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***Community Code #1  
Design and Maintenance Standards***

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*Also available online at [www.stoneridgehoa.org](http://www.stoneridgehoa.org)*

*As amended by the Stone Ridge Board of Directors on December 13, 2022 to be effective June 1, 2023  
All previous versions are superseded*

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## Introduction

The purpose of this document is to provide general policy, review procedures and design standards for Stone Ridge Association (“Stone Ridge”) homeowners intending to make any changes to their property or to the exterior of their home in Stone Ridge. These *Design and Maintenance Standards* are intended to serve as a reference for members of the Architectural Review Committee “ARC”, Covenants Committees “Committee”, Board of Directors “Board” and Stone Ridge Association employees “Staff” in reviewing projects submitted to them by homeowners.

The Board approved Design and Maintenance Standards “ARC Guidelines” are designed to amplify and supplement the Stone Ridge Association Amended and Restated Declaration of Covenants, Conditions and Restrictions “Declaration”, but are not a substitute for the Declaration. In the event of a conflict between the Declaration and ARC Guidelines, the Declaration controls.

These *Design and Maintenance Standards* have been prepared to guide the development of Stone Ridge with the following objectives:

- To provide a framework for maintaining architectural and design quality.
- To promote respect and sensitivity for the natural environment.
- To illustrate design standards that will assist homeowners, the Committee, and Staff in developing and implementing exterior alterations and improvements that are in harmony with the immediate neighborhood and community.
- To assist homeowners in preparing a completed application to the ARC for the required and necessary review by the committee.

## Authority

The authority and responsibility for maintaining the quality and design in Stone Ridge is set forth in the recorded Declaration for Stone Ridge, to which all Lots are subject and with which all Owners of Lots must comply. Enforcement of the provision of the Declaration ensures that standards of design quality will be maintained consistently throughout the community which protects values and enhances the overall community environment.

The Declaration provides that all exterior alterations require approval of the ARC. Section 7.3 of the Declaration states:

“Except for initial Improvement which shall be approved by the Declarant in accordance with Section 7.2, no Owner or any other person or entity shall commence, erect or maintain any Improvements within the Property until complete plans and specifications for such Improvements have been approved, in writing, by the appropriate Review Entity in accordance with this Article 7.”

Unless otherwise provided in the Declaration or these ARC Guidelines, all exterior additions, alterations, or improvements or any change to the exterior appearance of a lot, must have the prior written approval of the ARC before any such changes are made unless otherwise noted.

# Architectural Review Committee, Covenants Committees, and the Review Process

## *General*

The ARC administers the design review process for all residential property that is subjected to the **Declaration**. The ARC consists of homeowner volunteer members as defined in the governing documents. The Covenants Committee ensures compliance with the Governing Documents and fosters harmony within the Community through reasoned and impartial adjudication of disputes within the Community. The Declaration is recorded among the Land Records of Loudoun County and encumbers all residential land.

The applicant (Owner) is responsible for complying with the provision of these *Design and Maintenance Standards*, initiating the reviews and obtaining the required approvals. Any clearing, grading, construction or improvements shall be reviewed and approved by the ARC prior to implementation. Such construction or improvements include any visible additions, alterations or modifications to the exterior of properties or homes within Stone Ridge, whether permanent or temporary. There are no exemptions or automatic approvals, and each application will be reviewed on an individual basis. Applications must be complete in order to commence the review process.

## **Application Requirements:**

- Completed Application to include signatures from all neighbors who may be affected by the change.
- Detailed description of the alteration or improvement. This will include a complete listing and description of materials to be used and overall dimensions.
- A copy of the property plat marked to show the location and dimensions of the proposed improvement drawn on the plat.
- If fencing/screening is proposed, include drawings indicating dimensions, details, materials and proposed colors.
- Material and color samples may be required on certain improvements.
- A landscape plan as applicable.

An Architectural Improvement Application is included in this document, but an electronic version can be found on the Stone Ridge website located at [stoneridgehoa.org](http://stoneridgehoa.org). If you have any questions or need assistance, please contact:

**ARC Administrator**  
**Stone Ridge Association**  
**24605 Stone Carver Drive**  
**Stone Ridge, VA 20105**  
**703-327-5179**  
**Or E-mail [office@stoneridgehoa.org](mailto:office@stoneridgehoa.org)**

Completed applications must be received by the close of business the Wednesday prior to each ARC meeting to be considered for review at that next meeting. Please check the ARC meeting schedule on our website at [stoneridgehoa.org](http://stoneridgehoa.org) for submission and meeting dates. Applications received after the deadline stated above will not be reviewed until the next ARC meeting.

## *Review*

Staff will review each application and accompanying information for completeness. Submissions that do not have the necessary information for review shall be deemed to be incomplete and will be returned to the Owner with a statement of deficiencies. Only completed submissions that are received timely will be scheduled for ARC review at their next meeting. The ARC may require the Owner to formally present the design in person and provide more information as necessary.

The ARC will consider any and all exterior elements of a project's design. This includes but is not limited to size, organization, architectural style, detail, color, material, quality of workmanship, harmony of design and all other factors that, in the opinion of the ARC, affect the appearance and suitability of the project. What may be an acceptable design in one specific section may not be for another section.

The ARC is required to render a decision and respond in writing within 45 days after receipt of the fully completed application and other requested information, if any.

## **BASIS FOR OVERALL REVIEW CRITERIA**

*The ARC considers the following criteria in evaluating Applications:*

1. **Relation to Stone Ridge common area property** – No improvements to an Owner's property may extend into common area owned by Stone Ridge.
2. **Validity of Concept** – The basic idea should be sound and appropriate to its surroundings.
3. **Design Compatibility** – The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, the neighborhood setting or particular section of the community. Compatibility is defined to include but not limited to similarity in architectural style, similar use of materials, color, and construction details.
4. **Location and Impact on Neighbors** – The proposed alteration should relate favorably to the landscape, topography, the existing structure, neighboring structures and the neighborhood.
5. **Scale** – The size should relate well to the adjacent structures and its surroundings.
6. **Color** – Parts of an addition that are similar in design to an existing house, such as roofs and trim should match in color and composition.
7. **Materials** – Continuity is established by use of the same or compatible materials used in the original house.

## *Approvals*

The ARC's approval of any application is within its sole discretion. With prior approval from the Board, the ARC may enforce or modify in whole or in part, any or all of these *Design and Maintenance Standards*. **No project shall commence prior to receipt of written approval by the ARC. A fee of \$50.00 will be charged for each project started or completed prior to receiving approval.**

Approval by the ARC does not relieve the Owner of the responsibility of obtaining all other necessary approvals and permits required by Loudoun County, the Commonwealth of Virginia and other agencies having jurisdiction over the project or improvement. The Applicant should contact Loudoun County before beginning any work to verify what additional approvals or permits are required.

Notification of the ARC's final approval constitutes an agreement by the Applicant not to deviate from the approved plan. Any revisions/modifications shall be resubmitted to the ARC for review.

The ARC may, at its discretion during the design review process, suggest alternative design recommendations

for consideration by the Owner. In such cases the project shall be re-submitted for the ARC's review. The ARC shall not have any responsibility regarding compliance of such suggested design recommendations with applicable governmental regulations and other requirements.

The ARC may approve a project with conditions. In such cases, the Owner is required to comply with these conditions, with the failure to comply with conditions constituting a violation for the project.

### ***Appeals***

Within ten business days after notice of an ARC decision has been mailed, the Owner may file a written request that the ARC reconsider such decision. Any such request for reconsideration shall include a statement of the basis for such request and technical design information supporting such request. The ARC may require additional information in connection with any request for consideration. The Owner's written request for consideration may include a request to personally address the ARC at its next scheduled meeting.

All reconsiderations will be reviewed on a case-by-case basis, and the granting of a request for reconsideration, with respect to one project, does not imply or warrant that a similar request will be granted with respect to any other project. Each case will be reviewed on its own merits and in light of the overall objectives of these *Design and Maintenance Standards*.

Any action, ruling or decision of the ARC or Covenants Committee may be appealed to the Board by any party directly affected by the decision. To initiate an appeal, a party must submit the request to the ARC Administrator, to include a written request for an appeal to the Board, within 10 days of the date of an ARC decision providing grounds for the appeal. The decision of the Board is final.

### ***After Approval***

The project shall be completed as approved. Any changes from the original plan shall be approved prior to the start of the project. If the Owner desires to make any changes to the approved plan, the Owner shall contact the ARC Administrator for guidance.

## **Maintenance Guidelines**

The Amended & Restated Declaration of Covenants, Conditions and Restrictions of the Master Association, Article XII, Section 12.1 states: *“Except as otherwise specifically provided in the Governing Documents, each owner of a Lot shall keep such Lot, including all landscaping and improvements therein or thereon, as well as any areas such as right-of-ways adjacent to the Lot, in good order and repair and free of debris including but not limited to, painting and exterior maintenance of all buildings and other improvements located within such Lot, all in a manner and with such frequency as is consistent with good property management.”*

### ***Inspection and Compliance***

Upon completion of any project, Staff will inspect the property to confirm that the project is in compliance with the approved plans. Annually, Staff will inspect Stone Ridge properties for compliance with *Design and Maintenance Standards*. The exterior of homes shall be inspected upon resale as specified by the Virginia Property Owners Association Act (POAA).



## ***Violations***

In the event of a covenant violation, Staff shall seek to obtain compliance through communications, letters and personal contact with the Owner. If these efforts fail, Staff shall inform the Owner of the violation in writing by certified mail, giving the Owner reasonable time in which to correct the violation. If the violation is not corrected to the satisfaction of Staff, the matter shall be turned over to the Covenants Committee, which shall then determine the appropriate course of action. Actions may include, as appropriate and at the Committee's discretion, any, or all of the following:

- Issuing a cease and desist notice requiring the Owner to correct the violation or to restore the affected area to its original condition.
- Assessing violation charges as permitted by the Virginia PPOA.
- Taking any other legal action as permitted by the County or the Commonwealth.



## **Design & Maintenance Standards (ARC Guidelines)**

Since projects may vary greatly in scope and complexity, project submission requirements will also depend upon the specific improvement or modification as defined in each Design Guideline.

*The Design and Maintenance Standards* document contains both requirements and information or suggestions. Where the term "shall" is used, the statement constitutes a mandatory requirement. Where the term "will" is used, the statement constitutes informational direction provided for the guidance and convenience of Applicants but does not necessarily require the ARC to approve the design elements referenced in such statement.

