

**LVE II HOMEOWNERS ASSOCIATION, INC.**  
**ARCHITECTURAL GUIDELINES**  
**Modified April 22, 2019**

The guidelines which follow address a broad range of exterior alterations for which homeowners frequently submit an application to the Covenants Committee or the Board of Directors. As it would be impossible to address each specific design condition, these guidelines present the principal factors which should be considered when developing a design. More specifically, these guidelines define the limits to size, quality of construction, location, materials and color based on the intended use and relationship to adjoining properties rather than focusing on a particular construction detail or a specific design alternative. All projects are to begin within six (6) months of approval and are to be completed within twelve (12) months of approval.

Major alterations are generally considered to be those which materially alter the 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, or other additions to a home, etc.

Construction materials must be stored so that the impact on neighboring properties is minimized. Excess material should be immediately removed after completion of construction.

Many items require Loudoun County review and permits. It is the homeowner's responsibility to obtain all County approvals and permits as may be required by Loudoun County. Loudoun County authorities should be contacted prior to beginning any work in order to verify what procedures must be followed and obtain required permits. County approval does not preclude the need for Covenants Committee or Board of Directors approval and vice versa.

1. FENCES

Applications for fences must be submitted to the Covenants Committee or the Board of Directors prior to construction and will be reviewed on a case-by-case basis. Location, style, heights, materials and color will be considered. No chain link fence and no PVC material fences will be permitted, with the exception of tan vinyl fencing required at Meadows style townhomes. Fences are to be compatible with the applicant's house and the prevailing materials of adjacent houses in the community to maintain architectural harmony. The following restrictions apply:

- a. The only approved fence style for single family homes and Carriage homes is the Mount Vernon dip style (picture attached) as well as mockup of size. Gates may be dip or arch.
- b. Wood fences shall be only clear-coated or stained a color similar to natural wood. White fences are expressly prohibited.
- c. Other fencing materials, such as brick or stone, may be considered on a case-by-case basis; however, the Covenants Committee and the Board of Directors are under no obligation to approve the use of these materials if it is deemed that these do not comply with the guidelines.

- d. The bottom of all picket and privacy fences must be placed at least 1 inch but may not exceed 4 inches above the ground to prevent warping and damage from lawn maintenance equipment.
- e. Invisible fences, if approved, must be placed at a minimum depth of 4 inches and are permitted only in the rear yard. An application with an attached site plan exhibit depicting the fence location is required for the installation of an invisible fence.
- f. No fences may extend forward of the rear plane of the house; with the exception of side yard fencing which will be reviewed on a case-by-case basis when appropriate for the configuration of the lot. In no event may any fences be installed forward of the front plane of the house.
- g. Fence heights will not exceed 6' above grade. Fence heights may not be less than 4'.
- h. Gates must be constructed of materials and be of a style that is compatible with the fence and may be dip or arch.
- i. Fences will be maintained in "like new" condition and will not be allowed to deteriorate into a state of disrepair.
- j. The unfinished side of the fence (showing the posts and other supporting members) must face the interior of the Lot on which the fence is built.
- k. The Meadows collection of townhomes will only allow tan vinyl fencing that matches the privacy fencing installed by the builder.

"In-kind" repairs or maintenance to fencing do not require pre-approval.

*Note: Please see addendum dated April 22, 2019 on pages 16&17*

2. STORAGE SHEDS

Applications for sheds must be submitted to the Covenants Committee or the Board of Directors prior to construction and will be reviewed on a case-by-case basis. Sheds must have an architectural design that is compatible with the design of the house. The same building material must be used (siding, brick, roof shingles). The type, color, and style of the materials used must be the same (or the equivalent) as those used on the home (same manufacturer, same style and same color). The roof pitch of the shed must be similar to roof pitch of the home. They must be of a size which is appropriate for the size of the property and home. They should be designed to appear as part of the house/landscaping/fence (if applicable). The shed must be designed and placed to "respect the visual rights and aesthetic interest of neighborhood properties" – views from other properties will be considered. Additional landscaping may be required to lessen the visual impact of the shed. Metal sheds are prohibited. No items such as ladders can be "stored" on or outside the shed. One full wall of the shed should be attached to the rear of the house unless a different location is more aesthetically appropriate.

3. PATIOS

All patios require approval. Patios should be located in rear yards. Patios that extend beyond the side plane of the home will generally not be approved but may be evaluated on a case-by-case basis. The privacy of adjacent homes will be considered in evaluating the location. When installing a patio within close proximity of a neighboring home, please consider installing a fence to help maintain the privacy of all parties.

An application must be submitted to the Covenants Committee or the Board of Directors prior to construction.

Drawings must be submitted with the application. It is preferable that the drawing be professionally done. They must be to scale and show dimensions, including the height of any stone or retaining wall incorporated in the design. The following factors will be considered in the review of applications:

- a. **Scale and Style:** Patios should be installed flush to the ground and should be of a scale which is compatible with the home to which it is attached, to adjacent homes, and to the environmental surroundings.
- b. **Materials:** The use of brick, flagstone, slate or decorative pavers is encouraged.
- c. **Drainage:** Any adverse drainage problems which might result from the construction of a patio should be considered and must be remedied. Approval will be denied if the Covenants Committee or Board of Directors determines that adjoining properties are adversely affected by changes in the drainage. The use of a partially porous surface or the installation of mulch beds adjacent to a patio may be ways to offset potentially adverse drainage conditions.

