

Architectural Standards

- Meadowville Landing Association
- Mount Blanco

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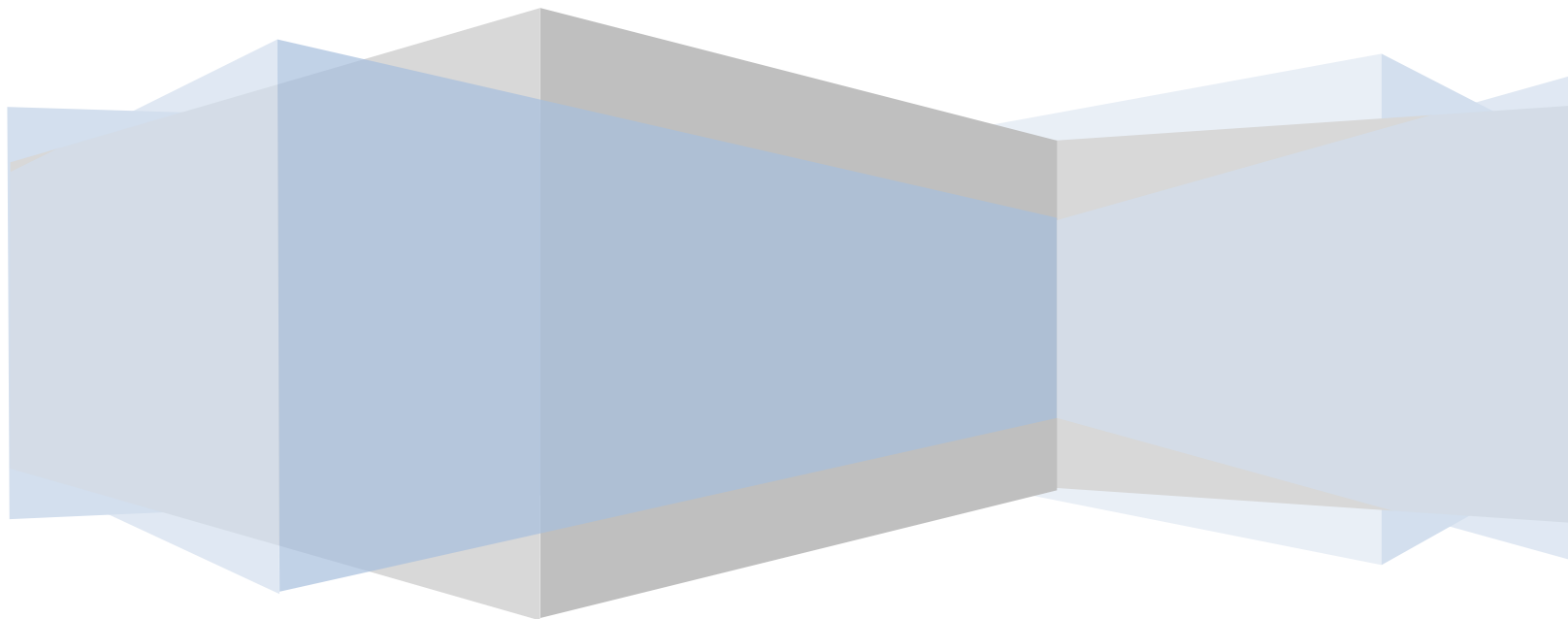


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INTRODUCTION

The General Covenants establish the authority of the Developer and the Meadowville Landing Association, Inc.'s Board of Directors to create architectural standards and maintain the Association's Architectural Review Committee (ARC).

This document has been developed to detail and explain the Architectural Standards for design and construction, exterior alterations, in-home businesses and property maintenance. It also explains the basis and reasoning for the Standards and assists the builder and homeowner in understanding them by providing definitions, examples, illustrations and application requirements.

The Association, through the ARC, reserves the right to modify, add, or delete any specific section of the Standards as deemed appropriate. All changes must be ratified by the Board of Directors prior to their incorporation.

The homeowner is responsible for compliance with the Architectural Standards. Any proposed improvements to a property may affect that compliance and, to maintain compliance, the Covenants require that the owner obtain written approvals from the Association through the ARC prior to making any exterior improvements/alterations. This is true regardless of whether the work is being performed by the owner directly or by a contractor. If approval is not received prior to improvements being made, additional assessments may result.

In addition to approvals from the ARC, other approvals and permits may be required by the County, such as a building permit. It is not the responsibility of the Association, the ARC, or the Developer to obtain any permits for you, nor to provide any guarantees or waive any legal requirements for compliances with any state or county law, with the Declaration of Covenants or with these Standards.

FREQUENTLY ASKED QUESTIONS

WHAT ARE THE ARCHITECTURAL STANDARDS?

The Standards are based on the General Covenants. They describe exterior alterations and in-home businesses that are most likely to be requested by homeowners. They establish certain minimum requirements for land use, architectural design and property maintenance throughout the community. In many cases, they detail alterations that are most likely to be approved in typical circumstances. Some Standards may also describe specific alterations which are not permitted.

HOW DOES THE ARCHITECTURAL GUIDELINE PROCESS WORK?

The General Covenants provide for the appointment of an Architectural Review Committee (ARC). The ARC is made up of resident volunteers. All decisions are made by the ARC members, sometimes with advice from Meadowville's management firm. If desired, a homeowner may appeal the ARC's decision to an application directly to the Board of Directors.

WHY DO WE HAVE ARCHITECTURAL STANDARDS?

Many people who have lived in developments without architectural controls may have seen or experienced a well-cared-for, well-decorated home next to one which has been allowed to deteriorate. The controls in the Architectural Standards are designed to prevent this type of situation and help maintain all property values while affording flexibility in property use.

WHAT ARE THE STEPS FOR APPROVAL OF MY PLANS?

When you begin to plan exterior alterations, including landscaping changes, or the initiation of an in-home business, you should first consult the appropriate standards. They will help you in finalizing your plans and will tell you if a formal application is required.

If you are questioning whether or not you need to submit an application for your particular project, contact the management company. After consulting the Guideline Standards, complete and submit your application, using the Home Improvement / Modification Application are available online at the community's website.

Be sure that your application is complete and clear and is signed and dated. Also, be sure to include, at a minimum, a plot or site plan or drawing [drawn to scale¹¹] with dimensions clearly marked. Additionally, a floor plan, elevation drawing, photo(s), color chips, etc. may be required for your specific project. Incomplete applications will be returned for further information.

Submit your application as soon as possible, allowing at least four weeks for processing. During this time, you can be obtaining any necessary building permits or variances you may need. Remember, approval of a project by the ARC does not relieve you of your obligation to obtain county permits, and vice versa.

Your application will be forwarded to the ARC. Members of the ARC will make a site visit. You may be contacted directly by one of the ARC members to clarify any application details.

The ARC's decision will be approval or disapproval, or approval with limiting conditions or provisions. Then your application goes back to the management company. You will receive written notification in the mail detailing the ARC's decision.

If your application has been approved, the approval is final and runs with the property (not just the residency time of the current homeowner) unless an exception is stated in this letter. Applications which are not approved may be resubmitted if they address the reason(s) for the original application's rejection.

If your application has not been approved, you may appeal the decision to the Board of Directors whose decision will be final.

WHAT IF I DON'T WAIT FOR APPROVAL?

If you start alterations or an in-home business without first obtaining written approval of your plans, you do so at your own risk. If you fail to submit an application, or if your application is turned down or modified, you may be required to remove an alteration.

WHAT IS THE PROCESS FOR STANDARDS ENFORCEMENT?

Every resident is asked to report violations. However, Meadowville's management company is responsible for the enforcement process. Routine checks are carried out by the management company. When residential architectural complaints are brought to their attention, they are investigated as promptly as possible. If a complaint is found to be a violation, the homeowner is contacted and asked to correct the problem within 15 days, either by removal of the problem or submission of an application to ARC, or by

¹¹¹ Site plans shall be drawn to scale of min. 1" = 30'; drawings of structures, houses, or other improvements shall be drawn to scale of min. 1/8" = 1'.

repair in case of a maintenance problem. Our experience is that most problems are corrected at this stage.

If the homeowner has received notification requesting action and that problem is not corrected within the stipulated timeframe, the result may be additional assessments.

Upon receipt of the violation notice, the homeowner has a 10 day period in which to request a hearing with the Board of Directors. The Board's decision will be the final ruling.

HOW CLOSELY MUST I ADHERE TO THE GUIDELINES IN THE STANDARDS?

The Covenants give the ARC the responsibility to set rules and procedures for architectural control. As a part of that responsibility, the Standards presented here have been written by the ARC with input from the resident stakeholders and approved by the Board of Directors.

The Standards will tell you what is most likely to be approved in typical circumstances, and also provide important information on how to prepare your application. Special circumstances regarding your property may allow the approval of an application which might be denied at another location, or the denial of your application which might be approved elsewhere. The fact that a plan has been approved for use at another location does not mean that it automatically will be approved.

Because approvals are site/residence specific, your application should be as detailed as possible.