## **Reference Documents**

Builders Design Guidelines  
Comprehensive Sign Package  
FCC Docs  
Add specs for realtor signs

## **Additions & Alterations**

### ***Application Requirements***

1. An approved application is required for additions/alterations not covered elsewhere in these guidelines.

### ***Specific Guidelines***

1. Additions/alterations shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. The addition will minimize any tree removal.
3. Changes in grade or drainage patterns shall not adversely affect adjacent properties.
4. The design of the addition will repeat significant architectural elements of the existing house such as roof lines, windows, trim details, materials, and colors.
5. The new roof pitch will match that of the existing roof pitch.
6. New windows and doors shall be the same type, material, and color as those of the existing house.
7. Supplemental landscaping shall be required to compensate for the removal of significant vegetation or to provide appropriate screening.

## **Air Conditioners/Heat Pumps/Emergency Generators**

### ***Application Requirements***

1. An approved application is required for new or relocation of air conditioners, heat pumps, and emergency generators.
2. No application is required for the replacement of existing approved air conditioners, heat pumps, and emergency generators.

### ***Specific Guidelines***

1. Air conditioners, heat pumps, and emergency generators shall be appropriate in size and appearance to the architecture of the house and adjacent properties.
2. Additional exterior air conditioning units shall be installed on a ground level pad or mount and located to minimize their visual and acoustical impact on neighboring properties.
3. Air conditioning units extending from windows or protruding from the existing structure are prohibited.

### ***Maintenance Requirements***

1. Maintain unit(s) to be rust and damage free and maintain original manufacturer's color. Units shall be kept free of debris up to and including top, bottom and sides of each unit.

## **Antennas/Satellite Dishes**

### ***Application Requirements***

1. An approved application is required for new or changes to antennas and satellite dishes.
2. No application is required for maintenance or similar replacement of existing approved antennas and satellite dishes.
3. No application is required for antennas and satellite dishes covered by the Telecommunications Act ("Act" of 1996) and OTARD rules, provided the following guidelines are met.

### ***Specific Guidelines***

1. Antennas/satellite dishes are not permitted in common areas.
2. Antennas/satellite dishes and masts shall be installed and secured in a manner that complies with applicable county and state laws and regulations and manufacturer's instructions.
3. The installation of wires and cables, including those used to convey radio, television, or telecommunication signals, shall be hidden, buried, or secured flush with the side of each house to minimize their visibility.
4. Antennas/satellite dishes shall be selected and located to minimize their appearance from the street and neighboring properties.
5. DBS, MMDS, and TVBS antennas shall be one meter (39") or less in diameter.
6. Antennas not covered by the OTARD rules are prohibited.
7. The installation of transmission-only antennas is prohibited.
8. Antennas/satellite dishes and masts are required to withstand wind gusts up to 80 mph and shall be designed to withstand the pressure of snow and ice.
9. No commercial advertising, other than the manufacturer's brand name is permitted.
10. Antennas/satellite dishes and masts shall be installed completely within the property line and shall not encroach on neighboring properties or common areas.
11. To the extent feasible, the following priorities shall be observed in determining antenna/satellite locations:
  - 11.1 Mounted directly on the rear of the house or on a roof plane facing the rear, below the peak of the roof so as not to be visible from the front of the house.
  - 11.2 Mounted on a pole in the rear yard or side yard toward the rear of the house.
  - 11.3 If no clear signal may be obtained in either of the above locations, mounted on the ground, or if necessary, on a pole in the front yard or on the front plane of the house.

### ***Maintenance Requirements***

1. Antennas/satellite dishes that are no longer in use, good condition or good working order shall be promptly removed and discarded, including all hardware – dish, post, arms, wires, and cables.

### ***For Your Consideration***

1. It is requested that the HOA office be notified in advance of the installation of any antenna or satellite dish covered by the Act.
2. A guide to the FCC Over-the-Air-Reception Devices Rule and a copy of the FCC Telecommunications Act of 1996 may be found online by visiting [www.fcc.gov](http://www.fcc.gov).

## **Attic Ventilators**

### ***Application Requirements***

1. An approved application is required for new, removal of, or changes to attic ventilators.
2. No application is required for maintenance or similar replacement of existing approved attic ventilators.

### ***Specific Guidelines***

1. Attic ventilating equipment shall be selected, located, and installed to minimize its appearance on the house as well as visibility from neighboring properties and the street.
2. Attic ventilators shall not extend more than 12" above the roof surface
3. Attic ventilators that are powered by a small, flush mounted solar panel are permitted.
4. Attic ventilators shall be painted a flat black or a flat finish paint to match the roof color.
5. Attic ventilators shall be located to the rear of the roof ridge line and/or gable and shall not extend above the highest point of the roof.
6. Gable vents shall be painted the color of the siding or trim in which installed.
7. Ridge vents shall be finished in the same color as the roof.
8. Wall vents units are permitted provided they are located on side or rear walls and do not adversely impact neighboring properties.
9. Rotating or wind-powered turbine ventilators are not permitted.

### ***Maintenance Requirements***

1. Maintain the unit to be rust and damage free.
2. Maintain painted color to match the roof or gable.

## **Awnings**

### ***Application Requirements***

1. An approved application is required for new or changes to awnings.
2. No application is required for the replacement of existing approved of awnings.

### ***Specific Guidelines***

1. Awnings shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. Awnings shall be retractable, whether manual or electric.
3. Awnings are prohibited on front elevations.
4. Only vinyl or canvas fabrics are permitted. Hard surface awnings, such as aluminum or molded plastic are prohibited.
5. Fringe, stripes, and patterns are not permitted.

### ***Maintenance Requirements***

1. Awnings shall be kept free of fading, fraying, tears, mildew, mold, or any additional visual or operational impairments.

## **Basketball Goals**

### ***Application Requirements***

1. An approved application is required for new or changes to permanent basketball goals.
2. No application is required for maintenance or similar replacement of existing approved basketball goals.
3. No application is required for portable basketball goals provided the following guidelines are met.

### ***Specific Guidelines***

1. Basketball goals are permitted in the following locations if there is sufficient space behind the goal for the ball to remain within the property line:
  - Adjacent to and facing the driveway
  - In the back yard at least 5 feet within the property line.
2. Portable basketball goals shall be stabilized by filling the base with water or sand according to manufacturer's instructions. No other form of weighting (e.g., cinder blocks, bricks, bagged sand, mulch, gravel) is permitted.
3. No more than one basketball goal shall be permitted on any property.
4. Metal poles shall have a black or brown finish.
5. Building-mounted basketball goals are not permitted.
6. Chain netting is not permitted.
7. Basketball goals are not permitted in attached housing.

### ***Maintenance Requirements***

1. Netting shall be properly attached to the goal.
2. Basketball goals shall be rust and damage free.
3. Basketball goals shall be kept in the upright position.



## **Car Charging Stations**

### ***Application Requirements***

1. An approved application is required for new or changes to car charging stations to be installed on exterior of home.
2. No application is required for the replacement or repair of existing approved car charging stations.

### ***Specific Guidelines***

1. Installation of car charging stations (or their related equipment) on or across common areas is prohibited.
2. Car charging stations shall be located as close as practicable to the garage of the house, with no wires or lines stretching across pedestrian walkways or otherwise situated to create a tripping hazard.
3. Car charging elements shall be intended for residential purpose only.

## **Chimneys/Flues**

### ***Application Requirements***

1. An approved application is required for new or changed chimneys and flues.
2. No application is required for the replacement of existing approved chimneys and flues that are identical in type, size, location, and color.

### ***Specific Guidelines***

1. Chimneys/flues shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. Exterior chimneys shall be constructed to grade and shall not be suspended above the ground.
3. Masonry chimneys shall be constructed to match stone, brick and any other masonry materials used elsewhere on the house.
4. A rooftop metal flue shall be located on the side least visible from neighboring properties (usually the rear sloping roof), shall be no higher than the minimum height required by the County building code, and shall be painted flat black or a flat finish paint to match the roof color.
5. Wooden enclosures of flues shall be constructed of the same materials as the house siding, trim and color.
6. Direct-vent (through the wall) metal flues are not permitted on an elevation that is visible from the street or is visibly obtrusive.
7. Direct-vent metal flues shall be painted a flat finish exterior heat resistant paint of a similar color as the wall through which installed.

### ***Additional Submission Requirements***

1. Overhead photograph (or snapshot of satellite map image) showing location of new chimney/flue.

### ***Maintenance Requirements***

1. Chimneys/flues shall remain free of any damage or deterioration.
2. Metal flues shall remain free of fading, rust, or peeling, etc. and shall require repainting as needed.
3. Masonry chimneys shall remain free of loose bricks, cracks, vegetation, or any animal habitats.
4. Integrated chimney/flue components, such as crowns, hearths, wooden flue enclosures, and other accessory structures, shall remain free of fading, splintering, mold, breakage or other damage.

### ***For Your Consideration***

1. Select a design and location that will enhance the appearance of your home. Consider the visual impact on all adjacent properties. Review applicable building and zoning regulations to ensure compliance.
2. See the Firewood Section for related guidelines.

## **Color Changes**

Approved colors can be found in Appendix "X"

### ***Application Requirements***

1. An approved application is required for all exterior element color changes.
2. No application is required for the repainting/re-staining of existing approved colors.

### ***Specific Guidelines***

1. Exterior colors (siding, doors, shutters, trim, roofing, and other exterior structures) shall be harmonious to the architecture of the house and adjacent properties.
2. Bright or intense colors are prohibited.
3. Painting and/or staining concrete stairs, stoops, landings, or porches is permitted.
4. No two adjoining attached housing units may share the same front door, shutter, or siding color.
5. When repainting, the entire house shall be repainted at the same time.
6. Wood fencing shall be protected with stain to prevent an uneven weathered appearance.

### ***Additional Submission Requirements***

1. Photos of adjacent attached housing when changing front door, shutter, or siding colors.

### ***For Your Consideration***

1. When repainting/re-staining, use of the same manufacturer of paint/stain is important; considerable variation may exist between color "names" of different manufacturers. Paint color accuracy is the responsibility of the homeowner.
2. Painted concrete requires a high level of maintenance, and the homeowner will be required to perform necessary repainting or re-staining.

## **Compost Bins**

### ***Application Requirements***

1. An approved application is required for new or changes to compost bins.
2. No application is required for maintenance or similar replacement of existing approved compost bins.

### ***Specific Guidelines***

1. Compost bins shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. Compost piles and pits are prohibited.
3. Compost bins are permitted in rear yards away from neighboring houses.
4. The size of a compost bin is limited to 4' in height, 4' in width, and 4' deep.
5. The compost bin shall be self-contained, sturdily constructed of durable wood, plastic, synthetic, or metal, and finished in a muted color.
6. Wood bins shall be stained within 1 (one) year of construction following fence stain guidance in the Color Changes section.
7. Compost bins shall be screened by fencing or vegetation.