4. DECKS AND SCREENED PORCHES

Decks and screened porches should be located in rear yards. Decks and screened porches that extend beyond the side plane of the home will generally not be approved but may be evaluated on a case-by-case basis. The privacy of adjacent homes will be considered in evaluating the location. For attached products, when installing a deck within close proximity of a neighboring deck or home, please consider installing a decorative screen to help maintain the privacy of all parties.

An application must be submitted to the Covenants Committee or the Board of Directors prior to construction.

Drawings must be submitted with the application. It is preferable that the drawing be professionally done. They must be to scale and show dimensions. Refer to the checklist for other information to be submitted with an application for a deck. The following factors will be considered in the review of applications:

- a. Scale and Style: Decks and screened porches, in particular elevated decks, should be of a scale which is compatible with the home to which it is attached, to adjacent homes, and to the environmental surroundings.
- b. Materials: Wood decks and screened porches should be constructed of high quality pressure-treated lumber (#2 grade or better, southern yellow pine). Wood composite materials may be used for the deck flooring, deck hand rails, or deck stair treads in lieu of wood. In such cases, the color must be a natural earth tone color. Pressure treated wood deck flooring must be sealed with clear preservative or natural earth tone color stain. If support columns are constructed of brick, then the brick used must be the same (or the equivalent) as that used on the home. If the support columns are circular, then they must be white in color. Rails may be constructed of deck material or white vinyl. Details about deck lighting must include wattage.
- c. Drainage: Any adverse drainage problems which might result from the construction of a deck or screened porch should be considered and must be remedied. Approval will be denied if the Covenants Committee or Board of Directors determines that adjoining properties are adversely affected by changes in the drainage. The use of a

partially porous surface or the installation of mulch beds adjacent to a deck or porch may be ways to offset potentially adverse drainage conditions.

- d. When installing a deck 4' above grade or less, decorative white lattice panels may be used to enhance the appearance of the deck's undercroft. If lattice is not used, white landscape gravel must be installed on the ground below the deck to provide a finished appearance. For decks greater than 4' in height decorative lattice is not allowed. The ground area under the deck must be properly stabilized with grass, white or Virginia blue stone landscape gravel. In addition, the area must be properly graded to provide adequate drainage.

Decks: Applications must include a site plan showing deck size, property lines, height of the deck above the ground (side view), description of materials to be used (including any paint and/or stain or natural finishes), and details of railings, posts, steps or stairs, trellises or other privacy screening, etc., to clearly describe the proposal. Applicants are responsible for maintaining any required setback from the property lines according to Loudoun County regulations.

For the Meadows collection of townhomes, all posts of decks should be wrapped in white or tan vinyl to maintain a uniform appearance.

#### 5. BARBECUE GRILLS

No outdoor fires are permitted on any lot, except barbecue fires in standard grills. The installation of a permanent barbecue grill requires prior review by the Covenants Committee or the Board of Directors. Permanent barbecue grills must be located in the rear of the property and as far as practical from adjacent property lines. Specific fire code information for grills is available from the Loudoun County Fire Marshal's office. A complete application requires the following information for permanent barbecue grills:

- a. A site plan showing the relation of the barbecue grill to the house, property line and adjacent neighbors.
- b. A picture and/or detailed drawing of the barbecue grill with dimensions.
- c. The color and style of the house.
- d. A description of the materials being used to construct the barbecue grill. If brick is being used to construct the barbecue grill at a home which already contains brick, the colors should match.

Subsequent to any Covenant Committee or Board of Directors approval, any required County approval or permit and/or any County Fire Marshall certificates must be submitted to the HOA prior to construction commencing.

#### 6. FIRE PITS AND OUTDOOR FIREPLACES

Fire pits and permanent outdoor fireplaces require prior review by the Covenants Committee or the Board of Directors and will be considered on a case-by-case basis. Fire pits and outdoor fireplaces must be located in the rear of the property at least 15 feet from the home and as far as practical from adjacent property lines. Specific fire code information for fire pits and outdoor fire places is available from the Loudoun County Fire Marshal's office. All fire pits and outdoor fireplaces must be properly screened to avoid airborne embers.

A complete application requires the following information for fire pits and permanent outdoor fireplaces:

- a) A site plan showing the relation of the fire pit/fireplace to the house, property line and adjacent neighbors.
- b) A picture and/or detailed drawing of the fire pit/fireplace with dimensions.
- c) The color and style of the house (for permanent outdoor fireplaces only)
- d) A description of the materials being used to construct the permanent outdoor fireplace. If brick is being used to construct the outdoor fireplace at a home which already contains brick, the colors should match.

