Dulles Farms

COMMUNITY ASSOCIATION

• ALDIE, VIRGINIA •

DESIGN GUIDELINES

FOR EXTERIOR MODIFICATIONS &
PROPERTY MAINTENANCE

A HANDBOOK FOR DULLES FARMS
OWNERS AND RESIDENTS

Revised Approved by the Dulles Farms Community Association Board of Directors: July 7, 2023

Preface

The Declaration of Covenants, Conditions, and Restrictions for Dulles Farms (CCRs) recorded in the public record provide the Board of Directors with the duties to assure that the Property (Dulles Farms) shall always be maintained in a manner:

1. Providing for visual harmony and soundness of repair;
2. Avoiding activities deleterious to the aesthetic or property values of the Property; and
3. Promoting the general health, safety and welfare of the Owners, such Owners' tenants, and such Owners' (or tenants') households, or companies, guests, employees, customers, agents, and invitees.

In addressing these duties and in order to maintain the overall architectural and aesthetic character of the Dulles Farms community, these Design Guidelines for exterior modifications and property maintenance have been developed and approved by the Board of Directors to assist homeowners and residents in planning and constructing exterior improvements on their lot.

Owners are required to submit a complete Application to the Dulles Farms Covenants Committee and obtain prior written approval of all proposed exterior additions, changes or alterations to a house, and changes to a lot. There are *certain exceptions* to this requirement which are detailed in these Design Guidelines, where a complete application is not required provided that the proposed exterior alteration(s) will conform to specific criteria detailed in these Design Guidelines.

These guidelines detail all documentation requirements for submitting an Application package and, community approved standards that must be adhered to in planning and constructing your exterior alteration(s). Certain property maintenance requirements are included for selected topics in these Guidelines, and will be expanded as needed, in the future.

Questions regarding specific applications or property maintenance must be directed to the Community's Management Company.

These Design Guidelines apply to the following unit types within the Community.

1) **Front Load SFA** – This is a single-family attached home with a driveway in the front yard.
2) **Rear Load SFA** – This is a single-family attached home with a driveway in the rear yard.
3) **Front Load SFD –** This is a single-family detached home with a driveway in the front yard.
4) **Rear Load SFD –** This is a single-family detached home with a driveway in the rear yard.

Note: When the Design Guidelines only refer to "**SFA**" or "**SFD**" without specifying the driveway location - the intent is that both front and rear loads are being referenced. "SFA" shall mean Single-Family Attached and "SFD" shall mean Single-Family Detached.

SPECIAL NOTE FOR CONDOMINIUM PROPERTIES:

Design guidelines for exterior modifications and property maintenance of the Westridge and Virginia Manor Condominium Communities respectively, are promulgated and administered by each condominium's respective Board of Directors. While each respective condominium community and individual condominium unit/lot is subject to these published guidelines, additional requirements and policies adopted by the condominium community's Board of Directors may apply. **Therefore, condominium owners and residents should direct all questions regarding exterior modifications and property maintenance, to their respective Community Management Company.**

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A. APPLICABILITY

These Design Guidelines (as defined in in the Declaration of Covenants, Conditions, and Restrictions for Dulles Farms (CCRs) apply to the land *and* improvements thereon of the owners and residents of the Dulles Farms Community Association ("Association"), including but is not limited to the:

- exterior of homes
- driveways
- lead walks
- porches
- decks
- patios
- landscaping

The land which is owned by a homeowner is defined by a House Location Survey (commonly referred to as a Plat) and the legal description contained within the deed of ownership which was provided when the homeowner purchased the property.

The duty of homeowners or residents to obtain prior written consent for exterior alterations is detailed in Article 9, Section 9.5 of the CCRs which states:

> *Approval Required*
>
> *No person shall make any addition, alteration or improvement or change of grade in or to any lot (other than for normal Upkeep or natural landscaping and not including areas within a building or dwelling visible from the exterior only because of the transparency of glass doors, walls, or windows) without the prior written consent of the appropriate Covenants Committee.*

As a reminder (see Preface):

a. Exceptions for certain exterior alterations that will not require prior written consent subject to the compliance with the detailed specifications in these Guidelines, will be noted by topic later in this text.
b. These Design Guidelines apply to all property types, **however Condominium owners should submit their application for prior written consent to their respective Board of Directors, rather than the Covenants Committee of Dulles Farms, as noted in the Application Form (see Appendix A)**.

B. PURPOSE OF THE DESIGN GUIDELINES HANDBOOK

The purpose of these Design Guidelines is to:

- Maintain consistency with the overall open design concept for the Community as established by the Developer of the Community and set forth in the proffers;
- Promote harmonious architectural and environmental design qualities and features;
- Promote and enhance the visual and aesthetic appearance of the community;
- Provide the basis for enforcement of maintenance and design guidelines; and
- Familiarize owners and residents with the guidelines, application process for exterior alterations, the maintenance requirements of their land, home exterior and improvements.

C. ROLE OF THE COVENANTS COMMITTEE

As stated in the Dulles Farms Community Association Administrative Resolution No. 18-10, the primary responsibilities of the Covenants Committee include, but not limited to the following:

1) Regulate the external design, signage, appearance, use and upkeep of the property (including establishing minimum floor area specifications and building setbacks);
2) Subject to review of the Dulles Farms Community Association - Board of Directors ("Board"), provide interpretations of the Association Documents pursuant to the intents, provisions, and qualifications thereof and if requested by the Board, publish, and record such interpretations;
3) Propose to the Board changes or additions to the Design Guidelines for approval by the Board;
4) Review the architectural guidelines proposed by Board, Covenants Committee or similar committee of any Sub-Associations and determine whether such architectural guidelines are in keeping with the overall architectural and aesthetic character of the Property;
5) Review proposed construction schedules and plans from an Owner seeking approval for construction, erection, installation, alteration, enlargements, demolition, or removal to their Lot or to the Improvements thereon in accordance with the requirements set forth in the Association Documents;
6) Create, modify, or amend the requirements regarding the form and content of the plans and specifications submitted for approval;
7) Impose reasonable application fees as well as costs of reports, analyses or consultations required in connection with improvements or changes proposed by an Owner;
8) Inspect construction on a Lot when deemed necessary by the Committee;
9) Pursuant to Section 12.1(h) of the Declaration, impose reasonable charges (subject to notice and an opportunity for a hearing) upon, and issue cease and desist requests to, an Owner, such Owner's tenant, and such Owner's (or tenant's) household or company, or guests, customers, employees, agents, and invitees whose actions are inconsistent with the provisions of the Association Documents or the Rules and Regulations;
10) In performing its duties, attempt to foster harmonious relations between Owners, occupants and third parties; encourage direct communication between parties in disagreement; balance the need for enforcement against the economic, social and community effects of such enforcement in each individual case; evaluate the materiality of any claimed breach; consider community standards; and treat all Owners and occupants fairly and equally;
11) Make a finding as to whether the decision preserves or protects property values and/or sustains or enhances the quality of life in the community when requested by a party pursuant to Section 9.1(I) of the Declaration;
12) Establish a policy for the consideration of violations of the Association Documents, Rules and Regulations, Design Guidelines, and other provisions which the Committee is empowered to enforce and state in such policy whether the Committee will proactively seek out certain violations or reactively respond to complaints filed by Owners and occupants;
13) Direct the Managing Agent as to the specific extent of management's enforcement duties (in accordance with the management agreement);
14) Establish subcommittees to carry out its functions; and,
15) Issue certificates of completion upon the request of any Owner upon the completion of any construction or alteration to the Lot or improvements thereon.
16) Perform other duties within the scope of the Committee charter as requested by the Board and as

outlined in Article 9 of the Declaration.

COMMITTEE POLICIES

A. Owners are required to submit a complete Application package with supporting documentation **(See Section 5 below, and Appendix One),** to the Covenants Committee for approval ("Approval of the Association") for all proposed exterior additions, changes or alterations to a house and changes to a lot, except where these Design Guidelines state that an application is not required provided homeowners adhere to specific criteria.

B. Each owner seeking any approval from the Covenants Committee must submit the complete Application package ("Application") containing the Application form, proposed construction schedule, two (2) sets of plans and specifications of the proposed construction, erection, installation, alteration, enlargement, demolition, or removal.

C. The Covenants Committee shall not be required to accept or consider any plans for review unless and until the plans contain all of the required items of information. Additionally, the Covenants Committee retains the right to request any additional information for a submitted application to have an informed understanding of the owner's request for a fair and just disposition of the Application. When an Application includes multiple exterior changes the applicable sections of these Design Guidelines must be addressed for the Application to be deemed complete.

D. The governing philosophy of all exterior modifications shall be consistent with the overall aesthetics of Dulles Farms, to include a community wide preference to maintain natural and open views.

E. Article 9, Section 9.1 (h) of the Declaration gives the Board and / or Covenants Committee the ability to consider a variance or exception to the Design Guidelines. Any variance or exception to the written Design Guidelines must be fully justified based upon a written request from the Applicant which addresses what Design Standard is being varied or modified, proven technical reasons and / or the health and safety of the dwelling's inhabitants and / or the neighborhood at large. Such request based on solely financial considerations will not be approved unless an "unfair burden" can be demonstrated. Such variances or exceptions will be required to gain the approval of the Covenants Committee or the Board in the case of an Appeal.

F. The following is a summary of minimum key design elements that the Owner must adhere to when submitting an application for exterior modifications to the Covenants Committee:

1. Preservation of the natural character of the home and lot while taking into account the surrounding landscape of the area. For example, no landscaping with exotic plants such as seasonal palm trees, excessive or steep grading, replacing large areas with stone instead of turf, etc.
2. Use of certified professionals qualified in the fields of planning, architecture, landscape architecture, engineering, surveying, construction, etc. when necessary.
3. Emphasis on thoughtful architectural designs that exude warmth, artistic taste, and foster design concepts to enhance a harmonious blend between the man-made environment and the natural character of the Dulles Farms Community Association.
4. Architectural elements that complement and reinforce the natural characteristics of the site including steeply pitched roofs of varying heights with large overhangs, window openings, porches, and patios. An abundant use of glass, including dormers, bay and bow windows is encouraged. Careful and sensitive detailing is desired on entrances, fascia, soffits, gable ends, above doors and windows. Finally, an emphasis is placed on materials such as brick, stone, stucco or wood, and overall high-grade quality construction.

5. It is not the intention to limit architectural style (colonial, cottage, federal, traditional) to a particular theme or architectural period, rather it is the intent to promote building scale, massing and character, architectural details and materials that enhance the Dulles Farms Community and the adjacent properties.
6. Nothing herein shall, nor shall any approval of the Committee and / or the Board, be construed to give authorization or approval to enact any modifications which are in violation of any applicable International, Federal, State or Local rules and governing regulations including, but not limited to zoning regulations, permitting requirements and / or building codes. Approval of an Application by the Committee and / or the Board does not relieve any Owner of the responsibility of obtaining all other necessary approvals and permits as may be required by any agencies having jurisdiction.

   Both the Covenants Committee and the Board do not assume responsibility for the following:

   i. The structural adequacy, capacity or safety features of the proposed improvement or structure.
   ii. Soil erosion, incompatible or unstable soil conditions, or site/drainage elevations.
   iii. Compliance with any or all building codes, safety requirements, governmental laws, regulations, or ordinances.
   iv. Performance or quality of work of any Contractor.

   When a conflict with the Design Guidelines and Governing Regulations occurs, the stricter of the requirements typically prevails – except when a conflict with any applicable International, Federal, State or Local rules and governing regulations occurs. For example, if a setback in the Design Guidelines is 5 feet, but the zoning setback is 10 feet – then the setback shall be 10 feet. Conversely, if the zoning setback is 5 feet, but the Design Guidelines requires 10 feet – then the setback shall be 10 feet.

7. If there is any doubt whether or not a proposed exterior change requires the submission of an Application, owners should seek clarification from the Community's Management Company before proceeding with any changes to the property or submitting an Application for review.

D. THE APPLICATION PROCESS

1) The Application: All applications for a proposed change must be submitted using the Application Form found in **Appendix One – Application Form**. Each application package must be complete in order to commence the review process. It is the owner's responsibility to review and ensure the presence and completeness of all application supporting documents before submission. Incomplete applications may be returned to the Applicant with a statement of deficiencies that must be remedied in order to be considered for review.

   Note: There shall be one Application for each unrelated modification. For example, a deck and patio may be considered related and therefore combined on one application. Conversely, a basketball goal and a deck would be unrelated and therefore should be two separate applications.

   A minimum of two (2) signatures from the neighboring homeowners (whose lots are touching or immediately adjacent and are the most closely impacted lots) are required on the Application form. However, in the case of a Boundary Fence, signatures from all neighboring homeowners whose lot line is adjacent to the proposed fence location are required on the Application.

Notes: Obtaining adjacent neighbor's signatures is designed to provide a notification courtesy to them regarding the proposed modification(s). Their signatures do not reflect approval of the proposed alterations, but rather an awareness of the proposed change(s). Signatures must be from Homeowners and not Tenants. If the Homeowner who is leasing their property cannot be contacted by the applicant, then Management will contact them at their email address on record. This may delay the approval process.

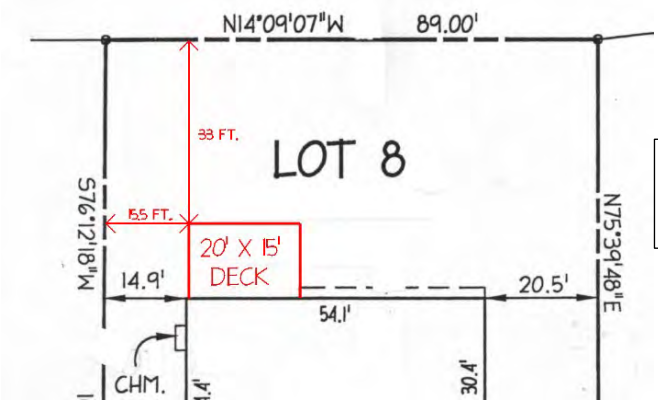
2) Supporting Documentation:

It is the Applicants (Owner) responsibility to provide a detailed Application to avoid a delay in the review process. An Application must include all materials necessary for the Committee to be able to understand and appropriately review an Application. Typical submission materials include, but are not limited to:

House Location Survey (Plat) – At the time of settlement, all homeowners should have received a House Location Survey (sometimes called a Plat, Final Plat, or other name) from their settlement agent. This is a simple survey showing the final location (as it was built) of the home, driveway, walkways, and other existing features such as a deck or patio. It also shows the size of the lot, setback distances from the home to adjacent property lines and other information. An Applicant must submit a copy of the plat. However, plats are not required for color only changes, storm doors, roof modifications, solar panels, or as specifically noted in this document. When a plat is required, accurately draw / sketch the perimeter outline of the location of the improvement (Deck, Patio, Landscaping, etc.) and all associated features (seating walls, retaining walls, fire pits, etc.) on the survey plat and label each item. Make sure the improvements are located in accordance with the requirements of the Design Guidelines. Note: You may show some or all of the associated features on the same survey plat or a separate survey plat for clarity - for example when a patio is located under a deck, two plats may be required in order to define the patio area under the deck.

The setback distances (from the closest portion of each feature to the adjacent lot lines) must be drawn on the plat. See the Design Guidelines for the setback requirements for the improvement you are proposing. For clarity, you may choose to enlarge the area of the plat where the improvement is proposed. If so, you must still submit a complete copy of the plat separately for additional reference. (IE: partial/enlarged plats are acceptable to benefit clarity, but the complete copy must also be submitted).

What is a setback? A setback is the distance between an improvement (deck, patio, etc...) and an adjacent lot line. For example, if a deck requires a "setback" of 10 feet, then the deck must be located (or set back) a minimum of 10 feet to any property line. In the example below, a deck has been sketched in red pen on the plat and the distances from the deck to the adjacent lot lines have been shown in red. Therefore, in this example, the deck is setback 15.5 feet from the side lot line and 33 feet from the rear property line. It therefore exceeds the 10 feet minimum setback.



Note: A full copy of the plat is required. This example shows an enlargement of the deck area for demonstration only.