### ***Additional Submission Requirements***

1. If pre-manufactured, include a catalog photograph or manufacturer's "cut sheets" of the compost bin, including dimensions, material, and color.
2. If constructed, include a plan and elevation drawing(s) identifying dimensions, material, and color.
3. Where applicable, provide a planting plan indicating the proposed type and location of vegetation or other screening, existing or proposed.

### ***Maintenance Requirements***

1. Compost bins shall be damage free and controlled to minimize its physical, visual, and environmental impact on all adjacent properties.
2. Compost bins shall remain free of peeling, fading, splintering, mold, or other breakage.

# Decks

## ***Application Requirements***

1. An approved application is required for new or changes to decks.
2. No application is required for repainting a deck in the existing approved color or stain.

## ***Specific Guidelines***

1. Common Guidelines (see item 2 for additional single family and item 3 for additional attaching housing guidelines):
  - 1.1. Decks shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
  - 1.2. All decks, including their rails, landings and supporting posts shall be constructed of cedar, redwood, pressure treated lumber, wood colored composite materials, or white vinyl of Trex quality. Wooden portions of the deck shall be stained or coated within one year of construction.
  - 1.3. Clear or natural wood-toned stain colors and solid colors are permitted and shall have a warranty of 3 years or more in accordance with manufacturer's application instructions.
  - 1.4. All vertical surfaces (railings, privacy screens, arbors, trellises, etc.) shall be constructed of the same material and color.
  - 1.5. Benches, flower boxes, screen porches, lighting, trellises, arbors, lighting, and other design elements shall be as a part of the deck and the details shall be included on the application.
  - 1.6. Deck and stairs shall be in the rear yard. Side yard locations will be permitted if a drainage or grade issue exists.
  - 1.7. Upper-level decks shall be attached directly to the house. Only ground-level decks will be approved as freestanding decks.
  - 1.8. A solid trim board shall be provided on any open side of the deck to conceal the joists and cut ends of the decking. Trim board shall match the railings and pickets in material and color.
  - 1.9. Decks shall be constructed in such a way that visible cross braces are not used.
  - 1.10. Any changes in grade or drainage pattern shall not adversely affect adjoining properties.
  - 1.11. Design and location shall minimize any tree removal.
  - 1.12. Lighting shall be low voltage and non-invasive to adjacent properties or common areas. Lights shall be installed below the railing level.
2. Railings:
  - 2.1. No deck railing shall begin or end anywhere within a window or door opening.
  - 2.2. All railings shall be a uniform height.
  - 2.3. Railing pickets shall be 2" x 2" vertical members. Patterns (e.g., Sunburst, Chippendale) are permitted as accents only. The number and locations of the patterns shall be denoted on the application. Only non-decorative pickets, balusters, spindles, etc. are permitted. Straight, non-decorative, black metal pickets are permitted. Stair railings shall be identical to the predominant design of the deck railing.
  - 2.4. Handrails are required on any deck thirty (30") inches or more at the highest point above grade.
  - 2.5. Handrail height (measured from the deck floor) shall be between thirty-six (36") inches and forty-two (42") inches.

3. Stairs:
  - 3.1 Stairs shall be parallel or perpendicular to the edge of the deck or set immediately adjacent to the deck.
4. Privacy Screens:
  - 4.1 Any privacy screens, arbors, trellises or pergolas shall be no taller than 4'-0" above the deck rail, with a total rail and privacy screen height no greater than 7'-0" above the deck floor.
  - 4.2 Privacy screens may be installed only on the side railings of the deck for a maximum length of 10'-0".
  - 4.3 Privacy screens shall coincide with the railing posts.
  - 4.4 Privacy screens shall match the material and color of the railings and shall be uniform in height.
  - 4.5 Privacy screens shall be framed and have a finished appearance.
  - 4.6 All privacy screens and railings shall be a uniform height.
  - 4.7 Solid color fabric curtains are permitted on pergolas.
5. Additional single family housing guidelines:
  - 5.1. The total length of all privacy screening sections combined shall be limited to no more than 30% of the outside perimeter of the deck. (For example, a 20' x20' deck is permitted a maximum of 18' of screening.).
  - 5.2. Decks shall be set back from the property lines in accordance with County building restriction lines or ordinances.
  - 5.3. Any area under the deck used as storage shall require screening. Under deck screening shall be compatible with the architecture of the house and deck.
  - 5.4. Only one of the following types of under-deck screening is permitted on any lot.
  - 5.5. Orthogonal Lattice Screening: All lattice screening shall be properly recessed and all cut edges framed between the deck posts to have a finished appearance.
  - 5.6. Vertical Board Screening: All vertical boards are a standard 1"x 6" spaced 2" apart or abutting and shall match the deck trim in color and design. All vertical boards shall be cut flush with the deck flooring trim board to have a finished appearance.
  - 5.7. Horizontal Board Screening: All vertical boards are a standard 1"x 6" spaced 2" apart or abutting and shall match the deck trim in color and design. All vertical boards shall be cut flush with the deck flooring trim board to have a finished appearance.
  - 5.8. Solid Board Screening: All vertical boards are a standard 1"x 6" spaced 2" apart or abutting and shall match the deck trim in color and design. All vertical boards shall be cut flush with the deck flooring trim board to have a finished appearance. Entire screening must be framed.
6. Additional attached housing guidelines:
  - 6.1. Enclosed decks, under-deck enclosures, screened porches, sunrooms, or greenhouses are not permitted.
  - 6.2. The maximum depth of the deck shall be 16'-0" measured from the rear wall of the house, not including room additions or extensions such as sunrooms, chimneys, or other bump-outs, etc.
  - 6.3. Decks shall be set back at least 1'-0" from any common property line so that any adjacent decks are at least 2'-0" apart.
  - 6.4. Stairs and incorporated landings shall extend a maximum of 5'-0" beyond the deck depth.
  - 6.5. Stairs shall be located within the maximum approved deck width.
  - 6.6. Stairs in an L-shaped configuration (parallel to both the side and rear of the deck) are permitted.

- 6.7. Privacy screens may be installed only on the side railings of the deck for a maximum length of 10'-0".

***Additional Submission Requirements***

1. For elevated decks provide elevation drawings, to scale, showing the house and the proposed deck, including the height above grade, stairs, and any other proposed elements.
2. Detailed drawings, including height and other dimensions of railings and any benches, planters, privacy screens, arbors, trellises, etc.
3. A complete listing of materials to be used, including deck, railing, rail cap, and picket materials.
4. Samples of proposed colors of composite material or color/stain, if other than pressure treated wood.
5. Topographical plat showing any changes in grade.

***Maintenance Requirements***

1. Deck materials shall be kept in quality condition and remain free of peeling, fading, splintering, mold, breakage, or other damage/deterioration.
2. Decks shall remain plumb and level in appearance.
3. Lattice/privacy screens are to remain intact and framed.

***For Your Consideration***

1. For enclosed upper-level decks, see the *Design and Maintenance Standards* for porches/screened porches and sunrooms/greenhouses.
2. See Color Changes section for related guidance.

## **Doghouses/ Pet Doors**

### ***Application Requirements***

1. An approved application is required for new or changes to doghouses and pet doors.
2. No application is required for maintenance or similar replacement of existing approved doghouses and pet doors.

### ***Specific Guidelines***

1. Dog runs are not permitted.
2. Doghouses shall be an appropriate size for the area in which it is to be located and shall be selected and located to minimize its physical, visual, and acoustical impact on adjacent properties and common areas.
3. No more than one doghouse is permitted on any one property.
4. Doghouses and pet doors are not permitted in the front of the home and shall exit to an area where the animal is restricted with a fence or invisible fence.
5. The size of a doghouse shall be no larger than 16 square feet in area and 4 feet in height.
6. Prefabricated dog houses shall be constructed of durable plastic or wood materials and shall be harmonious in detail, material, style, and color with the architecture of the house.

### ***Maintenance Requirements***

1. Doghouse areas are to be kept free of animal waste and debris.
2. Doghouses and pet doors shall remain free of peeling, fading, splintering, mold, or other breakage and be kept in otherwise good condition.



## **Doors**

### ***Application Requirements***

1. An approved application is required for new or changed doors and storm/screen doors.
2. No application is required for the replacement of existing doors or existing storm/screen doors that are identical in type, style, material, and color.

### ***Specific Guidelines***

1. Doors
  - 1.1. The type, style, material, color, detailing and installation of new or replacement doors shall be consistent with that of existing approved doors.
  - 1.2. Doors and doorframes shall be clad or painted with a color consistent with other doors, windows, and house colors.
  - 1.3. Wood doors shall be protected with stain or paint to prevent an uneven weathered appearance.
  - 1.4. No two adjoining attached housing units may share the same front door color.
2. Storm/Screen Doors
  - 2.1. Storm/screen doors shall be "full-view" and clear glass, with kick plates no greater than 12 inches in height and no panels other than glass or transparent screening intended to impede insects.
  - 2.2. Etched glass designs shall be simple and appropriate to the architecture of the house. No decorative etched glass designs are permitted.
  - 2.3. Storm doors will be finished the same color as the door they enclose or that of its immediately surrounding trim.

### ***Additional Submission Requirements***

Photographs showing the house, existing windows and doors and the proposed location of new and/or replacement doors.

Where a new door is proposed, elevation drawing to scale, showing the existing house and the proposed location of the door.

A sample of the door finish and color, if applicable.

### ***Maintenance Requirements***

1. Maintain door(s) to be damage free and maintain approved color.
2. Maintain glass and/or screening material to be without cracks or fabric tears.

### ***For Your Consideration***

1. See the Color Changes Section for related guidelines.

## **Driveways/Parking Pads**

### ***Application Requirements***

1. An approved application is required for new, removal, or changes to driveways and parking pads.
2. No application is required for maintenance of existing approved driveways and parking pads.
3. No application is required for the widening of existing driveways using pavers up to a maximum of two feet in width on each side.

### ***Specific Guidelines***

1. Driveways and parking pads, including the extension of turnarounds, shall be harmonious with the style of the house and adjacent properties.
2. The driveway/pad shall be constructed on natural grade using the same material, color, and detailing as the existing approved driveway and with other driveways and parking pads in the neighborhood
3. The widening of existing driveways using pavers is limited two foot width on each side.
4. Due to the proximity of units, the addition/alteration of driveways/parking pads is prohibited in attached housing.
5. Design and location shall minimize the removal of trees.
6. Changes in grade or drainage pattern shall not adversely affect adjoining properties.
7. Only one driveway is permitted on any one property.
8. Driveways shall only connect to the street where curb cuts have been provided.
9. A driveway or parking area in the rear yard is not permitted.
10. Driveways and parking pads shall be constructed of asphalt, or other approved special paving. Where appropriate, the use of a material such as "grass-crete" or plastic rings, which allow grass to grow through the hard surface and soften the appearance of the paved area, is permitted. Loose gravel and unpaved driveways and/or parking pads are prohibited.
11. Landscaping may be required to compensate for the removal of vegetation and to screen the driveway/parking pad.