Subsequent to any Covenant Committee or Board of Directors approval, any required County approval or permit and/or any County Fire Marshall certificates must be submitted to the HOA prior to construction commencing.

Fire pits and permanent outdoor fire places will be permitted in townhouses or carriage homes on a case by case basis.

*Note: Please see addendum dated April 22, 2019 on page 18.*

7. HOT TUBS AND SPAS

Plans for hot tubs and whirlpools must be submitted to the Covenants Committee or the Board of Directors prior to construction and will be reviewed on a case-by-case basis. Hot tubs and whirlpools must be located in rear yards and mechanical equipment must be screened from outsiders' view. However, all locations will be evaluated according to their respective merits. Views from other properties will be considered and additional landscaping may be required to lessen the visual impact of the hot tub/whirlpool. Changes in grade or conditions which will affect drainage must be specified in the application. Covenants Committee or Board of Directors approval will be denied or may be rescinded in the event it is determined that adjoining properties are adversely affected by changes in drainage. A copy of the County approval must be submitted with detailed plans to the HOA prior to commencing construction.

Exterior hot tubs or spas must be located on the ground level of the rear yard and adjacent to the dwelling unit. Hot tubs and spas which are recessed into decks are preferred over those which are free standing. Hot tubs and spas incorporated into a deck must not extend above the top of the deck railing. If installed in a deck, the deck must be structurally designed to support water laden hot tubs and spas. If freestanding, a hot tub or spa must be screened with landscaping to minimize its visual impact. The exterior finish of an elevated hot tub or spa must blend with the exterior finish of the home, deck, or patio to which it is attached or more closely related.

8. TRELLISES AND PRIVACY SCREENING

The use of arbors, trellises and other privacy screening will be reviewed on a case-by-case basis and should be incorporated into the overall design of the deck or patio, as appropriate.

9. WINDOWS AND DOORS

New windows and doors must match the type used in the applicant's house and should be located in a manner which will relate well to the location of exterior openings in the existing house, and are restricted to the sides and rear of the house. (Care must be taken in locating additional windows or doors to insure that any such installation does not inadvertently create a building code/mechanical code violation.)

Storm and screen doors require Covenants Committee or Board of Directors approval. The storm door must be full-view, any kick plate must be less than 20" in height, and must have clear, uncolored glass. Color may be white, black, brown, or painted the same color as the entry door or surrounding trim. Storm windows do not require Covenants Committee or Board of Directors approval; however, frames must be painted white or match the trim of the house.

No plastic covering is allowed on the exterior of doors or windows. UV protection is allowed, although it may void any warranty by the window manufacturer.

10. RECREATION AND PLAY EQUIPMENT

Semi-permanent and permanent play equipment which either constitutes a structure or is appurtenant to a structure, such as play houses and swing sets, may not be installed without the submission of a completed application. Installation of temporary or non-permanent recreation and play equipment, such as sandboxes, does not require Covenants Committee or Board of Directors review; however, it must be located in the rear yard only. Semi-permanent and permanent play equipment requiring review and approval by the Covenants Committee or the Board of Directors will be evaluated on the following factors:

- a. Location – Such equipment must be placed in rear or side yards with appropriate screening.
- b. Scale and Design – The equipment should be generally compatible with the lot size and should not create an adverse visual impact.
- c. Color and Materials – Equipment constructed of wood and left in a natural condition is encouraged.

Freestanding (removable only) basketball poles and backboards are allowed. Backboards cannot be attached to the house or garage. Court markings, either painted or drawn, are strictly prohibited. Freestanding poles must be kept from street view when not in use.

Freestanding basketball poles and backboards are allowed without an application. Freestanding poles must be kept in good repair. Freestanding poles must be secured by filling the pole base with either sand or water. Use of weighted bags, cinderblocks, bricks, rocks, exercise weights, and other non-standard materials is prohibited.

Backboards cannot be attached to the house or garage. Court markings, either painted or drawn, are strictly prohibited on streets or driveways.

Permanently installed basketball pole foundations are allowed but only if the pole itself is removable and the foundation is flush to the ground; such as bolted to an anchor which is installed at ground level. Any such installation must be preceded by an application showing the proposed location of the basketball pole, and the proposed method of anchoring it.

Locations where use of the pole will affect sidewalks or roads are prohibited. Basketball poles which are directly installed into a cement anchor to the ground are prohibited.

11. ANTENNAS/SATELLITE DISHES

The Telecommunications Act of 1996 has modified Section 24(I). Satellite dishes and antennas may be permitted as follows:

Owners may install either of (i) a dish antenna that is one meter or less in diameter designed to receive direct broadcast satellite service, including direct-to-home satellite service, (ii) an antenna that is one meter in diameter or less and is designed to receive video programming services via broadband radio service (wireless cable), or (iii) an antenna that is designed to receive local television broadcast signals, without obtaining prior approval if such devices are installed in any of the following ways:

- a. Inside a window within a home, **or**
- b. At ground level in the rear of any home screened or decorated with natural landscaping, **or**
- c. (if installed with a mast) entirely within and below the height of any approved privacy fencing which fully encloses the rear yard of any house, **or**
- d. On the rear roof of the house with its highest point below the peak of the roofline, preferable as close to the chimney as possible, **or**
- e. Above the walking surface of the deck, provided that no portion of the device projects more than six inches above the height of the deck railing, **or**
- f. Attached to the outside of the back railing of the deck, provided that no portion of the device is higher than six inches above the height of the railing.