General Approval Process

Step 1: Application

Home Improvement /Modification Application forms are available online at the Meadowville website. Delays in processing your application will be avoided by making sure that it is signed and has adequate supporting documentation including site plans, drawings and samples. Plan ahead!

Completed applications should be sent to the management company.

Step 2: Review by Architectural Review Committee

ARC members visit the property to review the application with your documentation in hand. Members may contact the homeowner named on the application for further information or clarification of application details. ARC discusses the application and decides whether to approve, approve with conditions or deny the application. Please keep in mind that this decision runs with the property, not with the current owner.

The application is then forwarded back to the management company.

Step 3: Response by HOA

You will receive a letter in the mail detailing the ARC's decision.

You may begin your project anytime following receipt of approval letter. Once the project is begun, it must be completed within three months' time.

NEW LOT DEVELOPMENT

- New Construction Guidelines are attached as Exhibit “A”. For more guidance and details, please consult the Declaration of Covenants and Restrictions for Meadowville and other appropriate Association documents available at the Meadowville website. The New Construction Guidelines remain in full force and effect after new home construction is complete and will continue to be enforced and in full effect for all lots as applicable to specific sections.

STANDARDS

The following section contains standards for specific exterior alterations or additions. It is not, by any means, an exhaustive list of possibilities. It merely represents the most commonly requested home improvements. The information herein is provided to assist the homeowner(s) in planning a project and in preparing a Home Improvement / Modification Application.

It is impossible to write standards necessary to cover all exterior changes. When a standard is not available for the project you are proposing, a complete application is needed. Emphasis should be placed on proper scale, materials, color and impact on neighboring properties. Applications should include sufficiently detailed information to permit understanding and evaluation of your proposal.

AIR CONDITIONING, HEAT PUMP EQUIPMENT (including BACKUP GENERATORS)

Air conditioning or heat pump equipment must be located so as to be concealed from the front street and neighbors' view. Equipment must be kept within screening enclosures which are located toward the rear of the house.

An enclosure shall be constructed of finished or unfinished lattice and pressure-treated wood. It shall provide screening on all sides with one open side not visible from the street. The height and width of the screening shall be just enough to conceal the equipment enclosed.

ANTENNAS/SATELLITE DISHES

The FCC (Federal Communication Commission) has passed regulations pertaining to the size requirements and installation sites of satellite dishes in community associations. Homeowners may install satellite dishes under one meter in size on their property. However, the FCC has permitted associations to establish placement and screening requirements on satellite dishes. It has been our experience that most residents want their satellite dish installed in the most inconspicuous location on their property, but installers that are given the ability to install the dish wherever they deem appropriate, will install the dish in a location that is easiest for them, not necessarily the most esthetically pleasing location for the owner and neighborhood.

Applications are required for ALL SATELLITE DISHES.

Considerations:

- Satellite dishes may not exceed one meter in diameter.
- The size, design and the location of all antennae and satellite dishes intended to be placed on a Lot must be submitted to the Architectural Review Committee (ARC) for review and approval granted prior to installation.
- To the extent it is reasonable, the preferred location and installation site for antennae and satellite dishes shall be only in the rear of a dwelling or in the rear portion of the Lot property. If such preferred locations preclude an acceptable quality of reception on any Lot property, then the Owner shall notify the ARC in writing, of such concern. Such notification shall include the appropriate documentation related to preclusion of reception and designate other sites on the Lot upon which the Owner wishes to locate an install the satellite dish.
- Antennae and satellite dishes which are one meter or less in diameter should be reasonably screened from view from any other Lot or Common Area and should be painted in a fashion that will not interfere with reception so that it blends into the background against which it is mounted.
- Associated cables and wires must be run and secured in the least visible locations.
- If the best reception will be received by placing the dish in a location is visible from the street and/or adjacent property owners, the dish will need to be screened with shrubbery. The shrubbery must be as high or higher than the satellite dish and as wide, or wider than the dish. In addition, the shrubbery needs to be of an evergreen variety so screening is accomplished year round, and the shrubbery needs to be dense enough to provide full screening.
- If you decide to use lattice or another screening method, the design and materials will need to be approved in writing by the Architectural Review Committee prior to installation. If you have already installed a satellite receiver without submitting an application for approval and the placement of your dish does not follow these basic guidelines, you will need to relocate your satellite dish.

ATTIC VENTILATION

Note: Includes any exterior attic ventilator.

No Application is required if the following conditions are met.

- No part of the ventilator protrudes more than 12" above the roof surface.
- All exposed parts are painted to match the exterior color of the material they penetrate so as to help conceal them.
- The ventilator is roof mounted, located on the least visible side of the roof, and does not extend above the ridgeline.

Applications are required for any other locations or situations.

Application Requirements:

- Drawing indicating exact locations and measurements.

AWNINGS, SUN TRELLISES, GARDEN TRELLISES and OTHER SUN-CONTROL DEVICES

Note: *Approvable for rear of houses only.*

Considerations:

- Sun control devices shall be compatible with the architectural character of the house in terms of style, color and materials. Cloth and/or wood are preferred materials.
- Awnings shall be of straightforward design without decorative embellishment such as scallops, fringes and contrasting colored stitches.
- Awnings, sun trellises and garden trellises shall be consistent with the visual scale of the houses to which they are attached.
- The location of any awning, sun trellis or garden trellis shall not adversely affect views, sunlight, or natural ventilation of adjacent properties.
- Color of pipe frames for canvas awnings shall match or complement trim or dominant color of the house. If awnings are removed for winter storage, pipe frames shall be removed.

Application Requirements:

- Photograph or picture from a brochure
- Sketch or drawing, including site plan of the residence.
- Materials and colors, i.e. cloth, wood, etc.

BASKETBALL GOALS/BACKBOARDS

Note: *Backboards may not be mounted directly to the house or to the garage.*

Considerations:

- Portable basketball goals must be a minimum of 20 feet from the street.
- Freestanding poles shall be located close to the residence, cannot be located within 15 feet of the curb, and shall be located within the building restriction line (BRL).
- Goals must be placed in the driveway only.
- Freestanding poles must be constructed in such a manner so as to be easily removed at the ground level.
- Backboards must be grey, white or transparent. A marker square on the backboard in any color is allowed. The pole shall be painted solid black or neutral earth tone.
- The unit must be kept in good repair.

Application Requirements:

- Photograph or picture from a brochure
- Sketch or drawing, including site plan of the residence.
- Materials and colors specifics.

BOATS, TRAILERS, TRUCKS, RECREATIONAL VEHICLES

The following is a listing of vehicles which may be housed in garages or covered, concealed crawl spaces but may not be stored in the open on any property:

- boats and other watercraft including jet skis, kayaks and canoes
- trailers (with or without wheels)
- inoperable vehicles
- any vehicle without current registration, or any similar items
- campers
- mobile homes
- tractors
- recreational vehicles
- buses
- trucks²
- commercial vans

² The term 'truck' is defined as a commercial vehicle with exterior signing or lettering, or exceeding $\frac{3}{4}$ ton, or with an open (cab only) loaded or flatbed, rear section.

CHIMNEYS, FLUES, FIREPLACES AND SMOKESTACKS

Considerations:

- All chimneys shall have foundations of material that match the house foundation.
- Cantilevered frame chimneys are not permitted.
- Generally, these guidelines encourage the use of masonry or siding-enclosed construction as the most architecturally appropriate style for chimneys. Under certain circumstances it may be necessary to utilize an exposed chimney pipe. Each case will be considered on its merits. One deciding factor is the location and visibility of the pipe from the fronting street. Unenclosed metal flues shall not be visible from the front of the house unless painted to match the color of roofing material.
- When there is an existing chimney (other than a builder-provided through-the-roof installation), the applicant must provide specific details on both the existing and the proposed chimney.
 - Chimneys which exit through a wall or the foundation or which run vertically along a wall must be boxed-in with materials which match the exterior wall finish in style and color.
 - Direct Vent Fireplace boxes which protrude beyond the exterior plane of the house, the frame structure must have a foundation to match the house foundation and all the exterior materials and finishes used to enclose the fireplace box must match the adjacent façade.
 - For chimneys which exit through the roof, the chimney shall be boxed-in if it is to be located where it will be visible from the fronting street. Chimneys not visible from the fronting street need not be boxed-in. Exposed metal sections must be painted black or the roof color. Conspicuous locations on the front of the roof should be avoided.
 - In all cases, the height of the exposed metal section or the boxed-in chimney shall be limited to the minimum permitted by building and fire codes.

Application Requirements:

- Photograph or picture from a brochure
- Sketch or drawing, including site plan of the residence.
- Materials and colors, i.e. cloth, wood, etc.

CLOTHES LINES

No clothing or any other household fabrics shall be hung in the open on any lot unless they are hung from an umbrella or retractable clothes hanging device. The device must be located to the rear of the house and removed from view when clothes are taken down. Permanent clotheslines are not allowed.

