

WHITES MILL
HOMEOWNERS' ASSOCIATION

ARCHITECTURAL
STANDARDS

Last Adopted:
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INTRODUCTION & OVERVIEW

The Whites Mill Homeowners' Association, Inc. ("HOA"), the management company, the Architectural Review Board ("ARB"), the Board of Directors ("BOD"), and others that may be involved in the Application process assume no liability nor responsibility for the quality, safety, structural validity or any other aspect of modifications, alterations, improvements, replacements or new construction by virtue of an Application or an approved design. It is the responsibility of each Homeowner to obtain Building Permits or other permits as required, and to comply with all County, State and Federal ordinance, codes, rules and regulations. Any changes required as part of the Application process may require revision of any County, State and Federal applications/permits, and vice versa. The ARB or BOD may require modification by the Homeowner after installation and inspection of approved items.

All references throughout this document to the word "Homeowner" shall mean the HOA member(s) or Owner that is submitting an Application. The word "Application" refers to the formal, proper and complete submittal by a Homeowner to the ARB, via the management company. The Application may be approved, approved with conditions, denied, or require resubmittal with additional information, all of which must be in writing. No work may commence without ARB approval for that specific work. All denials shall list the reasoning for such denial. Any decision or determination of the ARB may be appealed to the BOD by the Homeowner.

If the ARB shall fail to act upon any properly submitted and complete Application within forty five (45) days after proper submission thereof, such request shall be deemed granted, except for those Applications for additions or alternations prohibited by the Declaration of Declaration, Conditions, and Restrictions – Whites Mill, as most recently amended, (the "Declaration") or these Whites Mill Architectural Standards, as most recently adopted by the BOD, in which case no disapproval is necessary to uphold the prohibition. The BOD may also act to approve (may be conditional), disapprove or request additional information from the Homeowner within the same time period. In the event of conflicts or differing information presented in the Architectural Standards and the Declaration, the Declaration shall always override and govern.

The repair, replacement, repainting, resurfacing or restoration of any Structure originally approved by the ARB or the BOD shall not be subject to the review or approval of the ARB provided that, following any such repair, replacement, repainting, resurfacing or restoration of any such Structure, the external quality and appearance of such Structure shall be substantially identical with the quality and appearance of said Structure as originally constructed or approved and still meet the requirements of the current version of the Architectural Standards.

“Structure” shall include, but not be limited to 1) any thing or object (other than trees, shrubbery, landscaping and hedges less than two feet high), the placement of which upon any Lot may affect the appearance of such Lot, including any building, garage, porch, shed, greenhouse, bathhouse, coop, cage, house trailer, covered or uncovered patio, swimming pool, fence, curbing, paving, wall, signboard, wishing well, bird bath, statues or any other temporary or permanent improvement on such Lot; (2) Any excavation, fill, ditch, dam or other thing or device which affects or alters the natural flow of surface waters from, upon or across any Lot, or which affects or alters the flow of any waters in any natural or artificial stream, wash or drainage channel from, upon or across any Lot; (3) Any change of more than six inches in the grade of any portion of a Lot.

Homeowners are advised to consider the Declaration and Architectural Standards while preparing Applications.

Pursuant to these Guidelines or otherwise, any prior approval of alteration or modification by the ARB, shall not be deemed an approval of any subsequent, similar alteration or modification by another owner if the ARB deems such subsequent alteration or modification to be inconsistent with the review criteria established in these Guidelines, including any amendments thereto. All persons submitting an application for review are required to comply with the architectural guidelines in effect at the time the application is submitted.

Objectives

The objective of the Architectural Standards document is to guide homeowners, residents, the management company and members of the ARB and BOD in maintaining and enhancing the Whites Mill Community environment. These Architectural Standards are in addition to and not an amendment to the Declaration. The Declaration (and by reference the Architectural Standards) are a part of the deed for each lot and are binding upon all homeowners and their successors in ownership, and it is therefore the duty of the Homeowner to read and be familiar with the Architectural Standards and the Declaration. Every Homeowner received a copy of the Declaration at settlement, which they should review periodically and fully understand. Copies of the Architectural Standards and the Declaration are available at any time upon request of the management company.

The primary purpose of Architectural Standards is to guide Homeowner’s in submitting Applications to the ARB, as well as to guide the ARB and BOD in the application of environmental and architectural design and maintenance standards for the entire community. The Declaration and these Architectural Standards address many, but not all, of the improvements for which homeowners must submit Applications or which do not require an Application. The Architectural Standards are not intended to be all-inclusive or exclusive, but rather to serve as a guide.

Homeowners who reside in association communities with recorded declarations are protected from the actions of neighbors and fellow community members which detract from the mutual enjoyment, atmosphere and physical appearance of the community and, in some cases, may

diminish property values. The promulgation and enforcement of the Declaration and the Architectural Standards are therefore intended to achieve the following specific objectives:

1. To protect and enhance the value of the community and the individual properties within it by preserving and enforcing the Declaration (and by reference the Architectural Standards).
2. To increase homeowners' awareness and understanding of the Declaration.
3. To describe the procedures for the processing of Applications.
4. To focus on the quality and suitability of all exterior alterations, modifications, improvements, additions and replacements.
5. To relate exterior improvements generally to, and to maintain consistency with, the overall design and development plans for the community, including all open space, common, recreation, commercial, right-of-ways, easements and other areas.
6. To promote and enhance the visual and aesthetic appearance of the community.
7. To provide guidelines to be considered by the ARB and BOD in reviewing and processing Applications.
8. To illustrate principles that will aid homeowners in developing exterior alterations, modifications, improvements, additions and replacements that promote harmonious architectural and environmental design.
9. To assist homeowners in preparing an Application.