If the Owner cannot receive an adequate signal reception from any of the six designated locations listed above, he or she may use an alternative location, provided he or she submits (i) written certification that installation of the antenna in the approved locations would not afford sufficient signal strength for adequate reception and (ii) a precise statement describing the alternative locations where sufficient signal strength is adequate for reception. The Owner must submit such written certification within three (3) days after the satellite/antenna is installed.

Owners shall use best efforts to locate the antenna or dish in a place and manner that shields it from view from the nearest streets and from other lots in the community. The Association reserves the power to require Owners to install or provide screening around the antenna, so long as such request would not result in an unreasonable cost of the Owner.

The Association reserves the power to require Owners to camouflage any portion of the antenna so that it matches or is reasonably compatible with the color or structure to which it is attached. If such a requirement would void the warranty from the manufacturer, the Owner must submit a copy of the warranty to the Association in order to be absolved from the requirement.

All antennas and dishes must be properly secured so that they do not jeopardize the safety of passersby. Antennas should be grounded to minimize the possibility of electronic and fire damage.

Notwithstanding the foregoing, the following require approval prior to installation:

- a. Dishes over one meter in diameter in size.
- b. Antennas installed higher than is absolutely necessary for reception of an acceptable quality signal.
- c. Multiple devices that serve duplicative functions.

Notwithstanding the foregoing, the following is strictly prohibited:

- a. Devices installed in such a way as to encroach upon any common area, or any other Owner's individual lot, including air space.
- b. Placing antennas near power lines.

Exterior cable should be installed on vertical or horizontal lines and painted a color that blends with the deck or house.

12. DOG HOUSES

Applications for dog houses must be submitted to the Covenants Committee or the Board of Directors prior to construction and will be reviewed on a case-by-case basis. Dog houses must be compatible with the applicant house in color and material, or match a natural wood fence. They must be located where they are visually unobtrusive. Dog houses must be in the rear yard. Dog runs are prohibited. Dog houses shall not exceed sixteen square feet of floor space and may not exceed four feet in height at the highest point.

13. EXTERIOR PAINTING

Color changes apply to the house siding, doors, shutters, trim, roofing and other visible appurtenant structures. No party will paint, stain, varnish, apply siding or otherwise cover the exterior of a building which changes the original color or design of the building without approval of the Covenants Committee or Board of Directors. Approval to re-paint or re-stain a specific object to match its original color (and manufacturer) is not necessary.

14. HOLIDAY AND SEASONAL LIGHTING AND DECORATIONS

Holiday and seasonal lighting and decorations are permitted on the home or property but are only permitted **thirty days prior to the holiday and must be removed two weeks after the holiday; except that** all winter holiday lighting and decorations must be removed from the home and property no later than January 15 of each year.

15. FLAGPOLES

Permanent, free-standing flag poles are prohibited. Temporary flagpole staffs, which do not exceed six feet in length and are attached at an incline to the wall or pillar of the dwelling unit are permitted and do not require approval by the Covenants Committee or the Board of Directors.

Any deviation from this general guideline would require approval from the Board of Directors.

16. COMPOST PILES

Compost piles **are not permitted**.



17. EXTERIOR UNIT AIR CONDITIONERS AND HEAT PUMPS

The installation of window or wall air conditioning units or fans is prohibited. The relocation of an existing exterior central air conditioning unit or heat pump requires the approval of the Covenants Committee or the Board of Directors and will only be considered if there is no adverse visual or noise impact upon an adjoining residence.

Application and approval are not required to replace an existing heat pump or air conditioning unit in the original location.

18. SPRINKLER (IRRIGATION) SYSTEMS

Sprinkler systems shall not be installed unless the owner of the lot submits an application to the Covenants Committee or Board of Directors and the Committee or Board approves the application. The application must include a site plan showing where all sprinkler heads and lines are proposed to be run. No sprinkler heads, lines, control boxes, or other equipment can be located or placed within the public road right-of-way.

19. CARPETING

Indoor/outdoor carpeting and synthetic grass on any exposed exterior surface (i.e. stoops, decks, patios, etc.) are prohibited.

20. CLOTHESLINES

Clotheslines or similar apparatus, even temporary, for the exterior drying of clothes are prohibited.

21. GUTTERS AND DOWNSPOUTS

Any addition of new gutters or downspouts, or a change in location of an original gutter or downspout, requires the prior review of the Covenants Committee or Board of Directors and may not be installed unless approved by the Committee or the Board. Black or green tubing used for additional drainage purposes must be buried underground and directed away from adjacent properties. Splash blocks should be black or green plastic or unpainted concrete. Replacement gutters and downspouts must match existing gutters in color and design and must not adversely affect drainage on adjacent properties.