Site, Layout, Landscape and / or Construction Plan (Site Plan) - A site plan is required as part of most Applications. A site plan is a scaled drawing of your lot, or applicable portion of your lot, which shows the dimensions of the property, adjacent properties if applicable, and all improvements including those covered by the Application. Applications that are more complex may also require approval by County or other reviewing authorities (outside agencies). Where submission to the County or other reviewing agencies is required, it is recommended that the Application to the Committee be filed prior to the outside agency. The reason is so that any comments by the Covenants Committee may be incorporated into any outside agency submission.

Grading Plan - A grading plan with contour lines and/or spot elevations may be required where drainage is a consideration and / or where earth elevations are being adjusted by more than 6" inches. Provide information regarding the proposed earthwork / grading* required to construct an improvement (such as a patio, retaining wall, etc.) and address ground water, surface water and storm water drainage (e.g., weep-hole vents in retaining walls). This information must include a grading plan**, "spot-shot" elevations, contours, swale direction arrows, etc. as required to demonstrate your opinion that the improvement is properly graded.

This information must address these conditions at the edges of a patio:

- Show where the patio or decking surface is flush / even with the existing grade elevation.
- Show where the patio or decking surface is flush / even with the proposed grade elevation. (Demonstrate that the backfill slope is less than 15%).
- Show where the patio or decking surface is being retained. If retained, please indicate the height of the retained portion and what material is being used for the exposed vertical face.

**Earthwork / Grading: Is the movement of the existing soil to create level areas, slopes, drainage swales or other proposed features of the design.*
***Grading Plan: Is a plan to show the final earthwork elevations, tree saves and location of the proposed improvement to ensure the improvement is properly located and has sufficient drainage.*

Architecture - a full set of architectural drawings must be included for changes such as decks, fences, patios, porches, roof modifications that incorporate changes to pitch or the addition of a roof, etc.

Photographs – In order to assist the Committee in the review of an Application, color photographs (clear, bright, and appropriately sized) of the area where the improvement is proposed are required. Be sure to incorporate adjacent elements for context so that the reviewer may understand where the picture was taken.

Construction Documents – As applicable, provide all details, sketches, cross-sections and / or elevations as necessary to depict the improvement. Documents must reference sizes, guidelines, dimensions, materials, and colors. (Examples include, but are not limited to an elevation drawing for a deck, a cross-section of a retaining wall / seating wall combination, an elevation of a pergola or pavilion, etc.)

Materials – submit material samples, representational color photographs and / or brochures.

Colors – submit representational color photographs, color chips and / or brochures.

Landscape Plan – submit a landscape plan showing the location of any proposed landscaping including a list of the plant types, quantity, and sizes (nursery stock size proposed at the time of planting, and expected plant height and width at maturity). Consideration must be given to potential encroachment on adjacent property and adequate setback provided.

Contractor Estimate – where applicable, the Applicant may include a copy of the construction estimate showing information and specifications about the improvement. Fees or prices may be deleted, marked out or hidden.

Lighting – as may be applicable, submit brochures, cut-sheets, pictures, electrical data (wattage, LED Kelvin Value & Lumens) and the proposed location(s).

Labeling - be sure to label all drawings and pictures to identify the purpose or intent of the submitted drawing or picture.

Additional Information - any additional information needed to give a clear understanding of the proposed modification(s) is also required.

TIPS:

- Approval by the County does not guarantee approval by the Committee and vice-versa.

- Photographs of plats, drawings, plans, etc. will typically NOT be accepted. Photographs tend to be distorted and not entirely legible. While a photograph can be an immediate / quick solution for a submission, it typically extends review time and may lead to a delay in the decision process.

- A first version copy of plans must be submitted at full scale as well as a reduced copy at 8.5" x 11" via hardcopy or PDF. Copies larger than 8.5" x 11" must be submitted as a hardcopy by the Applicant. If your Contractor has created an electronic drawing, then your Contractor likely has the ability to provide a first version copy of the drawing in PDF. A significant amount of time can be saved if the Committee receives legible drawings with the original submission.

- Many copying centers and office supply stores can provide copying services to assist in your preparation of a complete Application.

- ***As a general rule of thumb - if an application is complete, then theoretically it could be handed to a Contractor and said Contractor could build the improvement to all specifications desired by the Applicant. If the Contractor is lacking details and information which prohibits construction, then most likely the application is incomplete.***

3) Submitted Applications and Meeting Dates: The Covenants Committee meeting schedule to review applications is available at www.ciranet.com/residentportal and is published regularly via email to the Community. The Committee's schedule may be subject to change and should be confirmed by contacting the Community's Management Company.

   Applications are due to the Community's Management Company's office located in the Westridge Clubhouse by the deadline published regularly via email to the community. All applications submitted by such time will be reviewed. The Covenants Committee strongly encourages owners to attend the Committee meeting at which their application is scheduled to be reviewed.

4) Notice of Approval/Deferral/Denial: Owners who have submitted an Exterior Modification Application(s) will be given written notice of the decision of the Covenants Committee by the Community's Management Company within 7 (seven) days of the decision being made.

   Approval Decisions: the Applicants will receive written notice of the Covenant Committee's approval, including any stipulations. Note, Applicant may not begin any modification(s) until a written approval notice is received.

   Deferral Decisions: the owner will receive written notice detailing additional information needed. Requested information can be submitted to the committee for consideration and review at the next meeting.

   Denial Decisions: the owner will receive written notice the reason(s) for denial of their application.

5) Appeals Procedure: Applicants may appeal non-favorable decisions of the Covenants Committee regarding Exterior Modification Applications.

   Option 1: If the Covenants Committee approves an application with stipulations or denies some part or all of an application, the Applicant may submit an appeal within ten (10) calendar days following receipt of the written decision, along with any additional information, to the Covenants Committee for reconsideration. Appeals may be made via email or written letter to the Community's Management Company.

   Option 2: Alternatively, Applicants have the option of appealing a decision by the Covenants Committee directly to the Board. An appeal of a Covenants Committee decision must be submitted in writing to the Board within ten (10) calendar days following the receipt of the written decision of an action by the Covenants Committee. This appeal must include any new or additional information that may clarify the requested change or demonstrate its acceptability. For procedures and format for submitting appeals to the Board, please contact the Community's Management Company.

   Upon receipt of a completed appeal that complies with the above-stated procedures, the Board may modify or reverse any such action, ruling, or decision of the Committee.

E. ARCHITECTURAL DESIGN GUIDELINES:

1. GENERAL DISCLAIMERS THAT APPLY TO ALL MODIFICATIONS

The approval of one Application does not set precedent such that the approval of another like or similar Application is guaranteed.

These Design Guidelines are not intended to be all-inclusive, but rather to serve as a guide as to

modifications. The Design Standards set forth what is generally accepted in the community to achieve design harmony between the improvements on lots and may be applied in a flexible manner, taking into consideration the specific characteristics of each lot.

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

- Relation to Environmental Conditions and Community Open Space: Harmony of a design with its surrounding natural environment is an important factor. Factors, such as the removal of trees, disruption of the natural topography, vegetation and changes in rate or direction of storm water run-off, also adversely affect the environment in terms of aesthetics or functionality.

- Validity of Concept: The basic idea must be sound and appropriate to its surroundings.

- Design Compatibility: The proposed improvements must be compatible with the architectural characteristics of the Applicant's house, adjoining houses, and the neighborhood setting.

- Location and Impact on Neighbors: The proposed alteration must relate favorably to the landscape, the existing structure, and the neighborhood.

- Scale: The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surrounds. For example, a large addition to a small house may be inappropriate.

- Color: Color may be used to soften or intensify visual impact. Parts of an addition that are similar in design to an existing house, such as roofs and trim, must match in color and composition. A sample of exterior materials, finishes, and colors may be required at the sole discretion of the Covenants Committee.

- Materials: Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, vertical siding on the original house must be retained on an addition. On the other hand, an addition with siding may or may not be compatible with a brick house.

When a request for an external modification is not listed in the Design Guidelines, the request must include a proposed Design Standard and must be justified due to its value-added aspect to the Dulles Farms Community Association and conformance with the above referenced design criteria. Such added Design Guideline will be required to gain the approval of both the Covenants Committee and the Dulles Farms Community Association's Board.

See also Section 4, Paragraph F which also applies to the Design Guidelines for each improvement type (deck, patio, landscape, etc.) referenced herein.

2. VDOT RIGHT-OF-WAY, EASEMENTS, & SETBACKS

Many homes are adjacent to VDOT right-of-way. The size of the right-of-way varies. Your plat may show the location and size of the right-of-way if applicable. The Commonwealth of Virginia owns the right-of-way. The State does not allow any plants, mulch beds, rock gardens, irrigation systems, flowerbeds, trees, lawn ornaments, etc. to be in the right-of-way. Anything placed in the VDOT right-of-way is subject to removal.

Owners/residents should be aware of all utilities and associated easements located on their property. For example, these easements may include a storm water management system located far from the road in your backyard. They are not always in the front yard. In either event, improvements made by owners/residents within easements may not be permitted and any required relocation or damages is the sole responsibility of the owner. This includes, but is not limited to irrigation systems, landscaping, patios, walkways, and play equipment.

It is the owner's responsibility to contact the proper easement holder (such as Loudoun County or other utility authorities concerning storm water management, sanitary sewer, or other easements before making any exterior modifications that extend into easements. Approval by the Covenants Committee for exterior modifications shall in no way be construed as to pass judgment on the correctness of the location, structural design, and suitability of water flow or drainage, location of utilities, or other qualities of proposed change being reviewed.

In addition, landscaping and tree branches must not encroach the sidewalks, common areas, and neighboring properties. When planning improvements to your property, consider the mature side of your plants and these setback areas. Additionally, owners are responsible for the care and maintenance of the grass between the sidewalks and curbs in front of their lots.

3. DRAINAGE

No improvement or modification will be approved where it is obvious and anticipated that it may adversely affect drainage on the Owner's property or on adjacent property. It is solely the responsibility of the Owner to provide a remedy for any expected or unforeseen adverse effect on drainage on the Owner's property or on adjoining lots caused or exacerbated by construction of a proposed modification. Erosion and sediment controls must strictly adhere to governing requirements.

4. PRODUCT TYPES

There are five housing product types found within the Dulles Farms Community:

1) **Front Load SFA** – This is a single-family attached home with a driveway in the front yard.

2) **Rear Load SFA** – This is a single-family attached home with a driveway in the rear yard.

3) **Front Load SFD** – This is a single-family detached home with a driveway in the front yard.

4) **Rear Load SFD** – This is a single-family detached home with a driveway in the rear yard.

Note: When the Design Guidelines only refer to "**SFA**" or "**SFD**" without specifying the driveway location - the intent is that both front and rear loads are being referenced.

5) **Condominiums**: Design guidelines for exterior modifications and property maintenance of the

Westridge and Virginia Manor Condominium Communities respectively, are promulgated and administered by each condominium community's respective Board of Directors. While each respective condominium community and individual condominium unit/lot is subject to these published guidelines, additional requirements and policies adopted by either condominium community's Board of Directors may apply. **Therefore, condominium owners and residents should direct all questions regarding exterior modifications and property maintenance, to their respective Community Management Company.**

5. DEFINITIONS

1) Side Plane of the House: The side plane of the house is at 90 degrees to the front of the house. The side plane of a house does not include bay windows or other bump-outs. It is the linear line along the side of the house that virtually extends to the front and rear of any lot.

2) Earth tone or natural tone colors: may include shades of brown, black, tan, beige and grey.

3) The rear plane of the home: is defined as the rear-wall without consideration for any protrusions to the rear-wall (i.e., room extensions, bay windows, HVAC units) and shall be further defined as the rear-wall closest to the front plane.

4) Setback: is the distance between an improvement (deck, patio, etc...) and an adjacent lot line. This is further described in the prior section – "Supporting Documentation".

6. SETBACK REDUCTION

The Covenants Committee shall hereby have the authority to grant a reduction of up to 50% for any setback referenced in these Design Guidelines when the setback is adjacent to common open space. The Covenants Committee, at its discretion, may grant this setback when it finds (in its opinion) that such a reduction will not adversely impact residents of the Community.

7. EASEMENTS

General: While each home may be located on an individual fee simple parcel of land, it is possible that the land may be encumbered by an easement. Typically, easements are for storm drainage, sanitary or water lines, gas mains and / or service utilities such as electric, cable, phone, etc. Please note that it is the Applicant's responsibility to determine what easements are located on the Application Property and to determine if it is permissible to work next to or within an easement. The Applicant (and / or Applicants Contractor) assumes all liability for work done in or near an easement located on or off Applicant's property.

Applicants should be aware that the presence of easements may limit the ability to implement improvements such as landscaping, fences, patios, decks, etc. and / or may require special permissions as part of the governmental permitting process. For additional information on how an easement might impact a proposed improvement, homeowners should contact Loudoun County and / or the appropriate easement holder(s).

Be advised that approval by the Association shall in no way be construed as to pass judgment on the correctness of the location, structural design, suitability of water flow or drainage, location of utilities, or other qualities of the item being reviewed, nor shall such approval be substituted in lieu of applicable governmental approvals and permits or be deemed to constitute a determination as to compliance with local zoning ordinances, governmental standards, or restrictions.

8. PAINTING

All exterior surface alterations require approval of the Association prior to installation. Approval is not required to re-paint or re-stain an object to match the original color.

The following guidelines shall apply:

General Exterior Materials, and Colors:

Exterior artificial, simulated, or imitation materials shall not be allowed without the approval of the Association.

Colors that do not detract with what is currently in the neighborhood will be allowed. The following materials are acceptable:

1. Brick – All brick must be in the red to brown range subject to approval of the Covenants Committee. Other brick colors and/or painted brick will be considered on a case-by-case basis.

2. Stucco

3. Stonework – Stone is allowed if constructed as an integral part of the architecture but not as a decorative appliqué or thin veneer. A sample mock-up showing color range and installation technique must be completed for approval by the Covenants Committee.

4. Wood or cementations (Hardi-plank) siding. Vinyl siding (twin-four, colonial beaded, etc.) is also allowed. Siding colors must be within the following range: Beige, Tan, Buff Almond, Cream, Gray, White, Sage Green, Blue, and Red

5. Exterior wood shingles, cedar stained. High quality vinyl shingles will also be allowed.

6. Vinyl siding as described in above (#4). (Restoration series preferred) The following materials are acceptable: 1. Construction grade plywood and; 2. Plastic or vinyl shutters.

Grays, whites, and tans are the preferred colors for wood siding and stucco homes. Inappropriate use of materials and colors, as determined by the Covenants Committee, will not be allowed. Bright colors are discouraged. Color changes from original builder specifications are discouraged.

SFD Homes
Color changes apply not only to the house siding, but also to the doors, shutters, trim, roofing, and other appurtenant structures. Change of exterior color for single-family homes must relate to the colors of the houses in the immediate area. Repainting or staining a specific object to match its original color need not be submitted. A completed application requires the following information: 1. List of all exterior colors on the house and appurtenant structures; 2. A color sample of the new color to be used and; 3. Estimated start and completion date.

SFA Homes
Color changes apply not only to the house siding, but also to the doors, shutters, trim, roofing, and other appurtenant structures. Repainting or staining a specific object to match its original color need not be submitted. A completed application requires the following information: 1. List of all exterior colors on the house and appurtenant structures; 2. A color sample of the new color to be used and; 3. Estimated start and completion date.

9. EXTERIOR ELEVATIONS

All elevations must receive a similar treatment in terms of the design, detailing and materials. Eave details must be uniform around all sides; bays and porches may vary, however, if the front elevation of any unit is to consist entirely of siding, the builder must provide a stone/brick water table and rowlock on the front of the unit (also see Porches and Additions).

10. LAWN EQUIPMENT/ OUTDOOR FURNITURE/ CHILDRENS PLAY TOYS

Approval of the Association is not required for these items if the following guidelines are met:

Portable play equipment: such as children's pools, playhouses, slides, bicycles/tricycles, etc. must be removed from lawns and patios and decks on a daily basis and stored out of sight. Playsets that are anchored into the ground are not included in this description. See PLAY STRUCTURES / PLAY EQUIPMENT.

F. DETAILED DESIGN GUIDELINES BY TYPE

See specific sections below pertaining to various common exterior changes. Note each section is also subject to the general provisions listed in the above sections.