Authority

Article VII, Section 5 of the Declaration explicitly states that all exterior alterations require approval:

Article VII

Section 5. ***Duties.** The Committees of the Architectural Review Board shall regulate the external design and appearance of the Property and the external design, appearance and location of the improvements thereon in a manner so as to preserve and enhance property values and to maintain harmonious relationships among structures and the natural vegetation and topography. During the period the Architectural Review Board is comprised of the two (2) committees described above, the New Construction Committee shall regulate all initial construction, development or improvements on the property. The Modification and Change Committee shall regulate all modifications and changes to existing improvements on the Property. In furtherance thereof, the Architectural Review Board shall:*

- (a) *review and approve or disapprove written applications of Owners for proposed alternations or additions to Lots,*
- (b) *periodically inspect the Property for compliance with adopted, written architectural standards and approved plans for alternation,*
- (c) *adopt and publish architectural standards subject to the confirmation of the Board of Directors,*
- (d) *adopt procedures for the exercise of its duties; and*

(e) maintain complete and accurate records of all actions taken by the Architectural Review Board.

In addition, once an Application is approved, it must be specifically followed. If changes are contemplated after an Application is approved, a revised Application must be submitted prior to commence of the modification.

Each Application is reviewed on an individual basis. There are no automatic or administrative approvals. For example, a Homeowner who wishes to construct a deck identical to one previously approved by the ARB on a different lot is still required to submit an Application.

Review Criteria

The ARB evaluates all submissions on the merits of the individual Application; including the consideration of the characteristics of the area, the adjacent or nearby housing types, adjacent or nearby land uses, and the individual house and site under consideration for modification. An acceptable design in one specific instance may not be for another, and vice versa. Decisions made by the ARB in reviewing Applications are based on a number of factors including but not limited to the following:

- Validity of Concept – The basic idea should be sound and appropriate to its surroundings.
- Relation with the Community – Factors include landscaping, changes in existing topography, changes in rate or direction of storm water run-off, etc. all of which can affect neighbors as well as community common, open and public spaces.
- Design Compatibility – The proposed improvements should be compatible with the architectural characteristics of the Homeowner's house, adjoining houses, adjoining land uses and structures, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, use of like or similar building materials, color and construction details.
- Location and Impact on Neighbors – The proposed alteration should relate favorably to the existing landscape, the existing structure and the immediate & overall neighborhood. The primary concerns include access, view, sunlight, ventilation, and drainage.
- Scale – The size (in three dimensions) of the proposed alteration should relate well to its surroundings, including adjacent structures and uses.
- Color – Color may be used to soften or intensify visual impact. Parts of a modification or addition to an existing house, such as roofs and trim, should match the color of the existing house.
- Materials – Continuity is established by use of the same or compatible materials as were used on the existing house. Alteration options may therefore be limited by the design and materials of the existing house. For instance, horizontal siding on the existing house should be retained or duplicated in an addition. On the other hand, an addition with horizontal siding may or may not be compatible with an existing brick house.
- Workmanship – Workmanship is another standard which is applied to all exterior alterations. The quality of work should be equal to, or better than, that of the surrounding area. Poor practices, besides causing the owner problems, can be visually objectionable.

- Timing – Projects which remain uncompleted for unreasonable periods of time (as determined by the ARB) are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All Applications must include a reasonable, estimated timeline.

Applications

The most recent version of the Application form may be obtained by the Homeowner from the management company. The Application form provides information that is used, along with other information that may be required by the Declaration and these Architectural Standards, in determining the scope, detail and acceptability of the proposal. The Application form and required attachments detail information that will assist the ARB in its review. Note that ARB action on Applications (approvals, conditional approvals, denials, and requests for additional information) take at least several weeks, and may take up to 45 days – please plan your submittal accordingly.

Each unrelated alteration requested must be submitted on a separate Application (thus 2 or more alteration requests must each be submitted on two or more individual Applications). All information requested on the Application and as further described in these Architectural Standards should be provided; otherwise the Application may be considered incomplete and returned (which will result in the review period starting over upon resubmittal).

Applications should include all required attachments (plats, drawings, material samples, etc). Some specific guidelines are discussed below. Processing of incomplete Applications or those submitted without the required information will be delayed, and such delay will continue until all required or requested information is provided. Required Application information includes the following:

- *Description* - The Application form requires a complete description of the item, including the justification/reasoning for the change. This includes a complete listing of materials to be used; overall dimensions – height, length, width, height above ground level, etc.; colors of the existing house, trim and roof colors; and colors of the proposed alteration or improvement.
- *Site Plan / Plat* - A site plan is a scaled drawing of the lot (plat) showing dimensions of the property, adjacent properties, and all existing improvements on the lot. Homeowners should provide and detail the specific location of all proposed improvements on the plat and provide a copy of it with the Application. Contour lines or drainage patterns may be required where drainage is a consideration. More complex Applications may require larger scale enlargements of approved development or site plans (this information may be available from the County).
- *Drawings and Photographs* - Complete scaled drawings showing all dimensions, elevations and details of the proposed improvement or alteration and its relation to existing structures and improvements should be included. Photographs, catalogue clippings or manufacturer’s “cut sheets” may be acceptable for items such as lighting

fixtures, storm doors, and other standard items. Irregular or specialty items will most likely require additional detail.

- *Signatures* – All Homeowners (not tenants or renters) are required to sign the Application form in the appropriate location. In addition, the acknowledgment signatures of all adjoining property owners (one from each property) are required on each Application prior to its submittal. The acknowledgment signatures do not constitute approval or disapproval of the proposed project; rather they indicate that the adjacent property owners are aware that an Application is contemplated and that the Homeowner has briefly reviewed the same with the adjacent property owner. Please contact the management company prior to submitting an Application is unable to garner the required adjoining property owner signatures. Applications received without the necessary signatures will not be reviewed and will be returned.
- *Construction Entity & Schedule* - Applications must contain an estimated construction timeline, as well as the contact information for all contractors and entities which are planned to complete any and all parts of the work, or if applicable the General Contactor. All alterations or improvements must be commenced and completed within the approved timeline. Homeowners may be required to file a new Application, or to remove or otherwise alter the property if a project has begun and is in an unfinished state at the end of the approved timeline.

New Construction & Replacement

These Architectural Standards apply to improvements contemplated to an existing house or lot, as well as to an unimproved or vacant lot.

New construction or replacement of houses, or portions thereof, must be of a compatible or comparable style and architecture as adjacent houses; and must use compatible or comparable construction materials as adjacent houses. For any such item, it is recommended that the Homeowner contact the ARB to schedule a preliminary meeting prior to submitting Application(s).