22. ATTIC VENTILATORS/ROOF PENETRATIONS

Attic ventilators or other mechanical devices requiring penetration of the roof must be as small in size as functionally possible and should be painted black. They must be located on the rear side of the roof ridge line and painted black so as to minimize their visibility. Any other location is prohibited unless reviewed and approved by the Covenants Committee or Board of Directors. Any proposed roof penetration must be located on the rear of the home. Penetrations in the front or side of the roof are not permitted.

23. TRASH CONTAINERS

The Association's trash contractor is responsible for trash and recycling pick up. Containers must not be placed on the curb before 7:00 p.m. the day before pick up. Trash cans may not be stored in the front of the house. No trash or debris containers shall be visible from any street except on the evening prior to normal trash pick-up. If containers are stored outside, they must be screened. Enclosures for the screening of trash containers are prohibited unless

reviewed and approved by the Covenants Committee or Board of Directors. Any applications for such an enclosure must specify the placement, style and dimensions of enclosure.

24. FIREWOOD

Firewood may not be stored on the common areas. Firewood shall be neatly stacked and located in the rear yard, minimizing visual impact. Other than a limited quantity of firewood, intended solely for short term use, firewood shall not be stacked on patios or decks. Piles may not exceed 4' in height or 6' in length, unless at least two rows deep. They may not contain debris or other non-firewood material. They shall not create a fire hazard. The location of the firewood stack shall not adversely impact the adjoining properties. The Association has the power to require an owner to screen their firewood on a case-by-case basis.

25. REAL ESTATE SALES SIGNS/SIGNAGE

As stated in the Declaration in Section 24(e), "Use Restrictions. The following restrictions shall apply to each lot in the Community, with the exception of lots designated by the Declarant, which restrictions may not be amended or revoked without Declarant's consent until such time as Declarant conveys to the last lot in the Community owned by Declarant. (3) No Signs. No signs of any kind shall be displayed to the public view on any lot or inside the dwelling except for real estate "For Sale" or "For Rent" signs not to exceed six (6) square feet in size."

26. SOLAR PANELS

- a) Solar Panels shall only be mounted on the rear PLANE OF THE Dwelling's roof.
- b) Panels may be flush or elevated. If elevated, panels shall not extend beyond the roof peak to the extent that they are visible from the front yard of any adjacent Dwelling or Dwelling located across the street.
- c) Solar panels and associated mounting equipment must be kept within the perimeter of the roof structure and should not be within one (1) foot of the roof edge.
- d) The location of solar equipment (conduit, junction boxes, inverters, disconnects, etc.) must be installed out of view and properly screened with landscaping, which must be first reviewed and approved by the Architectural Review Committee. In the application submitted to the Architectural Review Committee a copy of the plat for the lot must depict the location of the panels and all equipment, and describe in detail, including the size and location, any screening of the related equipment. No installation shall begin until the Architectural Review Committee reviews and approves the application.
- e) Each owner must comply with all Loudoun County Zoning Ordinances and the laws, rules and regulations of any governmental body that pertain to the use and installation of solar panels.
- f) Any deviations from the requirements forth herein are prohibited unless prior written approval has been granted by the Covenants Committee
- g) Violations of this Resolution shall be subject to the Association due process procedures and other enforcement procedures and remedies authorized by the Association's governing documents.

*Note: Please see addendum dated April 22, 2019 on page 19.*

27. LANDSCAPING, TREES AND SHRUBS

Care should be exercised when planting and maintaining trees and shrubs to prevent obstruction of sight lines required for vehicular traffic, and no approval shall be given by the Covenants Committee or Board of Directors for any tree, hedge or other landscape feature which when planted will obstruct such sight lines. **Vegetable gardens in front yards are not permitted. Plantings are not permitted to grow on or along the house. Plants or vines growing along a trellis or deck will be reviewed on a case-by-cases basis and require application and approval by the Covenants Committee or Board of Directors. All plantings must be located in mulch beds.**

Pavement, plantings and other landscape materials shall not be planted or permitted to remain upon any lot: (i) if such materials may damage or interfere with any easement for the installation or maintenance of utilities; (ii) in violation of the requirements of such easements; (iii) unless in conformity with public utility standards; or (iv) if such materials may unreasonably change, obstruct or retard direction flow of any drainage channels. Otherwise, the installation of such materials within utility easements shall be permitted.

**No plantings are allowed within the State road right of way, particularly around mailboxes, unless they meet standards set by the Virginia Department of Transportation.**

Application and review by the Covenants Committee or the Board of Directors is not required for the following modifications:

- a. Planting of annuals or perennials in existing beds.
- b. Installation of new beds less than four feet wide around the perimeter of the house foundation, deck, patio, or fence, if present, and around the perimeter of the rear of the lot, provided that plants installed have a mature height of less than four feet.
- c. Installation of new beds less than three feet adjacent to walks from the driveway to the front of the home, provided that the plants have a mature height of less than three feet.
- d. Installation of new beds less than two feet wide around a mailbox post provided that the plants have a mature height of less than two feet.
- e. Installation of black plastic, green metal, or other pre-manufactured edging around existing or approved beds, provided that it is installed below the height of the top of the grass.