1. ADDITIONS

All Additions / Exterior Alterations for SFD homes require approval of the Association prior to installation. Home expansion additions are not permitted on SFA homes.

The following guidelines shall apply:

General: Additions / Exterior Alterations are generally considered to be those that alter the existing structure by either subtraction or addition and become an integral part of the existing home. Alterations include, but are not limited to, room additions, home extensions, etc.

They must be the same or compatible in design with the existing home.

Roof pitches must match or be compatible with the roof slope on the existing home. When two or more roofing or siding materials were used on the existing home the material must match the abutting surface unless the plane (slope or direction) of the new surface changes.

If changes in grade or other conditions, which will affect drainage, are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage. Drainage in swales or sheet flow shall not be restricted and / or blocked.

Any additions must minimize any tree removal. Supplemental landscaping may be utilized to compensate for the removal of trees/vegetation or to provide appropriate screening where necessary.

When completed, the new construction must look as if it is a contiguous part of the original home.

Location: The improvement must meet applicable governmental setback requirements and may not be constructed across Building Restriction Lines (BRL). Additional setback requirements may be stated for improvements that may be specifically referenced in the following pages.

Size: The improvement must be in scale with the existing home.

Material: Roofing materials must match that of the home; siding and trim must match the home in material, size, and style. Windows and doors must match (or be compatible with) those used in the existing home and must be positioned in a manner which relates well to the location of existing windows and doors on the home.

Color: The colors must match or complement the colors on the existing home. The proposed materials must be the same or compatible in color with the materials on the existing home.

Refer to applicable detailed design guidelines below for further guidance, as needed (e.g., siding, shutters, doors, skylights).

2. ADDRESS NUMBERS

With the exception of numbers located on mailboxes or embedded in stone masonry (Stratshire Crossing), address numbers shall be black and of a proportionate size relative to the entrance. If a plaque is used, the plaque must be painted to match the trim. If concrete/masonry keystone was installed by builder, the engraving must be left natural. For SFD homes, the address must be on the trim surrounding the side of the garage door or on a plaque located next to the garage door. For SFA homes, address numbers must be located next to the front door entrance and either on the trim or on a plaque next to the front door. Address numbers cannot be painted on the curb. Address numbers should be maintained as installed by the builder, in the location that is typical for the homestyle.





3. AIR CONDITIONING UNITS/HEAT PUMPS

Air conditioner units for SFD and SFA homes do not require approval of the Association if they are installed in the same exact location of the existing base pad or mounting bracket and meet all applicable guidelines listed below. If additional units are proposed or if the type of pad or mounting is revised, relocated or if additional units are considered, then approval of the Association shall be required prior to installation.

Air conditioner units extending from windows or protruding from the existing structure such as thru-wall installations are prohibited.

The following guidelines shall apply:

- Additional exterior air conditioning condenser units, which are typically installed on a level pad on the ground, must be installed next to the existing condenser unit.
- Exterior air conditioning condenser units associated with additions may be located away from the primary condenser unit provided it does not have adverse audible or visual impact on adjoining homes and properties including open spaces.

- The relocation of existing condenser units may be considered so long as they are placed together and do not have adverse audible or visual impact on adjoining lots or open spaces.
- Landscaping may be required, as determined by the Covenants Committee, to soften the visual impact of any new or relocated unit.
- They shall not be located in a front yard or spaced more than five (5) feet off the face of the home unless required by code.
- Units must be oriented so as not to discharge hot air onto neighbor's property.

4. ANTENNAS AND SATELLITE DISHES



Approval of the Association is required prior to installation for SFD and SFA homeowners proposing to install an exterior antenna, satellite dish or similar video receiving device upon their lot provided the size of such device is one that is protected from regulation by Federal Law and such exterior antenna is installed upon a preferred location as set forth below. All other exterior antennas, satellite dishes and other similar video receiving devices are highly discouraged and prohibited unless an Application is approved by the Association prior to installation. Note: The Declaration states that Amateur radio equipment shall generally not be allowed.

The following guidelines shall apply:

Location: The preferred location of such an installation is the rear plane of the roof with a location on a deck as a second preferred location. Further, no exterior antenna, satellite dish or similar exterior improvement shall be installed at ground level. The installation must not be visible from the front of the house and cannot extend above the peak of the house roof structure. An exception for a documented technical reason, such as an acceptable signal strength may be granted by the Covenants Committee for an installation at ground level. The Association reserves the right to require the owner to relocate a device to a preferred location if it is installed in a location that is not preferred.

Screening: Such a ground level installation must not be seen from the street and must be installed as close to the home as possible without interrupting transmission. The Association may require the owner to install landscape screening.

Size: Satellite dishes may not exceed one meter (39 inches) in diameter.

Installation: All owners must notify the Association of the installation of any exterior antenna, satellite dish or similar video receiving device upon their lot that is protected from regulation by Federal Law within seven (7) days of installation. To comply with the Federal Telecommunications Act of 1996, prior approval is not required for the installation of a satellite antenna or receiver measuring less than 1 meter in length or diameter, as appropriate. If an application is required, the application must include the intended location of the dish on a site plan, and appropriate screening, if necessary.

5. ARBORS

Arbors are allowed in yards with SFD home and Front Load SFA homes and require approval of the Association prior to installation. Arbors are not allowed in yards with Rear Load SFA homes.

Note: For the purpose of these Guidelines, an Arbor is defined as a walk-thru garden structure typically made of wood, metal or PVC which may also serve as a framework to support climbing shrubs or vines. See example pictures below:





The following guidelines shall apply:

Location: The location shall be ground-level (not on a Deck) and restricted rear yards or may be located on the side of the house but not as far forward as ⅔ the distance from the rear plane of the home forward. They shall be setback a minimum of three (3) feet from any property line except that on a corner lot they must be a minimum of 10 feet from any property line adjacent to a roadway.

Size: The Arbor shall not exceed nine (9) feet in height as measured from its base to the highest part of the structure. The width shall not exceed six (6) feet and the depth shall not exceed four (4) feet. Width and depth shall be measured from the outermost part of the structure.

Material: Acceptable materials are wood composites, white vinyl, aluminum or wrought iron. Natural wood may only be considered on a case-by-case basis when built into the gate of a wood fence.

Color: The color must match or be compatible with the color of the home and may include, but shall not be limited to black, white, or other natural tone colors which match the homes siding and / or trim.

6. ATTIC VENTILATION, TURBINES, & METAL FLUES

Attic ventilators (which includes turbines and metal flues) for SFD and SFA Homes require approval of the Association prior to installation.

The following guidelines shall apply:

General: Installation of attic ventilators must be compatible with existing home. A diagram or adequate photograph showing the proposed location of the protrusion shall be required.

Location: Attic ventilators must be mounted on the least visible side of the roof peak to minimize their visibility from public areas and adjoining lots.

Color: Attic ventilators must be painted to match the color of the roof or the color of the house siding or trim – depending on where it is located.

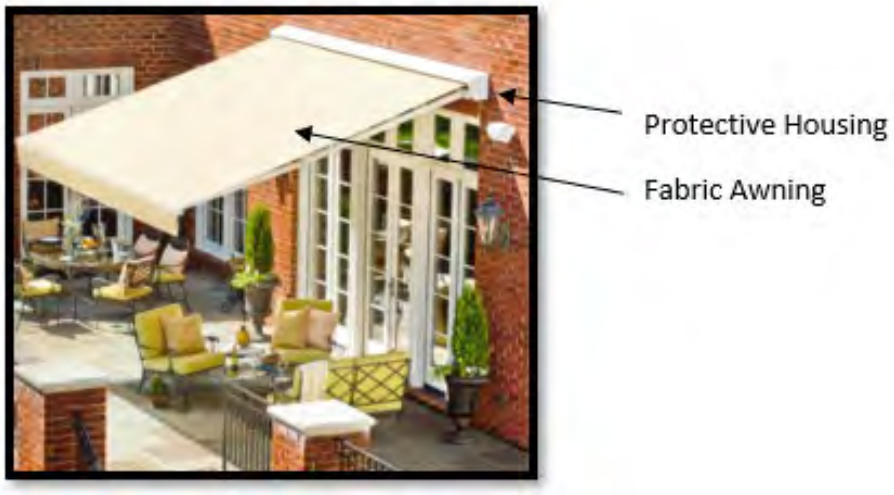
7. AWNINGS and SUNSHADES (RETRACTABLE)

Awnings and Sunshades (retractable only*) for SFD and SFA Homes require approval of the Association prior to installation. *Awnings or Sunshades that are not retractable and always in an open position are not allowed.

Note: A retractable awning is typically made of a fabric sunshade material which can be rolled up (either manually or electronically) into a protective housing which is attached to the home. Similarly,

sunshades are typically made of fabric sunshade material, hang vertically when unrolled, and can be rolled up into a protective housing which is attached to the home. All awnings and sunshades shall be retracted when not in use.

See example awning picture below:



The following guidelines shall apply:

General: Fixed awnings or sunshades, which remain open and cannot be retracted, are not allowed. Awnings on individual windows are not allowed. If awnings are removed for winter storage, the frames must be secured or removed to the extent possible. All awnings and sunshades shall be retracted when not in use.

Location: The location of awnings shall be restricted to the rear of a home and must be incorporated with a deck, balcony, or patio. On SFA Homes, awnings must setback a minimum of two (2) feet from the side property line(s) and shall not extend past the side plane of the deck, balcony, or patio. Awnings must be mounted below the adjacent roof line on the fascia or face of the home.

Sunshades should be mounted to the rear of the home and incorporated with a screen porch or permanent gazebo. The Committee will consider applications for side yard or front porch installations based upon the style of the home. Sunshades must be mounted to the home in a manner that is not visible when retracted.

Size: On SFA Homes they are restricted to a maximum depth of 10 feet and a maximum width of 16 feet. On SFD Homes they are restricted to a maximum width of 18 feet and a maximum depth of 12 feet.

Material: Cloth / Fabric only (not including the housing and framework). Decorative embellishments such as fringes are not allowed.

Color: Fabrics must be a solid color with no stripes or patterns. The colors shall be light neutral tones (including white, off-white, light tan, light grey, or light cream) which are compatible with the color scheme of the house. The color scheme of the home must be provided with the Application, including photographs of the proposed location of the awning. Pipe frames and mechanical devices for awnings must be painted (or pre-colored) to match trim, dominant color of the home or white.

8. BASKETBALL GOALS

Permanent Basketball Goals are allowed for SFD homes only and do not require approval of the Association prior to installation provided the guidelines referenced below are followed. They are not allowed for SFA Homes.

Portable or Modular Basketball Hoops are allowed for SFD homes only and do not require approval of the Association prior to installation provided the guidelines referenced below are followed. They are not allowed for SFA Homes.

The following guidelines shall apply:

General: Basketball Goals must be placed to avoid striking vehicles, fragile plants, or other items on adjacent property or roadways. Goals may not be placed in such a manner that encourages street play, play on sidewalks or adjoining property. No play lines may be painted on the driveway. Basketball play is limited to daylight hours. Backboards, nets, rims, and posts must be kept in good condition free of cracks and torn netting. Homeowners are liable for any damage caused during the use of a basketball goal. The HOA Board, in its sole discretion and/or with the recommendation of the Covenants Committee may require removal of a basketball goal.



Portable or Modular Basketball Goals: must be located adjacent to the Owner's driveway or in the rear yard and must be placed so that players are not playing in the street, in common areas, or on sidewalks. Installation of portable goals must follow manufacturer's instructions and be properly secured. Filling the base with water or sand is typically the manufacturer's recommendation. The use of sand, dirt, and mulch bags, cinder blocks, pavers, or other materials, on top of the base is not permitted. Portable/Modular Basketball Goals should be collapsed and/or stored on windy days. As stated, an application is not required for the use of a portable basketball goal if the above guidelines are followed.

Permanent Basketball Backboards may be located on a permanent pole when the base of the pole is within 12 inches from the edge of the driveway on the outside of the house, that is, it may not be directly in front of the house. The preferred location is the middle of the driveway between the garage and the street. The pole must be secured by concrete footing and must be gray or black. Backboards may not be directly attached to a home, such as above the garage. Backboards must be mostly see-though. Colors on the backboard may only be black and white (manufacturer logos excluded in color requirements). See examples below. As stated, an application is required for all permanent basketball hoops and approval is required before installation.



Acceptable Permanent Basketball Hoop



Acceptable Backboard



Not Allowed

9. BEEHIVES

Beehives are not allowed.

10. BIRD BATHS, HOUSES & FEEDERS

Bird Baths, Houses & Feeders are allowed for SFD and Front Load SFA homes and do not require approval of the Association prior to installation if they meet the guidelines listed below. However, Bird Baths, Houses & Feeders will be considered on a case-by-case basis and require approval of the Association prior to installation for Rear Load SFA units.

The following guidelines shall apply:

General: The maximum total number of birdbaths, houses, and feeders located on any one property is four (4). The owner/resident is required to maintain the area below the bird bath, house or feeder, the cleanliness of water, and the structure. Fountains or birdbaths must be in landscaped areas, no taller than forty-eight inches (48") and be well maintained. Inoperable fountains may not contain standing water.

Location: A bird bath, house, or feeder may be integrated into a landscape bed in a side or rear yard and are prohibited in surrounding common areas. In rear yards, a birdbath, house, or feeder may be integrated into the design of a patio or deck. These shall be of a scale and size compatible with the landscape bed or patio design. Bird baths, house, or feeder is not allowed in the front yard.

Size: A pedestal birdbath shall be no taller than four (4) feet from the ground with a diameter of no more than two (2) feet. Birdhouses and bird feeders shall be no taller than 24” inches with a diameter of no more than 18” inches wide. The top of birdhouses and bird feeders mounted on poles shall be no higher than eight (8) feet above the ground.

Material: The materials may include, but are not limited to wood, vinyl, copper, concrete, stone or poly-resin or fiberglass. Other materials will be considered if they are compatible with the design features of the home.

Color: Colors must be of brown, grey, black, white, and green, white, or match the trim of the house. Other colors will be considered if they are compatible with the design features of the home.





11. CARPETING

Indoor / Outdoor carpeting and synthetic grass on any exterior surfaces (for example front stoops, decks, patios, etc.) is not allowed.

12. CHIMNEYS (FOR INTERIOR FIREPLACES)

Chimney additions (including those integrated with a covered porch) require approval of the Association prior to installation. They are not allowed on SFA Homes.

The following guidelines shall apply:

General: Chimney additions must be designed with the same care as initial construction and must be visibly integrated with the architecture of the home. The design must be compatible with the home in style and scale. **Accurate architectural drawings showing and labeling all trim work, materials, dimensions, color, and detailing will be required.**

Location: They may be considered only for the sides or rear of the home. When applicable, metal flues shall be selected, located, and installed in a manner to minimize their appearance and visibility.

Size: The chimney and / or metal flue shall be no higher than the minimum required by the County building code. Chimneys must be of a size, balance, and scale to be in proportion to the house.

Material: Homes with natural materials such as brick or stone used on elevations must use the same material for the chimney and cover the entire height of the chimney. Wooden enclosures of flues shall be constructed of the same materials as the home siding and trim.

Color: The color scheme must be compatible with the home. Siding and trim materials must match the colors on the home.

13. COMPOST PILES & BINS

Compost Piles and Bins are not allowed.

14. DECKS

New Decks (including attached or individual Landings and Stairs), removal or revision to an existing Deck requires approval of the Association prior to installation.

The following guidelines shall apply:

General: It is hereby emphasized that full architectural details are required for all decks and patios. Detailing must be architecturally compatible with the house. Decks shall be designed to serve as an extension of the house. They shall be attached to the home and not freestanding or attached only via a walkway. Decks shall be complimentary to the home's design.

Location: Decks must be located in rear yards only. However, an exception may be granted for Rear Load SFD homes because in particular cases there may be potential for a side loaded deck.

All Decks must follow Loudoun County and other appropriate jurisdictional setback requirements. However, as an additional rule, rear yard decks (including stairs, benches, planters, sitting walls, etc.) may not extend past the side plane of the home.

Top floor or third floor decks shall not be permitted.