Amendments

The ARB and/or BOD conduct periodic evaluations of the Declaration and Architectural Standards to determine if amendments are required. Upon review, the ARB may make a recommendation to the BOD as to possible revisions to the Declaration and Architectural Standards. All amendments require adoption by the BOD.

SPECIFIC MODIFICATIONS

Air Conditioners & Other Climate Control Devices

Air conditioning units extending from windows or protruding through building structures are not permitted. Additional units, or relocation of existing ground or building mounted units, require an Application. Only ground mounted climate control units (installed on a level pad on the ground) or building mounted units (installed on supports from the building foundation) similar to those installed by the builder are permitted.

Geothermal, solar devices, and associated equipment require an Application.

Antennas & Satellite Dishes

Except as may be permitted under the Telecommunications Act of 1996, generally no outside antenna shall be maintained unless such antenna or dish is in compliance with the Federal Communication Commission's Over-the-Air Reception Devices Rule (CFR Section 1.4000).

Other than for the installation of satellite dish antennas covered by the aforementioned rules, no other antennas or receiving devices shall be erected or permitted on any house, structure, lot or common area of the community without Application. Any and all permitted exterior antennas, satellite dish or receiving antenna should be placed to create the least obtrusive visual impact.

Arbors & Trellises

Arbors and trellises require an Application. Arbors and trellises are decorative bars supported by vertical shafts for the purpose of supporting vines or hanging plants. Generally they shall not exceed 10' in height from ground or deck floor level, and shall not be enclosed to create a solid barrier (vertically or horizontally). Generally accepted materials are pressure-treated wood, wood composite, vinyl, wrought iron, and aluminum. White, black and solid earth tone colors are permitted. Arbors / trellises should be located in the rear yard and should be incorporated into the overall rear patio / deck / landscape / yard design. When attached to decks, material and color should match the deck.

Attic Ventilators & Flues

Attic ventilators and turbines require an Application. The color should match the color on the house if mounted on a gable end, or match the color on the roof if placed on the roof, although plain aluminum may be acceptable. Roof location should be on the least visible side of the roof peak (as determined from the front of the house or the street in front of the house). All installations should be flush mounting. Low profile wind-powered, solar-powered or other ventilators and turbines may be permitted.

Awnings

Awnings require an Application. In general, only retractable awnings will be considered for approval. Such awnings should only be on the rear of houses and compatible with the architectural design qualities of the house. Awnings generally shall meet the following criteria:

- Solid colors, which are compatible with the color scheme of the house. No decorative strips, patterns, features, scallops, or fringes. Consistent with the scale of the house to which it is planned to be attached.
- Structural supports and frames should match the trim or dominate color of the house. If awnings are removed for winter storage, frames should be removed to the extent possible.

Barbecue Grills, Smokers & Other Cooking Devices

Permanent grills and similar outdoor improvements (including firepits) require an Application. Design, construction, scale and materials of permanent grill areas must complement the existing house and lot. Adjacent residences and other structures should be shown on the Application.

Temporary grills, smokers and commercial purchased firepits do not require an Application. All temporary items listed above must be stored out of view from the front of the house when not in use. All grills and firepits must be used in the rear of the house or in a driveway. If used in the driveway, then grill must be stored in the garage out of sight when not in use. In no circumstances should a grill be used inside the garage.

All permanent grills, the connection to the natural gas lines of the residence, and similar outdoor improvements may require County permit(s).

Basketball Backboards

Permanent basketball backboards require an Application. Permanent and temporary backboards should be located and treated in such a manner as to minimize their visual impact. In selecting a location the Homeowner should consider the effect the basketball backboard and its normal use will have on neighbors and their property. Basketball backboards permanently installed on poles are permitted if the equipment can be placed so that loose balls fall into the yard of the Homeowner, rather than the adjoining neighbors' property. Poles must be black/neutral color and the color should be noted on the Application. Metal or synthetic poles are required.

Portable basketball equipment (such as a portable pole and backboard on a large, weighted base) does not require an Application. Similar to permanent basketball backboards, portable equipment must be used in a way so that loose balls fall into the yard of the Homeowner, and not the adjoining neighbors.

Portable and permanent basketball equipment must be properly maintained (e.g. no broken rims/backboards, missing nets, etc.)

No play lines may be painted on the driveway for any reason. Basketball play is limited to reasonable daylight hours. Playing basketball is not permitted on public or private streets. Permanent backboards located on individual lots smaller than 0.3 acres are not permitted. Basketball backboards attached to homeowner units or other structures are not permitted.

Chimneys

Chimneys and flues require an Application, unless the work is solely a replacement using the same material, color, and dimensions. Chimneys should be integrated with the building and have a material and color compatible with the building architecture. Exterior chimneys on the ground level (including vented flue less fireplaces) should be constructed to grade and those on upper levels should have a solid, substantial base returning to the ground and be integrated into the building facade. Exterior chimneys should maintain the same material throughout.

Metal roof top flues should extend no higher than the minimum required by the building code. Flues should be of such construction that external support braces are not required. Flues shall be plumb and should be flat black or match the roof color. Direct vent gas fireplaces may be permitted so long as the materials and colors used complement the existing house and are designed in accordance with the existing architectural features of the house.

Clotheslines

Clotheslines or similar apparatus for the exterior drying/hanging of clothes or other items are not permitted.

Decks & Patios

All decks, raised wood patios, and other patios require an Application. As with many improvements, decks and patios must meet building codes, and the Homeowner is required to obtain the necessary permits after approval by the ARB (say as to prevent duplicate reviews or charges with County permits). Homeowners are advised to consider the following while preparing Applications:

- Elevated and ground level decks and patios are an extension of the house, which can impact its exterior appearance and adjoining houses. Drawings submitted with the Application must be to scale and show dimensions (professional plans are required to obtain County building permits, a copy of which shall be submitted with the Application).
- Location: Decks and patios should be located in the rear yard, may not extend beyond the side planes of the house, nor should they ever extend beyond the building restriction line

(BRL). The proximity of adjacent homes and common areas will be considerations in evaluating the location.

