rear-mounted units must be obtained from a total of four neighbors behind and adjacent to lot.
- c. Estimated start and completion date.

Trash Cans

Trash cans should be stored so they are screened from view from the street. Trash cans should be removed from the front curb not later than fifteen (15) hours following emptying and are never to be stored in front of the house.

Trash Removal

Each resident is responsible for picking up litter on his property and preventing wind-blown debris from originating on his land.

At no time is the Association Open Space considered a dumping ground for inorganic debris. Organic debris such as leaves, grass clippings and branches may not be dumped on Open Space.

Removal of trash and debris from all Association areas accumulating from resident usage will be completed as necessary. Remember removal of trash costs the Association dollars.

Tree Removal

No live trees with a diameter in excess of 4 inches, measured 12 inches above ground, no trees in excess of 2 inches in diameter, similarly measured, which are generally known as flowering trees (such as dogwood or redbud) or as broad leaf evergreens, no live vegetation on slopes of greater than 20 percent gradient or marked "no cut" areas on original plans, may be cut without prior approval of the ARB. Exceptions to this are based on bona fide safety concerns or undue restriction of the reasonable use of property; e.g. construction of decks, patios, swimming pools, etc. The Homeowners Association shall set rules for cutting of trees to allow for selective clearing or cutting.

The resident is advised to consult with County Arborist for compliance with county ordinances on tree cutting.

Application Contents

A completed application requires the following:

- a. Explanation of tree removal request. Why the Association member is proposing the tree removal.
- b. A written arborist's report stating the status

and condition of each tree for which the ARB doubts that the tree is dying or constitutes a safety hazard.

- c. The present location of each tree proposed for removal. The location and type of each replacement tree. A replacement tree with a minimum height of 6 feet or a caliber of 2" should be planted for each tree removed.

Trellises

Front door trellises are not permitted.

MAINTENANCE GUIDELINES

Exterior Appearance

Residents are responsible for maintaining the exterior of their dwellings and any other

structures on their lots, such as decks, fences, sheds, and playground type of equipment.

While it is difficult to provide precise criteria for what the Association deems as unacceptable condition, the following cases represent some of the conditions which would be considered a violation of the Association Covenants:

1. Peeling paint on exterior trim.
2. Dented mailboxes, or mailboxes and/or stand in need of repainting.
3. Playground equipment which is either broken or in need of repainting.

4. Fences with either broken or missing parts.
5. Sheds with broken doors or in need of painting or other types of repair.
6. Decks with missing or broken railings or parts, or parts in need of restaining or painting.
7. Concrete or masonry block foundations in need or repainting.

Mowing

Turf areas need to be mowed at regular intervals, maintaining a maximum height of 6 inches and a minimum height of 2 inches. Changes to this requirement may be made according to specified plans.

Planted beds must be kept in a neat and orderly manner.

Lawn and Garden Fertilization

All soil should be tested before fertilizer is added especially in areas where drainage will flow into ponds. Special care should be taken not to over-fertilize or to fertilize lawns and gardens where there is the least chance of runoff. Soil test kits are available free from the County Libraries or County Extension Office.

Erosion Control

Each resident is responsible for seeing that their lot area is protected from erosion and that storm drain structures are not blocked so as to cause additional erosion problems which will silt up ponds and stream valleys.

Pesticides and Herbicides

Pesticides and herbicides may be applied according to label instructions for the specified problem. Emphasis should be placed on organic/biodegradable materials in order to ensure the least harm to the natural environment. Care in application is extremely important along ponds and waterways, near neighborhood play areas and tot lots, and near adjacent residences. Avoid the use of pesticides and herbicides if at all possible, but when necessary use with caution and follow instructions.