COMPOST PILES / BINS

Considerations:

- Compost piles³ are not dumping areas and shall not be used for household waste. Compost piles should be turned regularly to speed decomposition and to avoid attracting pests and vermin.
- They must be located within the side lines of the house, and at least 20 feet from the rear property line.
- Piles must be located behind the house so as not to be visible from the street and shall be screened from neighboring properties.
- Each compost pile shall be no more than a 4' X 4' square and no more than 3 feet tall.
- For more guidance, please consult the Virginia Extension Service guidelines (<http://www.ext.vt.edu>)

Application Requirements:

- Photograph or picture from a brochure
- Sketch or drawing, including site plan of the residence.
- Description or samples of materials and colors, i.e. wood, plastic, etc.

³ For Guideline purposes, a compost pile is defined as a contained, properly maintained area for decomposition of plant materials such as grass clippings, leaves and wood.

DECKS AND PORCHES

Note: Homeowner is responsible for identifying and following all pertinent building codes.

Considerations:

Front Porches:

- Must follow New Construction Guidelines see Exhibit A

Secondary Porches / Decks

- Must follow New Construction Guidelines see Exhibit A

Application Requirements:

- An official site plan showing the relationship of the porch or deck to the house and lot.
- Descriptive drawing including dimensions, height above grade and details of railings and stairs.
- Description and location of any plantings to be removed for construction and any equipment such as meters or heating and air conditioning sources which will be relocated as a result of construction.
- Note any changes in window or door locations.
- Description and location of proposed installation of and/or changes in exterior lighting.
- Photograph or picture of materials and colors or samples of same.
- Sketch or drawing, including site plan of the residence.

DECORATIVE OBJECTS AND ACCESSORIES (Lawn or Garden)

Also see standard LANDSCAPING / VEGETABLE GARDENS

No Application is required for flag holder brackets attached to a home if flag poles are removed when not in use.

An Application is required for all other lawn or garden decoration such as statues, fountains or ornaments visible from the street.

Considerations:

- Generally, ornamentation shall not be readily visible from the street, common areas, or neighbors' views.
- Man-made material such as plastic fencing, artificial flowers or plants, painted rocks as well as white rocks and white scalloped edging are NOT allowed.
- No decorative object may exceed 12" in height or 12" in width (for the front yard area).
- All decorations (not including plant containers) must be placed within flower/shrub beds – not in lawn or hardscape areas (e.g. walls, sidewalks, driveways).

Application Requirements:

- Complete description of object(s) along with a photograph or picture from a brochure.
- Sketch or drawing, including site plan of the residence.
- Description materials and colors (i.e. wood, concrete, etc.) or samples.

DOG HOUSES AND DOG RUNS

Note: *Dog runs and pens are prohibited and will not be approved.*

Considerations:

- Dog houses shall be located in rear of home only and be placed as close to the house as possible. They must not be placed where they could create a nuisance condition.
- To ensure privacy of adjacent neighbors, dog houses must be located at least 10 feet from each property line.
- Landscaping may be required.
- Color of dog house and the dog house roof must match the home or blend in with its natural surroundings.

Application Requirements:

- Sketch or drawing, including site plan of the residence.
- Description materials and colors (i.e. wood, plastic, etc.) or samples.
- Photograph or picture from a brochure.

DOORS AND WINDOWS

Note: Window air conditioning units are prohibited and will not be approved.

For awnings refer to standard AWNINGS AND TRELLISES.

For garage doors refer to standard GARAGE DOORS.

No Application is required if one of the following conditions is met:

- The proposed door is a match in style and color to the original.
- The storm door style matches any of the approved styles shown below and matches the color of the house siding, exterior door, or trim.
- The sliders and windows being replaced are the exact same color, size and style as the existing ones. All windows and sliders and associated trim and window trim on the house must be the same as the original color.
- Sliders being converted to French doors (and vice versa) are the exact same color, style and size as the existing slider (or doors).

Considerations:

- Storm doors must be of straightforward design without any decorative embellishment.
- Window shutters shall be compatible with the style, materials, and colors of the house and shall be of proper proportions to the window they adjoin.

Application Requirements:

- Description materials and colors (i.e. wood, plastic, etc.) or samples.
- Photograph or picture from a brochure.

Acceptable Door Styles



Cross-Buck Traditional Full



Self-Storing

DRIVEWAYS

Note: Homeowners are required to check with the County for any questions/problems concerning concrete aprons.

See also standard PARKING.

No Application is required if the following provisions are met:

- There is no change in material, color, size, shape.
- There is no change to the grade or size of the existing driveway.

Considerations:

- Every improved lot shall have a single paved driveway that is hard surfaced.
- Driveways may be brick, pavers, aggregate or interlocking concrete pavers.
- Gravel and asphalt drives are not permitted and will not be approved.

Application Requirements:

- An official site plan showing the relationship of the driveway to the house.
- Photograph or picture of materials and colors.

EXTERIOR TRIM

No Application is required if replacement trim is exact match to original existing trim. The ARC reserves the right to require modifications to the façade to accommodate appropriate trim.

Considerations:

- Exterior architectural detailing shall be consistent with the overall design theme of the house.
- Eaves, band boards, cornices, rakes, columns, pilasters, corner boards, vents, window and door trim shall be consistent with the style of the house and sized appropriately to the scale of the house.

Application Requirements:

- Descriptive drawing including location if appropriate.
- Photograph or picture of materials and colors.

FENCES

Considerations:

- Style: When a fence has been constructed on a lot adjoining a side or rear property line that abuts the applicant's lot, the proposed fencing shall match that existing fencing.
 - Yard fences are to be open picket style or open wrought iron fences.
 - No split rail style, chain-link, or stockade style fence will be approved.
 - Privacy fences are discouraged but will be considered as exceptions in extreme circumstances.
 - Pool fencing will be approved on a case-by-case basis.
- Location: Yard fences are permitted in rear yards only and must not extend farther than the rear plane of the house. Front yard fencing is prohibited. Fencing shall be placed on the property line so as to minimize maintenance issues.
- Materials: Fences must be constructed of low maintenance vinyl or wrought iron.
- Construction details:
 - Pickets shall face outside the lot.
 - Supported fence rails may run on the inside of the post only – facing toward the house.
 - Minimum spacing between pickets is to be 1.5”.
 - Height is limited to 48” from the ground to the top of the pickets.
 - Pool fencing minimum height is set by the County Code.
- Gates: Gates must match the fence in material, style, color and height.
- Screening plants might be required.

Application Requirements:

- An official site plan showing the exact location and dimensions of the fence.
- Photograph or picture and description of materials and colors.

FLAGS

No Application is required for the following:

- Decorative garden flags placed in garden beds, flags not to exceed 12" x 18".
- Flags (U.S., college or other decorative) not exceeding 3' x 5' and must be attached to the house. The flagpole may not exceed 5'.

Note: all laws and protocol regarding the display of the U.S. flag must be followed.

GARAGES/GARAGE DOORS

Each home is to have a garage. No garage may be enclosed, modified or otherwise used so as to reduce its capacity for parking vehicles. A builder may temporarily convert a garage into a sales or construction office, provided that it is converted back to a garage within 30 days of sale of home.

No Application is required if the replacement door(s) are exact duplicates of original existing door(s).

Considerations:

- The style shall be traditional raised panel or flush.
- The door shall be windowless or contain only standard, unembellished windows.
- The door shall match the color of the house siding, shutters or trim.
- All garage doors must match in style, material and color.

Application Requirements:

- Photo or brochure of the proposed garage door.
- Color chip and material sample.

GAZEBOS

Note: An application is required for all permanent gazebos. An application is not required for seasonal/temporary fabric gazebos.

No Application is required for seasonal, temporary or fabric gazebos if the following conditions are met:

- The unit is located in the rear yard, behind the house and placed as inconspicuously as possible.
- The unit is anchored into the ground.
- The fabric is blue, green or tan solid color or blue, green or tan with white stripes.
- At the end of the summer the unit is removed.

Considerations:

- Generally, only well-screened gazebos are allowed using natural construction materials that blend well with the surrounding environment.
- Gazebos shall be small enough to fit comfortably on the property, and shall be built in a minimally distracting location.
- Gazebos shall be constructed of natural materials or acceptable composite materials. All visible portions shall be wood, preferably pressure treated. It is recommended that wood be left natural. However, it may be stained to match the existing trim or house color.
- A railing or appropriate landscaping is recommended for all gazebos. Use of multiple railing styles is discouraged.

Application Requirements:

- An official site plan showing the relationship of the gazebo to the house and the lot.
- Descriptive drawing including dimensions, height above grade and details of railings and stairs, and proposed color or stain.
- Description of proposed installation of and/or changes to exterior lighting.
- Details of any changes to existing landscaping and/or proposed landscape plan.

GRILLS

Considerations:

- Grills must be located behind the house or stored inside the garage when not in use.

Application Requirements for permanent grills:

- A complete description of the materials, dimensions, and location must be provided.

GUTTERS AND DOWNSPOUTS

Considerations:

- Gutters and downspouts must match the color of the house or trim.
- Downspouts shall include short turnouts at the outlets.
- If extensions are required, they shall utilize corrugated pipe below grade.
- Long extensions from the base of the downspout to the property line over the lawns are prohibited.