Any other landscaping modifications, including the following, require application, review and approval by the Covenants Committee or the Board of Directors:

- a. Removal of grass and replacement with mulch, gravel, or some other type of ground cover, except in the case of the pre-approved locations above.
- b. Any installation of landscaping timbers. Timbers should not define the individual front yards or walkways, and cannot be used on property lines. Timbers may be used in rear yards to line flower beds, or to aid in preventing soil erosion. Any use of timbers above one timber in height must receive prior approval by the Covenants

Committee or the Board of Directors. Timbers must be natural in color and not stained.

- c. Installation of stone or masonry landscape walls. Walls intended as a landscape feature should not exceed two feet in height. The use of natural stone is preferred. The use of brick may be approved if consistent with the design characteristics of the home and adjoining properties.
- d. Any modifications that require construction, like retaining walls, garden structures, trellises, etc., or that result in a grade change.
- e. Any trees or shrubs designed to form a hedge or a natural screen which will be more than three feet in height at maturity. All trees, shrubs, and bushes shall be planted so as to not encroach upon adjoining properties.
- f. Installation of rock gardens or rock collections greater than 8 feet in diameter.

28. TREE REMOVAL

No live trees with a diameter in excess of 4 inches, measured 12 inches above ground, nor flowering trees in excess of 2 inches similarly measured, may be removed without prior approval of the Covenants Committee or the Board of Directors. However, a lot owner may remove dead trees and certain objectionable plants, including poison ivy, poison oak, poison sumac, kudzu, or other severely invasive plants within the limits of their lot only.

In no event shall live trees planted by the Declarant or a Builder to comply with governmental requirements be cut or relocated without prior approval of the Covenants Committee or the Board of Directors.

29. VEGETABLE GARDENS,

Vegetable gardens that are flush with the ground do not require approval. Pre-manufactured, raised vegetable gardens do require application and approval by the Covenants Committee or the Board of Directors. For pre-manufactured, raised vegetable gardens please provide specific information including material the planters are constructed of, color, dimensions, etc.

Vegetable gardens must be located in the rear of the home and must not exceed one hundred (100) square feet in area. Vegetable gardens should not extend beyond the side plane of the home, though this may be considered on a case-by-case basis with application and approval by the Covenants Committee or the Board of Directors. No plant which will exceed the height of three feet at maturity may be planted. Vegetable gardens must be maintained in a neat manner and all plant debris must be removed and the soil turned at the end of the growing season.

Garden fencing and screening will be considered on a case by case basis.

30. EXTERIOR LIGHTING

Exterior lighting does not require prior approval if the installation employs incandescent lamps not exceeding 100 watts. Intruder-activated security lighting exceeding these specifications is permissible. No exterior lighting should be directed outside of lot boundaries. Exterior lighting in excess of 100 watts does require prior approval of the Covenants Committee or the Board of Directors.

Lighting which is part of the original house may not be altered, in any way, without the approval of the Covenants Committee or the Board of Directors. Proposed replacement of

additional fixtures must be compatible in style and scale with the applicant's house and the community.

Up to twenty low volt light fixtures, not to exceed 24 inches in height, may be installed along the front walkway with approval of the Covenants Committee or the Board of Directors. Only lights that are white or yellow when illuminated will be approved. **A combination of white and yellow lights is not permitted.**

The approved fixtures are noted below and are in black or brass.



*Note: Please see addendum dated April 22, 2019 on pages 20&21*

31. WALKWAYS AND LEAD WALKS

No walkways or lead walks may be installed or relocated without the prior written approval of the Board of Directors. Applications for such modifications must include location and specifications regarding material to be used. Varying colors and patterns will be permitted and should coordinate with the house color and treatments. Walkways and lead walks must connect with driveways. Direct connection of walkways and lead walks to the front sidewalk will not be permitted.

32. DRIVEWAYS

All driveways shall be asphalt, concrete, brick, or pavers. It is in the best interest of homeowners to seal coat their asphalt driveways as required over time to prevent disintegration of the surface. Damaged driveways, (i.e. potholes, sections cracked off, etc.) must be repaired within a reasonable time period defined as the spring, summer or fall after the damage appears.

Requests to widen, alter, or otherwise change the driveway will be considered provided that the material used for modification is specified as either the same as the existing driveway material or takes into consideration replacement of the entire driveway with an alternate approved material.

33. SKYLIGHTS

All skylights will be restricted to locations on the rear of the units. Trim and materials must match (or be the equivalent) **that used on the home in manufacturer, style and color.**

34. MAILBOXES

Replacement mailboxes will be the same color and size of the original mailbox. Newspaper delivery boxes will be reviewed on a case-by-case basis upon application to the Covenants Committee or the Board of Directors.

35. AWNINGS

No awnings are permitted on the front or sides of homes. Retractable awnings may be permitted on the rear of homes upon review and approval of an application by the Covenants Committee or the Board of Directors. Non-retractable awnings are not permitted. Awnings will be evaluated on this such as color and pattern.