### ***Additional Submission Requirements***

1. If grading is involved, a plan showing the change in grade and any retaining walls that will be required.

## **Fences**

Approved fence styles can be found in Appendix “Y”

### ***Application Requirements***

1. An approved application is required for new or changes to fences.
2. No application is required for maintenance or similar replacement of existing approved fences.
3. No application is required for clear coat (no color) staining of an existing approved fence.

### ***Specific Guidelines***

1. All fences shall be well designed, well-constructed, and compatible with the architecture of the home and neighboring properties.
2. Fences shall be located to avoid removing existing trees.
3. Fencing along the back and side property lines only are permitted.
4. Sight distance easements or such other easements and/or conditions applicable to the property shall be maintained.
5. Fencing on corner lots may not extend outside the side yard building restriction line, measured from the street to the property line.
6. Front yard fences or fences which appear to be in a neighbor’s front yard due to lot configuration are not permitted.
7. Double line fencing is not permitted, i.e., two fences on the same property line.
8. Chain link fencing (including vinyl-covered) is not permitted.
9. Side yard fences may only extend midway to the front of the home or as needed to enclose a first-floor bedroom or A/C units.
10. Wood fences shall be stained within 1 (one) year of construction. See Color Change section for related guidance.
11. Shiny metal post caps are not permitted.
12. Solar post caps are permitted. See Lighting section for related guidance.
13. Fencing shall be constructed with the finished side facing out.
14. Gates shall match the design, material, color, and construction of the fence.
15. Filler material (e.g., fabric, long grasses, or artificial leaves) that block the gaps between pickets is not permitted.

### ***Maintenance Requirements***

1. Fences and gates shall remain free of peeling, fading, splintering, mold, or breakage.
2. Lattice (if applicable) is to remain intact and framed.
3. Leaning fences are not permitted. All vertical members shall be straight and plum and horizontal members shall be parallel with one another.
4. All fence components are to be uniform in color.

### ***For Your Consideration***

1. See Appendix Y for fence style guidelines.
2. See Color Change section for paint and stain guidelines.
3. See Lighting for post light guidelines.

## **Fire Pits**

### ***Application Requirements***

1. An approved application is required for permanent fire pits.

### ***Specific Guidelines***

1. Fire pits must provide 15 feet clearance of fences, structures, and combustible material.
2. Permanent firepits are prohibited in front and side yards.
3. Permanent fire pits shall be fully contained or enclosed by a non-combustible hardscape element such as metal or stone.
4. Portable fire pits shall be stored out of view when not in use.

## **Firewood**

### ***Application Requirements***

1. No application is required for firewood storage.

### ***Specific Guidelines***

1. Firewood should be kept neatly stacked.
2. Firewood stacks shall be in the rear of the lot.
3. Firewood stacks shall not exceed 4 feet in height.
4. Tarps, covers or racks shall be muted brown, tan or black.
5. Firewood racks shall only be used for storing firewood.
6. Firewood stacks shall not contain any other items, materials, or debris.
7. No firewood may be stacked in or on the Common Areas.

## **Flags, Flagpoles, and Flagstaffs**

### ***Application Requirements***

1. An approved application is required for new or changes to freestanding flagpoles.
2. No application is required for maintenance or similar replacement of existing approved freestanding flagpoles.
3. No application is required for flagstaffs (building mounted) or flags provided the following guidelines are met.

### ***Specific Guidelines***

1. Flagpoles, flagstaffs, and flags shall be harmonious in height, scale, color, and material to the architecture of the house and adjacent properties.
2. Only the following flags are permitted: (a) the United States, (b) the Commonwealth, (c) any active branch of the armed forces of the United States or (d), any military valor or service award of the United States, as permitted by the Virginia Property Owners' Association Act.
3. Freestanding flagpoles are not permitted in townhomes.
4. No more than flag shall be permitted on any property.
5. The flag shall not exceed 15 square feet in size.
6. Flags flown at night require lighting. See the Lighting section for specific guidance.

### ***Additional Submission Requirements***

1. The dimensions of the flag.

### ***For Your Consideration***

1. Refer to the US Flag Code for guidance on proper display of the United States flag.
2. See Lighting section for related guidance.

## **Garage Doors**

### ***Application Requirements***

1. An approved application is required for new or changed garage doors.
2. No application is required for the replacement of existing approved garage doors of the same size and appearance in the currently approved location.

### ***Specific Guidelines***

1. Garage doors shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. New garage doors shall be compatible in style and character with existing garage doors, and their proposed locations shall be appropriate to the architecture of the house.

## **Garages & Carports**

### ***Application Requirements***

1. An approved application is required for new or changes to garages and carports.
2. No application is required for maintenance of existing approved garages and carports.

### ***Specific Guidelines***

1. Garages and carports shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. The size and location of the garage/carport shall be appropriate for the space available on the property.
3. The design of the garage/carport shall repeat significant architectural elements of the existing house such as roof lines, windows, trim details, materials, and colors.
4. Roof material and color shall match those of the house. Roof pitch will match that of the existing roof.
5. Freestanding garages or carports shall not exceed 15 feet in height.
6. Design and location shall minimize the removal of trees.

### ***Additional Submission Requirements***

1. Complete plan and elevation drawings, to scale, showing the house and the proposed garage or carport addition/alteration.
2. Provide a planting plan indicating the proposed type and location of vegetation or other screening, existing or proposed.

### ***For Your Consideration***

1. See Color Changes section for related guidance.



## **Gazebos**

### ***Application Requirements***

1. An approved application is required for new, removal of, or changes to gazebos.
2. No application is required for maintenance or similar replacement of existing approved gazebos.

### ***Specific Guidelines***

1. Gazebos shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. Roof materials must match that of the existing home.
3. Any insect screening material shall be a dark nylon or visually similar material.
4. Gazebos shall be in the rear yard with a minimum distance of 6 feet from the rear and side property lines.
5. Gazebos should be located to minimize any tree removal.

## **Greenhouses**

### ***Application Requirements***

1. An approved application is required for new, removal of, or changes to greenhouses.
2. No application is required for maintenance or similar replacement of existing approved greenhouses.

### ***Specific Guidelines***

1. Greenhouses shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. Greenhouses shall be used to grow plants and store plant growing supplies only. Greenhouses are not permitted to serve as storage sheds.
3. Greenhouses are only permitted in the back yard, unattached to the house.
4. Greenhouse locations shall minimize tree removal.
5. On lots less than 1/3 acre, greenhouse size is limited to no larger than 80 square feet in area with a maximum roof height of 78 inches.
6. On lots 1/3 acre or larger, greenhouse size is limited to 120 square feet in area with a maximum roof height of 11 feet.

## **Gutters and Downspouts**

### ***Application Requirements***

1. An approved application is required for new or changed gutters and downspouts.
2. No application is required for the replacement of existing gutters and downspouts that are identical in type, style, material, and color.

### ***Specific Guidelines***

1. Gutters and downspouts shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. Gutters and downspouts shall be painted to match existing gutters and downspouts, may be painted the color of the surface to which they are attached, or painted the existing trim color.
3. Downspouts shall be brought to grade and splash blocks shall be provided.
4. Downspout extensions, including underground drainpipe, shall not detrimentally impact any adjacent property.
5. Downspout extensions shall not extend above ground more than 4 feet from the house.

## **Hot Tubs**

### ***Application Requirements***

1. An approved application is required for new or changes to free standing hot tubs.
2. No application is required for maintenance or similar replacement of existing approved hot tubs.

### ***Specific Guidelines***

1. Hot tubs shall be selected, designed, and located to minimize their impact on neighboring properties.
2. Hot tubs shall be integrated visually and structurally with a rear yard ground level deck or patio.
3. Hot tubs shall be screened from adjacent properties and streets by a structural screen, fence and/or landscaping.
4. No more than one hot tub or spa (integrated with a pool) is permitted on any property.
5. When set on a deck, the hot tub shall be integrated both visually and structurally into the deck.
6. Mechanical equipment, pipes, and wiring shall be concealed or screened from view.

### ***Additional Submission Requirements***

1. Drawings, to scale, including plan and elevations, construction details and materials.
2. If the use of fencing is proposed, include drawings indicating dimensions, details, and material.
3. Where applicable, provide a planting plan indicating the proposed type and location of landscaping.
4. Any associated lighting plans.

## **House Numbers**

### ***Application Requirements***

1. An approved application is required for house numbers placed in a new location or with a changed appearance.
2. No application is required for the replacement of existing house numbers of a similar size and appearance in currently approved locations.

### ***Specific Guidelines***

1. House/unit numbers shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. House numbers shall be located immediately adjacent to the front entrance or door. Numbers shall also be placed on a curbside mailbox, where applicable.
3. House numbers shall be located near or under a light for nighttime visibility. Internally lit numbers are not permitted.
4. House numbers shall be legible, Arabic numerals, no taller than 6 inches and shall contrast with the color of the background to which attached.

### ***Additional Submission Requirements***

1. A photograph or drawing of the house numbers, including dimensions, material, and color.
2. A drawing or photograph showing the location of the numbers in relation to the front entrance.

## **Landscaping**

### ***Application Requirements***

1. An approved application is required for new, removal of, or changes to structural landscaping such as retaining walls, paved areas, steps, trellises, arbors, etc.
2. No application is required for maintenance or similar replacement of existing approved landscaping.
3. No application is required for small (under 18 inches in height) landscape-related elements such as bird feeders, birdbaths, small decorative garden ornaments, or for the installation of plantings, including trees or hedges, unless a landscape or planting plan is required as a part of the review of another improvement.

### ***Specific Guidelines***

1. Landscaping shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. Landscaping features (e.g., fountains, bird baths, sculpture, statuary) shall be screened if visible from the street and are not permitted in the front yard.
3. Only one landscape feature over 18 inches in height is permitted.
4. Artificial turf is permitted in the rear of townhomes only if the turf type allows water drainage through the turf.
5. Trellises and arbors are permitted in the rear yard only.
6. Trees and shrubs shall not restrict sight lines from vehicular traffic.
7. Plant materials shall be appropriate in character, habitat, species, size (both installed and mature), number, and arrangement for their purpose and surroundings.
8. Wood chips, shredded leaf mulch, pine straw and shredded bark shall be used for mulch. No synthetic materials, red mulch, pebbles, or gravel will be permitted.
9. Monolithic paving of yards or covering yards with decorative stones or mulch as a primary design element is prohibited.
10. Regrading shall not negatively impact neighboring properties.