Application Requirements:

- Drawing or description indicating location of all gutters, downspouts.
- Photo and/or complete description of gutters / downspouts including materials and color.

HOLIDAY DECORATIONS / LIGHTING

No Application is required for traditional holiday decorations and decorative lights. Decorations and lights may be displayed for 2 months prior to and 1 month after any commonly recognized holiday. No decoration or lighting display may hinder clear sightlines for drivers.

HOT TUBS, SPAS, AND WHIRLPOOLS

Considerations:

- Hot tubs and whirlpools must be located to the rear and between side walls of the residence and generally not more than 20 feet from the house.
- They shall not protrude more than 3 feet above the adjacent ground or deck level and shall be of a material that will blend with surrounding structures.
- In most cases, plant screening will be required.

Application Requirements:

- Drawing or description indicating location and dimensions
- Photo and/or complete description of materials and color.
- Proposed screening and landscaping plan.

LANDSCAPING / VEGETABLE GARDENS

A master plan for landscaping is recommended even if planting is to be done in stages. When having mulch or other bulk materials delivered, please have items placed on your own property, not sidewalks, parking pads, streets, rights-of-way, etc. For tree removal, refer to the Guideline standard Tree Removal.

No Application is required for the following:

- Individual shrubs (unless used as a hedge), foundation plants, small annual or perennial beds, ground covers, or single specimen trees which, at maturity, will be in scale with the house size.
- Stepping stones flush with the ground.
- A vegetable garden that is less than 15 feet beyond the rear of the house, falls within the sidewalls of the house, is less than 200 square feet in size.

Applications are required for the following:

- Any plantings used as a hedge, windbreak or for screening purposes,
- Landscaping which involves a change of grading or slope,
- Installation of a retaining wall or other structure or hardscape; landscaping including ponds or water features.

Special Requirements:

When an application is approved contingent on a provision for landscape screening, plants used shall be a fast growing variety and of sufficient density to provide immediate impact. Plantings shall be 2/3 the height of the object to be screened, or 4 feet tall, whichever is greater.

Considerations:

- Landscaping of properties located at street intersections shall permit safe sight across the street corners. No fence, wall, hedge, or shrub planting may be placed or permitted to remain where it would create a traffic or sight problem.
- Manmade materials such as plastic fencing, artificial flowers or plants, artificial turf and painted rocks, white rocks or edging are not allowed.
- Plastic or rubber driveway edging that exceeds more than 1 inch above the ground is not allowed.
- Any plantings used as a hedge, windbreak or for screening purposes will be considered on an individual basis.

Application Requirements:

- Site plan showing the location of proposed landscaping.
- Ponds/water features require plot plan, description of design, dimensions, including depth and type of filter system

LIGHTING

Each property shall have a standard post lamp. This lamppost is to meet the standards of other exterior lighting on the front facade of the house. Other exterior light fixtures are limited to lights at entrances and garage doors.

No Application is required for the following:

- Replacement of an existing light fixture is an exact or reasonable match to the existing fixture in style, finish and size.
- Low level intensity landscape or driveway lights (Malibu type). Stakes for these lights are to be pushed uniformly into the ground so that the lights are level and as low as possible. No light shall be placed closer than 5 feet from the curb. Side or rear (only) eave-mounted floodlights must be directed completely within the applicant's lot area. Lights must be angled downward only, so as to not shine on adjacent property or public space.
- HOLIDAY LIGHTING: Traditional holiday decorative lights, which may be displayed for 2 months prior to and 1 month after any commonly recognized holiday for which such lights are traditionally displayed.

Applications are required for all other lighting needs.

Considerations:

- Façade floodlighting will be permitted as long as the floodlights used are incandescent fixtures and the fixtures are concealed in landscape beds.
- High intensity or pole mounted or security lights are prohibited. High intensity refers to ballasted light fixtures using high or low-pressure sodium, mercury vapor, or metal halide lamps.
- All wires and related parts must be inside the structure with no exterior wires. Channel covers must be painted to match exterior siding or trim.

Application Requirements:

- Descriptive drawing indicating location of proposed light fixtures.
- Brochure or description of all details of the fixtures.

MAINTENANCE

The Covenants require each homeowner to properly maintain his or her property. This includes maintenance of all structures, parking areas, and grounds.

Specific areas of maintenance include, but are not limited to,

- seeding, watering and mowing of all lawns,
- pruning and cutting of all trees and shrubbery,
- cleaning, staining or painting, or other appropriate external care of all buildings
- maintaining all driveway or sidewalk areas with periodic cleaning, sealing, resurfacing or other normal tasks,
- snow removal,
- weed control in flowerbeds
- removing refuse and trash including dead vegetation, tree branches, etc.,
- cleaning up after pets and disposing of waste material in a sanitary manner – both on homeowner's property and on all open space or public areas.

MAJOR ADDITIONS

Applications are required for all major building additions including, but not limited to garages, greenhouses, porches, rooms, screened porches, etc.

Considerations:

Siding, roofing, and trim materials must be the same as or compatible with the existing materials of the dwelling in color and texture.

- The architectural style, materials, and color shall match that of the original house. New roofs must be the same approximate slope as those existing on the dwelling.
- New windows and doors must be compatible with those of the existing dwelling in style, window grids and trim color. These must also be located on walls at the approximate height as those of the existing dwelling, and be trimmed in a similar manner.
- Architectural elements such as corner and rake boards, soffit, eaves, and shutters shall match the style and size of the same existing elements of the house.
- Space beneath any new structure constructed on piers (including decks) higher than 2 feet above grade but less than one story above grade shall be enclosed with lattice or other approved screening material or the ARC may require a full foundation.
- Additions may not extend to the property line or over the building restriction line (BRL).
- Location:
 - Additions must not significantly impair the view or the amount of sunlight or ventilation of adjacent residences or the public's use or enjoyment of open space. New windows, doors or viewing areas from the addition must not infringe upon existing internal or external private areas of adjacent residences.
 - New additions shall not create situations in which adjacent neighbors will have difficulty adding to, modifying, or maintaining existing dwellings.
 - Additions shall not adversely affect drainage or runoff conditions on adjacent properties through changes in grade, diversion of flow, or other modifications, which affect run-off conditions.

Application Requirements:

- A site plan showing location of addition with all measurements indicated.
- Descriptive drawing indicating location of proposed light fixtures.
- Brochure or description of all details of the fixtures.
- Contractor's plans with details regarding style, materials, windows, etc.

OPEN SPACE

The Meadowville Landing Association, Inc. does not allow unauthorized use of open space for any reason including gardens, play equipment, pets, tree removal, motorized vehicles, etc. Proposed changes of open space use must go through the Board of Directors.

PAINTING / STAINING

No Application is required if the paint or stain to be used is the same color as the original paint or stain.

Application is required for any color change even if it is just a lighter or darker shade of the original color.

Considerations:

- Vinyl siding shall be pre-finished with an integral approved color.
- The same or very similar color schemes may not be used on adjacent houses or on houses directly across from each other.
- A color scheme may be rejected if it is determined that it has been used on too many properties.
- Color selections are not limited to a particular list. However, colors should generally be muted in hue, especially for large areas such as the siding.
- Stronger colors may be used for focal points such as shutters and doors.
- Color schemes must be harmonious with other finishes such as the foundation or roof.

Application Requirements:

- Specify color scheme names and provide either chip samples or colored pictures/brochures.

PARKING

No commercially licensed vehicles, motor vehicles, recreational vehicles, boats, disabled vehicles, vehicles without a current state license or state inspection sticker, machinery, or other equipment shall be visible from the street or from adjoining property for a period exceeding twenty-four (24) hours. All commercially licensed vehicles, recreational vehicles, boats, and trailers may only be kept on the Owner's Lot if the recreational vehicle is stored inside of a garage, shed, or other approved enclosed building structure on the Owner's Lot. No screening will be approved for such storage on any Lot.

This covenant shall not apply to vehicles and equipment used in connection with construction upon Lots, while such construction is in progress, or in connection with the development of the Property. It shall be the responsibility of each Owner to construct and maintain suitable and adequate parking space on his Lot and all Owner vehicles shall be parked thereon.

PATIOS / WALKWAYS

Considerations:

- Limit changes to land contours.
- Terracing to follow existing land contours should be built in small increments.
- Patios should extend no more than 20 feet from the rear of the house or 1/3 of the distance from the rear of the dwelling to the rear property line.
- Generally, patios should not expand beyond the sides of the house.

Application Requirements:

- Site plan with the location of the patio / walkways clearly marked with all measurements included.
- Complete description and color photograph (brochure) of materials and colors to be used.

PLAY EQUIPMENT see also standard BASKETBALL GOALS

This standard includes, but is not limited to, swing sets, sliding boards, jungle gyms, climbing play sets, soccer goals, playhouses, forts, trampolines.

Play equipment is often highly visible and, depending on their design and use, it may conflict with the aesthetic, environmental goals of the community. These items should not be visible from the front of the house. For corner yards, applications will be reviewed in relation to their effect on the visual streetscape.