- **Scale and Style:** Decks and patios should be of scale, which is compatible with the house and its immediate surrounding neighborhood.
- **Materials:** Decks and deck stairs should be constructed with stone, pressure treated, rot resistant wood, or composite materials (“Trex” or similar). Column supports for above ground decks should be finished with the same level of quality and detail as the deck itself. Patios may be built of the same materials as detailed for decks above, or of stone, concrete or similar materials.
- **Color:** Decks and patios may be left to weather naturally, or shall be painted or stained in a neutral color, which blends well with the exterior color scheme of the house. Naturally weathered decks and patios shall be well maintained by regular pressure washing and other preventative measures.
- **Drainage:** Drainage concerns and grade changes, which might result from the construction of a deck or patio, should be noted on the Application and addressed. The use of a partially porous surface or the installations of mulch beds adjacent to a deck or patio are potential ways to offset drainage concerns.
- **Appurtenances:** Any deck or patio appurtenances such as arbors, pergolas, lattice, trellises, privacy screens, etc., must be submitted as part of the Application.
- **Landscaping:** Landscaping around decks and patios may be required, to soften corners and views from adjacent lots and to offset drainage concerns, and should be included as part of the Application.
- **Under Deck Storage:** Raised decks include an under deck area which has a visual impact on neighbors in the surrounding area. When using an under deck area for storage, the storage must be maintained so as to present a neat, uncluttered appearance, and quality installed and maintained lattice work or landscaping may be required.
- **Railings, Posts and Supports:** Deck or patio railings may include decorative designs, so long as they meet all Fauquier County building requirements. Posts may be pressure-treated wood, composite, stone, vinyl or brick and may be of a square or round design. Piers are to be stone, stucco, brick or wood trimmed. Rails may be wood, stone, metal, brick, vinyl, or composite materials.
- When patio or decks include other exterior changes, such as lighting, landscape, sheds, etc., other appropriate sections of these Architectural Standards should be considered during the completion of the Application. Separate Applications are required for all stand alone improvements; otherwise such items should be included in the primary Application.

Doors & Hardware

Exterior door replacement without alteration (including no color change) does not require an Application. Exterior door alterations (including color change) or replacements with alterations require an Application. Style, hardware, and or color changes should be compatible and complementary with the style of the house and the existing colors on the Homeowner's house. Upgraded doors, including glass or partial glass doors may be permitted if they do not conflict with the house style, including any existing side lights.

Driveways

Driveway alterations require an Application. Driveways shall be asphalt or concrete. Exposed aggregate concrete and stamped concrete are not permitted. Driveway alterations should be located to minimize the impacts on existing trees and landscaping. Maximum grade should relate to the length of the driveway and generally should not exceed 10%. Driveways should be no wider than necessary with a maximum width of 16 feet or the width of the garage doors, whichever is larger. No play lines may be painted on driveways for any reason.

Enlarging a parking pad requires an Application, and should be designed to minimize any impacts to adjacent property, natural areas, trees and drainage. Driveway extensions must be of a size and scale, which will complement the property, rather than become a focal point. The same material as the driveway pavement shall be used for all enlargements, and any resurfacing shall be for the entire existing driveway surface. Extended driveways may not be used for parking inoperable, commercial, recreational (motorized or non-motorized RV campers, off road vehicles including dirt bikes, boats, airplanes, etc.) or unused vehicles, or for permanent storage of any materials or equipment. However, all vehicles and equipment must be parked on the driveway, in the garage, or on the street – not the lawn or landscaping.

Clearing or removal of snow and ice from driveways (including shared pipestem driveways), shall be the responsibility of the Homeowners, not the HOA.

Electronic Insect Traps

Electronic insect traps do not require an Application. Any such device should be installed or maintained in such a way as to minimize any noise impacting adjacent owners. These devices may be operated only during those times when the owners or their guests/tenants occupy the immediate outdoor area protected by the trap, and then only inside the side planes of the house.

Exterior Decorative Objects

An Application is required for all permanent exterior decorative objects, including both natural and manmade objects. An application is not required for portable objects. No decorative objects are allowed to protrude outside the limits of the Homeowner's property line. Decorative objects will be considered based on their size, color, scale, and appropriateness with the surrounding area. Exterior decorative objects include, but are not limited to such items as: sculptures, fountains, bird baths, decorative balls, small decorative pools, stumps, driftwood, freestanding poles, wagon wheels, animals, human figures, water features and objects of any type that is not a living organism, and items attached to approved structures. All decorative objects must be properly maintained (no broken pieces, etc)

No exterior carpet or artificial grass is allowed.

Exterior Surfaces & Materials

Exterior materials and colors present a uniform architectural theme for the community; therefore all alterations to the roof, walls, doors, windows, siding, brick, etc. require an Application. If the replacement materials and color match the existing structure materials and color, then no Application is necessary. In the event a material or color is not available or if there is a problem with any material, then an Application may be made and the ARB may approve a similar alternate material and/or color as a substitute. Generally, painted surfaces may only be painted; stained surfaces may only be stained; and unstained surfaces (brick, siding, etc.) may only be replaced with like material and may only be left unpainted or unstained. Changes of material on large portions of the home will be considered on a case by case basis (siding to brick, brick to siding, etc.).

Fences

All fences require an Application. Applications should include: site plan showing the location as it relates to the Homeowner's house, adjacent houses, and property lines, trees, landscaping, conservation and other easements, description of materials, drawings or picture of fence being installed, and grading and/or drainage changes, if any. Fencing shall be constructed with the "finished" side facing out, and landscaping should be considered with the Application and may be required.