### ***Additional Submission Requirements***

1. A photograph of any landscape feature, including dimensions, material, and color.

## **Lighting**

### ***Application Requirements***

1. An approved application is required for new or changed lighting fixtures.
2. No application is required for the replacement of an approved lighting fixture with an exact match or one that is substantially the same in type, size, and appearance.
3. No application is required for seasonal/holiday lighting. Lights and/or decorations are permitted no earlier than thirty days before the holiday and shall be removed no later than thirty days thereafter.

### ***Specific Guidelines***

1. Lighting shall be a "white" color such as incandescent, metal halide, mercury vapor, etc. High-pressure sodium vapor (yellow-orange) lights are prohibited.
2. Permanently installed color-option lighting is limited to shining a "white" color except during seasonal/holiday periods.
3. Fixture design, wattage, color, location, and direction shall minimize glare onto neighboring properties, pedestrian walkways, and streets.
4. Fixture style, configuration and location shall be compatible with the architecture of the house.
5. A new or replacement light fixture shall be either an exact match or compatible in style, design, size, color, finish, type, and lamp wattage with the approved existing fixture it is replacing.
6. Only one post lamp will be approved for each property.
7. Security lighting such as spotlights or floodlights shall be selected and located to minimize its impact on neighboring properties. Fixtures shall be shielded and mounted under or immediately below the eaves.
8. Security light fixtures (floodlights) shall not replace decorative post lamps or fixtures at entry doors.
9. Ground or tree mounted floodlights shall have deep shields to effectively screen the light source from view and shall be directed so that no glare impacts adjacent properties.
10. Exterior light fixtures shall be installed so that there is no visible wiring or conduit.
11. Lighting cannot exceed the property line.

### ***Additional Submission Requirements***

1. Drawings describing custom fixtures, where applicable.
2. Overhead imagery showing location of lighting with respect to neighboring properties, including indications of any nearby windows and doors, and indications of light spillage.

## **Mailboxes**

### ***Application Requirements***

1. An approved application is required for changes to mailboxes.
2. No application is required for the replacement of existing approved mailboxes in single family housing with a new mailbox in the same location if the new mailbox is consistent with the designs assigned to the housing area. See figures ...
3. No application is required for painting a verde (antique green) mailbox solid black with a matte finish.

### ***Specific Guidelines***

1. For single-family detached houses, mailboxes shall be located at the curb immediately adjacent to the driveway or the lead walk. These mailboxes shall conform to the approved design.
2. Newspaper delivery boxes are incorporated in the overall design of the mailbox support as specified by the approved standard.
3. Only numbers shall be permitted on mailboxes located within the community.

### ***Additional Submission Requirements***

1. A photograph or drawing of the mailbox and post including dimensions, material, and colors.

### ***Maintenance Requirements***

1. Mailboxes shall remain free of peeling and fading.
2. Mailboxes are permitted to be painted black.
3. Leaning mailboxes are not permitted.

### ***For Your Consideration***

1. See Signage section for approved number styles.



## **Outdoor Kitchens**

### ***Application Requirements***

1. An approved application is required for new or changes to outdoor kitchens.
2. No application is required for the replacement or repair of existing approved kitchens.
3. No application is required for portable grills.

### ***Specific Guidelines***

1. Outdoor kitchens shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. Outdoor kitchens shall be integrated into either an existing or planned deck or patio.
3. Outdoor kitchen elements shall be intended for residential purpose only.

### ***For Your Consideration***

1. Refer to Patios & Porches and Decks sections for related guidance.

## **Oversized Vehicles**

### ***Specific Guidelines***

Except in connection with construction activities, no commercial vehicles, trailers, campers, recreational vehicles, boats or other large vehicles, including grounds maintenance equipment, may be parked on any portion of the Community Area or any portion of a Lot visible from the Community Area or another Lot or any public right of way within or adjacent to the Property, unless expressly permitted by the Board of Directors and only in such parking areas or for such time periods (if any) as may be designated for such purpose. Parking of all such vehicles and related equipment, other than on a temporary and Non-recurring basis, shall be in garages or screened enclosures approved by the Covenants Committee or in areas designated by the Board of Directors.

## **Patios & Porches**

### ***Application Requirements***

1. An approved application is required for new, removal, or changes to patios and porches.
2. No application is required for maintenance of existing approved patios and porches.

### ***Specific Guidelines***

1. Patios and porches shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. Porches shall be attached directly to the house at an entrance.
3. Patios are permitted adjacent to or away from the house but are not permitted in the front yard.
4. Patios shall be constructed of wood, concrete, slate, brick or other masonry or stone material.
5. The size and location shall be appropriate to the existing house and space available on the property.
6. Changes in grade or drainage pattern shall not adversely affect adjoining properties.
7. No more than 50% of the back or side yard may be covered by a patio or porch.
8. Patios or porches in attached housing are limited to no more than 16 feet from the rear of the house.
9. New windows, doors, and roofing shall be the same or be compatible with the material and color of the existing house including roofing, siding, and trim elements.
10. Supplemental landscaping shall compensate for the removal of existing landscaping and to visually soften the addition of a porch on the front of the house.
11. Screening of front entrance porches is not permitted.
12. Design and location shall minimize any tree removal.

### ***Additional Submission Requirements***

1. Submission documentation will indicate compliance with setbacks and height restrictions as well as any other requirement per the applicable zoning regulations.
2. Detailed construction drawings of any proposed railings, steps, landing areas, sitting-walls, benches, walkways trellises, lighting, water features, fire pits, built-in grills, and any other features.
3. A list of all exterior materials and samples of proposed colors.

### ***Maintenance Requirements***

1. All components and materials shall remain free of fading, splintering, mold or breakage.
2. All components and materials shall remain free of weeds, leaves, and overgrown or unsightly plant growth to keep a proper, neat, and clean appearance.
3. All integrated items shall remain damage free.

### ***For Your Consideration***

1. See Color Changes section for related guidance.

## **Permanent Outdoor Fireplaces**

### ***Application Requirements***

1. An approved application is required for new or changes to permanent outdoor fireplaces.
2. No application is required for the replacement or repair of existing approved fireplaces.

### ***Specific Guidelines***

1. Outdoor fireplaces shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. Gas and wood burning fireplaces are permitted.
3. Outdoor fireplaces should be an appropriate size for the area in which it is to be located and designed.
4. Outdoor fireplaces should be fully contained by a non-combustible hardscape element such as metal or stone to prevent accidental spread of fire.
5. Outdoor fireplaces are permitted in rear yard locations only.
6. The chosen location should minimize the impact of its use upon neighboring properties.

# Play Equipment

## ***Application Requirements***

1. An approved application is required for new or changes to play equipment.
2. No application is required for maintenance or similar replacement of existing approved play equipment.
3. No application is required for portable play equipment that is easily transportable by one person.

## ***Specific Guidelines***

1. Permanent play equipment shall be selected and located to minimize its visual and acoustical impact on adjacent properties.
2. Size, design, and location shall visually integrate the structure into its surroundings.
3. Play equipment in common areas is prohibited.
4. A minimum 6-foot clear zone shall surround the play structure and shall contain only ground-level materials (e.g., grass, mulch).
5. Play equipment shall be sturdily constructed of durable materials.
6. Wood construction shall be finished in a stain in accordance with fence stain guidance.
7. Plastic, cloth, or metal equipment shall be in muted solid colors.
8. Evergreens or fencing shall screen play structures from adjacent properties.
9. Screening evergreens shall be at least 4 feet in height when planted.
10. Trampolines are not permitted in attached housing.
11. Portable, large equipment such as skateboard ramps, climbing walls, trampolines, portable basketball backboards, etc. shall be stored out of sight when not in use.
12. Play equipment is not permitted in front yards.
13. Play equipment is permitted in the side yards only under both of these conditions:
  - 13.1. The 6-foot clear zone with additional footage for screening can be maintained; AND
  - 13.2. The backyard is less than 16 feet deep.

## ***Additional Submission Requirements***

1. If pre-manufactured, include a catalog photograph or manufacturer's "cut sheets" of the compost bin, including dimensions, material, and color.
2. If constructed, include a plan and elevation drawing(s) identifying dimensions, material, and color.
3. Where applicable, provide a planting plan indicating the proposed type and location of vegetation or other screening, existing or proposed.

## ***For Your Consideration***

1. Refer to the Color Changes section for related guidance.

## **Radon Mitigation Equipment**

### ***Application Requirements***

1. An approved application is required for new or changes to radon mitigation equipment.
2. No application is required for the replacement of existing approved radon mitigation equipment of the same size and appearance in the currently approved location.

### ***Specific Guidelines***

1. Radon mitigation equipment shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. Radon mitigation equipment shall be at the rear or side of the home.
3. The appearance of radon mitigation equipment shall be minimized through landscaping if visible from the street or from adjacent properties.

## **Rain Barrels**

### ***Application Requirements***

1. An approved application is required for new or changes to rain barrels that are used to collect rainwater for later use on vegetation.
2. No application is required for maintenance or similar replacement of existing approved rain barrels.

### ***Specific Guidelines***

1. Rain barrels shall be selected and located to minimize their physical, visual, and environmental impact on any adjacent properties.
2. Rain barrels are prohibited in front yards.
3. Rain barrels shall be installed at the base of an existing downspout.
4. No more than four rain barrels shall be permitted on any property.
5. The size of a rain barrel is limited to 48 inches in height and 36 inches in diameter.
6. Rain barrels shall be designed for the purpose of collecting rainwater, e.g., a converted trash can is not an acceptable alternative.
7. The rain barrel shall be set in a landscaped area so that its appearance will be softened by plant material.
8. Rain barrels shall be sturdily constructed of durable plastic in black, brown, green, or simulated wood.
9. A splash block shall be provided for overflow.
10. A screened cover shall be provided to prevent mosquito breeding if not provided by the barrel design.

### ***Maintenance Requirements***

1. Rain barrels shall be maintained to be damage free and controlled to minimize its physical, visual, and environmental impact on all adjacent properties.
2. Mosquito control shall be exercised by design or by screening to eliminate mosquito breeding.

### ***For Your Consideration***

1. A guide to the benefits, proper use, and care of rain barrels from the Loudoun Soil & Water Conversation District can be found online by visiting [loudounsoilandwater.org](http://www.loudounsoilandwater.org) or download their Rain Barrel brochure at <http://www.loudounsoilandwater.com/wp-content/uploads/2019/05/New-RB-Brochure2019.pdf>

## **Retaining Walls**

### ***Application Requirements***

1. An approved application is required for new, removal of, or changes to retaining walls.
2. No application is required for maintenance or similar replacement of existing approved retaining walls.