36. SCREENED ENCLOSURES, PORCHES AND GAZEBOS

No screened enclosure, porch or similar type structure shall be commenced, erected or maintained upon the property until the plans and specifications have been approved by the Covenants Committee or Board of Directors and County authorities. As a general rule, screened enclosures and porches must conform to the guidelines for patios and decks. Architectural drawings are required.

37. SWIMMING POOLS

- a. In-ground only.
- b. Located in the rear yard so as not to be visible from the street.
- c. Must be fenced, with an approved fencing material, in accordance with the Loudoun County Health Department requirements.
- d. No lighting shall be allowed above the pool deck.
- e. A detailed site plan showing the location of the pool, and all proposed grade changes and water features shall be attached with the application.
- f. Additional screening along the outside of the pool fence may be required to mitigate the visual impact for adjoining properties.
- g. All pool equipment must be screened by plant material or contained within an approved enclosure. A separate application for the enclosure is required. The restrictions and requirements governing the design of the enclosure are similar to the requirements for sheds, including restrictions on location. See the shed requirements for details. If planting material is used for screening, then it is recommended that these items be placed in a planting bed and incorporated into its design where possible.
- h. Owner must obtain zoning approval from the County.
- i. Temporary children's pools are not allowed if they are over 6' in diameter. They must be taken down when not in use.

38. GREENHOUSES

Other than those that were constructed as part of the house, greenhouses are prohibited.

39. EXTERIOR DECORATIVE OBJECTS

No exterior decorative objects, whether natural or man-made, which were not part of the original home construction design, either as a standard or optional feature, may be installed without the prior review and approval of the Covenants Committee or Board of Directors. Examples include, but are not limited to, bird houses, bird baths, driftwood, weather vanes, sculptures, fountains, free standing poles of all types, house address numeral, and any items

attached to other, approved structures. The following guidelines shall apply to statues, lawn ornaments, flower pots, and benches.

- a. Statues and Lawn Ornaments: Up to two statues or lawn ornaments are permitted in the front or side yards, with an approved application. These must be white, stone grey or beige and may not exceed 24 inches in height, 14 inches in width, and 14 inches in depth. The preferred location for these is within a planting or mulched bed. All other statues must be placed in the rear yard, and an application must be submitted. These will be considered on a case-by-case basis.
- b. Flower Pots: Up to four flower pots may be placed in the front or side yard without application. The pots must be white, stone grey, beige, or terra cotta and may not exceed 24 inches in height, 24 inches in width, and 24 inches in depth. All other flower pots must be located in the rear yard and must be white, stone grey, beige, or terra cotta.
- c. Benches: Only one bench is permitted in the front, side, or rear yard, provided the owner first submits an application that is reviewed and approved by the Covenants Committee or the Board of Directors. An application is required. The bench must be white, stone, grey, or beige. If an iron bench is proposed, it must be black.
- d. Bird Baths: Bird baths, bird houses, bird feeders, and similar items are restricted solely to the rear yard and must not be visible from the front yard or street.
- e. Other Items: All other items will be evaluated in terms of their general appropriateness, size, location and compatibility with the architectural and environmental design qualities of the community as well as the visual impact on the neighborhood and surrounding area.

40. SECURITY BARS

In general, the use of security bars or grates on windows and doors will be prohibited. Exceptions may be made where security apparatus will not be visible from the street and from adjoining properties. Homeowners concerned about the security of their residence are advised to consider alternatives, including alarms and sophisticated lock systems.

## ADDENDA TO ARCHITECTURAL GUIDELINES

### 1. FENCES

Applications for fences must be submitted to the Covenants Committee or the Board of Directors prior to construction and will be reviewed on a case-by-case basis. Location, style, heights, materials and color will be considered. No chain link fence and no PVC material fences will be permitted, with the exception of tan vinyl fencing required at Meadows style townhomes. Fences are to be compatible with the applicant's house and the prevailing materials of adjacent houses in the community to maintain architectural harmony. The following restrictions apply:

- a. There are two approved fence styles for single family homes and Carriage homes. The first is the Mount Vernon dip style (picture attached) as well as the mockup of size. Gates may be dip or arch. The Second is a Flat Top Rail aluminum fence containing three rails. See pictures attached.



- b. Wood fences shall be only clear-coated or stained a color similar to natural wood. White fences are expressly prohibited. Aluminum fences must be powder coated aluminum.