Drainage: Any adverse drainage, which might result from the construction of a deck, shall be considered. If construction of a deck causes drainage issues on adjoining properties, the owner constructing the deck shall be responsible for remedying the situation.

Colors & Materials: Band boards and lattice skirts must be painted white or to match the trim of the house Posts, balusters, handrails, and foot rails, may be white, black, or match the trim of the house. Handrails and footrails can also be the same color / material as the deck flooring. All deck flooring must be natural, earth toned wood or equivalent manufactured product, such as “Trex”. Stair risers shall be provided, and they shall also be painted the same color as the treads, railings and / or band board. Overall color design should be harmonious with the athletics of the home. Color variations/differences between posts, balusters, handrails, footrails, band boards and lattice skirts is subject to the Covenants Committee’s approval.

Design Options: Built-in benches and planter boxes that do not extend above the height of the deck railing are allowed, Pergolas may be incorporated into existing or new decks (see pergolas for more information). Railing heights are not to exceed 42 inches and posts are not to exceed 45 inches, including the post cap. Gates in deck railings shall be consistent with railing components in design and material.

Enclosures on decks: No enclosure such as a screened in deck or gazebo shall be permitted on a SFA Home.

See PORCHES (OPEN, SCREENED, & ENCLOSED).

Lighting: Solar/ low voltage light post caps may be used provided the top of the light does not exceed 45 inches above the walking surface of the deck. Small, low voltage lights may be installed internally on posts, in stair risers or on stair railing support posts as may be required by code.

Under Deck Screening (see note below): Under Deck Screening is allowed on SFD Decks only. *Screening is hereby defined as placement of lattice or other material to hide the view underneath the deck.

Elevated decks which have an under-deck area can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space. In this case, the use of decorative screening or landscaping to minimize adverse visual impacts is required. Any deck that does not have under deck screening is expected to be kept in a neat and orderly condition.

NOTE: The Association may require installation of screening materials in instances where under the deck areas are being used for storage of material and/or equipment after approval (SFD Homes only).

The installation of decorative screening to screen the deck underside is allowed for elevated decks and shall be reviewed on a case-by-case basis. Lattice must have a minimum opening of one inch wide, have a diagonal or other complementary pattern. All decorative screening must be box-framed (aka “picture framed”) with trim boards (1” x 3” or 1” x 4” is typically used). The framing on the exterior shall cover all edges and joints. The decorative screening must be the same color as the band board. The decorative screening must extend from the underside of the floor joists down toward the ground. The space between the bottom of the decorative screening and the ground shall not be more than 3 inches. (See below)

Decorative screening may consist of lattice, stone, brick, bead-board panels, or horizontal siding for a height up to six (6) feet. Only lattice is allowed for screening higher than six (6) feet. (NOTE: Height is measured from the ground to the deck flooring surface at its highest point). Plain PVC panels are not allowed.

It is preferred that the decorative screening extend to the full perimeter of the deck (see pictures 1, 2 and 3) or must be aesthetically pleasing (in the opinion of the Covenants Committee) if recessed as in picture #4. Picture #5 demonstrates landscaped screening.

Examples of under deck screening (pictures of for representation only and may not reflect all Association requirements):







Vinyl Siding: If the height of the area under an elevated structure is six (6) feet or less, the use of siding instead of decorative screening may be allowed on a case-by-case basis. The siding must extend from the underside of the floor joists downward toward the ground. The space between the bottom of the siding and the ground shall not exceed 3 inches. When siding is used, it must be the same style and color as the siding used on the house.

Also see PRIVACY SCREENS / WALLS / CURTAINS..

15. DECORATIVE OBJECTS

Decorative Objects meeting the guidelines below do not require approval of the Association.

The following guidelines shall apply:

SFD Homes: Yard art or artistic expression objects are limited to a total of six (6) per residence on the front porch, deck, patio and in landscaped areas only. Items must blend with current landscaping and not exceed forty-two inches (42") in any direction. Fountains must be in landscaped areas, no taller than forty-eight inches (48") and be well- maintained. Inoperable fountains may not contain standing water.

SFA Homes: Yard art or artistic expression objects are limited to a total of three (3) per residence. They can be in front and side yards on the front porch, deck, patio and in landscaped areas only. Items must blend with current landscaping and not exceed forty-two inches (42") in any dimension. Fountains must be in landscaped areas, no taller than forty-eight inches (48") and be well- maintained.

Decorative Objects do not include: Arbors, bird baths, bird houses, bird feeders, compost bins, fire pits, grills, landscaping walls and structures, trellises, or stones. Those guidelines are found separately within this document.

See FLOWER BOXES / PLANT HOLDERS/ HANGING BASKETS and BIRD BATHS, HOUSES & FEEDERS.

16. DOG HOUSES (ANIMAL SHELTERS), ANIMAL SHELTERS AND DOG RUNS

Dog runs are not allowed.

Dog Houses / Animal Shelters for SFD Homes require approval of the Association prior to installation.

Dog Houses / Animal Shelters for SFA Homes are not allowed.

The following guidelines shall apply:

Dog houses/enclosures must be located behind the rear plane of the house and the entire rear yard must be enclosed with a fence. The doghouse must be in a location to least impact neighbors and surrounding community. Dog houses must be compatible with the Applicant's house in color and material or match the fencing. Maximum size allowed is five feet (5') by four feet (4') with a height of five feet (5').

17. DOORS (also see Storm Doors)

Proposed changes to an existing door style and / or color requires approval of the Association prior to installation.

New doors require approval of the Association prior to installation.

See the separate guideline herein for Storm Doors.

The following guidelines shall apply:

Front/Side Main Entry Doors must be of one color only. Outlining of panels and glass inserts in another color is not allowed. Owners may replace their existing front or side main entry doors, sidelights, and transoms without submitting an application, so long as they maintain the existing colors and the existing design.

The architectural design for other exterior doors and transoms installed in the walls of homes must conform to the overall aesthetics of the home. The glass in these doors and transoms must have grids. The glass must be clear. Colored, stained glass and leaded glass are not allowed in these doors and transoms. Shading or tinting is allowed so long as it is not "blacked out" and the tinting or shading is inside the house. French and sliding doors are interchangeable. The exterior of replacement doors on the sides or rear of the home shall be white or match the trim color of the house only. The door trim shall match the trim color of the house only. All doors with glass must have grids or grilles in the glass area to create the appearance of individual panes. Installation of doors that incorporate a pet door is allowed only if the door exits into an enclosed space such as a gated deck, fenced yard, etc.

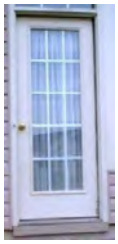
Solid Door



½ Pane Door



Full Pane Door



French Door



Sliding Door



18. DRIVEWAYS

Extensions, modifications or additions to driveways or parking pads is not allowed.

Approval is not required for the replacement of an existing, approved driveway of the same size, material, color, and location. No change in materials is permitted.

19. FENCES

Fences require approval of the Association prior to installation.

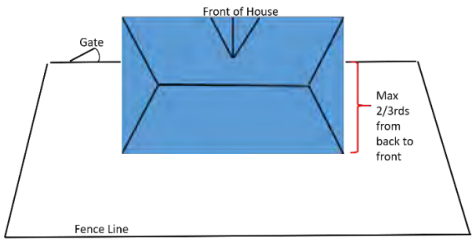
Fences on Rear Load SFA lots are not allowed.

The following guidelines shall apply:

General: Fence design must be consistent with the overall aesthetic of Dulles Farms, to include a community wide preference to maintain natural views. Fences and walls shall not obstruct sight distance lines (the ability to see on-coming traffic) for vehicular traffic. Landscaping may be required to soften the visual impact of fencing as determined by the Covenants Committee. The Covenants Committee will review all fences on a case-by-case basis. Arbors may be added at gate locations

provided the Arbor meets the ARBOR guidelines – see ARBORS.

Location: Fences shall run along the property line and encompass the entire rear yard. Fences are not allowed to encroach more than 66% or ⅔ forward on the sidewalls of the home.



It is preferred that fencing on shared property lines not be "doubled" to create a fence-to-fence (back-to-back) situation. If an adjacent property owner already constructed a fence on a common lot line, then the existing fence style and location shall be preferred. In some circumstances, "back-to-back" fencing may be acceptable but must abut the property line, leaving no space between two fences. Thus, to the extent possible, fencing must match or blend with existing adjacent fencing. Gates must be compatible to fencing in design, materials, and height.

Color: Wood fences must be left natural or may be treated with a clear coat preservative. No coloring is permitted except the following transparent or semi-transparent stain colors which are very light and natural in appearance. A color chip or brochure must be submitted with the color name and manufacturer. All fences must be properly maintained.



For Vinyl fencing the color must be "True White" (not an "off-white") and shall remain that color. For Aluminum fencing the color must be black and shall remain that color.

Style: Chain link, stand-alone mesh, barbed-wire, stockade, or basket weave fencing is prohibited in all sections of the Community. However, a medium gauge mesh (defined as a 14-gauge rectangular (2" x 4") wire mesh, factory coated with brown or black color) used to increase security or pet containment as part of an open style fence will be allowed provided that the wire mesh must be attached on the inside of the fence with inconspicuous fasteners and shall not extend above the top rail. "Chicken Wire" will not be allowed.

ALLOWED STYLES OF FENCING SPECIFIC TO VARIOUS SFD SECTIONS OF THE COMMUNITY ARE DEFINED BELOW:

VIRGINIA MANOR and WHITE OAK CREST: Only the following 6 fence styles are permitted:

48" HT - "Mount Vernon Dip"
(Spaced Picket Only)
P.T. Wood or Cedar



48" HT - "3 Rail Estate"
P.T. Wood or Cedar



48" HT - "3 Rail Closed Top"
Black Aluminum



48" HT -"Heritage Hancock"
Black Aluminum



48" HT "Fredericksburg"
Black Aluminum





WESTRIDGE: Only the following 3 fence styles are permitted:

48" HT - "3 Rail Closed Top"
Black Aluminum



48" HT -"Heritage Hancock"
Black Aluminum



48" HT "Fredericksburg"
Black Aluminum



STRATSHIRE CROSSING: Only the following 2 fence styles are permitted:

48" HT - "Mount Vernon Dip"
(Spaced Picket Only)
P.T. Wood or Cedar



48" HT - "3 Rail Estate"
P.T. Wood or Cedar



ALLOWED STYLES OF FENCING SPECIFIC TO THE FRONT LOAD SFA SECTIONS OF THE COMMUNITY ARE DEFINED BELOW:

FENCING STYLES – LEGEND



TYPE 1 FENCING



TYPE 2 FENCING



TYPE 3 FENCING

VIRGINIA MANOR AREA 1 - TYPE 1 FENCING IS PERMITTED



VIRGINIA MANOR AREA 2 - TYPE 1 FENCING IS PERMITTED



VIRGINIA MANOR - AREA 3 - TYPE 3 FENCING IS PERMITTED



WESTRIDGE - AREA 1 - TYPE 2 FENCING IS PERMITTED



WESTRIDGE AREA 2 - TYPE 2 FENCING IS PERMITTED



STRATSHIRE CROSSING - AREA 1 - TYPE 1 FENCING IS PERMITTED



20. FIRE PITS

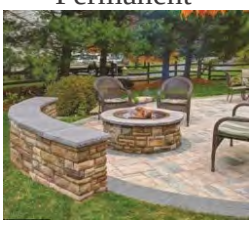
All permanent Fire Pits (fixed in place and non-mobile) require approval of the Association prior to installation.

An application is not required to install a temporary and movable fire pit where the diameter is four (4) feet or less. Note: Temporary Portable Fire Pits must be stored out of view from neighboring properties when not in use. No Fire Pit shall be placed within common area property.

Temporary



Permanent



The following guidelines shall apply:

General: Fire pits must be fully contained or enclosed by a non - combustible hardscape element such as metal or stone to prevent accidental spread of fire. All fire pits must also be equipped with fire screens to prevent the discharge of embers or ashes. All fires must be put out when not in use; fires may not be left unattended. Applicant assumes all responsibility for the proper use, safety, and maintenance of the Fire Pit. Fire pits must meet all applicable governing rules and regulations (including Loudoun County) and manufacturer instructions. Burning of debris in a fire pit is prohibited.

Location: Fire pits are allowed in the rear yard and shall be connected to a patio. They shall be setback in accordance with all governmental requirements, but at least five (5) feet from the nearest property line. Only one fire pit is allowed per lot. See section for Patio Locations for additional information.

Size: They shall not exceed two (2) feet in height or six (6) feet in diameter or length.

Materials: Acceptable materials include brick, metal, natural stone, and high-quality concrete products specifically made for Fire Pit applications.

Color: Must be compatible with the colors of the home and adjacent features.

The Association approval does not imply compliance with county codes or verification of fire safety. Extreme caution shall be implemented at all times when using a fire pit.

21. FIREPLACES – OUTDOOR (INCLUDING FIRE BOWLS AND / OR CHIMENEAS)

All Outdoor Fireplaces (including fire bowls and / or Chimeneas) require approval of the Association prior to installation.



The following guidelines shall apply:

General: Fireplaces must be fully contained by a non-combustible hardscape element such as metal or stone to prevent accidental spread of fire. All fires must be put out when not in use, fires may not be left unattended. Applicant assumes all responsibility for the proper use, safety, and maintenance of the Outdoor Fireplace. Fireplaces must meet all applicable governing rules and regulations (including Loudoun County) and manufacturer instructions. Burning of debris in the fireplace is prohibited.

Location: Fireplaces are allowed in the rear yard and must be part of a patio design – not freestanding. They shall be setback in accordance with all governmental regulations, but at least five (5) feet from the nearest property line.

Size: They shall not exceed 12 feet in height or as may be required by building code or other governmental regulation. The maximum width (not including a potential adjacent sitting wall) shall not exceed 11 feet (including wood boxes) and the depth shall not exceed three and one-half (3.5) feet (not including a grade level hearth). For larger or more obtrusive proposals, the Covenants Committee may require landscaping for softening of the Fireplace.

Materials: Acceptable materials include brick, metal, natural stone, and high-quality concrete products specifically made for outdoor fireplace applications.

Color: Must be compatible with the colors of the home and adjacent features.

The Association approval does not imply compliance with county codes or verification of fire safety. Extreme caution shall be implemented at all times when using a fireplace.

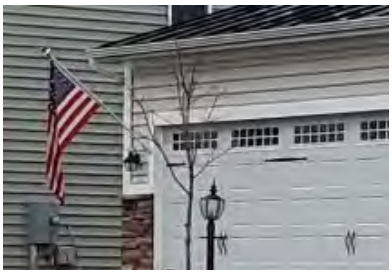
22. FIREWOOD

Firewood storage does not require approval of the Association if the following guidelines are met:



Firewood may be stored outside if stacked neatly on a platform directly behind the house. The size of the stack must be compatible with the proposed storage location, but in no case shall exceed 8 feet long by 2 feet deep and 4 feet tall. Other than a limited quantity of firewood intended for immediate use, firewood may not be stacked on dirt, grass, or decks. Firewood must be located behind the rear plane of the home and must not extend past the side plane of the home. Firewood shall not be stacked in the front of the house, side of the house, or on Common Areas. If tarps are used, they must be brown or green in color. In certain cases, screening may be required as determined by the Covenants Committee. If the above guidelines are followed, an application is not required.

23. FLAGS/FLAG POLES



Permanent, freestanding flagpoles will not be allowed. Temporary flagpole staffs, which do not exceed six feet (6') in length and are attached at an incline to the front wall or pillar of the house, do not require approval of the Association.

24. FLOWER BOXES / PLANT HOLDERS/ HANGING BASKETS

Flower Boxes / Plant Holders/ Hanging Baskets do not require approval of the Association if the following guidelines are met:

The quantity shall be minimized to a reasonable extent and shall not exceed six (6) in the front yard.

Artificial Flowers: Artificial flowers and plants are restricted to front porches, decks, patios, and flower boxes. Artificial flowers are allowed in flower boxes, planters, hanging baskets, flowerpots, etc. but they must be maintained in good condition. Artificial flowers must be seasonally appropriate at all times. "Spring flowers" must be out of sight during winter months. Artificial flowers may not be planted in landscape beds at any time.