### ***Specific Guidelines***

1. Retaining walls shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. Retaining walls shall be constructed of brick, decorative concrete, or natural stone material.
3. Retaining walls shall be as unobtrusive as possible and built to the minimum height needed
4. Retaining walls shall be securely constructed with tiebacks as needed.
5. The top of the wall shall be flat and level and stepped to accommodate a change in grade.
6. Retaining walls shall not create any adverse drainage problems.
7. Retaining wall design will be in accordance with local codes. Design layout of retaining walls will minimize the impact of guardrails. All guardrail design shall be compatible with the architectural style of the adjacent structure.

### ***Additional Submission Requirements***

1. For regrading, retaining walls or terracing, show the existing and proposed grading. Where structural elements are proposed, include drawings showing design and installation details.



## **Roofing**

### ***Application Requirements***

1. An approved application is required for new or changed roofing.
2. No application is required for the replacement of existing roofing that is similar in color and material. "Architectural" and "3-tab" shingles are considered similar in material.

### ***Specific Guidelines***

1. New or replacement roofing shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. When replacing roofing, the entire structure shall be reroofed at one time. Partial reroofing is not permitted unless the replacement roofing exactly matches the existing roofing.
3. For attached housing, the overall shingle color shall be as close a match as possible to the existing shingle color.

### ***Additional Submission Requirements***

1. Photographs showing the house and roof.
2. The manufacturer and specific color "name" of the proposed roofing material, and a sample.
3. If possible, a sample of the existing roof material.

### ***For Your Consideration***

1. See the Color Changes Section for related guidelines.

## **Security Devices**

### ***Application Requirements***

1. An approved application is required for new or changed security devices.
2. No application is required for the replacement of existing approved security devices that are similar in type, style, size, and color.
3. No application is required for video doorbells.

### ***Specific Guidelines***

1. Window Bars and Grill-type Security Doors
  - 1.1. Bars/grills shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
  - 1.2. Window security bars/grills shall be black or painted the color of the window frame or associated trim.
  - 1.3. Bar/grill-type security doors shall be black or painted the color of the door behind.
2. Electronics
  - 2.1. Security electronics including cameras, alarms, and the installation of window and door alarms shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
  - 2.2. Cameras and housings, sirens, speaker boxes, conduit and related exterior elements shall be unobtrusive and inconspicuous. Such devices shall be located where not readily visible and shall be a color that blends with or matches the surface to which attached.
  - 2.3. Wiring shall be hidden or inconspicuous.
  - 2.4. Sensitivity shall be adjusted so that motion is only detected inside your property line.

### ***Additional Submission Requirements***

1. Drawings showing custom design and details, where applicable.

## **Shutters**

### ***Application Requirements***

1. An approved application is required for any new or changed shutters and for the removal of shutters.

No application is required for the replacement of existing approved shutters with shutters that are the same in style, locations, and color.

### ***Specific Guidelines***

1. Shutters (or their removal) shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.

For new or replacement shutters, similar shutters shall be applied to all windows on an elevation, on both sides of each window, matching the size and configuration of the window.

No two adjoining attached housing units may share the same shutter color.

### ***Additional Submission Requirements***

1. Drawings or photographs showing the house and the proposed location of shutters to be either installed or removed.

Information regarding existing shutters on the house, where applicable.

### ***For Your Consideration***

1. See the Color Changes Section for related guidelines.

## **Siding**

### ***Application Requirements***

1. An approved application is required for any siding changes.  
No application is required for the replacement of existing siding with siding that is identical in style, size, material, and color.

### ***Specific Guidelines***

1. Siding shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.

When replacing siding, all existing siding on the house shall be replaced at one time.

The proposed siding material and trim details shall be similar in appearance to the existing approved siding.

No two adjoining attached housing units may share the same siding color.

### ***Additional Submission Requirements***

1. Where additional siding is proposed, elevation drawings, to scale, showing the location of all areas to be sided.

The manufacturer and specific color "name" of both the proposed siding material, and a sample, including color chip, if applicable.

If possible, samples of the existing siding material and color.

### ***For Your Consideration***

1. See the Color Changes Section for related guidelines.

## **Signage, Temporary**

### ***Application Requirements***

1. No application is required for temporary signs provided the following guidelines are met.

### ***Specific Guidelines***

1. Signs shall be selected, designed, and located to provide effective communication while minimizing their visual impact on neighboring properties and the neighborhood.
2. Signs shall be no larger than necessary to accommodate the proposed text.
3. One temporary sign advertising the property for sale or rent is permitted and shall conform to the Stone Ridge Comprehensive Sign Package.
4. One "open house" sign may also be used the day of the open house.
5. Signs shall not obstruct any traffic sight lines.
6. Temporary signage is allowed up for 30 days.
7. No signs are allowed to be placed in common area.

## **Skylights**

### ***Application Requirements***

1. An approved application is required for new or changed skylights.  
No application is required for the replacement of existing approved skylights of the same size and appearance in the currently approved location.

### ***Specific Guidelines***

1. Skylights shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.  
Skylights shall have a low profile and lie flat on the roof.  
Skylights shall be installed parallel with the roof ridge and edges.  
The frame color shall match or be compatible with the roof color.  
New skylights shall match any existing skylights.

### ***Additional Submission Requirements***

1. Overhead image showing location of new and any existing skylights.

## **Solar Collectors**

### ***Application Requirements***

1. An approved application is required for new or changes to solar collectors.
2. No application is required for the replacement or maintenance of existing approved solar collectors.

### ***Specific Guidelines***

1. Solar collectors shall be located with minimum physical, visual, and environmental impact on surrounding properties and shall be visually integrated with the architecture of the house regarding style, location, size, and color.
2. Ground mounted solar collectors should be as small as reasonably possible, be located in the rear yard not facing public view and screened with landscaping.
3. Solar collectors mounted to the roof shall be flush mounted against the roof and shall be as close as mounting hardware permits.
4. Roof mounted collectors shall be static with no tracking mechanisms.
5. Solar collectors shall be kept within the perimeter of the roof structure and shall not be placed within one foot of the roof edge.
6. All solar equipment (conduits, combiner boxes/junction boxes, inverters, disconnects, mounting brackets, etc.) shall be installed out of view and properly screened.
7. The framing shall be harmonious in color with the surface it is attached to.
8. Each solar collector shall be of the same size and shape and placed together to avoid gaps between the panels.
9. Conduit lines to be covered in J-channel that matches siding or painted to match siding.

### ***Additional Submission Requirements***

1. Actual color sample of the panel to be installed.
2. Catalog photographs or manufacturer's "cut sheets" of the solar panels and complete specifications of all components, including cables, connections, dimensions, and materials.
3. Overhead image showing location of solar collectors.

## **Storage Sheds**

### ***Application Requirements***

1. An approved application is required for new, removal of, or changes to storage sheds.
2. No application is required for maintenance or similar replacement of existing approved storage sheds in the same location.
3. No application is required for outdoor storage boxes/bins under 49 inches in height.

### ***Specific Guidelines***

1. Storage sheds shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. Only one storage shed is permitted on any property.
3. Built-in sheds shall be integrated into the architecture of the house, walls or fencing.
4. Storage sheds are not permitted in front yards.
5. Storage sheds in a location visible from the street shall require screening by landscaping.
6. In single family housing, storage shed size is limited to a maximum area of 80 square feet and a maximum height of 102 inches.
7. In attached housing, storage shed size is limited to a maximum area of 80 square feet and a maximum height of 78 inches.
8. In attached housing, the storage shed shall be located against the rear wall and/or privacy fence.

### ***Additional Submission Requirements***

1. If pre-constructed, a catalog photograph or manufacturer's "cut sheets" of the shed, including dimensions, materials, and colors.
2. If the storage shed is to be constructed, include a plan and elevation drawings, to scale, with dimensions, materials, and colors. If built against the rear wall of the house, also include this elevation incorporating the proposed shed.
3. Photos of adjacent properties within view of the storage shed.



## **Sunrooms**

### ***Application Requirements***

1. An approved application is required for new or changes to sunrooms.
2. No application is required for maintenance of existing approved sunrooms.

### ***Specific Guidelines***

1. Sunrooms shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. Sunroom shall be attached directly to the house. Freestanding structures are prohibited.
3. The addition of a sunroom to the front of the house is not permitted.
4. The sunroom roof pitch shall be compatible with the existing roof.
5. Windows, doors, siding, and roofing material shall be the same or compatible with those of the existing house.
6. When located on a deck, the sunroom shall be integrated both visually and structurally with the deck.
7. Sunrooms shall be located to minimize any tree removal.

### ***Additional Submission Requirements***

1. Complete plan and elevation drawings, to scale, showing the house and the proposed addition.
2. Detailed construction drawings.
3. A list of all exterior materials and colors.

### ***For Your Consideration***

1. See Color Changes section for related guidance.

## **Swimming Pools**

### ***Application Requirements***

1. An approved application is required for new, removal of, or changes to swimming pools.
2. No application is required for maintenance or similar replacement of existing approved swimming pools.

### ***Specific Guidelines***

1. Swimming pools or large temporary pools are not permitted in attached housing.
2. Swimming pools are permitted in rear yards only.
3. Mechanical equipment and other utility accessories shall be located to minimize the visual and acoustical impact on the adjacent properties.
4. In-ground spas are permitted as an integrated structure with the swimming pool.
5. Acoustical impact shall follow all local regulations and noise ordinances.
6. Swimming pools and equipment shall be screened from adjacent properties by landscaping.
7. No above ground pools will be permitted.
8. All pool equipment, pumps, etc., shall be enclosed by a roof and sides such that visual and acoustical impact is limited.
9. Enclosures shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
10. Enclosures with gaps between vertical or horizontal slats for ventilation are permitted.
11. Pool fences shall follow local swimming pool ordinances.
12. Pool fencing interior to the yard shall be black aluminum.
13. Change in grade of drainage pattern shall not adversely affect adjoining properties or common area.

### ***Additional Submission Requirements***

1. Detailed drawings, to scale, including plans and elevations, construction details, materials, and colors of accessory structures.
2. Manufacturer's literature identifying the type of fence and drawings indicating fence location, dimensions, details, material, and color.
3. A landscape plan indicating the type and location of proposed landscaping.
4. Drawings or cut sheets of any lighting. Any above ground enclosure or structure will require review and approval for compatibility with architecture guidelines.