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- c. Other fencing materials, such as brick or stone, may be considered on a case-by-case basis; however, the Covenants Committee and the Board of Directors are under no obligation to approve the use of these materials if it is deemed that these do not comply with the guidelines.
- d. The bottom of all picket and privacy fences must be placed at least 1 inch but may not exceed 4 inches above the ground to prevent warping and damage from lawn maintenance equipment.
- e. Invisible fences, if approved, must be placed at a minimum depth of 4 inches and are permitted only in the rear yard. An application with an attached site plan exhibit depicting the fence location is required for the installation of an invisible fence.
- f. No fences may extend forward of the rear plane of the house; with the exception of side yard fencing which will be reviewed on a case-by-case basis when appropriate for the configuration of the lot. In no event may any fences be installed forward of the front plane of the house.
- g. Fence heights will not exceed 6' above grade. Fence heights may not be less than 4'.
- h. Gates must be constructed of materials and be of a style that is compatible with the fence and may be dip or arch.
- i. Fences will be maintained in "like new" condition and will not be allowed to deteriorate into a state of disrepair.
- j. The unfinished side of the fence (showing the posts and other supporting members) must face the interior of the Lot on which the fence is built.
- k. The Meadows collection of townhomes will only allow tan vinyl fencing that matches the privacy fencing installed by the builder.

"In-kind" repairs or maintenance to fencing do not require pre-approval.

## 6. FIRE PITS AND OUTDOOR FIREPLACES

Fire pits and permanent outdoor fireplaces require prior review by the Covenants Committee or the Board of Directors and will be considered on a case-by-case basis. Fire pits and outdoor fireplaces must be located in the rear of the property at least 15 feet from the home and as far as practical from adjacent property lines. The largest diameter allowed for a fire pit is 36". Specific fire code information for fire pits and outdoor fireplaces is available from the Loudoun County Fire Marshal's office. All fire pits and outdoor fireplaces must contain a wire mesh cover to avoid airborne embers. Only natural gas, propane, firewood, kindling and charcoal may be used. Burning of trash is explicitly prohibited.

A complete application requires the following information for fire pits and permanent outdoor fireplaces:

- a) A site plan showing the relation of the fire pit/fireplace to the house, property line and adjacent neighbors.
- b) A picture and/or detailed drawing of the fire pit/fireplace with dimensions.
- c) The color and style of the house (for permanent outdoor fireplaces only)
- d) A description of the materials being used to construct the permanent outdoor fireplace. If brick is being used to construct the outdoor fireplace at a home, which already contains brick, the colors should match.

Subsequent to any Covenant Committee or Board of Directors approval, any required County approval or permit and/or any County Fire Marshall certificates must be submitted to the HOA prior to construction commencing.

Fire pits and permanent outdoor fireplaces will be permitted in townhouses or carriage homes on a case-by-case basis.

26. SOLAR PANELS

Low profile solar panels will be considered on a case by case basis. Screening will be taken into consideration, for these requests and may be required for approval.

- a) Solar panels shall only be mounted on the rear plane of the Dwelling's roof.
- b) Panels may be flush or elevated. If elevated, panels shall not extend beyond the roof peak to the extent that they are visible from the front yard of any adjacent Dwelling or Dwelling located across the street.
- c) Solar panels and associated mounting equipment must be kept within the perimeter of the roof structure and should not be within one (1) foot of the roof edge.
- d) The location of solar equipment (conduit, junction boxes, inverters, disconnects, etc.) must be installed out of view and properly screened with landscaping, which must be first reviewed and approved by the Architectural Review Committee. In the application submitted to the Architectural Review Committee a copy of the plat for the lot must depict the location of the panels and all equipment, and describe in detail, including the size and location, any screening of the related equipment. No installation shall begin until the Architectural Review Committee reviews and approves the application.
- e) Each Owner must comply with all Loudoun County Zoning Ordinances and the laws, rules and regulations of any governmental body that pertain to the use and installation of solar panels.
- f) Any deviations from the requirements set forth herein are prohibited unless prior written approval has been granted by the Covenants Committee.
- g) Violations of this Resolution shall be subject to the Association due process procedures and other enforcement procedures and remedies authorized by the Association's governing documents.

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### 30 EXTERIOR LIGHTING AND SECURITY DEVICES

The installation of the following items may be done without the prior approval of the Architectural Review Committee.

- a) Doorbells with video cameras and/or motion detectors.
- b) Motion detecting exterior security lighting.

The finish of devices referenced in items 30 a) and 30 b) must match the finish of the existing door lock. The field of view of said devices must not extend beyond the property lines of the homeowner's lot.

- c) Exterior lighting subject to the following limitations

The installation may not employ incandescent lamps exceeding 100 watts. Intruder-activated security lighting exceeding these specifications is permissible.

No exterior lighting should be directed outside of lot boundaries, so as to project on common areas or neighboring lots. Exterior lighting in excess of 100 watts does require prior approval of the Covenants Committee or the Board of Directors.

In the case of condominiums, the allowable field of view is defined as the area from the building to the curb and between the walk to the adjacent homeowner's unit.

The following limitation applies to condominium units. With one exception, the devices referenced in item 30 a) and 30 b) must be removed prior to resale of the unit. A purchaser in a resale can accept the installed devices but must agree to remove them upon a subsequent resale.

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

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Up to twenty low volt light fixtures, not to exceed 24 inches in height, may be installed along the front walkway with approval of the Covenants Committee or the Board of Directors. Only lights that are white or yellow when illuminated will be approved. **A combination of white and yellow lights is not permitted.**

The approved fixtures are noted below and are in black or brass.



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