Proper maintenance of boxes and seasonal maintenance of plantings and removable liners is required including the removal of dead foliage.

Window Boxes: May be attached to windowsills or trim below windows. The color of the box and mounting bracket must match one of the following colors: house trim color, siding color, shutters color, white, or black. Boxes may not extend wider than the window above them. Boxes may not be more than 6" in depth.

Boxes / Planters Mounted on Deck, Patio, and Unscreened Porch Railings: One flower box / planter may be installed for each section of railing. The color of such boxes must match the color of the railings, deck, or be of earth tones, white, or black.

Other Plant Holders / Hanging Baskets / Flowerpots: One hanging basket is allowed per section of railing or every 6 feet if no railing is present. Additional baskets may be considered so long as it flows with the over architectural feel of the house and openness of the neighborhood as determined by the Covenants Committee.

25. FOUNDATIONS AND BASEMENT STAIRWELLS

All foundations must have brick or stone to grade installed on the front elevation and brick formed concrete painted to match the siding on remaining sides. Foundation walls and basement stairs must be free of algae and peeling and chipped paint.

26. GARAGES AND GARAGE DOORS

All Garage Door style changes require approval of the Association prior to installation. For all existing homes, Garage additions (freestanding or attached) are not allowed.

Carports are not permitted.

No color changes are be permitted for all garage doors in the Community.

No color or style changes are be permitted for all garage doors within a block of SFA homes.

For SFD homes, all garage door style changes must be subtle and consistent with the design of the home. The changes must be minimal as compared to the existing door.

As a matter of courtesy to your neighbors, garage doors must be left in a fully closed position when the garage is not being accessed by the Lot owner.

27. GAZEBOS, TENTS, CABANAS, PAVILIONS, PERGOLAS, SUNSHADE SAILS AND OTHER SIMILAR STRUCTURES:

Temporary* Structures: Gazebos, Tents, Cabanas, Pergolas, Pavilions and similar fabric or aluminum and frame structures may be used in yards on a temporary basis without approval of the Covenants Committee with the condition that any such structure must be removed within three (3) calendar days of installation, otherwise it is considered permanent. Permanent installations of temporary structures are not allowed.

*For the purpose of these guidelines, temporary refers to Gazebos, Tents, Cabanas, Pavilions, Sunshade Sails, and similar structures which are typically mass-produced, packaged in a box, and sold at retail establishments such a Home Improvement Centers, Sporting Goods Stores and Retailers. Examples:





Permanent Structures: Gazebos, Cabanas, Pavilions, Pergolas, and other similar Structures require approval of the Association prior to installation. Permanent Gazebos, Cabanas, Pavilions, Pergolas, and other similar Structures are NOT allowed on SFA lots**.**

The following guidelines shall apply:

General: They shall be custom built or assembled onsite and must be part of a patio or deck project. A free-standing structure (such as a Gazebo with floor) may be considered on a case by case where found to be compatible and harmonious with the lot and surroundings. Custom “kits” or “pre-built” structures which are not mass produced and of high quality (as determined by the Covenants Committee) may be considered on a case-by-case basis if found to be compatible in material and quality as the deck or patio project (if applicable) and the lot and surroundings. See examples:





Location: They are restricted to the rear yard and shall not break the side plane of the home. They must be setback at least five (5) feet from any adjacent lot line.

Size: They shall not exceed a size of 12 ft in length, 12 ft in width and 13 ft in height.

Materials: Natural wood, Vinyl / PVC and composite materials are acceptable. Natural Stone, Brick or Landscape Quality Concrete Block products may be used for masonry applications. For railings - round tubular metal balusters / pickets (plain, with no decorative element) and or non-decorative metal railing sections in between metal, vinyl or wood posts will be considered on a case-by-case basis. Glass panel and / or cable railing systems are not allowed. Roof material shall be the same as that of the existing home where applicable. Screen material must be a dark nylon or aluminum. Fabric shade or screen panels may be considered on a case-by-case basis, shall be a solid color and shall be compatible or matching the colors of the home. Bright colors are discouraged. Screen panels must be tied to posts (closed / not showing) when not in use.

Color: They must be pre-colored, painted or stained white, off-white or to match the trim of the home. Other colors that complement and are compatible with the colors of the existing home will be considered on a case-by-case basis. Shade canopies and awnings specifically designed for pergolas may be incorporated into the roof of pergolas; however, they shall be a solid light or neutral color or a color that matches the color of the house or trim or siding as much as possible.

28. GENERATORS

Temporary emergency generators do not require approval from the Association if the following guidelines are met:

Temporary emergency generators are allowed to be installed in the exterior of the house only when in actual use due to an electrical outage or when the generator is being run for not longer than 30 minutes as part of its maintenance plan. The subject generator must be stored out of site at all other times. Approval from the Association is not required.

Permanent emergency generators require approval from the Association prior to installation.

The following guidelines shall apply:



Permanently installed emergency generators are allowed to be installed on the exterior of the house when there is a permanent connection to the house electrical system. The installation must mimic the installation of the external air conditioning system. Landscaping shall be provided to screen views from the front and side of the house. The picture example shows a permanent generator prior to the addition of screening.

29. GREENHOUSES

Greenhouses are not allowed.

30. GRILLS / BARBEQUE (INCLUDING GRILLING STATIONS OR "OUTDOOR KITCHENS") AND SMOKERS

All permanent (fixed in place and non-mobile) barbeque grills (including grilling stations or "outdoor kitchens") and smokers require approval of the Association prior to installation.

Permanent (fixed in place and non-mobile) barbeque grills (including grilling stations or "outdoor kitchens") and smokers are not allowed in yards of SFA homes.

Temporary / non-permanent barbeque grills do not require approval of the Association if the following applicable guidelines are met:

Small (less than 66" W x 60" H x 30" D) temporary (mobile, and non-permanent) barbeque grills (including Smokers) are allowed* and covering with a black, Brown, Grey or Forest Green vinyl cover when not in use is encouraged. ***However, they must be used in accordance with any and all applicable governing rules and regulations.** They may not be stored on driveways and front yards and shall adhere to the location and setback requirements noted below.

The following guidelines also apply:

General: The design must be compatible and complement the existing features of the home. They will be considered only if they are integrated into an existing or simultaneously planned patio or deck. All equipment (grill, doors, etc.) shall face internally (not externally in the view of adjacent lots and land to the extent possible).

Location: They are restricted to rear yards. They must be setback at least three (3) feet from any property line for SFA homes (temporary grills only) and five (5) feet from any property line for SFD Homes.

Size: They shall not exceed six (6) feet in peak height, 12 feet in length and four (4) feet in depth. Countertops and cabinets must not exceed 42 inches in height.

Materials: Natural Stone and concrete products as well as metal / steel.

Color: The color scheme must be compatible with the existing home.

Note: Any device which provides heat, fire, flames, smoke and / or other potentially dangerous emissions must be operated in accordance with any and all applicable governmental rules, governing regulations, and manufacturer instructions. Care also must be taken to make sure smoke or other emissions do not create an unreasonable annoyance or nuisance to neighbors. The Applicant assumes all responsibility for the safe operation and maintenance of barbecue grills and smokers.

31. GUTTERS, DOWNSPOUTS, PIPE EXTENSIONS & GUTTER GUARDS

Approval of the Association is not required to replace existing gutters and downspouts with gutters and downspouts of the same color or design.

Any addition of new Gutters, Downspouts, Pipe Extensions and / or Gutter Guards or a change in location, configuration, or design of an original gutter or downspout, requires approval of the Association prior to installation. Pipe extensions are not allowed to extend beyond the property into adjacent common areas.

The following guidelines shall apply:

All gutters and downspouts must conform in color and design to those installed originally. All gutters and downspouts must be white or match the exterior trim of the house. Gutter guards or helmets must match the existing color of either the gutters or the roof shingles and an application is required.

Downspouts, splash blocks, piping, and tubing attached to downspouts must be located in such a manner that they do not direct drainage onto neighboring properties or negatively impact adjacent property. Tubing and piping attached to downspouts to direct water away from home foundations must be buried whenever they extend beyond 3 feet from the house foundation. Pop-up units may be installed at the end of drain tubes in sod areas. Splash blocks must be black, brown, or green plastic or unpainted concrete. Landscaping stone (e.g., river rock) may be used at the base of downspouts in lieu of splash blocks to prevent washing out of earth and mulch.

Tubing installations as seen in the below left picture must be buried to create a pleasing scene as seen in the picture below right.



do



don't

Pop up units in sodded areas are commonly used and acceptable. Use of a splash block and tubing up to 3 feet long within a mulched landscaped bed is acceptable. Just not together as pictured.



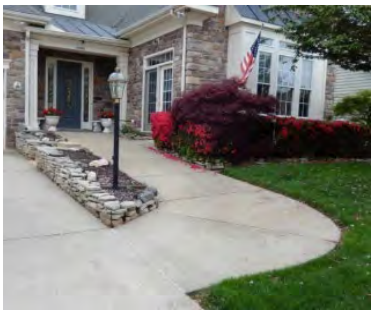
do



don't

32. HANDICAP RAMPS

Handicap ramps may be installed on the exterior of a home if the owner/resident of the home requires a ramp in order to use the home and requests a reasonable modification by submitting an application for approval by the Association.



Installation of a ramp in a garage does not require approval of the Association.

Homeowners are responsible for ensuring that handicap ramps are compliant with the Fair Housing Act (FHA) and meet any applicable county, state, and federal codes, and requirements.

Colors must match siding or trim of the house and blend into the overall architecture of the home and the community. To the extent reasonable the product and materials must appear residential in nature

and be compatible with the home. All ramps must be in maintained in a good condition.

Also see WALKWAYS & PATHWAYS.

33. HOT TUBS/SPAS:

All hot tubs/spas can only be installed if approved by require approval of the Association prior to installation. Inflatable hot tubs and spas are not permitted. A plat showing the location of the hot tub or spa and its relationship to existing structures, drainage, and property lines is required. Adequate drainage must be carefully evaluated for site selection approval. A child proof and lockable cover is required. The Owner is responsible for meeting all county requirements regarding noise levels, mechanical/electrical permits, etc.

Location: Hot tubs and spas must be located behind the rear plane and within the side planes of the house. Hot tubs may be built into decks or patios or under a deck but must be within 20 feet of the dwelling. Any freestanding hot tub or spa must be located within the lot. Any mechanical equipment, pipes, and wiring must be concealed or screed from view.

Size: The dimensions of the hot tub/spa must be listed in the application and specify the length and width, height of the hot tub/spa and the height from the ground to the top of the hot tub whenever it is located on a patio or deck.

Color & Material: Permitted colors include natural tones of brown, tan, and grey or should complement the color of the siding or trim of the house. Hot tubs and spas must be of a material that will blend with surrounding structures, typically a hard plastic or fiberglass. Covers are typically a padded hard frame that is covered in plastic or vinyl.

Screening/Enclosures: Landscape screening may be required depending on the location and position of the hot tub/spa in relation to the surrounding homes and/or the lot. Any screening or enclosure desired by the homeowner must be included in the application for the hot tub or spa and is subject to the Design Guidelines as a whole, including but not limited to Decks, Landscaping, Patios, Porches, and Privacy Screens.

34. IRRIGATION (SPRINKLER) SYSTEMS

Permanent underground irrigation systems do not require approval by the Association prior to installation. However, the Applicant shall provide the following statements to the Community Manager prior to installation:

- I shall be responsible to remedy and/or repair any adverse drainage conditions onsite or on offsite properties caused by the Sprinkler / Irrigation System.
- I shall maintain the Sprinkler / Irrigation System so that it shall not spray water on offsite property.
- I shall promptly remove at my own cost any part of the Sprinkler / Irrigation System found to be installed in any easements, offsite property, right-of-way, or other encumbrances which have been determined to prohibit said Sprinkler / Irrigation System.

The following guidelines shall apply:

1) The Applicant shall follow any guidelines established by the County or other applicable authorities regarding the days of operation / general operation of Sprinkler / Irrigation Systems.

2) All “heads” in all lawn areas must be at ground level when not operating.

3) Irrigation systems may not be installed by owners within Association owned common area.

4) Any devices needed above ground must be located on the side of the house and additional landscaping may be required.

35. LAMP POSTS

See LIGHTING.

36. LANDSCAPING

The requirement for the Approval of Landscaping by the Association prior to installation of landscaping is referenced below.

The following guidelines shall apply:

General: Please review all sections of this document related to your requested change. To ensure that the overall beauty of the community is preserved and enhanced, the Association has the authority to approve or disapprove landscape plans for individual residences. The following general landscape guidelines will be adhered to:

A. All Applications must include a description of the types, quantity, and sizes (at the time of installation / nursery stock size) of landscaping to be planted and a site / layout plan showing the relationship of plantings to the house and adjacent dwellings. The plan must be accurately drawn, fully labeled and shall be of a reasonable scale for the Covenants Committee to fully understand the proposal.

B. Approval by the Association is required for hedges more than three feet (3') in height or eight feet (8') in length, or other trees or features which in effect become structures, fences, or screens and as part of other applications where required. No tree, hedge, or landscape feature can be placed in a location where it will obstruct sight lines for traffic on community streets, either at the time of planting or as the plants grow. Pavement, plantings, and other landscape materials shall not be placed or permitted to remain upon any Lot if such materials may damage or interfere with any easement for the installation or upkeep of utilities or if such materials may unreasonably change or obstruct the flow of any storm water or drainage channels. Plants must also be adequately setback from adjacent properties to allow for a reasonable amount of room to grow on the Applicant's property without extending onto adjacent property.

C. Any garden walls or borders in excess of six (6) inches must be made of decorative brick or stone or landscape grade concrete, plastic, or vinyl products and shall be compatible with the design and features of the home. Wood is not permitted. Approval by the Association is required. Any garden wall above 18" in height shall be considered a retaining wall.

D. If an application for landscaping receives approval from the Association, the Association retains the right to request the Owner to revise or correct the approved landscaping plan should the completed works (the as-built) prove to have a negative impact on the adjacent properties.

TREES & SHRUBS: Replacing, Adding, and Removing

A. A minimum of one (1) tree in the front yard of a SFA lot is required, two (2) trees in the front yard of a SFD lot is required, unless the approved Loudoun County landscape plan for the particular lot requires more or allows for less to conform to the approved Loudoun County landscape plan. These trees must be a least 3" caliper for deciduous shade trees and at least eight feet in height for evergreen trees. Street tree plantings are

required as specified on the approved Loudoun County Landscaping plan for each individual lot.

B. One of the primary goals of the community is to minimize the disturbance of existing ecological systems and to preserve existing vegetation (trees, shrubs, and ground cover). Owners may not remove trees prior to approval of by the Association and Loudoun County, if required. All other tree cutting must be approved as part of a landscape plan.

C. Minimum Tree Setbacks and Spacing: Trees at their mature width, must not overhang sidewalks and neighboring lots.

   Trees may not create a visual wall greater than 8 linear feet at the mature widths and must provide 8 linear feet of space between the visual wall and other trees. Large evergreen trees, such as arborvitae, must be spaced out to allow for no less than 2 ft between the branches once the trees are fully grown. For example, if an arborvitae has a mature width of 6 ft, the initial saplings must be planted no closer than 8 feet apart from each other.

D. Tree Removal: No live trees with a diameter in excess of four inches (4"), measured twelve inches (12") above ground, nor trees in excess of two inches (2") in diameter, similarly measured, which are generally known as flowering trees or broad leaf evergreens may be removed. No live vegetation on slopes of greater than twenty percent (20%) gradient or marked "conservation" or tree save areas on original site plans or plats may be removed without prior approval of the Association.

E. Tree stakes must be removed within 15 months after planting a tree.

Replacing, adding, and removing flowers: Annuals, Perennials, and small flowering plants not larger than 2 feet high and 2 feet in diameter which are located in approved landscaped beds, pots, and flower boxes, etc., do not require approval of the Association.

New Landscaping: All new landscaping beds and tree planting require Approval by the Association unless otherwise noted herein.

Landscaping Beds/Mulch: All shrub and ground cover areas shall be mulched with shredded hardwood bark (brown or black) or similar material. Black is the preferred color due to its color retention. Rubber mulch is not permitted.