### ***For Your Consideration***

1. See Fencing section for related guidelines.

## **Temporary Storage Containers**

### ***Application Requirements***

1. No application is required for temporary storage containers (designed to assist in the act of moving household goods, such as PODS or 1-800 PackRat) provided the following guidelines are met.

### ***Specific Guidelines***

1. Containers shall be parked in the driveway and may not be placed on the grass, street, common areas or block a sidewalk.
2. Containers are permitted to be temporarily placed in the driveway for no more than a two-week period.
3. Storage units cannot be used for commercial purposes.

## **Trash Totter Enclosures**

### ***Application Requirements***

1. An approved application is required for new, removal of, or changes to trash totter enclosures.
2. No application is required for maintenance or similar replacement of existing approved trash totter enclosures.

### ***Specific Guidelines***

1. Trash totter enclosures shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
2. Trash totter enclosures shall be located to minimize their impact on adjacent neighbors.
3. Trash totter enclosures are prohibited in attached housing.
4. Trash totter enclosures are prohibited in front yards.
5. The enclosure shall be immediately adjacent to the house. If located on the side of the house, it shall be set back a minimum of 4 feet from the front of the house.
6. Only one enclosure is permitted on any property.
7. The size of an enclosure is limited to 6' wide by 5' high by 4' deep and shall screen the trash receptacles from the front and side.
8. If visible from the street, the enclosure shall be screened by vegetation.

### ***Additional Submission Requirements***

1. Include a plan and elevation drawings identifying dimensions, material, and color.
2. Where applicable, provide a planting plan indicating the proposed type and location of vegetation or other screening, existing or proposed.

### ***Maintenance Requirements***

1. The trash totter enclosure shall be maintained so that it does not create a visual or environmental nuisance.

## **Tree Removal**

### ***Application Requirements***

1. An approved application is required for the removal of trees with trunks more than 6 inches in diameter at 1 foot above the ground.
2. An approved application is required for the removal of trees with multiple trunks (such as crepe myrtle) that combined total more than 6 inches in diameter at 1 foot above the ground.
3. No application is required for planting additional trees unless they are intended to be planted close together to block visibility (in such cases, refer to the Fences section for guidelines on living fences).

### ***Specific Guidelines***

1. Disturbance of trees outside the property line, within woods, or other natural areas is not permitted.
2. The following conditions are approvable reasons for tree removal:
  - 2.1. The tree is dead.
  - 2.2. There is danger to people or property.
  - 2.3. Detrimental conditions exist, such as intrusion by roots in a way that causes damage.
3. The installation of an appropriate replacement tree shall be required as a stipulation for approving removal of a tree. Minimum replacement tree size shall be 2 inches in diameter at 4 feet above the ground. Replacement trees are permitted at any location on the property (i.e., not required to be planted in the same location as the removed tree).

### ***Additional Submission Requirements***

1. A description of the tree to be removed and the reason for removal.
2. A photo of the tree clearly marked, with explicit photos of damage or detrimental conditions.
3. Information regarding replacement tree.

### ***Maintenance Requirements***

1. Trees shall be regularly pruned to prevent overgrowth, excessive shade, and interference with normal use of sidewalk rights-of-way.

## **Vegetable Gardens**

### ***Application Requirements***

1. An application is required for vegetable gardens that do not comply with the guidelines below. In such cases, follow the Landscaping section for specific guidance.
2. No application is required for vegetable gardens that follow the specific guidelines below:

### ***Specific Guidelines***

1. Vegetable gardens are prohibited in front yards.
2. Vegetable garden size shall be a maximum of 100 square feet in area and six feet in height at maturity.
3. Temporary garden fencing in bright (e.g., neon mesh) or shiny (e.g., metal chicken wire) colors is not permitted. See Appendix "Y" for additional fencing guidance.

### ***Maintenance Requirements***

1. Gardens shall be maintained in a neat, weed-free state and not encroach upon adjacent property or an adjoining fence.
2. At the end of each growing season all plant material shall be removed and disposed of properly.

## **Walkways**

### ***Application Requirements***

1. An approved application is required for new, removal of, or changes to walkways.
2. No application is required for maintenance or similar replacement of existing approved walkways.

### ***Specific Guidelines***

1. A new or replacement walkway shall be constructed of natural-colored concrete, aggregate, brick, stone, slate, or flagstone. Asphalt sidewalks are prohibited.
2. Modifications and additions to existing walkways shall incorporate the same material, color and detailing as the existing approved walkway.
3. Walkways shall be a minimum of 3' and a maximum of 5' in width.
4. Location shall minimize any removal of trees.
5. Changes in grade or drainage pattern shall not adversely affect adjoining properties.
6. Walkways shall be at least four feet inside the property line and installed flush to the ground.

### ***Additional Submission Requirements***

1. Topographical plat and construction drawings of paving details, steps, railings, and other features, as necessary.
2. A list of all materials and colors.
3. Drawings or cut sheets of any lighting.

### ***For Your Consideration***

1. For painted walkways, see Color Change section for related guidelines.

# Windows

## ***Application Requirements***

1. An approved application is required for the addition or changes to windows (including tinting).
2. No application is required for the replacement of existing windows, and/or the installation/replacement of storm/screen windows, that are exact in type, style, and color.

## ***Specific Guidelines***

1. Window Additions/Replacements
  - 1.1. Windows, including sliding or French doors, shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
  - 1.2. New windows, including sliding or French doors, shall be compatible in style and character with existing windows, and their proposed locations shall be appropriate to the architecture of the house.
  - 1.3. Individual replacement windows shall match or be compatible with existing windows in design, configuration, material, grid style, frame width, and color. Altering any element is permitted if all windows of the house are also changed.
  - 1.4. Window frames shall be clad or painted in white, dark anodized "bronze", or a color consistent with other windows. Mill-finished clear or gold anodized aluminum is not permitted.
  - 1.5. Windows shall have clear glass.
  - 1.6. Highly reflective glass tinting is not permitted.

## ***Storm/Screen Windows***

- 2.1. Storm/screen windows shall not substantially alter the appearance of the existing windows.
- 2.2. When installed over existing windows, storm/screen window frames shall be of the same material and have a similar color as the existing window frames.
- 2.3. Additional storm/screen windows shall match the type, material, frame width, and color of the existing storm/screen windows.

## ***Submission Requirements***

1. Photographs showing the house, existing windows and doors and the proposed location of new and/or replacement windows.
2. Where new windows are proposed, elevation drawings, to scale, showing the existing house and the proposed location of the windows.
3. Catalog photographs or manufacturer's "cut sheets" identifying window type and style, including the specific "name" of the window, if applicable, and dimensions, materials and colors.
4. A sample of the window frame finish and color, if applicable.



# Miscellaneous

## **Waiver, Amendment and Third-Party Benefit**

The ARC maintains the right from time to time, at its sole discretion, to amend or modify these Guidelines. Neither the ARC nor its agents, representatives or employees shall be liable for failure to follow these Guidelines as herein defined. These Guidelines confer no third-party benefit or right upon any entity, person or lot owner or builder.

## **Non-Liability of the Subcommittee**

Neither the ARC nor its respective members, Secretary, successors, assigns, agents, representatives, employees or attorneys shall be liable for damages or otherwise to anyone submitting plans to it for approval, or to any Applicant by reason of mistake in judgment, negligence or non-feasance, arising out of any action of the ARC with respect to any submission, or for failure to follow these Procedures or Guidelines. The role of the ARC is directed toward review and approval of site planning, appearance, architectural design and aesthetics. The ARC assumes no responsibility with regard to design or construction, including, without limitation, the civil, structural, mechanical, plumbing or electrical design, methods of construction, or technical suitability of materials.

## **Accuracy of Information**

Any person submitting plans to the ARC shall be responsible for verification and accuracy of all components of such submission, including, without limitation, all site dimensions, grades, elevations, utility locations and other pertinent features of the site or plans.

## **Lot Owner and/or Applicant Representation**

Each Lot Owner represents by the act of entering into the review process with the ARC that all representatives of such Lot Owner, including, but not limited to, the builder, architect, engineer, and/or subcontractor, such agents and their employees, shall be made aware by the Lot Owner of all applicable requirements of the ARC and shall abide by these Guidelines and the Declaration with respect to approval of development plans and specifications.

## **Conflicts with the Amended and Restated Declaration of Covenants, Conditions and Restrictions**

In the event of a conflict between these Guidelines and the terms of the Declaration, the Declaration shall govern.

## **Stone Ridge Association-Use Restriction**

The Board of Directors of the Stone Ridge Association, Inc., may from time to time promulgate use restrictions governing the use of lots and Association common areas. Each Lot Owner should review any such use restrictions to ensure that lot improvements are in compliance with such use restrictions.

## **Regulatory Compliance**

It is the responsibility of the Lot Owner to obtain all necessary permits and ensure compliance with all applicable governmental regulations and other requirements. Plans submitted for ARC review shall comply

with all applicable building codes, zoning regulations and the requirements of all governmental entities having jurisdiction over the building project or property with Stone Ridge. Regulatory approvals do not pre-empt the design review authority of the ARC, and ARC approval does not incorporate any governmental approvals, which governmental approvals shall be the sole responsibility of the Lot Owner.

### **Design Guidelines and Loudoun County Standards**

Where the provisions of applicable Loudoun County Standards are more restrictive than the provisions of these Guidelines, the Loudoun County Standards shall be controlling. No variance from Loudoun County Standards may be requested unless the prior written approval of the ARC has been obtained.

## **Appendix I: Fence Styles**

### ***Attached Housing***

1. Except for the East View Community, only 6-foot solid pressure treated wood privacy fencing is permitted in the style of a 5-foot-high Board-on-Board topped with a 1-foot Lattice.
2. In East View, only 6-foot solid pressure treated wood privacy fencing is permitted in the style of a 6-foot-high Board-on-Board topped with a cap board.
3. The minimum post size is 4" x 4", but for gates, the post size is 6" x 6".
4. Fence boards will measure 1" x 6".
5. Finials are optional. All posts and finials shall match the color of the fence.
6. The bottom of the fence may follow the grade or be stepped. The "steps" shall not exceed 12 inches at either top or bottom.
7. All vertical members shall be straight and plumb.
8. The fence shall be constructed with the finished side out.