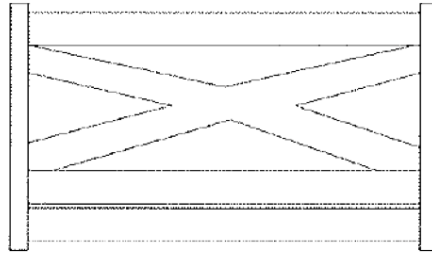
Allowable situations for installation of a fence are:

- 1) Fences are required in conjunction with an approved in-ground pool per County ordinance:
 - Around a Swimming Pool: When a swimming pool is permitted (by the County) and has been approved (by the Application process), fencing around a swimming pool and its deck or patio area is required for safety. A black wrought iron or black aluminum fence in non-climbable design to meet Fauquier County codes may be used when fencing pool deck area and not entire yard.
- 2) Fences that secure or enclose the majority of the rear yard:
 - Location: Fences shall generally be restricted to the rear yard, and shall follow the property line or outer perimeter of the lot. Therefore fences should generally be attached to the side of the home near the rear corner of the home (or in some cases of irregular or side yard lots, the front corner or midpoint of the side of the house), align with existing adjacent fences, extend directly out to the side yard property line and then extend back along the side property lines to the rear property line, continuing along the rear property line created a closed loop. The Homeowner must show all existing easements, as fences are subject to all such easements, and must be aware that fences cannot be built in or on certain easements (additional gates may sometimes be used to avoid adverse impact to the easement). No back to back fences are permitted,

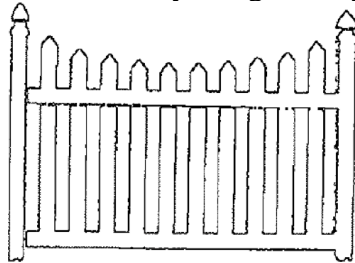
existing adjacent fences must be tied into and not duplicated, regardless of a change in style, height or configuration.

- Materials: Fences and posts must be constructed with pressure treated, rot resistant wood, or composite materials (“Trex” or similar, this does not include vinyl, PVC or plastic fencing).
- Color: Fences may be left to weather naturally, or shall be stained in a semi-transparent natural wood or black wood color.. Naturally weathered fences shall be well maintained in a good condition by regular pressure washing and other preventative measures.
- Style: Only two styles of fences are permitted – Estate style and Picket style. The allowable variations of each style are detailed below:

- Estate: A 4-5’ tall, five board fence (one horizontal board at the top, two horizontal boards at the bottom, and two crisscrossing boards in the middle, as generally depicted below).



- Picket: A 4-6’ tall (at its highest point), picket fence with a regular dip of 6-8” between each set of posts. Generally a picket should be 2-3” in width, with a similar spacing or empty space between each picket. This fence style is generally depicted on the right above.



Where desired, metal landscape mesh may be installed on the inside of a fence (light or medium gauge mesh with square or rectangular openings, factory coated with a black vinyl). Chicken wire and chain link material are not permitted. Chain link fence material may not be used for any purpose on a lot.

- Landscaping: Landscaping around or in conjunction with fences may be required, to soften corners and views from adjacent lots and should be included as part of the Application.
- Posts and Supports: Fence posts and supports may include decorative designs or caps, so long as they meet all Fauquier County building requirements. Posts should generally be the same material as the fence itself and may be of a square or round design.

- Gates: Gates should generally be the same material as the fence itself. Gates are only allowed where both sides of the fence line are on the homeowner's property or the fence line abuts a common area.
- When fences include other exterior changes, such as lighting, landscape, sheds, etc., other appropriate sections of these Architectural Standards should be considered during the completion of the Application. Separate Applications are required for all stand alone improvements; otherwise such items should be included in the primary Application.
- Fences shall be properly maintained and the Association may require repair or replacement of broken, deteriorated, or discolored fences.

Firewood

Firewood storage in small quantities for personal use does not require an Application, but may require removal, relocation or alteration, and in certain cases screening, upon notice. Firewood shall be kept neatly stacked and located just behind the rear of the residence, entirely on the owner's property. Large stacks or piles are not permitted, and stacks shall generally not exceed one cord of wood approximately four feet high and eight feet long. Firewood piles must contain firewood only, not debris or rotting wood. Rotting wood must be used or removed.

The use of brightly colored tarps will not be permitted. Where such a cover is desired the color shall be a muted brown or tan and shall be securely affixed to the wood stack at all times.

Fishing, Boating & Swimming

Fishing, boating and swimming by any Whites Mill resident, lessee, guest or other member of the public is prohibited. Similarly, private boats and watercraft, including canoes, rafts, inflatables, and other powered or unpowered watercraft, are prohibited. HOA organized special events may allow exceptions to restrictions on a limited basis. Entry inside fenced areas is prohibited except by authorized personnel for maintenance and upkeep.

Flag Poles

A single free-standing, permanent flag pole, for the purpose of displaying the American flag, does not require an Application. Flag poles cannot exceed 20 feet from the home, cannot exceed 20 feet in height, and should generally be to the side of the house and not the focal or center point of the home. Only American flags are allowed and must follow the state and federal statutes. All other flags flown on a freestanding permanent pole are prohibited.

A maximum of one temporary flagpole staff in the front of the house and one in the rear of the house which does not exceed six feet in length and is attached at an incline to a wall or pillar of the home and does not extend beyond the side planes of the house is allowed and does not

require an Application. Flags hung on the temporary flagpole staff may not exceed four feet in width or length.

Garage Doors & Garage Use

Garage doors require an Application prior to replacement with an alternative design, , or quality, and should remain compatible with the style (4 panels) and color (white) of the existing doors and home. Existing patterns of garage doors and/or windows (including clustering among groups of houses) should be maintained, with the exception that carriage style doors and doors with windows will be considered. Garages may not be converted into or used as living spaces (coaches, patio furniture, TV's, etc. are prohibited from active use while the garage door is open), unless it is in conjunction with the construction of a new attached garage approved by the ARB (in which case the existing garage may be converted, detail of which is required in the Application for a new attached garage). Garage doors should be left in a fully closed position when not in use. Using a garage as an obvious social area or as a pet confinement area (leaving garage doors partially or fully open with or without screening) is not permitted.



Gazebos, Greenhouses, Screened Porches & Sun Porches

Gazebos, greenhouses, screened porches, sunrooms and other accessory buildings/structures require an Application. All gazebos, greenhouses, screened porches, sunrooms and other such buildings/structures (including those constructed on or as part of a deck) must meet Fauquier County building codes, and the Homeowner is required to obtain the necessary Fauquier County building permits. Architectural drawings and a plat showing the location of the improvement are required. Attached structures shall be designed as an integral part of the home and will be reviewed as room additions and all materials should match or complement the color and materials of the home. Temporary or non-attached plastic sun screens should be removed during the winter season and must be kept in good condition.