Landscape Edging: Landscape edging within a yard must be coordinated. It is preferred that one style of edging be used throughout the yard as opposed to multiple styles. However, when multiple styles are selected, then they must be coordinated and compatible to be part of an overall design scheme.

Driveway edging must not exceed six (6") in height for the length of the driveway. It is understood that a taller garden wall may be incorporated closer to the home, but tall walls along an entire length of driveway are not permitted. In the case of SFA homes, the color and style must be coordinated with neighboring homes so as to create harmony and continuity.



The use of landscape edging does not require an Application so long as it does not exceed 6" in height at any point. Taller edging walls require an application and approval by the Association. Edging may be a shallow trench, or it may be made of metal (steel or aluminum) flush to the ground, brick, natural stone, or landscape grade concrete blocks, edgers and pavers. Colors must blend into the natural look of the yard and must be compatible with the home. Natural colors of browns, tans, blacks, and grays are preferred. "Brick Reds" will be considered on a case-by-case basis. See photos below.

Some examples include, but are not limited to, the photos below:





37. LANDSCAPE SCREENING / SOFTENING

The Covenants Committee at its discretion may require landscaping or architectural screening to soften the impact of any proposed use as a condition of approval. Note: For clarification, when landscaping is specified to soften a proposed structure, the landscaping is not specifically required to be a full screen, but rather it is intended to soften visual impacts.

Portable play equipment: such as children's pools, playhouses, slides, bicycles/tricycles, etc. must be removed from lawns and patios and decks on a daily basis and stored out of sight. Playsets that are anchored into the ground are not included in this description. See PLAY STRUCTURES / PLAY EQUIPMENT.

38. LIGHTING



Replacement of existing outdoor lighting fixtures with the same lighting fixture, the same intensity and in the same location does not require approval of the Association.

Replacement of existing outdoor lighting fixtures with a differently styled fixture, increasing the intensity of existing lighting such that it is directed outside of the boundaries of the Lot requires approval of the Association prior to installation.

New or additional outdoor lighting fixtures that are directed outside of the boundaries of the Lot require approval of the Association prior to installations.

The following guidelines shall apply:

Lighting fixtures for each site shall be from the same family of fixtures in regard to form, materials, and color. Lighting styles and locations are to be presented at the time of final design review.

Lighting shall be limited to the extent possible, shall be tasteful and compatible with the general appearance of lighting in the neighborhood and must not create an unreasonable nuisance such that it is directed outside the boundaries of the lot.

In general:

1. High levels of light are not acceptable. Lighting fixtures shall not exceed 1200 lumens. Except that floodlights in a back yard or sideload garage area must not exceed 2000 lumens.

2. Lighting shall be designed and position to avoid direct overflow or glare on adjacent lots or open areas.

3. In the event an Applicant wishes to install exterior lighting that would be directed outside the boundaries of the lot, fixture locations must be identified on pictures and a site plan. Fixture specifications must also be provided for review.

4. Lights added to the front of a home must match or complement existing lighting but cannot be directed outside the boundaries of the lot. Permanent flashing or strobe lights are not allowed as they typically are directed outside the boundaries of the lot.

5. Solar activated lighting does not need approval; only illuminating white light can be installed (exceptions include temporary holiday lighting and/or light bulbs).

6. Hard wired illuminating white lighting that is directed outside the boundaries of a lot is prohibited unless first approved by the Covenants Committee.

7. Permanent string lighting may be allowed so long as the lights are on only when in use. Wires must be well hidden such as under a porch roof or awning.

8. Lighting in the front or rear yard must be placed so that light does not shine outside the property in a manner, which could disturb neighbors. Care must be taken in arranging the angle of a spotlight.

9. Motion sensitivity and range must be limited to within the Applicants property lines.

39. LIGHT POSTS AND LIGHT MONUMENTS

General: Refer to "Lighting" Section for additional general information on lighting, wattage, style etc. A light post or monument with light must be located on every lot. Front yard monuments are only allowed on SFD homes and are not allowed on attached homes.

LIGHT POSTS:

Location: Posts are located at the intersection of the driveway and the walkway to the front door. Any movement of light posts requires an application. Light Posts may not be located at the base of the driveway.

Colors, Materials & Style: Posts, ladder bars, and lanterns must be black or oil rubbed bronze. They must be of a traditional roman or craftsman styles. Posts and lanterns will be metal with glass inserts. Lantern styles must match all other exterior front facing garage or porch lamps.

Height: For Light Posts, the minimum overall height of a shall be 60 inches and the maximum overall height shall be 84 inches.

MONUMENT LIGHTS:

Location: When constructing monuments with a light, the location, may not be more than 8 ft from the

edge of the driveway and may not be moved more than 3 ft toward or away from the home as compared to the original location of the post as installed by the builder. Any movement of monuments requires an application. Monuments may not be located at the base of the driveway.

Colors, Materials & Style: Monuments must complement the aesthetics of the home. Monument facades may only be of brick or stone and may include a cap stone. Lanterns are required directly on top of all monuments with no additional post. Lanterns must be black or oil rubbed bronze. They must be of a traditional, roman coach or craftsman styles. Lanterns will be metal with glass inserts. Lantern styles must match all other exterior front facing garage or porch lamps.

Height: For Monuments & Lights, the minimum monument height without the light fixture shall be 30 inches and the maximum shall be 36 inches. The minimum overall height including the light fixture shall be 48 inches and the maximum overall height shall be 54 inches.

40. MAILBOXES & POSTS

Replacement mailboxes do not require approval of the Association prior to installation if they meet these guidelines. The following guidelines shall apply:

No modifications to mailboxes or mailbox posts will be allowed.

Replacement Mailboxes shall be the black metal mailbox style pictured below. Mailboxes shall display address numbers which must either be white or gold and shall be selected to match the color of majority on the street.

Stratshire Crossing: Any repair of existing wooden/green mailbox is limited to the painting of the posts only. Further required repairs will require the replacement of the entire mailbox with the metal mailbox style pictured below to coincide with the remainder of the community.





41. PATIOS

Patios can only be installed if approved by the Association prior to installation.

The following standards shall apply:

General: A patio shall be designed and located to be harmonious with the architecture of the house. Patios shall be designed to serve as an extension of the house and shall generally be ground level. Landscaping may be required to soften the visual effect of a patio as determined by the Covenants Committee when the patio is in a highly visible location or may highly impact a neighbor. Patios shall be attached to the home and not freestanding or attached only via a walkway.

Location: Patios must be in rear yards only, specifically, behind the rear plane of the home. Exceptions may be granted for Rear Load SFD homes where a side load patio may be reasonable. Patios (including all accessory features including, but not limited to, benches, planters, sitting walls, etc.) may extend up to 10ft past side plane of the home provide it does not come within 5 ft of any property line. This may occur on only one side of the home provided that the patio does not extend past the opposite side plane of the home. This does not apply to Rear Load SFD Homes, which as stated above, may have a side-yard patio exception.

Size:
SFD Homes: The size of the patio must be in scale with the lot and the size must be compatible with surrounding properties as determined by the Covenants Committee but at no point can it cover more than 50% of the rear yard as determined by square footage while still meeting set back and location guidelines.. The rear yard is defined as the area between the rear property line(s) and the rear plane of the home if it was extended to the side property lines. (see General Section of Guidelines for definitions of rear plane of home). Square footage of the rear yard and of the patio must be provided by the homeowner for the application to be reviewed.

SFA Homes: The size of the patio must be in scale with the lot and allow for proper water drainage and seepage within the property lines. Water drainage/Gutters may not be funneled directly outside the lot to common areas. For any application requesting a patio larger than 70%, landscaped beds will be required to aid with water drainage and seepage (see Landscaping for additional information). The size of any patio may not cover more than 85% of the rear yard as determined by square footage. The rear yard is defined as the area between the rear property line(s) and the rear plane of the home if it was extended to the side property lines. (see General Section of Guidelines and definitions of rear plane of home). Square footage of the rear yard and of the patio must be provided by the homeowner for the application to be reviewed.

Drainage: Any adverse drainage changes and issues, which might result from the construction of a patio, shall be considered and addressed at the time of installation. If construction of a patio causes drainage issues on adjoining properties, the owner constructing the patio shall be responsible for correcting the situation. Information on
grading must be submitted which indicates:
- How drainage is being directed including impact to any drainage swales.
- If the patio is flush / even to the existing grade.
- If the patio is flush / even with proposed grading. In which case the amount of backfill and slope (which must be less than 4:1 or 25%) must be indicated.

- If the patio is retained in any way. IE: Is there a step down to grade, a sub-wall or retaining wall.
Colors & Materials: Permitted colors are gray, tan, brown and earth tones. “Brick Reds” are only acceptable when using brick or brick like pavers or mimicking the look and design of brick. The allowed materials are plain or colored concrete, flagstone, landscape grade pavers, stamped concrete, brick, and stone (natural or synthetic).

Design Options: Built-in sitting walls, columns, steps, planter boxes and other accessory structures required full detailing including a plan view and elevation(s) with all dimensioning. Pergolas may be incorporated into existing or new patios (see GAZEBOS for more information).

Lighting: Solar/ low voltage lights may be used provided that it is not directed outside the boundaries of the lot and the top of the light does not exceed 45 inches above the walking surface of the patio and be positioned downward. Small, low voltage lights may be installed in or around steps as they may be required by code. Also see LIGHTING for more information.

Lattice Screening: Also see PRIVACY SCREENS / WALLS.

Examples include but are not limited to:







42. PLAY STRUCTURES / PLAY EQUIPMENT

See TRAMPOLINES.

All permanent play structures / play equipment requires approval of the Association prior to installation.

Tennis courts or Sport Courts are not allowed.

The following guidelines shall apply:



General: Play equipment such as bikes, wagons, skateboards, etc. is not allowed to remain overnight within any driveway, front yard, or side yard. Applications must include signatures of all property owners affected by the proposed play equipment.

Location: Play structures must be placed behind the rear plane of the home and must be setback a minimum of 5 feet to any lot line. The exception to this rule is for Rear Load SFD homes where a side yard location may be considered on a case-by-case basis where a minimum setback of five (5) feet adjacent to all property lines.

Consideration must be given to lot size, equipment size and design, amount of visual screening, etc. to minimize any visual impact on neighbors. The play area resulting from this equipment must not encroach unto other properties. A minimum setback of five (5) feet adjacent to any neighboring lot must be maintained and a minimum setback of three (3) feet to any common open space area.

Size: The size of play equipment must be compatible with the size of the lot. Size limitations must be considered so that the safety zones can be accommodated within the lot. Play equipment shall not exceed a footprint of 8 x 8 feet and 10 feet in height, except that a "swing set" may have a maximum length of 20 feet including any slides, a maximum width / depth of 6 feet (or 12 feet with a slide attached) and a maximum height of 12 feet.

Material: Play structures must be constructed of natural wood or quality grade composite material in natural tone colors. No metal or plastic play equipment will be allowed. All swings, slides and canopies must be a dark color as bright colors (such as yellow) will not be allowed.

43. PONDS (DECORATIVE GARDEN PONDS AND WATER FEATURES)

Decorative garden ponds and water features are not permitted.

44. PORCHES (OPEN, SCREENED, & ENCLOSED) and SUNROOMS

All Porches (open, screened, & enclosed) and Sunrooms require approval of the Association prior to installation. Porches (open, screened, & enclosed) are not allowed on SFA homes.

The following guidelines shall apply:

General: Porches shall be either ground level or elevated structures attached to the house with a roof. They may predominately be a concrete and wood structure and may have additional façade such as siding, stone, brick, etc. to blend into the house and provide the appearance of a single structure. Since porches are an extension of the house, the architectural design including materials, colors, and look of the porch must match the house and blend seamlessly. Sunrooms are considered "Additions" – see ADDITIONS Guidelines for more information.

The roof of such structures must adhere to the Design Guidelines for "Roofs" (see ROOF GUIDELINES for more information.

Landscaping may be required to soften the visual effect of a porch.

Location: Front porches must be located on the front of the house and within the side plane of the house and incorporate the home's front door. Rear porches must be in rear yards only and shall not break the side plane of the home. Sunrooms must be in the rear yards. Exceptions may be granted for Rear Load SFD homes with rear facing garages.

Colors & Materials: Support Posts, railings, band boards, trim work, and ceiling must be painted (or pre-colored) white or to match the trim of the house. For railings, balusters can be white, black, or to match the trim of the house. Metal balusters will be considered on a case-by-case basis. All flooring must be natural tone in color. If stair risers must be the same color as the railings and trim. Screened in porches are allowed and the type of screening used must be defined in the application.

Roof: The roof must match the roof of the house. If the house has multiple roof types, such as asphalt shingle and metal, either can be used, but the color must match. Required detailing includes elevation and plan view drawings for the roof design (i.e., closed gable or hip roof style) and include the roof pitch. See ROOF GUIDELINES for more information.

Accessories: Detailed information regarding all accessories (IE: sitting walls, columns, steps, doors, lighting, fireplaces, windows, etc.) must be provided. Review additional section of the Design Guidelines for guidance: If the porch is going to be enclosed by a solid wall with windows, the porch may be viewed as an addition (see ADDITIONS).

Lighting: Solar/ low voltage lights on railings may be used provided that it is not directed outside the boundaries of the lot and the top of the light does not exceed 45 inches above the walking surface of the porch and be positioned downward. Small, low voltage lights may be installed in stair risers or on stair railing support posts as may be required by code. Lighting inside the roof structure is allowed. Applications must include lighting details and max wattage used. Also see lighting for more

information.

Screening and Enclosure: Views to the underside of a porch must be screened with skirting and/or landscape material large enough to provide screening upon installation. Porch height dimension above grade must be included; Porches three feet (3') or less above grade must have lattice or skirting and plant materials on application. (See Lattice and/or Vinyl Siding under the section for Decks for additional information). If the porch will have a concrete foundation (see section for Foundation and Basement Stairs), the foundation of the porch will be considered an extension of the house foundation and must comply with the same requirements which varies depending on wither the porch is located on the front or back of the house.





45. PRIVACY SCREENS / WALLS / CURTAINS

All Privacy Screens / Walls / Curtains require approval of the Association prior to installation.

Privacy screens / walls (not including fencing - see FENCES) are not allowed on SFA homes.

The following guidelines shall apply:

General: Privacy screens / walls / curtains may be approved on a case-by-case basis for patios, decks, and open - unscreened porches where the planting of a hedge or tree is not sufficient, practical, desirable, or feasible.

Applications for privacy screens / walls / curtains will be evaluated based on:

- General appropriateness, size, location, and compatibility with architectural design qualities of the community, and overall aesthetics.
- Impact on sight lines related to streets and traffic.
- Loss of views, sunlight, or natural ventilation by neighboring properties.
- No taller than 7 feet from the turf or the walking surface of an associated patio, deck, or open, unscreened porch.
- Does not extend more than 10 feet outward from the rear wall of the house.
- Is to be constructed of white vinyl or painted or natural wood or synthetic material.
- They are restricted to rear yards.
- Curtains may be provided for a gazebo, pavilion, or open porch, must be a solid neutral color and shall be tied to the adjacent posts in an open position when not in use.



Color: The colors must be compatible with the colors of the home. Natural tones and white are allowed.

46. RADON REMEDIATION



Radon remediation systems do not require approval of the Association prior to installation if the following guidelines are met:

- Radon unit may not be located on the front façade of the house.
- Installation must be completed by a radon mitigation company.
- As much as practicable, the unit should not be visible from the front of the house and cannot extend above the peak of the house roof structure.
- The exterior pipe must be white or match the trim of the house.

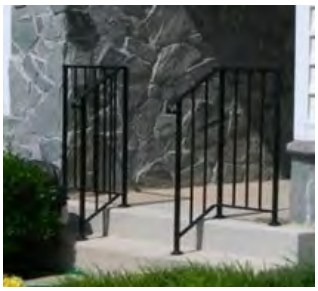
47. RAILINGS

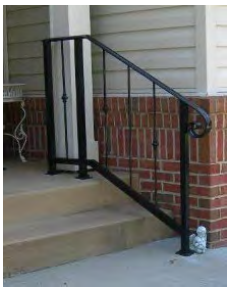
All Railings require approval of the Association prior to installation.