No Application is required if the following conditions are met:

- The equipment is smaller play equipment, such as *Little Tikes*, is limited to two pieces not exceeding 4 feet in height and 4 feet in length each.
- The item is a single sandbox which does not exceed 20 square feet in area, and one foot in height and it is constructed of wood or plastic.

Considerations:

- All swing sets, play equipment, forts, and playhouses shall be located behind the house as inconspicuously as possible. Location must be at least 10 feet from the rear and side property lines.
- All swing sets, play equipment, forts, and playhouses must be in proportion to the property.
- Metal equipment **must** be painted dark green or dark brown. Wood equipment may be left natural or painted solid dark brown.
- Any canopy shall be of a solid blue, green, tan or striped color.
- Playhouses shall match the existing house in style and color or blend in with the natural surroundings.
- Tree houses shall blend with the surroundings and will be considered on a case by case basis.
- Enclosed structures (e.g. forts, playhouses) shall have an interior floor to ceiling height of no more than 6 feet and a total floor area of less than 36 square feet.
- Screening may be required.
- No trampolines are permitted.

Application Requirements:

- An official site plan showing the relationship of the equipment to the house.
- Descriptive drawing including dimensions, proposed materials and colors.
- Description of proposed installation of and/or changes to exterior lighting.
- Details of any changes to existing landscaping and/or proposed landscape plan.
- Photo, drawing or brochure of equipment.

POOLS

Note: Each lot will be evaluated as a unique situation. Prior approval for pools in other locations will have no influence. Not all lots are appropriate for having pools. Private pools are generally discouraged because there are few locations where they can be placed without affecting adjacent properties. Other considerations are required fencing and possible lighting or screening/privacy problems.

Above-ground pools are not allowed.

No Application is required for pools that are children's wading pools no more than 6 feet in diameter and 24" deep whether inflatable or durable plastic.

Considerations:

- Size of the pool shall be proportionate to the yard size.
- Pools must be located in the rear yard, no closer than 10 feet to any property line and must not be visible from the front street.
- Plant screening will probably be required to soften the visual impact of the pool and fencing to neighboring properties.
- In general, pools shall not be located closer than 35 feet to any adjacent house, public right-of-way, or open space.
- Lots that with wooded areas as border(s) may be considered as exceptions.
- Careful consideration must be given to fencing proposed for use around any pool. Approval of the fence is contingent on completion of the pool. If the applicant decides not to build the pool, the fence cannot be installed.

Application Requirements:

- Plot plan showing in detail the location of the proposed pool, its associated equipment and the locations.
- Landscape plans specifying any changes in current conditions and planned screening.
- Specifics of fencing including exact location and brochure or description/photo detailing materials and size dimensions.
- Specific details on any new or changes to existing lighting, deck or patio areas, walkways and any other changes or additions to the existing property.

RAIN BARRELS

An Application is required for all rain barrels. Please refer to the Virginia Extension Service (website <http://www.ext.vt.edu>) for useful information.

Considerations:

- Generally, the number of rain barrels must not exceed the number of downspouts.
- Rain barrels shall be located toward the rear of the home only.
- Rain barrels shall be maintained at all times and shall be kept free of standing water on and around anything not used as part of the rain barrel system.
- Ensure that drainage/overflow/runoff is properly diverted and does not flow onto neighboring properties.

Application Requirements:

- Site plan showing the location of the rain barrels.
- Detailed description of rain barrels including height, diameter, and capacity.
- Picture, brochure, or description of the barrels, including the style, color and material.
- Proposed screening and landscaping plan.

ROOFING

No Application is required if the roof is an exact replacement including the same color and material of the existing roof.

Considerations:

- Composition shingles are the preferred material. Other materials will be considered.
- Preferred colors are medium to deep brown or gray shades. Color shall coordinate with the color of the exterior siding and trim of the house.
- Flashing shall be copper or pre-finished to match the adjacent building material color. Less visible flashing may be painted. No exposed mill finished flashing is allowed. Imitation copper is not allowed.
- Gutters and downspouts – see standard GUTTERS AND DOWNSPOUTS
- Skylights are permitted on the rear roof planes. They shall be trimmed in pre-finished metal matching the roof color.
- Roof vents: Attic ventilators and other roof penetrations shall be low profile design.
- Roof dormers (dormer and eyebrow windows) are permitted as consistent with the style of the house.

Application Requirements:

- Color sample and material (color brochure is acceptable).
- Drawing indicating location of any roof vents, gutters, downspouts, roof vents, roof dormers, etc.

SHEDS, TOOL / STORAGE

Considerations:

- Sheds shall be proportioned to the size of the house and lot. Generally, sheds larger than 10'X12' or taller than 8' at the roof peak will not be approved. All shed sizes will be reviewed on a case by case basis. Not all lots are suitable for sheds.
- Sheds must be at least 10 feet from the rear and side property lines.
- Sheds should be placed directly behind the house so as to minimize viewing the shed from the front street.
- Roofing, siding, style and trim materials shall be of the same type and color as the house. Roof styles and slopes must be similar. Lustrous and shiny metallic surfaces are not acceptable.
- If the house is restyled, re-sided or a color change is made, the existing shed shall also be changed to match. Refer to standard PAINTING / STAINING and standard GUTTERS AND DOWNSPOUTS and standard ROOFING.
- Approval is contingent on resident's commitment to build a sturdy, permanent structure.
- Foundations are required for all sheds.

Application Requirements:

- Site plan that shows the relationship of the shed to the house and property lines.
- Brochure and/or detailed drawing of the shed including all dimensions: length, width and height at peak
- Details including color and materials to be used.
- Any lighting additions or changes must be detailed.
- Any landscape additions or changes must be detailed.

SIDING AND SHUTTERS see also PAINTING / STAINING

No Application is required if replacement siding is exact match to original existing siding in color, texture, and board sizing. All siding changes, including color, must be approved. It is the owner's responsibility to ascertain whether or not the proposed building material meets County building and fire codes
For shutters, no application is required if the replacements are of the same material, color, and style.

Considerations:

- The style of existing trim work at soffits, corners, eaves, windows and doors, and of accent panels, shutters or other stylistic features shall be retained in the residing design. This will be considered an important requirement where these elements contribute to the visual continuity of the neighborhood by evoking similarities in style among nearby houses.
- In those cases in which resident wishes to alter the stylistic features of the existing facade (for example, by adding shutters or accent panels) the decision will be based on the following:
 - Size and shape of the residence in relation to existing and proposed materials.
 - The variety of styles and siding materials of the homes surrounding the residence.
 - The over-all visibility of the residence from nearby properties.
- Re-siding or repainting of structures such as sheds may be required.
- Colors – approved colors are not limited to a specific list, however, colors shall be earth tone or generally muted in hue. Stronger colors will be considered for focal points such as doors and shutters.
- Foundation color may require repainting.

Application Requirements:

- Brochure or picture of proposed materials and colors including sizing and style details of siding.
- Drawing indicating size and location of shutters.

SIGNS

The placement of all signs must be in compliance with Chesterfield County Ordinance. Signs shall be neatly lettered, clean, have a professional appearance and be maintained in good condition. Permanent signs are not permitted except in very specific, limited situations. One such situation is the display of one home security sign no larger than 12" x 12" located near the front door.

No Application is required for temporary signs if the following conditions are met:

- Rental or sale of residential property (limited to 24" x 24") and may be displayed in the front yard only. Neighborhood lead-in signs are permitted on weekends and must be removed by Sunday night.
- Political signs:
 - Candidate's political signs must be placed in accordance to Chesterfield County's guidelines for size and time limits.
 - Signs shall be at least 15 feet from the nearest edge of the pavement.
 - These signs may be displayed 60 days prior to and 7 days after the election for which intended. In cases where a final election follows within 75 days of a primary election, signs endorsing those candidates who won in the primary election may be displayed during the interim period and up to 7 days after final election.

Application Requirement:

- A sample of the proposed sign including the color, font, wording, location, size, material and shape must be provided.

SOLAR COLLECTORS

Solar collectors can have a considerable visual impact on a structure due to their size. Therefore, it is important to properly integrate the collector into the design of the house thus minimizing visual impact.

Application Requirement:

- Collectors shall be located so as to give maximum advantage to the user and minimum design impact on the structure.
- Large collectors on a sloping roof shall appear to be flush with the roof and not lying on top. Smaller collectors may be laid on top of a sloping roof and finished to appear like a skylight.
- Collectors shall be constructed of glass with wood or metal trim. All trim shall be painted to match the background color of the roof. Plexiglas is not acceptable, because it sags and yields an unsatisfactory appearance. All pipe work shall be concealed.
- Free standing collectors must be located behind the structure and completely concealed from the street, from neighboring properties and open space or worked into another architectural element.

Application Requirements:

- All applications shall include a site plan plus elevations of the house showing the appearance of the collector, including size and color.
- Details shall show how the collector edges will meet the roof.

STORAGE, TEMPORARY See also standard BOATS..., standard PARKING, standard WOODPILES.