Individual detached greenhouses are not allowed. Landscaping around gazebos, greenhouses, screened porches, and sunrooms should be included in the Application. Screened porches may also be constructed of finished natural woods. Roof lines should match or complement existing roofs lines. In all cases, the roof must be shingled to match the existing home.

Enclosed structures should meet the following general requirements:

- **Location and Style:** Gazebos and similar structures listed above should be located in the rear yard, in a location least visible from the street. Particular attention will be given to the impact on adjoining properties. They must meet Fauquier County minimum setback requirements and not be constructed outside the BRL, which should be shown on the individual plat or site plan submitted with the Application.
- **Size and Scale:** Gazebos and similar structures listed above should be appropriate to the size of the home as sited on the lot and the lot itself, in no case larger than 8' in diameter.
- **Materials and Color:** Gazebos and similar structures listed above should be constructed of a material which is the same as or complementary to the existing home. In the cases where pressure treated lumber is used, the material must be painted to match the home. Unpainted, but stained or sealed cedar, redwood, and other types of wood or composite materials may be considered. Roof material must be the same as that of the existing home. Screen material should be a dark nylon or aluminum type.
- When gazebos and similar structures listed above include other exterior changes, such as lighting, plantings, etc., other appropriate sections of these Architectural Standards should be considered during the completion of the Application. Separate Applications are required for all stand alone improvements; otherwise such items should be included in the primary Application.

Greenhouse Windows

The installation of pre-manufactured greenhouse style inserts or replacement windows on the side of the home require an Application. Greenhouse style insert or replacement windows located on the rear of the home do not require an Application so long as the frame material matches the existing color and composition of the existing or approved home windows.

Hot Tubs & Spas

Exterior hot tubs and spas require an Application. Exterior hot tubs or spas should be located in the rear yard adjacent to or adjoining the home, within the side planes of the home, and in a location least visible from the street. The incorporation of hot tubs as an architectural feature of decks and/or patios is also encouraged. The exterior finish of an elevated hot tub should blend with the exterior finish of the home, deck or patio to which attached or most closely related. Proper landscaping or lattice screening should be considered and included in the Application.

House Numbering

Replacement house numbers do not require an Application if they match existing house numbers. Internally lit numbers (lit from the inside) are not permitted, although spot or focus lighting will be considered. If different in design, proposed replacement house numbers require an Application. House numbers must be legible, simply designed in an appropriate scale, and of

professional quality. House numbers should be of a size and color appropriate for the Homeowner's house.

Hunting, Shooting & Archery

No hunting, shooting or archery of any kind is allowed within Whites Mill.

Landscaping

Applications are required for installation or removal of trees, beds, hedges, and tree plantings. Landscaping and gardens must not obstruct sight lines required for vehicular traffic and may not extend into VDOT right-of-ways. All lawns and gardens must be neatly maintained; this includes removal of all unused stakes, supports, and dead growth. Landscape modifications or additions should be integrated in a way which is harmonious with the existing landscaping on the lot and the adjacent lots. Front yard landscaping will be carefully considered for its effect on the overall streetscape. Generally, landscaping serves to visually soften or provide a finished look.

Applications are not required for the following modifications (which must be subject to conservation, tree protection, and other easements):

Planting of flowers does not require an Application; however, flowers should blend well with the existing landscaping. Planters on steps and walkways do not require an Application, but should be planted in a manner in keeping with the community, and in a quantity that is reasonable.

- Installation of new flower and shrub beds or vegetable gardens less than 4 feet wide do not require an Application. The beds may be around the perimeter of a deck, patio, driveway or fence, if present, and perimeter of the rear of the lot, provided that plants are maintained at a reasonable height. Landscaping height adjacent to a water feature may be further limited. All trees and shrubs must be shown on Applications.
- Installation of black plastic edging or green metal edging around existing or approved beds, provided that it is installed to be below the height of the top of the grass and generally not visible. Other temporary bed borders shall not be permitted.
- Replacement of mulch or existing plantings.

Unless detailed above, an Application is required for all other landscape modifications, including but not limited to:

- Additional foundation plantings
- Planting or removal of trees and shrubs
 - o Plants should be selected carefully so that when fully grown they will be appropriate in height and breadth for their location in the yard.
- Landscape timbers above one timber in height
 - o Timbers should not define the individual front yards or walkways, and generally cannot be used on property lines. Timbers may be used in rear yards to line flower beds, or to aid in preventing soil erosion. Landscape timbers must be natural in color, not stained.
- Retaining walls

- o Material choice, size and scope should be in accordance with the size and location of the wall on the lot. The tops of such retaining or decorative walls should be level and step down to accommodate grade changes. Retaining or decorative walls must not adversely impact drainage and may require landscaping to soften the visual impact. Walls are generally to be stone, stone blocks or landscaping timbers.
- Vegetable gardens
 - o larger than 25 square feet in size, or
 - o or visible from the street in side yards

In many cases, landscaping is required as a condition for approval for other modifications such as the addition of a deck or fence and is required as part of the Application for such items. In such instances where landscaping is required in conjunction with another item, the landscaping should be included on the Application for the other item.

No offending odors should be created as a result of any garden (other than for brief periods during the application of fertilizers). Fruit and vegetables should not be left to decay upon the ground. During winter, soil should be turned over.

Except for natural areas, all portions of a lot, which are not improved by an impervious surface or a structure, must be maintained with grass (or other previously existing vegetation or approved vegetation) or landscaping. No bare earth may be exposed on a lot (except for small vegetable gardens). To help with water conservation, and keep excessive weed growth under control, trees, shrubs and planting beds must be mulched with shredded hardwood bark, pine bark, stone or other natural or dark colored natural materials that may be neatly maintained. Large areas with only bare gravel, stone, wood chip or other mulching with no plantings is not permitted.

Grass shall not be permitted to exceed seven (7) inches in height. Dead plants, shrubs or trees shall be immediately removed. All hedges, trees and shrubs must be neatly trimmed or their size maintained in proportion to the lot and house through pruning. Pruning should respect the natural growth habits of the plants; plants should not be pruned into strict geometric shapes unless the ARB approved design for the landscape shows formal shapes.