The following guidelines shall apply:

General: This standard is for individual railing projects where a railing may be desired for safety and / or code requirements. Due to the variety of potential applications, individual railing projects will be reviewed on a case-by-case basis. The project must be compatible with the architecture of the home as determined by the Covenants Committee.

In cases such as a front stoop or porches where no railing exists, railings may be placed on one or both sides of the steps. White vinyl and black aluminum or wrought iron railings are acceptable. See examples below.







48. RAIN BARRELS (AND OTHER SIMILAR RAINWATER HARVESTING SYSTEMS)

All Rain Barrels and other similar rainwater harvesting systems are not permitted.

49. RETAINING WALLS

All Retaining Walls require approval require approval of the Association prior to installation. They are not allowed on SFA Lots**.**

The following guidelines shall apply:

Location: They may be located in any yard within the lot. However, all retaining walls shall be setback a minimum of three (3) feet to any adjacent lot line. The exception being a two (2) feet setback when adjacent to open space.

Size: Heights above two (2) feet are not allowed. To retain a height greater than two (2) feet terracing with more than one retaining wall will be required and shall be softened with landscaping.

Material: They shall be constructed with high quality materials including brick, natural stone, or landscaping quality concrete wall blocks. Other materials will be considered on a case-by-case basis and approved where the Covenants Committee finds that said materials is of a high quality and will match the architecture of the home.

Color: Natural Stone and manufactured retaining wall components in natural tones are allowed.

See LANDSCAPING for information on Landscaping Edging.

50. ROOF REPAIR AND REPLACEMENT (SHINGLE REPAIRS & REPLACEMENTS)

General Roof Information: Roof pitches and overhangs may vary as necessitated by architectural design. A minimum 6/12 pitch is set as a minimum standard. Varying roof pitches are encouraged for architectural interest. Relief from the 6/12 pitch on the rear of certain townhome products, due to sunroom extensions (or other extensions, bump-outs, etc.) may be granted on a case-by-case basis.

Metal Roof colors vary as they were installed by the builder. However, metal roofs much match the original color established by the builder, match the shutters or trim or be black.

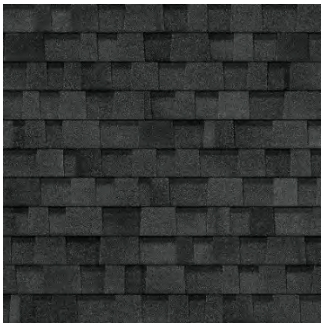
All roof stacks, flashing, vents, or protrusions from the roof shall be painted to match the roof color or left natural/silver metallic. Roof stacks and plumbing vents shall be placed on rear slopes of the roof where possible (See ATTIC VENTILATION, TURBINES, & METAL FLUES).

Roofing Modifications (defined as shingle repairs & replacements) do not require approval of the Association prior to installation if the exact color and type of shingle are used. Additionally, Architectural Shingles of the same basic color are also allowed without approval. For example, if the current roof is "black" and the new Architectural Shingles are "black" the full roof replacement is acceptable without an application. See acceptable example below.

Black 3-Tab Shingles



Black Architectural Shingles



Alternatively, a change in color (from Black to Gray for example) would require approval of the Association prior to installation.

Patchwork with Architectural Shingles within the standard 3-Tab shingles is not acceptable as they do not match exactly. Patches of different or varying colors on the roof is not allowed.

Asphalt shingles throughout the property must be in the Black and Gray ranges. Superior Grade, 20-year asphalt shingles or better is acceptable. No inferior asphalt shingles will be allowed.

If there is any question as to wither your change is acceptable, contact the Community's Management Company for more guidance.

51. SHEDS
Storage Sheds are not allowed in the community.

See STORAGE CONTAINERS:

52. SHUTTERS
A homeowner may replace shutters with a like design and color without approval by the Association.

New or relocated shutters and shutter color changes require approval by the Association prior to installation.

The following guidelines shall apply:

- The addition or relocation of shutters to a home will be considered and will be evaluated in terms of general appropriateness, size, location, and compatibility with architectural and aesthetic design qualities.
- The color of shutters added to the home must match the color of the existing shutters on the home - if applicable.
- Exterior shutters, when used, must be an integral architectural feature and be made of painted solid wood or vinyl (plastic).
- Applications will be evaluated on a case-by-case basis in terms of general appropriateness, design, proposed color, size, location, and compatibility with existing architectural and aesthetic design qualities of the home and surrounding homes.

53. SIDING
Approval of the Association is not required to repair siding or replace missing siding provided the new siding is of the same style and color as the existing style and color.

Approval of the Association is required prior to installation of a whole home siding replacement, a siding material or style change and a color change. Applications will be evaluated on a case-by-case basis in terms of general appropriateness of the proposed color and style and whether they are compatible with the existing architectural and aesthetic design qualities of the home and surrounding homes.

54. SIGNS
No signs may be placed on any lot or common area except real estate signs. Real Estate signs must meet County regulations with respect to size, content, and removal. Signs may be placed only in the front yard of the property available. Sign shall be removed promptly following the sale or rental of the property. Approval of the Association is not required.

Owners may install two security signs not to exceed 64 square inches each. Approved locations shall be at the front door, in shrubbery within 12 feet of the front door, or in the rear of the home within 6 feet of the house.

55. SKYLIGHTS (INCLUDING SOLAR TUBES)
All skylights require approval of the Association prior to installation.

The following guidelines shall apply:

General: Skylights shall have a low profile and lie flat on the roof to the extent possible. Bubble style is not allowed. Skylights shall be installed parallel or perpendicular with the roof ridge and edges.

Location: Skylights must be located on the rear or least visible roofline of the home.

Size: Skylights must be visually integrated with the architecture of the home regarding style and size. Tubes may have a diameter of 24 inches and Rectangular Skylights may have a dimension up to 24 x 48 inches.

Material: Glass or Clear acrylic. Dark tinted preferred.

Color: The frame color shall match or be compatible with the roof color.

56. SOLAR PANELS (SOLAR ENERGY COLLECTION DEVICES (INCLUDING SOLAR PANELS)



Solar Panels can only be installed if approved by the Association prior to installation.

The following standards shall apply with respect to the installation, maintenance, and use of roof mounted solar collection devices:

1) Only roof-mounted solar energy collection devices will be approved.

2) Solar energy collection devices, including but not limited to solar panels, must only be installed on the plane of a roof and must not break the roof ridge line.

3) Solar energy collection devices, including but not limited to solar panels, must be set back at least six (6) inches from the perimeter edges of the roof.

4) Solar energy collections devices, including but not limited to solar panels, must be black in color or match the color of the existing roof shingles.

5) Solar energy collection devices, including but not limited to solar panels, must be raised above the roof plane no more than six inches above the roof.

6) The solar collector's supportive structure, fixtures, conduits, plumbing, and electrical lines shall be concealed in the attic of the home wherever possible. If in any case the attic is not a possible location for such structures, they shall be concealed by other means; any exposed fixtures, conduits, plumbing, or wiring organizers must match the color of the surface to which it is attached.

7) Devices that are part of the installation, such as inverters, must be placed inside the dwelling whenever possible.

8) All solar energy collection devices, including but not limited to solar panels, must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties. Engineering analysis may be required to conform to local wind load requirements.

9) The second electric meter and the emergency disconnect required for these installations must be placed on the exterior of the home near the existing electrical meter. A photograph of the side of the home shall be modified (to scale) to accurately show the location and color of the conduit as it travels from the electric meter up to the attic. Any exposed conduit or other materials installed on the home must be concealed in a conduit cover or wiring organizer (2" diameter maximum) that blends in with the surfaces. Such materials will be affixed to and must

be neatly run and installed. Any conduit mounted on the sides of the home shall be discreetly tucked underroof overhangs and/or run along vertical brick or trim edges or adjacent to existing downspouts.

10) Solar energy collection devices, including but not limited to solar panels, must not produce an amount of reflective heat or glare that would cause harm or annoyance to neighboring homes.

11) No solar energy collection device, including but not limited to solar panels, for individual homeowner use may encroach on the common areas of the Association.

12) All solar energy collection device installations, including but not limited to solar panel installations, must be made by licensed solar energy collection contractors, and must comply with all applicable laws including net metering limitations.

13) In the event an Owner wishes to install a solar energy collection device that deviates from these rules, the Owner shall provide documentation prepared by an independent solar panel design specialist, who is certified by the North American Board of Certified Energy Practitioners and is licensed in Virginia, that is satisfactory to the community association, that the rules set forth herein are unreasonable as that term is defined by the criteria set forth in Section 6755.1-1820.1-701(CB) of the Code of Virginia.

14) Solar System Review Documents: To support the Covenants Committee review, the following information must be submitted:

    a) Type of device to be installed;

    b) Proposed location that the device is to be installed on the property/structure, showing all sides where the device is to be installed;

    c) Dimensions of the proposed device;

    d) Color of the proposed device – framing and panels;

    e) Pictorial/brochure of the device;

    f) Verification of the wiring method (through the roof or external conduit), that there will be no exposed wires, and that any conduit will be painted to match adjacent building surfaces.

57. STONE GROUND COVER

Stone Ground Cover requires approval of the Association prior to installation.

Removal of grass and replacement with stone ground cover will be only considered for limited areas in front yards and in low visibility locations such as the side and rear yards of homes. In all cases, the area of coverage must be complimentary and in scale with the size of the lot as determined by the Covenants Committee.

River Jack Stones or other natural appearing stones* will be reviewed on a case-by-case basis and is limited to small accent areas. White Limestone or White Granite Stone is not allowed.

**Note: All stones used for landscaping shall be a high-quality landscape grade. Construction grade materials, such as transportation grade rip rap (pictured below) are highly discouraged unless hidden from view.*



58. STORAGE CONTAINERS

Storage Containers require approval of the Association prior to installation. The following guidelines shall apply:





General: Only one (1) such exterior container will be allowed per dwelling. Consideration must be given to lot size, container size, and the impact on views from neighboring properties.

Location: An exterior storage container must be in the rear of the dwelling only and out of view from the public eye and must be situated to least impact neighbors and surrounding community. A storage container must be located against the rear of the house or not more than two (2) feet from the rear of the house and may not extend past the side plane of the home (i.e., cannot be in the side yard).

Size: The maximum allowable dimensions of a storage container are H58"xL80"xW52".

Material: Plastic is acceptable. A wood or metal container of any type will not be approved.

Color: The color of a storage container must blend with the trim or siding colors of the home.

59. STORM DOORS:

Approval of the Association is not required so long as the below conditions are met. Any variation requires an application.

Front or side entry doors: Storm/screen doors on the front of the house must be full view clear glass without ornamentation such as scrolls, imitation gate hinges, ornamental grillwork, or scallops. Doors must be the same color as the entry door's surrounding trim. Doors with less than a full view are not allowed. See examples below. Doors 1 and 2 shown below are acceptable.

Rear entry doors: Three-quarter view clear glass storm/screen doors may be used on the rear of the house if the door is not visible from the street. The door must match the door's sounding trim color of the house or be white. See examples below. Doors 1, 2, 3, and 4 are acceptable. Note a dog door in the storm door is only acceptable when the door opens to an enclosed area such as a fenced in yard, sunroom, or confined porch or deck.



60. STORM WINDOWS

Storm Windows require approval of the Association prior to installation.

Storm windows must match the size and color of the surrounding trim. Review will be on a case-by-case basis.

61. SWIMMING POOLS

Permanent Swimming Pools require approval of the Association prior to installation. They are not permitted for SFA Homes.

Only in-ground pools are permitted. Above ground pools are not permitted.



Temporary inflatable pools of less than ten feet in diameter or length will be permitted in all home types. in diameter will be allowed for all home types. No other inflatable type pools will be allowed. Temporary Inflatable Pools must be removed when not in use and may not be used for a period extending longer than 72 hours.

The following guidelines shall apply for permanent pools:

General: A fence that meets the County requirements for pools and is compatible with the design style of the house and these Design Guidelines (See FENCES) will be required to enclose a swimming pool. All pool equipment must be enclosed with a solid architectural screening enclosure.

The drainage of pools must follow all County and other jurisdictional regulations and must not adversely affect neighboring properties.

Location: Pools and all associated accessories and equipment shall be located in the rear yard. The setback for the pool structure, pool decking, and associated patio (and patio accessories) shall be 10 feet minimum. Appropriate evergreen landscaping is required to lessen the impact of the pool. Note that a soldier row of trees is not permitted.

Size: The pool size shall be appropriate to the size of the rear yard as determined by the Covenants Committee.

Material and Colors: All pool decking, and patio areas shall meet the material and color requirements

found in Guideline #47 - PATIOS. The Equipment Enclosure shall be constructed of wood or vinyl and shall match the trim or siding color of the home.

Also see HOT TUBS AND SPAS (OUTDOOR).

62. TRAMPOLINES

Trampolines require approval of the Association prior to installation.

The following guidelines shall apply:

General: Consideration must be given to lot size, equipment size and design, amount of visual screening, etc. to minimize visual impact on neighbors. Landscaping used to soften views must be of an adequate height to be effective. In general, this means 6 feet or taller for evergreen trees. Only portable trampolines will be allowed. Portable trampolines must be properly secured, maintained as necessary, and removed from sight when not in use.

All Trampolines must be installed and anchored in accordance with manufacturer instructions.

Location: A minimum setback of five (5) feet adjacent to any neighboring lot must be maintained and a minimum setback of three (3) feet to any common open space area. Side yard locations for Rear Load SFD homes may be considered on a case-by-case basis when the setbacks can be met. For SFA Homes the yard must be fully fenced.

Size: A maximum diameter of 15 feet and a maximum height of 11 feet is allowed.

Materials: Standard steel and cloth structures are allowed.

Colors: Black or color shades similar to Navy Blue or Hunter Green are allowed.

63. TRASH CAN / RECYCLING ENCLOSURE

The outdoor storage of Trash Cans or Recycling Bins require approval of the Association prior to installation.

The following guidelines shall apply to enclosures for outside storage of trash cans and recycling bins:






- Trash cans and recycling bin enclosures shall be a permanent structure abutting the home on the driveway side and no closer than 5 feet from the front edge of the home.
- They may be built from the following provided they follow the rest of the requirements herein and meet the maximum size requirements:
  - A board-on-board style fence of natural wood (not painted) may be considered.
  - A "fence" of evergreens may be used to shield trashcans provided that that fully conceal the cans year-round.
  - A high-grade plastic enclosure or box
- They shall be softened from street view with evergreen landscaping.
- May be used for storage provided that it does not exceed four (4) feet in height, four (4) feet in depth or seven (7) feet in length.
- It must have two sides to conceal the view from the street and neighboring property.

- A solid surface of concrete or pavers must be installed underneath and not extend beyond the perimeter of the enclosure. Gravel or small stones are not an acceptable surface.
- If wood is used, the wood color may be a clear stain or preservative, "Natural" (or a very light brown color using transparent or semi-transparent stain. Several examples are shown below. A color chip or brochure must be submitted with the color name and manufacturer.
- If plastic is used, white, tan, or other natural colors may be considered.

64. TRELLISES

Trellises require approval of the Association prior to installation.

The following guidelines shall apply:



General: A Trellis must not be confused with a Pergola or Arbor. A Trellis is an architectural structure consisting of an open framework or lattice to support and display climbing plants. See example picture below:

The following guidelines shall apply:

Location: The preferred location is integrated with a patio landscape in the rear yard. They must be located in a rear yard and setback a minimum of five (5) feet to the nearest property line. However, a side yard location may be considered when the side yard is large enough to accommodate the five (5) feet setback.

Size: The Height shall not exceed eight (8) feet and the width shall not exceed five (5) feet.

Material: Acceptable materials are wood composite, white vinyl, aluminum or wrought iron. Natural wood is not permitted.

Color: The color must be compatible with the home and may include, but shall not be limited to black, white, natural tones and colors which match the homes siding and / or trim.

65. VEHICLES

The following is a "Use Standard" but is included herein for reference as it is a popular topic that sometimes is thought to be a "Design Standard".