Temporary storage of construction, yard work, or landscape materials is permitted for a period of 15 days only. Material may be covered with natural colored tarpaulins. Applications are required for any longer time considerations.

TRASH RECYCLABLES

Trash, garbage and recyclables must be kept in sanitary containers located so as to be concealed from the front street and neighbors' view. Outdoor containers must be kept within screening enclosures which are located toward the rear of the house.

An enclosure shall be constructed of finished or unfinished lattice and pressure-treated wood. It shall provide screening on all sides with one open side not visible from the street. The width and height of the screening shall be just enough to conceal the container enclosed.

Trash and recyclables may not be put out earlier than the night before pickup and shall be put away the next day.

No items may be disposed of on Meadowville Association open space land.

TREE REMOVAL

Considerations:

- When a tree is removed, the stump must be removed to below ground level.
- If there are large, protruding roots, they also shall be removed.
- Areas where stumps and roots are removed, the area should be either leveled and re-seeded for lawn areas or returned to a condition to blend with surrounding landscaping or mulched bed.
- We require a 10' tree save area on the rear property line for all lots abutting another lot and we discourage removal of trees that provide space and privacy between lots.

No Application is required if any of the following conditions are met:

- The tree(s) are dead or diseased beyond healing.

Application Requirement:

- A copy of the site plan must be provided to show the location of the trees to be removed.
- A report from an arborist or other professional may be helpful.
- Landscaping plan if removal of trees necessitates extensive landscape changes.

WOODPILES

Firewood may be stored on lots in the rear yard only, no closer than 10 feet from any side property line and not visible from the front street.

It is recommended that wood be stacked off the ground to discourage termites and rodents.

No Application is required if the woodpile is not readily visible from the street. All other locations require a complete application.

Application Requirements:

- The application must include a site plan indicating the location of the woodpile.
- Screening or plantings may be required.

MEADOWVILLE LANDING AND MOUNT BLANCO ON THE JAMES ARCHITECTURAL GUIDELINES

Meadowville Landing is located in south eastern Chesterfield County on the banks of the James River. There are eight Sections of Meadowville Landing: Sections 1, 2, 3, 4, 5, 7, 8, and 9. To the south of Meadowville Landing is the Mount Blanco on the James subdivision which includes The Landings, Section 1. Across Meadowville Road from Meadowville Landing is Twin Rivers Section 1. Guidelines specific to Meadowville Landing, Mount Blanco on the James, The Landings at Meadowville, Twin Rivers or individual sections of those subdivisions are set forth at the end of this document.

It is the intent of the owner/developer to create a truly fine neighborhood that is compatible with the rural environment. The Architectural Review Committee ("Committee") has been delegated a key responsibility in this regard. It is the intent of the Committee to have homes that are tasteful and attractive and on the conservative scale. In addition, the siting of each home on each individual parcel is a critical element in the success of the house.

This list should be used as a general guideline in the design, construction and landscaping of all homes in the development. Final approval of all plans must be made by the Committee and prospective homeowners and builders are asked to incorporate the elements listed here in their plans before submitting them to the Committee. Property owners need to realize these guidelines may change over time due to the introduction of new building materials and new methods of construction in housing. In addition, prospective homeowners and builders should realize the Committee has approved certain styles of homes and materials that may not necessarily be approved today. Certain styles of homes may be allowed on one parcel but not on another at the sole discretion of the Committee. Past approvals are not necessarily indicative of what will be approved today. The Committee is constantly trying to improve and fine-tune the approval process.

GUIDELINES APPLICABLE TO ALL SECTIONS OF MEADOWVILLE LANDING, THE LANDINGS AT MEADOWVILLE, TWIN RIVERS, AND MOUNT BLANCO ON THE JAMES

Application Requirements

1. A complete set of architectural drawings with appropriate detail including floor plans, front, side and rear elevations, building sections, and wall sections with cornice detail, will be required to be submitted to the Architectural Review Committee. Plans that are "marked up" will not be accepted. The Committee requires a "clean" set of plans. The New Home Architectural Review Form should accompany the submittal.

2. Plans must be drawn by an architect or local designer and must be detailed for each lot. Plans will be approved on a lot by lot basis and the Committee is encouraging plans that fit the particular parcel and have a local flavor.

Front Entranceways

3. The Developer feels that the entranceway (front door) in both transitional and traditional homes is critical in developing the overall mass and sequence of the home. Proper detail and massing will be required to give the entrance to the home strong definition. Porches and front entranceways (pediments) are extremely important. This should significantly improve the streetscape.

Siting of Homes/Garages/Parking

4. The siting of the houses on each individual parcel is most important. The Committee has expended a great deal of time and energy on this issue. The intent is to treat each parcel on an individual basis and at the same time, attempt to highlight the entranceway in a gracious functional manner. Emphasis is on the driveway accentuating the front of the house, not the garage. No front entry garages will be permitted unless the Committee finds that there are unusual circumstances that justify a front entry garage design and the Committee provides prior written approval. In some instances the Committee may require the garage doors to be painted. Guest parking is also an important element in the site plan and the location of guest parking and/or handling of cars is reviewed in the site plan approval process. A comprehensive site plan including driveway, guest parking, cleared areas, and house location to scale, is required to accompany the New Home Architectural Review Form. No clearing may commence until the site plan is approved.

Approval of Materials and Colors

5. The Committee must approve all brick selections, mortar, exterior colors (including roof material) and stakeouts before lots are cleared. Brick mould must be 2 1/4". Composite or Hardie Plank type siding is approved for appropriate frame style homes. All other materials will be approved on a case by case basis.

Roofs

6. All roofs shall be 30 year dimensional asphalt shingles (350 lb.) or better.
7. The pitch of the roofs on all traditional two story houses shall be no less than 8/12 on the body of the house. This is a minimum pitch and the Committee may require increases on some plans.

Cornice

8. The cornice profile must have a fascia or a soffit and a bed mould.

Decks/Porches

9.Front Porches and Stoops. All front entry stoops and front porches shall be constructed with a continuous masonry foundation wall. Individual front porches and stoops shall be one-story in height, or taller if the porch/stoop design is architecturally compatible with the dwelling it serves. Extended front porches shall be a minimum of 5 feet deep. Handrails and railings shall be finished painted wood or metal railing with vertical pickets or swan balusters. Pickets shall be supported on top and bottom rails that span between columns. Columns supporting roofs of porches and stoops shall be masonry piers, tapered round (Tuscan or Doric) column, or square box columns a minimum of 8 inch square as appropriate to the character of the dwelling unit. All front steps shall be masonry to match the foundation.

Rear Porches. All back doors are required to have a stoop at a minimum. The stoop must sit on a brick foundation. No back doors may be left with a wood barricade. All rear porches shall be constructed on masonry or stone piers with lattice screening spanning between columns. Handrails and railings shall be finished painted wood or metal railing with vertical pickets or swan balusters. Exposed pressure treated lumber will not be permitted for any railing system. All pressure treated lumber used for deck, stoop, or porch railings must be either wrapped, treated or painted.

Decks. All first floor rear decks shall be supported by 12" brick columns. Second floor decks that are above first floor decks shall be supported by wood columns. Any structure supporting a screened porch shall have a masonry foundation.

Foundations

10. All foundations shall be constructed entirely of brick, stone, or a mixed combination of both. Synthetic or natural stucco foundations may be permitted for facades constructed entirely of stucco. Foundations must be consistent with wall material. Wood, PVC, or composite material louvered foundation vents will be required on the front of traditional homes.

Flashing

11. All exposed flashing shall be copper or pre-finished aluminum (bronze or black).

Landscaping

12. All homes shall incorporate a minimum landscape allowance (foundation planting) as required for that Section of Meadowville Landing. A landscape plan needs to be submitted for approval 45 days prior to completion of the home. This should also include any exterior lighting, irrigation, etc. No landscaping (planting) is allowed within 25' of pavement. Please be advised that landscaping near the street may be subject to

damage due to maintenance. Front, side, and rear yards shall be sodded and irrigated. The landscaping requirement is \$2,500.00 minimum.

Two maple trees, or approved shade tree, must be planted 20' from the edge of pavement and be shown on landscaping plan. Foundation planting is required along all dwelling facades facing a street and shall be shown on the landscaping plan. Foundation planting beds shall be a minimum of 4 feet wide from the dwelling unit foundation. Planting beds shall be defined with a trenched edge or suitable landscape edging material. Planting beds shall include medium shrubs spaced a maximum of four (4) feet apart. Dwelling unit corners shall be visually softened with vertical accent shrubs (4-5 feet in height) or small evergreen trees (6-8 feet in height) at the time of planting.

Unless the Committee provides its prior written consent to the contrary, no trees shall be cleared, cut, or removed from a tree-save area extending along the entire length of each rear lot line and measuring ten feet in width from the rear lot line toward the interior of the lot. This prohibition against clearing, cutting, or removal of trees from the tree-save area applies to any trees existing within the tree-save area on a lot prior to commencement of construction on that lot.