An Application is required prior to installation when plant materials may become hedges, barriers, or screens. Hedges and the like will generally only be considered for rear and side yard installations. Generally, landscape screening of the entire perimeter of the rear or side of a lot is not allowed. Special privacy needs of a homeowner due to the topography or orientation to adjacent streets or roadways may be met by planting a "green" barrier of trees and/or shrubbery along the property line. Such a barrier must complement any existing streetscape design scheme. Sand, rocks, bricks, timber and similar materials may be used as design elements and shown in the Application, but should not dominate the landscape design. Monolithic paving or covering front or side yards or portions thereof with gravel, stones, pebbles as the principle design element (without respectively landscaping) will not be permitted.

For more detail regarding Trees, see that section of these Architectural Standards.

Lawn Furniture

Use of well-kept, outdoor or lawn furniture does not require an Application. The use of interior furniture, particularly overstuffed furniture, on patios, decks, porches and in yards is not permitted. Furniture left outdoors must be kept in good repair. Outdoor furniture must be of a scale and style, which does not detract from the appearance of the area, and shall generally only be allowed in the rear yard or on the front porch.

Lighting

Applications are required for all exterior lighting changes. All exterior lighting shall complement the overall lot and community character. The type, color and quality of light must be consistent throughout the property. Applications for exterior lighting should include wattage, height of light fixture above ground, and a complete description of the light fixture and its proposed location. Landscape lighting located along a walkway or among shrubbery may be considered.

Each home must have one decorative post light per lot located no closer than 10' from the right of way, operated by a photocell. This light must be maintained in an operable condition at all times for security reasons, including a maximum outage period of 1 week for bulbs or other mechanical issues. Building-mounted light fixtures shall be of a design and scale to complement the building architecture and shall not negatively impact neighboring properties. Exterior lighting which is part of the original structure must not be altered without ARB approval. Light fixture alterations, or which are proposed in place of original fixtures, should be detailed in the Application and compatible in style and scale with existing fixtures.

Exterior lighting (flood lighting, motion sensors, entrance lighting, low voltage or solar walkway lighting, etc.) shall not be directed upward or outside the Homeowner's property and all be uniform in color.

Security lighting may be permitted only if incorporated as a part of the overall building and landscape design. Lamps are required to be shielded and fixtures directed downward to prevent glare or spill-over of light onto neighboring properties. For more detail regarding Security Devices, see that section of these Architectural Standards.

Mailboxes

Mailboxes must be maintained as installed without modification. Mailbox covers or add-ons may be considered and require an Application. Numbers shall be displayed on both sides of the mailbox. For replacement and installation information homeowners should contact the builder or the community manager (most mailboxes have manufacturer information on a label inside the mailbox).

Major Structural Alterations

Major alterations such as room additions, garages, sunrooms, or other such improvements require an Application. One Application per alteration is required, which Application shall generally meet the following requirements:

- **Location:** The location of major alterations should consider the impact on sunlight and natural ventilation on adjacent properties and common areas. Room additions and garages must meet Fauquier County setback requirements and cannot extend beyond the BRL. Additions should be located to minimize the removal of trees and the destruction of natural areas. The ARB may require supplemental landscape treatment to offset the removal of vegetation, or to soften the addition visually.
- **Design and Materials:** The design of room additions or garages should be the same or compatible in design, scale, materials and color with the Homeowner's house and adjacent houses. Roof pitches must match or be compatible with the roof slope on the Homeowner's existing house. Roofing materials must match that of the existing house; siding must match existing siding in color, material, size and style. Windows and doors must match those used in the existing house, and should be located in a manner that relates well to the location of other exterior windows and doors in the existing house.

To the extent possible, construction materials must be stored in an orderly fashion to minimize the impact to neighboring properties. Excess material should be stored out of site or removed immediately after completion of construction. No debris may be allowed to accumulate during construction.

Painting

An Application is required for all exterior color changes. Color changes apply not only to the house siding, but also to doors, shutters, trim, roofing, and other appurtenant structures. Change of exterior color should relate to the colors of the houses in the immediate area. No Application is required for repainting or staining a specific object to match its original color.

Parking and Storage of Vehicles

1. The types of vehicles listed in subsections (a) through (j) below may NOT be parked or stored in open view on residential lots. They may be stored in a garage.
 - a. Any boat or trailer;
 - b. Any motor home or self-contained camper;
 - c. Any camper slip-on where the back of the camper is higher than the roof line of the cab of the truck. However, if a truck-mounted camper is to be an owner's primary

- means of transportation, it shall not be considered a recreational vehicle, providing the vehicle is moved on a daily basis and parked in a garage for on a driveway;
- d. Any mobile home, trailer, or fifth-wheel vehicle;
 - e. Any pop-up camper/tent trailer or similar recreational vehicle;
 - f. Any vehicle that is not normally or regularly used for daily transportation, including dune buggies, non-operational automobile collections, "Farm Use Only" or other automotive equipment not licensed for use on the highways of Virginia;
 - g. Any vehicle requiring a commercial license plate and/or a commercial driver's license to operate;
 - h. Any vehicle that is included in a State Code of Virginia or County Ordinance as being defined as commercial, except that a normal passenger vehicle used for commercial purposes but not modified for commercial purposes may be permitted. For example, passenger vehicles, pick-up trucks not exceeding ½ ton, or passenger vans used for commercial purposes and having the name of the business written on the front doors in an area not exceeding two square feet may be permitted. Any vehicle described above having exterior racks with equipment will not be permitted.;
 - i. Private or public school, or church, buses;
 - j. Any vehicle that is longer than the actual parking space in the drive of the home or exceeds eighteen (18) feet in length and/or eight (8) feet in width, or is more than three (3) tons gross weight, irrespective of whether such vehicle would otherwise be permitted in accordance with other terms within the guidelines or other Association documents.