Recreational vehicles such as boats, motor homes and campers may only be stored on-site a maximum of 24 hours, unless fully garaged. No recreational vehicle shall be permanently parked or stored in open view on residential property, public or private streets, or on open space. The Board has defined "recreational vehicle" as follows:

- Any boat or boat trailer.
- Any motor home or other self-contained camper.
- Any camper slip-ons where the camper backs are higher than the roofline of the cab of the truck.
- Any mobile home, trailer or fifth wheel trailer.
- Any pop-up camp/tent trailer or other similar recreation oriented portable or transportable facility or conveyance.

66. VINYL WRAPPING/ SHEATHING

Vinyl / aluminum wrap may be applied over the existing exterior trim and other wood surfaces without approval of the Association, provided no decorative designs are incorporated and the color is the same as existing trim.

67. WALKWAYS & PATHWAYS (INCLUDING GARDEN PATHS, RAMPS AND STEPPINGSTONES)

All walkways, pathways (including garden paths, ramps, and steppingstones can only be installed if approved by the Association prior to installation.

The following standards shall apply with respect to the installation of walkways, pathways (including garden paths, ramps, and steppingstones:

ADA walkway: All walkways will be allowed as required to enable access in accordance with the Fair Housing Act (FHA), any other governing regulations. To the extent reasonable, said access must be harmonious and compatible with the architecture of the house.

The following standards shall apply:

General: All walkways and pathways must be flush to the ground except when elevation changes are involved. For steppingstones, each step must be counter-sunk into the grass and installed in a professional manner. The design should be simple, minimal, and attractive. Walkway applications must address grading to demonstrate that drainage is not restricted, blocked, or adversely impacts an adjoining neighbor. Owners will be responsible for correcting drainage problems when created by construction. The submission must include a picture or brochure of the exact type of step or material to be installed.

Location: For steppingstones, the submission must include the exact number of steps to be installed, the spacing between each step, a plan view drawing showing the location and setback from the side property line. All walkways and steppingstones may be in any yard but must be setback a minimum of 2 feet from any side and/or rear property lines. For SFD homes only, walkways that run directly between the front door and the front property line are the only walkways that may connect directly to the VDOT sidewalks.

Walkways from the front yard to the rear yard for the purpose of providing access to a separate "suite" or "room" are highly discouraged. Should this be proposed, then every effort to landscape and disguise the walkway shall be required. The walkway shall include upgraded materials and shall be designed to appear more as a garden path or walkway. They must run directly between a rear door or patio and connect directly to the driveway or existing front walkway. They may not connect directly to any VDOT sidewalk or the street.

Size: All types of walkways may be up to three (3) feet wide. Exceptions may be given for stone, brick, and upgraded, decorative walkways leading from the front door to the driveway only. This area may have wider walkways in general and as they widen to connect to stairs at the front door or the driveway. It may widen or taper to accommodate for planters, curved designs, and lighting monuments. However, this does not grant this area to be large enough to accommodate a seating area and it is not to be confused with an "front patio" which is not allowed.

Material: Permitted materials include, but are not limited to, brick, concrete pavers, slate, flagstone, stone, or concrete which can be stained, stamped or plain. Wood, asphalt, gravel, pebbles or crushed stone are not permitted. If using stone or colored concrete, the color must be compatible with the home and surroundings.

Color: Permitted colors may include the color of natural stones or shall be limited to tones of brown, tan, and grey for non-natural stone products.

68. WINDOWS & WINDOW WELLS

Windows must match the surrounding window trim or be white. Window may or may not have the traditional / colonial six pane windowpanes. Each home has its own design, and some have two panes and other six. An application is not needed if the exact window style and color is replaced. Alterations to the window design requires and application and approval before the windows are replaced.

For additions, i.e., sunrooms, window styles may vary such as floor to ceiling windows, window doors, casement windows, etc. These styles are not required to match the rest of the house but should be consistent with the overall design of the home including color.

Installation of a new window well or modification of an existing window well, including painting of the wall retaining structure or addition of a grill or covering requires an Application. The color of vinyl window well covers must match the color of the house trim or siding or be white.

69. WIRES AND CABLES (EXPOSED)

Exposed wires and cables do not require separate approval of the Association when the associated item they serve is required to have approval.

Any exposed wiring installed on the home must be concealed in a conduit cover or wiring organizer that matches (in color) the surfaces such materials will be affixed to and must be neatly run and installed. All conduit / wiring mounted on the sides of the house must be discreetly tucked under roof overhangs and/or run along vertical brick or trim edges, gutter downspouts, and must be camouflaged (same color) as the surface, siding or molding onto which it is mounted.

Appendix One
EXTERIOR MODIFICATION / DESIGN REVIEW APPLICATION

Note: please be sure that you have the most recent set of design guidelines and associated application. Submission information and guidelines are subject to periodic revision.

Please circle your neighborhood below:

Westridge **Stratshire Crossing** **Virginia Manor** **White Oak Crest**

HOMEOWNER/APPLICANT'S PRINTED NAME: _____

ADDRESS OF PROPOSED MODIFICATION: _____

TELEPHONE: Home _____ Cell _____ Work _____

EMAIL ADDRESS: _____

FIRST SUBMITTAL DATE: _____ RESUBMITTAL DATE (IF APPLICABLE): _____

INSTRUCTIONS TO HOMEOWNER / APPLICANT:

1. Consult the Design Guidelines for specific requirements and limitations for each proposed change.
2. Applications submitted for consideration at the next scheduled meeting of the Covenants Committee must be received no later than Noon (12:00 PM) on the Thursday prior to the scheduled Covenants Committee Meeting. Example: if the said meeting is scheduled for May 20th, only applications received by Noon on May 13th will be processed; all other applications will be deferred to the next scheduled meeting.
3. Submit at least two (2) sets of the completed application form with all plans, drawings and required documents with the information addressing each element of the requirements for the proposed exterior modification(s) to:

Dulles Farms Community Association
Attn: Administrative Assistant
25185 Chafee Circle, Aldie, VA 20105
0R
Via email to: dulfarms@ciramail.com

Directions:

To be considered by the Association your Application must be complete and detailed information describing the proposed change shall be included. **PLEASE REVIEW THE REQUIRED SUPPORTING INFORMATION FOUND BELOW. Make sure your Application is complete**. An Application submitted without all required submissions will be considered incomplete. In such case, the Covenant Committee's review period will not commence until all required information has been provided. If you have any questions regarding the required submissions or the Application process, you are advised to seek guidance from the Community's Management Company prior to submission of an Application.

Brief Description of Proposed Change:

Briefly describe all proposed improvements, alterations, or changes to your lot or home in the space below (For example: "Deck and Patio" or "Fence". It is expected that a more detailed description with drawings and additional information will be included with your submission package attached.

_____
_____
_____
_____

Briefly describe the purpose of the Improvement:

_____

_____

_____

_____

Estimated starting date of construction: _____

Estimated completion date: _____

Neighbors' Acknowledgments:

You must obtain the signatures of at least two adjoining property owners who will be most affected by the change. Neighboring owners should be shown the complete application to be submitted, including all plans and drawings, at the time signature is requested. However, if you are building a fence, you must obtain the signatures of all adjoining property owners who will share a property line with your fence. It is your responsibility to obtain the correct / appropriate neighbor acknowledgments and / or provide proof of attempt. **The Lot# is required.**

Note: Signature by your neighbors indicates an awareness of your proposed change and *does not* constitute approval or disapproval on their part. Signatures must be from Homeowners and not Tenants. If the Homeowner who is leasing their property cannot be contacted by the applicant, then Management will contact them at their email address on record. This may delay the approval process. **Your neighbors are encouraged to contact the Community's Management Company to address any questions and / or concerns.**

Name:	_____	Name:	_____
Address:	_____	Address:	_____
Lot #	_____	**Lot #**	_____
Signature:	_____	Signature:	_____

Name:	_____	Name:	_____
Address:	_____	Address:	_____
Lot #	_____	**Lot #**	_____
Signature:	_____	Signature:	_____

Please attach any additional signatures – if required…

Owners' Acknowledgments:

I/we understand and agree: (please initial):

1. _____ that I am responsible for advising all applicable contractors and / or agents prior to the start of any project of all the following acknowledgements and requirements and I retain the responsibility for the Contractor's and / or Agent's adherence to these requirements.

2. _____ that no work on the proposed change shall begin until written approval of the Covenants Committee has been received by me; that, if work is begun prior to approval, I may be required to return the property to its former condition at my own expense if this Application is disapproved wholly or in part; and I may be required to pay all legal expenses incurred.

3. _____ I acknowledge that this modification may require a building permit and I agree to obtain all required governmental approvals. Approval of this application by the Covenants Committee satisfies only the requirements of the HOA and not any obligations to any governing agencies as may be required. Accordingly, I am responsible for obtaining and / or conforming to all applicable requirements, approvals, permits and / or permissions from all regulating authorities.

4. _____ I am aware that the presence of easements may limit the ability to implement improvements and / or may require special permissions as part of the permitting process. I am responsible to obtain permission from all easement holders as may be required.

5. _____ Prior to the start of construction and before any digging, I am responsible for contacting Virginia 811 (Dial 811 in Virginia or 1-800-552-7001, va811.com) to receive the necessary underground utility locations and clearances. Notifying Virginia 811 before you dig is the LAW. Note: You may also know them as Virginia Utility Protection Service (VUPS) or Miss Utility of Virginia.

6. _____ that approval by the Covenants Committee shall in no way be construed as to pass judgment on the correctness of the location, structural design, suitability of water flow or drainage, location of utilities, or other qualities of the proposed change being reviewed.

7. _____ that approval by the Covenants Committee shall in no way be construed as to pass judgment on whether the proposed change being reviewed complies with the applicable building and zoning codes of the county in which the property is located.

8. _____ that approval of any particular plans and specifications or design shall not be construed as a waiver of the right of the Covenants Committee to disapprove such plans and specifications, or any elements or features thereof, in the event such plans are subsequently submitted for use in any other instance.

9. _____ that there shall be no deviations from the plans, specifications, and location approved by the Covenants Committee without prior written consent of the Covenants Committee; any variation from the original Application must be resubmitted for approval. Additionally, after the approved work has been completed, I understand that I am solely responsible for correcting any conditions and/or immediately restoring the property to its original condition in the event the as-built construction deviates in any way from the original, approved plans. Further, I understand that if I fail to correct the condition after being notified by the HOA, the HOA may take all necessary enforcement action to correct the condition. Such enforcement shall include, but not be limited to, accessing my property in accordance with the provisions of the HOA's governing documents for the purpose of correcting the unapproved condition. In that event, I understand and acknowledge that I will be responsible for all costs associated with any such action.

10. _____ that I authorize members of the Covenants Committee or managing agent to enter upon my Property to make one or more routine inspection(s).

11. _____ that construction or alterations in accordance with the approved plans and specifications must be completed within 6 months of the approved date, otherwise the approval by the Covenants Committee shall be deemed conclusively to have lapsed and to have been withdrawn.

12. _____ That all work associated with the project will be completed within the property lines. Access to the construction or installation site must be limited via only the Owner's property. The use of an adjoining homeowner's property is highly discouraged and is allowed only at the discretion of, and permission of, that homeowner.

13. _____ that I am responsible for any damage and all cost to repair green space, roadways or community property that results from the proposed modification.

14. _____ that I assume full responsibility for all landscaping, grading and/or drainage issues related to the proposed improvements.

15. _____ that I am the owner of the subject lot and I am responsible for maintaining the proposed improvement in a state of good repair.

16. _____ that no contractor signage is allowed on the lot or within the community.

17. _____ that I and / or my Contractors and / or Agents are responsible for all traffic control and job site safety.

18. _____ **that I have obtained all appropriate adjacent neighbor acknowledgments or have provided proof of attempt.**

19. ____ that I have read and understand the applicable Design Guidelines for the submitted exterior modification(s).

Owner/Applicant Signature_____ Date _____

Co-Owner/Applicant Signature_____ Date _____

See the following page for a list of required documents that must submitted along with your Application.

Application Package Supporting Documentation: Checklist:

As detailed in Section 5: The Application Process, it is the Applicants (Owner) responsibility to provide a detailed Application to avoid a delay in the review process. An Application must include all materials necessary for the Committee to be able to understand and appropriately review an Application. The following checklist is provided to assist you in completing your application.

- House Location Survey (Plat) with proposed project drawn to scale to include dimensions
- Site, Layout, Landscape and / or Construction Plan (Site Plan)
- Grading Plan (Include any drainage information such as slope of project)
- Architecture
- Photographs (Existing conditions and finished project sample)
- Construction Documents
- Materials (If example picture is included, clearly mark choice(s) pertaining to project)
- Colors (If example picture is included, clearly mark choice(s) pertaining to project)
- Landscape Plan (Any measurements on the plan should also be included on the plat and must be drawn to scale)
- Contractor Estimate with plans (pricing may be redacted)
- Lighting
- Labeling (e.g. "existing conditions", "finished project example", "grading plan" etc.)
- Additional Information
    - Any additional information needed to give a clear understanding of the proposed modification(s) is also required.

Appendix Two
ENFORCEMENT PROCEDURES

Procedures related to enforcement of these Design Guidelines are outlined in the Virginia Property Owners' Association Act and Policy Resolution No. 13-03. Owners may appeal some portion or all of enforcement/violation letters received by sending a letter or email requesting a hearing in front of the Covenants Committee (or Board) outlining issue and basis for appeal.

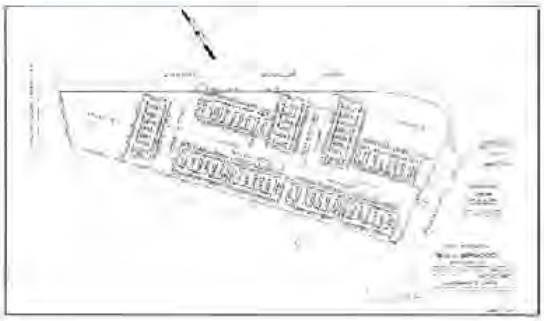
The Covenants Committee shall establish a policy for the consideration of violations of the Association Documents, Rules and Regulations, Design Guidelines and other provisions which the Covenants Committee is empowered to enforce. Such policy shall provide whether the Covenants Committee will proactively seek out certain violations or reactively respond to complaints filed by the owners and occupants. The Covenants Committee shall direct the Managing Agent as to the specific extent of management's enforcement duties (in accordance with the management agreement). Enforcement procedures to ensure due process can be found in Policy Resolution No. 13-03.

1) *1st Violation Notice – Fix/ repair, required actions of the homeowner if any to correct violation within 15 days of the date of the notice.*
2) *2nd Violation Notice – Fix/repair, required actions of the homeowner if any, within 21 days of the date of the notice. Notice shall also inform the owner regarding the right to request a hearing and the imposition of monetary charges if the violation is not corrected by the deadline date. Request for hearing must be made within 15 days of date of notice.*
3) *Non-Compliant Notice & Hearing, request hearing or waive right to hearing. If violation is not corrected by deadline and no hearing was requested by owner, the Committee at their next meeting can make a determination regarding the violation and shall have the authority to impose monetary charges which may not exceed fifty dollars ($50.00) for each violation or ten dollars ($10.00) per day for each violation of a continuing nature of and/or suspend privileges. If owner requests hearing, Management shall send a notice of hearing letter at least 14 days prior to the hearing date with the time, date, location of the hearing, state the violations, and monetary charges that may be imposed and advise the Owner of his/her right to have an attorney present at the hearing. At the hearing, Committee shall hold the hearing and make a determination regarding the violation. The Committee shall deliver the hearing results letter to the owner within three days of the hearing.*
4) *Appeals to the Board, if requested.*
5) *Assessments of Fees per Virginia Property Owners Association Act*

HOUSE LOCATION SURVEY
vs.
SUBDIVISION PLAT



A House Location Survey:
Shows boundary of parcel / land
Shows where house is on land
Shows distance from property edges to house
Can figure length of house



A Subdivision Plat:
Shows every lot in the subdivision
Does not show buildings or its dimensions

County Offices and County Courthouse only keep SUBDIVISION PLATS on file. They do not keep HOUSE LOCATION SURVEYS.

If you need a HOUSE LOCATION SURVEY try one of the following resources:

Your settlement Lender
The Surveyor used for settlement
Check your settlement papers
Lawyer involved in the settlement