Garages

13. No front entry garages will be permitted unless the Committee finds that there are unusual circumstances that justify a front entry design and the Committee provides its prior written approval. No front-loaded garages shall be permitted except in the case where a dwelling includes three garages. In the case where a dwelling has three garages, no more than one garage shall be front-loaded.

Site Conditions During Construction

14. Once the parcel is cleared, stone needs to be put down immediately to stabilize the driveway and reduce mud on streets, etc.

Fencing

15. Fencing should be integral to the design of the house and not consume the entire rear yard so as to define lot lines. Exposed pressure treated lumber will not be permitted for fence pickets. All pressure treated lumber used for fences must be either wrapped, treated or painted. All fencing must be approved by the Committee prior to construction or installation.

Propane Tanks

16. Propane tanks for heating and hot water must be buried.

Mailboxes

17. As set forth in the Declaration, standard mailboxes will be used.

Heat Pumps

18. Heat pumps visible from the street shall be enclosed with lattice or other material approved by the ARC. If shrubbery is used it must be an evergreen to provide screening year round and any other requirements of the building guidelines or comments that were submitted must be complied with upon completion.

Builder Signs During Construction

19. All signs identifying the builder during construction shall be removed from the lot at the time of occupancy.

GUIDELINES APPLICABLE TO MEADOWVILLE LANDING, SECTIONS 1, 3, 5, 7, and LOTS 15-21 IN SECTION 4 AND LOTS 13-14 IN SECTION 9 ONLY

20. Simple massing and clean designs are desired. The Committee would like a well-organized plan that is tasteful. Many windows of different sizes and shapes, multidirectional siding, towers, too many materials and "wild shapes" will not be permitted. As a general rule, all windows shall be of a similar size.

21. The type of cornice utilized is very important to the Committee. All submittals must include a three piece (minimum) cornice detail. A bed molding or appropriate shaped trim is required at the joint between the soffit and the body of the house. Failure to submit the plans with a cornice detail will result in the plans being sent back without approval.

22. The Committee will require detailed (shop) drawings of porch and entranceway elements.

23. All driveways shall be concrete, concrete aggregate, or masonry pavers.

24. Wooden foundation vents will be required on the front of traditional houses. The foundation vents on the front of all houses shall be decorative in character.

25. All homes shall incorporate a minimum landscape allowance (foundation planting) of \$2,500 not including mulch or labor. Irrigation and sod is required for all front, rear and side yards. There shall be a 10-12' buffer of trees or shrubs between the driveway and adjoining lots where possible or practicable.

26. Brick homes must be brick on three sides. In noted locations brick will be required on all sides. All siding will be reviewed on a case by case basis. Double Five siding will not be approved.

27. All screened porches or other structures adjoining the home shall be on a continuous foundation. If a deck has a roof it must have a foundation.

28. There shall be a visible break in the veneer at the first floor of all homes by means of a real or simulated water table or soldier band, unless an exception is granted by the Committee.

29. In some instances the areas that front the street that remain natural will be required to be "park" cleared or partially thinned, thus removing some underbrush, dead limbs, etc. This will be determined on a case-by-case basis. However, clearing from parcel line to parcel line will not be allowed unless approved by the committee.

30. The minimum gross floor area for each dwelling shall be 2,850 square feet for each one-story dwelling and 3,000 square feet for each two-story dwelling.

**GUIDELINES APPLICABLE TO MOUNT BLANCO ON THE JAMES (ALL SECTIONS),
THE LANDINGS AT MEADOWVILLE (ALL SECTIONS) AND MEADOWVILLE LANDING,
SECTIONS 2, 4 (EXCEPT LOTS 15-21) , 8, AND 9 (EXCEPT LOTS 13-14) ONLY**

31. Simple massing and clean designs are desired. The Committee would like a well-organized plan that is tasteful. Many windows of different sizes and shapes, towers, too many materials and "wild shapes" will not be permitted. It is our desire to create a traditional neighborhood that is reflective of the rich and diverse architectural heritage of central Virginia and the Mid-Atlantic region. Architectural styles from outside the region (i.e. Mediterranean, Mission, Southwestern, Alpine, Tudor, etc.) will be discouraged. Transitional homes that complement the site and meet the material requirements will be welcomed.

32. Hip roofs on traditional houses to be a minimum of 8/12.

33. Brick-front houses shall have jack-arches over the front windows on the main body and garage windows. In some instances, shutters will be required on the side of houses along with the front depending on the location.

34. In addition to brick or stone, acceptable siding materials shall include stucco, synthetic stucco (E.I.F.S.), or horizontal lap siding. Horizontal lap siding may be manufactured from natural wood or cement fiber board or may be premium quality vinyl siding with a minimum wall thickness of .042 inches. Synthetic Stucco (E.I.F.S.) siding shall be finished in a smooth, sand or level texture, no rough textures are permitted. Brick or stone is required on 20% of the front façade of each dwelling.

35. Wood, PVC, or composite material louvered foundation vents will be required on the front of traditional houses.

36. All chimneys exposed from the ground up on traditional houses must have two breaks for washes with the top section being 4' wide, 2' deep and having a decorative

cap; chimneys should be a minimum of 4' above the ridge line of the roof. The width and depth of chimneys shall be appropriately sized in proportion to the size and height of the house. The intent is to get good chimney height and detail from the front of the house. Cantilevered chimneys are not permitted.

37. All exterior wood steps must have closed risers.

38. All driveways to be concrete, concrete aggregate or masonry pavers.

39. All homes shall incorporate a minimum landscape allowance (foundation planting) of \$2,500 not including mulch or labor. Irrigation and sod is required for all front, side, and rear yards.

40. The design of night lighting for individual residences should achieve the objective of providing adequate, safe and yet diffused discreet illumination. Lighting should be concentrated in small areas and be low intensity and directional to maintain the serenity of the woods; preserve night view; and minimize disruption of neighborhood privacy. High intensity lights shall not be permitted. All exterior lighting must be approved and the Committee would prefer that this be submitted on the original submittal. If not, lighting needs to be submitted with the landscape plan 45 days prior to completion.

41. The minimum gross floor area for each dwelling shall be 2,500 square feet.

GUIDELINES APPLICABLE TO TWIN RIVERS (ALL SECTIONS)

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52. The minimum gross floor area for each dwelling with a first-floor master shall be 1,600 square feet. If the house does not have a first-floor master, the minimum gross floor area shall be 2,000 square feet.

53. All garages shall use an upgraded garage door. An upgraded garage door is any door with a minimum of two (2) enhanced features. Enhanced features shall include windows, raised panels, decorative panels, arches, hinge straps or other architectural features on the exterior that enhance the entry (i.e. decorative lintels, shed roof overhangs, arches, columns, keystones, eyebrows, etc.). Flat panel garage doors are prohibited.

4/1/20

SUBMITTAL REQUIREMENTS:

1. New Home Architectural Review Form
2. Complete set of architectural drawings:
 - Floor plans
 - All four exterior elevations
 - Building sections showing structure of house and roof pitches
 - Wall section with cornice detail
3. Site plan:
 - Cleared areas
 - Location of house to scale including porches and decks
 - Driveways including guest parking
 - Sidewalks
 - Fences
 - Accessory building location
 - Location of swimming pool and related buildings
4. Landscape plan (45 days prior to completion of house)
 - All landscaped areas
 - Exterior lighting
 - Irrigation system

MATERIAL APPROVALS:

1. Brick and mortar samples
2. Stone samples
3. Roofing materials
4. Siding
5. Windows
6. Exterior colors

MEADOWVILLE LANDING AND MOUNT BLANCO ON THE JAMES ARCHITECTURAL GUIDELINES

Meadowville Landing is located in south eastern Chesterfield County on the banks of the James River. There are eight Sections of Meadowville Landing: Sections 1, 2, 3, 4, 5, 7, 8, and 9. To the south of Meadowville Landing is the Mount Blanco on the James subdivision which includes The Landings, Section 1. Across Meadowville Road from Meadowville Landing is Twin Rivers Section 1. Guidelines specific to Meadowville Landing, Mount Blanco on the James, The Landings at Meadowville, Twin Rivers or individual sections of those subdivisions are set forth at the end of this document.

It is the intent of the owner/developer to create a truly fine neighborhood that is compatible with the rural environment. The Architectural Review Committee ("Committee") has been delegated a key responsibility in this regard. It is the intent of the Committee to have homes that are tasteful and attractive and on the conservative scale. In addition, the siting of each home on each individual parcel is a critical element in the success of the house.

This list should be used as a general guideline in the design, construction and landscaping of all homes in the development. Final approval of all plans must be made by the Committee and prospective homeowners and builders are asked to incorporate the elements listed here in their plans before submitting them to the Committee. Property owners need to realize these guidelines may change over time due to the introduction of new building materials and new methods of construction in housing. In addition, prospective homeowners and builders should realize the Committee has approved certain styles of homes and materials that may not necessarily be approved today. Certain styles of homes may be allowed on one parcel but not on another at the sole discretion of the Committee. Past approvals are not necessarily indicative of what will be approved today. The Committee is constantly trying to improve and fine-tune the approval process.