### ***Single Family, including front-load Savannahs***

1. Only 48" pressure treated wood, white vinyl, or composite fencing is permitted for single family fences.
2. Open picket fences shall have flat pickets with a straight top edge, cap board, Mt. Vernon Dip or Monticello Arch.
3. The bottom of the fence may follow the grade or be stepped. The "steps" shall not exceed 12 inches at either top or bottom.
4. All vertical members shall be straight and plumb.
5. The fence shall be constructed with the finished side out.
6. Picket width shall be between 3" and 4" and approximately equal.
7. The space between pickets shall be between 1" and 3" and approximately equal.
8. The minimum post size is 4" x 4", but for gates, the post size is 6" x 6".
9. Finials are optional. All posts and finials shall match the color of the fence.
10. Fences for Single Family properties along major roads are permitted to be up to 72" high in the following styles:
  - 10.1. Greenstone Drive – 5' board-and-batten with 1' lattice on top
  - 10.2. Gum Spring Road – 6' board-to-board or board-on-board
  - 10.3. Stone Springs Blvd. - 5' board-on-board with 1' lattice on top
  - 10.4. Tall Cedars Parkway - 6' board-to-board
  - 10.5. North Star Boulevard – 6' board-to-board
  - 10.6. Eastview Section - Tall Cedars Parkway – 6' white vinyl fence with cap
11. Fencing in single family homes are permitted to consist of live plants in place of construction materials. At maturity, the live plants are not permitted to naturally (without trimming) attain a height greater than 14 feet.

### ***Single Family Rear-Load Savannahs***

1. Only black wrought iron or black aluminum fencing is permitted.
2. Only 42-inch or 48-inch-high fencing with 3/4" pickets and 5" spacing is permitted.
3. Fencing is permitted within the property lines.

4. Fencing is not permitted more than midway to the front of the house.
5. Only non-decorative pickets, balusters, spindles, etc. are permitted.

***Pools***

1. Only black wrought iron or black aluminum fencing is permitted as interior fencing around a pool.
2. Only 42-inch or 48-inch-high high fencing with 3/4" pickets and 5" spacing is permitted.



For office use only:  Received on: _____  By: _____
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**STONE RIDGE ASSOCIATION INC.**  
**ARCHITECTURAL IMPROVEMENT APPLICATION**  
 24605 Stone Carver Drive  
 Stone Ridge, VA 20105  
 703-327-5179 (Phone) | 703-327-5729 (Fax)

Name: Mr. /Mrs. /Ms. \_\_\_\_\_ Date: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Section #: \_\_\_\_\_ Lot #: \_\_\_\_\_ Townhouse: \_\_\_\_\_ Single Family: \_\_\_\_\_ Condo: \_\_\_\_\_  
 Telephone: (H) \_\_\_\_\_ (W) \_\_\_\_\_ (Cell) \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 Proposed Start Date: \_\_\_\_\_ Proposed End Date: \_\_\_\_\_

**Type of Project:**

- \_\_\_\_\_ Deck (Please Complete the Deck Section – Pg. 2)
- \_\_\_\_\_ Fence (Please Complete the Fence Section – Pg. 2)
- \_\_\_\_\_ Patio (Please Complete the Patio Section – Pg. 2)
- \_\_\_\_\_ Other Addition/Modification (Please Complete the Other Additions Section – Pg. 2)

**Purpose of application:**

- \_\_\_\_\_ New application
- \_\_\_\_\_ Re-submittal with additional requested information
- \_\_\_\_\_ Modification to a previously approved application (change in materials or design.)

**Application Checklist**

*The following items shall accompany all applications. Incomplete applications will be returned.*

- \_\_\_\_\_ All four (4) pages of this application including the signature page.
- \_\_\_\_\_ Architectural plans or scale drawings of the proposed project.
- \_\_\_\_\_ Building materials, colors, elevations, dimensions, relationship to existing structures, railing or baluster details, samples and/or manufacturer’s brochure.
- \_\_\_\_\_ A copy of the property plat/site survey showing size, shape and location of improvement to residence and to adjoining properties (include specific dimensions of improvements and distance to property lines and adjoining properties).
- \_\_\_\_\_ Grading plan if changes to lot grading or drainage are proposed.
- \_\_\_\_\_ Photos of your lot and house clearly showing the location of the proposed project and the relationship of the proposed project to adjoining properties.
- \_\_\_\_\_ Material and color samples
- \_\_\_\_\_ Signatures of all adjoining or affected property owners. (Page 3 of this application.)
- \_\_\_\_\_ **\$50.00 fee for each project started or completed before receiving written approval, if applicable**



Page 3 of 4  
**Guideline Compliance:**

This project complies with the current version of the Stone Ridge Association Design and Maintenance Standards dated August 4, 2014. Yes \_\_\_\_\_ No \_\_\_\_\_

If no, please provide a description of the unique circumstances or reasons for requesting a variance/waiver of the design guidelines. *Please note that applications requesting guideline variations will require review by the Architectural Review Committee and approval by the Board of Directors at the next regularly scheduled meeting.*

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*Adjacent Property Owner Notification:*

By signing below, you indicate that you are the owner of an adjacent property to the above listed property. Your signature only indicates **your awareness** of the project proposed in the attached application. This does not signify your approval. If you have concerns about this proposed plan you shall notify the Association of specific concerns in writing within five (5) working days. All comments shall be signed; anonymous comments will not be considered.

**Name:** \_\_\_\_\_ Telephone: \_\_\_\_\_  
**Section #:** \_\_\_\_\_ **Lot #:** \_\_\_\_\_ **Street Address:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Name:** \_\_\_\_\_ Telephone: \_\_\_\_\_  
**Section #:** \_\_\_\_\_ **Lot #:** \_\_\_\_\_ **Street Address:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Name:** \_\_\_\_\_ Telephone: \_\_\_\_\_  
**Section #:** \_\_\_\_\_ **Lot #:** \_\_\_\_\_ **Street Address:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Name:** \_\_\_\_\_ Telephone: \_\_\_\_\_  
**Section #:** \_\_\_\_\_ **Lot #:** \_\_\_\_\_ **Street Address:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

By submission of this application, I understand and agree to the following:

This modification may require a County building permit or may be subject to other governmental regulations. I agree to obtain all required city/county approvals. Miss Utility will be contacted prior to the commencement of any construction. Approval of this application satisfies only the requirements of the Association and not any obligations to the County or others as may be required.

I assume full responsibility for all landscaping, grading and/or drainage issues related to the improvements, including applicable replacing bonds or escrows posted by the Developer/Builder currently in place affecting the lot. All work associated with the project will be completed within the property lines. Any damage to adjoining property, including common areas or injury to third party persons associated with the improvement will become the direct responsibility of the owner making the modification.

No work on this proposal will commence until I have received written approval from the Association. To do so is a violation of the Covenants of the Association and may result in my being required to remove an unapproved modification and restore my property to its original condition at my own expense if this application is disapproved. I also understand I may be held responsible for any legal fees incurred on behalf of the Association in enforcing this provision. **A \$50.00 application fee is required for each project started or completed before receiving written approval, effective for all applications dated October 1, 2014 and after.**

An approval is contingent upon the construction being completed in a timely, professional and workmanlike manner as per the specifications as submitted in this application.

The management agency or ARC of the Association may enter upon my property to make a routine inspection. That there are architectural requirements addressed in the Declaration and Design and Maintenance Standards and a review process as established by the Board of Directors and may be amended from time to time.

The approval authority granted by the Association, if so granted, will automatically expire should the proposed project not be commenced within 30 days of the approval or completed within 6 months of the approval. Variation from the original application in any way shall be submitted in writing for approval of the Association.

Owner/Applicant(s)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



(For Committee Use Only)

Approved       Disapproved       Approved with Conditions

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Committee Representative: \_\_\_\_\_ Date: \_\_\_\_\_





For office use only:  
Received on: \_\_\_\_\_  
By: \_\_\_\_\_

Appendix III

**STONE RIDGE ASSOCIATION INC.**  
**NOTICE OF INTENT TO INSTALL AN APPROVED ANTENNA**  
24605 Stone Carver Drive  
Stone Ridge, VA 20105  
703-327-5179 (Phone) | 703-327-5729 (Fax)

Name: Mr. /Mrs. /Ms. \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
Section #: \_\_\_\_\_ Lot #: \_\_\_\_\_ Townhouse: \_\_\_\_\_ Single Family: \_\_\_\_\_ Condo: \_\_\_\_\_  
Telephone: (H) \_\_\_\_\_ (W) \_\_\_\_\_ (Fax) \_\_\_\_\_  
Email Address: \_\_\_\_\_

If rented, tenant's name (*Attach copy of notice informing the owner/landlord of tenant's intent to install an antenna*).

**Type of Antenna:** (*Select the one that applies*)  
 Satellite Dish (39" or less in diameter)       Television broadcast  
 Multipoint distribution       Wireless Internet

**Company Performing Installation:** \_\_\_\_\_

**Permitted antenna locations:**

*To the extent feasible, antennas not be visible from the street. The following priorities shall be observed in determining antenna locations:*

- 1) Mounted directly on the rear of the house or on a roof plane facing the rear. Generally below the peak of the roof so as not to be visible from the front of the house.
- 2) Mounted on a pole in the rear yard or side yard toward the rear of the house.
- 3) Mounted on a fence, generally where the antenna is below the top of the fence.
- 4) If no clear signal may be obtained in any of the above locations, mounted on the ground or, if necessary, on a pole, in the front yard, or on the front plane of the house.

*This does not permit installation on Community Property, even if an acceptable quality signal cannot be received from the Owner's Lot.*

**Proposed Location for Antenna/Dish:** \_\_\_\_\_

I will comply with all of the Association's rules for installing, maintaining, and using antennas. I assume liability for any damage to Association and other Owners' property that occurs due to antenna installation, maintenance, and use.

Owner/Applicant(s)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Notification Form for Installation of Oversized Masts

Is a mast extending more than 12 feet above the roofline required for your antenna?

Yes  No

Is a mast extending higher than the distance from the installation to the lot line?  Yes  No

If you responded "yes" to either question, please provide your reasons why such a mast is necessary. Include a detailed drawing of the installation plans, including:

Description of the antenna and mast

Exact location of the mast and antenna installation

Description of the manner and method of installation

Total height of the mast and the height it will extend beyond the roofline *(Include an explanation of why the mast shall extend to this height.)*

Manufacturer specifications regarding the installation of the mast

Please provide a copy of the certificate of insurance of the contractor installing the antenna and the mast.

Also indicate a date and time that would be convenient for you to meet with the Covenants Committee. *(A list of preferable days and times is attached.)*

I will comply with all of the Association's rules for installing, maintaining, and using antenna masts. I assume liability for any damage to Association or other Owners' property that occurs due to mast installation, maintenance, and use.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

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

Phone: \_\_\_\_\_ (Day) \_\_\_\_\_ (Evening)

**Please return completed application to:**

Covenants Administrator  
Stone Ridge Association  
24605 Stone Carver Drive  
Stone Ridge, VA 20105  
stoneridge-hoa@stoneridgeinc.org  
703-327-5179 Appendix III