GUIDELINES APPLICABLE TO ALL SECTIONS OF MEADOWVILLE LANDING, THE LANDINGS AT MEADOWVILLE, TWIN RIVERS, AND MOUNT BLANCO ON THE JAMES

Application Requirements

1. A complete set of architectural drawings with appropriate detail including floor plans, front, side and rear elevations, building sections, and wall sections with cornice detail, will be required to be submitted to the Architectural Review Committee. Plans that are "marked up" will not be accepted. The Committee requires a "clean" set of plans. The New Home Architectural Review Form should accompany the submittal.

2. Plans must be drawn by an architect or local designer and must be detailed for each lot. Plans will be approved on a lot by lot basis and the Committee is encouraging plans that fit the particular parcel and have a local flavor.

Front Entranceways

3. The Developer feels that the entranceway (front door) in both transitional and traditional homes is critical in developing the overall mass and sequence of the home. Proper detail and massing will be required to give the entrance to the home strong definition. Porches and front entranceways (pediments) are extremely important. This should significantly improve the streetscape.

Siting of Homes/Garages/Parking

4. The siting of the houses on each individual parcel is most important. The Committee has expended a great deal of time and energy on this issue. The intent is to treat each parcel on an individual basis and at the same time, attempt to highlight the entranceway in a gracious functional manner. Emphasis is on the driveway accentuating the front of the house, not the garage. No front entry garages will be permitted unless the Committee finds that there are unusual circumstances that justify a front entry garage design and the Committee provides prior written approval. In some instances the Committee may require the garage doors to be painted. Guest parking is also an important element in the site plan and the location of guest parking and/or handling of cars is reviewed in the site plan approval process. A comprehensive site plan including driveway, guest parking, cleared areas, and house location to scale, is required to accompany the New Home Architectural Review Form. No clearing may commence until the site plan is approved.

Approval of Materials and Colors

5. The Committee must approve all brick selections, mortar, exterior colors (including roof material) and stakeouts before lots are cleared. Brick mould must be 2 1/4". Composite or Hardie Plank type siding is approved for appropriate frame style homes. All other materials will be approved on a case by case basis.

Roofs

6. All roofs shall be 30 year dimensional asphalt shingles (350 lb.) or better.
7. The pitch of the roofs on all traditional two story houses shall be no less than 8/12 on the body of the house. This is a minimum pitch and the Committee may require increases on some plans.

Cornice

8. The cornice profile must have a fascia or a soffit and a bed mould.

Decks/Porches

9.Front Porches and Stoops. All front entry stoops and front porches shall be constructed with a continuous masonry foundation wall. Individual front porches and stoops shall be one-story in height, or taller if the porch/stoop design is architecturally compatible with the dwelling it serves. Extended front porches shall be a minimum of 5 feet deep. Handrails and railings shall be finished painted wood or metal railing with vertical pickets or swan balusters. Pickets shall be supported on top and bottom rails that span between columns. Columns supporting roofs of porches and stoops shall be masonry piers, tapered round (Tuscan or Doric) column, or square box columns a minimum of 8 inch square as appropriate to the character of the dwelling unit. All front steps shall be masonry to match the foundation.

Rear Porches. All back doors are required to have a stoop at a minimum. The stoop must sit on a brick foundation. No back doors may be left with a wood barricade. All rear porches shall be constructed on masonry or stone piers with lattice screening spanning between columns. Handrails and railings shall be finished painted wood or metal railing with vertical pickets or swan balusters. Exposed pressure treated lumber will not be permitted for any railing system. All pressure treated lumber used for deck, stoop, or porch railings must be either wrapped, treated or painted.

Decks. All first floor rear decks shall be supported by 12" brick columns. Second floor decks that are above first floor decks shall be supported by wood columns. Any structure supporting a screened porch shall have a masonry foundation.

Foundations

10. All foundations shall be constructed entirely of brick, stone, or a mixed combination of both. Synthetic or natural stucco foundations may be permitted for facades constructed entirely of stucco. Foundations must be consistent with wall material. Wood, PVC, or composite material louvered foundation vents will be required on the front of traditional homes.

Flashing

11. All exposed flashing shall be copper or pre-finished aluminum (bronze or black).

Landscaping

12. All homes shall incorporate a minimum landscape allowance (foundation planting) as required for that Section of Meadowville Landing. A landscape plan needs to be submitted for approval 45 days prior to completion of the home. This should also include any exterior lighting, irrigation, etc. No landscaping (planting) is allowed within 25' of pavement. Please be advised that landscaping near the street may be subject to

damage due to maintenance. Front, side, and rear yards shall be sodded and irrigated. The landscaping requirement is \$2,500.00 minimum.

Two maple trees, or approved shade tree, must be planted 20' from the edge of pavement and be shown on landscaping plan. Foundation planting is required along all dwelling facades facing a street and shall be shown on the landscaping plan. Foundation planting beds shall be a minimum of 4 feet wide from the dwelling unit foundation. Planting beds shall be defined with a trenched edge or suitable landscape edging material. Planting beds shall include medium shrubs spaced a maximum of four (4) feet apart. Dwelling unit corners shall be visually softened with vertical accent shrubs (4-5 feet in height) or small evergreen trees (6-8 feet in height) at the time of planting.

Unless the Committee provides its prior written consent to the contrary, no trees shall be cleared, cut, or removed from a tree-save area extending along the entire length of each rear lot line and measuring ten feet in width from the rear lot line toward the interior of the lot. This prohibition against clearing, cutting, or removal of trees from the tree-save area applies to any trees existing within the tree-save area on a lot prior to commencement of construction on that lot.

Garages

13. No front entry garages will be permitted unless the Committee finds that there are unusual circumstances that justify a front entry design and the Committee provides its prior written approval. No front-loaded garages shall be permitted except in the case where a dwelling includes three garages. In the case where a dwelling has three garages, no more than one garage shall be front-loaded.

Site Conditions During Construction

14. Once the parcel is cleared, stone needs to be put down immediately to stabilize the driveway and reduce mud on streets, etc.

Fencing

15. Fencing should be integral to the design of the house and not consume the entire rear yard so as to define lot lines. Exposed pressure treated lumber will not be permitted for fence pickets. All pressure treated lumber used for fences must be either wrapped, treated or painted. All fencing must be approved by the Committee prior to construction or installation.

Propane Tanks

16. Propane tanks for heating and hot water must be buried.

Mailboxes

17. As set forth in the Declaration, standard mailboxes will be used.

Heat Pumps

18. Heat pumps visible from the street shall be enclosed with lattice or other material approved by the ARC. If shrubbery is used it must be an evergreen to provide screening year round and any other requirements of the building guidelines or comments that were submitted must be complied with upon completion.

Builder Signs During Construction

19. All signs identifying the builder during construction shall be removed from the lot at the time of occupancy.

GUIDELINES APPLICABLE TO MEADOWVILLE LANDING, SECTIONS 1, 3, 5, 7, and LOTS 15-21 IN SECTION 4 AND LOTS 13-14 IN SECTION 9 ONLY

20. Simple massing and clean designs are desired. The Committee would like a well-organized plan that is tasteful. Many windows of different sizes and shapes, multidirectional siding, towers, too many materials and "wild shapes" will not be permitted. As a general rule, all windows shall be of a similar size.

21. The type of cornice utilized is very important to the Committee. All submittals must include a three piece (minimum) cornice detail. A bed molding or appropriate shaped trim is required at the joint between the soffit and the body of the house. Failure to submit the plans with a cornice detail will result in the plans being sent back without approval.

22. The Committee will require detailed (shop) drawings of porch and entranceway elements.

23. All driveways shall be concrete, concrete aggregate, or masonry pavers.

24. Wooden foundation vents will be required on the front of traditional houses. The foundation vents on the front of all houses shall be decorative in character.

25. All homes shall incorporate a minimum landscape allowance (foundation planting) of \$2,500 not including mulch or labor. Irrigation and sod is required for all front, rear and side yards. There shall be a 10-12' buffer of trees or shrubs between the driveway and adjoining lots where possible or practicable.

26. Brick homes must be brick on three sides. In noted locations brick will be required on all sides. All siding will be reviewed on a case by case basis. Double Five siding will not be approved.

27. All screened porches or other structures adjoining the home shall be on a continuous foundation. If a deck has a roof it must have a foundation.

28. There shall be a visible break in the veneer at the first floor of all homes by means of a real or simulated water table or soldier band, unless an exception is granted by the Committee.

29. In some instances the areas that front the street that remain natural will be required to be "park" cleared or partially thinned, thus removing some underbrush, dead limbs, etc. This will be determined on a case-by-case basis. However, clearing from parcel line to parcel line will not be allowed unless approved by the committee.

30. The minimum gross floor area for each dwelling shall be 2,850 square feet for each one-story dwelling and 3,000 square feet for each two-story dwelling.

**GUIDELINES APPLICABLE TO MOUNT BLANCO ON THE JAMES (ALL SECTIONS),
THE LANDINGS AT MEADOWVILLE (ALL SECTIONS) AND MEADOWVILLE LANDING,
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2. Stone samples
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4. Siding
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6. Exterior colors