2. Junk or derelict vehicles may not be parked or stored in open view on residential lots. A vehicle shall be deemed to be a derelict vehicle if it is inoperable, missing any necessary parts, such as, but not limited to, tires, wheels, engine, etc., that are necessary for operation of the vehicle on public streets. A vehicle shall also be classified as a derelict vehicle if it does not have a current state inspection sticker, current registration, or current town or county sticker.

3. Parking of approved vehicles shall only be on surfaces designated for such activity, such as driveways and garages, not on grassy areas (to include easements) or on sidewalks. Any additions to, or extensions of, driveways must be approved by the ARB.

Pets & Pet Structures

So long as a nuisance is not created, animals allowed by Fauquier County ordinance may be allowed on Homeowner property. Roosters, hens and all types of chicken and exterior birds are not permitted. Boarding and breeding of any animal is not permitted. Dogs and other allowable pets must be on a leash at all times when off the owner's property. Owners of dogs and other allowable pets are responsible for cleaning up after their pet. Owners must regularly and consistently clean up on their own lot, and do so immediately in common areas and on the property of others in the unfortunate event of pet relief in these areas. Care should be taken to prevent pet relief on property other than your own. Dogs and other pets must be kept so that they do not create a nuisance for adjoining owners.

Dog houses and other such pet structures require Application. Pet structures may not be used to leave barking dogs outside unattended, and must be located in the rear yard and screened from view. Structures should match or complement the existing house in color and material and should be appropriate in size to the animals housed, although final determination of size shall be according to the ARB. Pet structure areas are to be kept free of animal waste, debris and accessories/toys. Dog runs are not permitted.

Recreation & Play Equipment

Swings, basketball backboards, tot lots, sand boxes, playgrounds, and similar types of equipment require an Application. Recreation and play equipment generally may not be placed outside the Building Restriction Line (BRL), not extend in front of the rear plane of the house, and not be placed on any roads or paved areas (including cul-de-sacs, etc) or any open space property. Equipment (except basketball backboards and poles) should be placed in rear yards locations which are the least visible and or screened, and generally should not be visible from the street. All portable/mobile equipment must be stored when not in use. Temporary play equipment, including trampolines, plastic play houses, sliding boards, sand boxes, etc., do not require an Application, but shall be required to be maintained and kept in a neat and orderly manner.

Play equipment constructed of wood is encouraged. All swing set frames, whether wood or other materials, shall generally be stained or painted earth tone in color (i.e., brown, dark green). Wood frames need not be painted. Solid, neutral colors are preferred on wearing surfaces and accessories (i.e., canopies; other colors will be considered), taking into consideration location and landscaping.

Security Devices

Exterior security devices require an Application. Any security equipment including cameras, fixtures and conduits shall be designed, located and installed so as to be an integral part of the architecture of the building and not detract from its design and appearance, and shall in no instance extend outside the limits of a lot. Security signage may be placed proximate to the front and rear door with a size limit of one square foot. Exterior sirens and speaker boxes must be unobtrusive. Usually, this can be accomplished by locating the device so that it is not readily visible and painted to match the surface behind it. Bars placed on the outside of windows, or barred/ornate metal security doors are not permitted. Security window coating transparent film is an acceptable alternative, which if not visible from the exterior of the house does not require an Application.

For security lighting, see *Lighting*.

Sidewalk & Paths

Modification of sidewalks and pathways require an Application. Sidewalks and pathways must be installed flush to the ground. Only stone, brick, concrete or similar durable construction

material should be used. The scale, location and design should be compatible with the lot, house and surroundings. Pathways or sidewalks must be outside of VDOT rights-of-way and outside or subject to all easements. Repair or replacement in kind of existing sidewalks does not require Application.

Signage

Real estate sales signs must meet Fauquier County regulations with respect to size, content and removal. Only one such primary sales sign may be placed on the property and then only in the front yard of the property for sale or rent and must be removed within seven (7) days after contract acceptance. There may be one brochure holder located on the sale sign.

Up to two temporary special event signs (such as those used to advertise for an open house and provide directions to prospective buyers) may be placed within the public right-of-way of the Whites Mill Community. These signs shall only be displayed between 8 am and 6 pm, for a period of no longer than two consecutive days. Such signs shall not be placed on private property without the prior consent of the property owner. Such signs must meet Fauquier County regulations with respect to size, content, permitting, display and removal.

All non-real estate signs, whether temporary or permanent, and associated landscaping must receive approval by the ARB, with the exception of baby birth announcements, graduations, and similar one time family events. All signs shall be of materials and colors that complement those of the overall community and individual property. No signs are permitted in the windows of houses.

Signs, either temporary or permanent, advertising products or services, whether provided by the Homeowner or others; announcing events; or signs denouncing another person, place, entity or thing; are not permitted. Other temporary signs that are prohibited include: sidewalk or curb signs, portable or trailer signs, “sandwich board” signs, revolving, rotating or flashing signs, electronic signs of any kind, bandit signs, and contractor signs.

Sky Lights

Skylights and similar products require Application. Skylights and similar products are generally permitted on the rear and side sections of the roof of the house and should not be visible from the street in front of the house.

Solar Panels

Solar collectors and/or panels require Application. Solar collectors must be well integrated into the overall building design, design and lot. Shingle style solar panels may be considered.

Solar Window Coverings

Solar window coverings require an Application. Materials for application on the inside of windows, which are not visible from the exterior of the house, do not require an Application.

Sport Courts & Paved Play Areas

All paved sport courts and play areas require Application. Sport courts must be placed within the BRL, shall not extend in front of the rear plane of the house, and shall not exceed 20 feet in either direction (must be square or rectangular). Careful thought should be given to location and screening of such courts. Neutral colors are required on wearing surfaces, which shall be either asphalt, concrete or a synthetic covering. Extensive landscaping shall be a requirement of all Applications for sport courts and play areas. Sport courts and paved play areas are not permitted on lots smaller than 0.3 acres.

All sports equipment and toys or play equipment must be stored when not in use so as to minimize the visual impact on neighbors, unless permanently installed.

Storage Sheds

Storage sheds require Application. Sheds can be designed to appear as part of the house, the fence (if applicable), or may be part of a gazebo, deck or other approved improvement, or free-standing. The materials and color of all sheds must match that of the house or improvement to which it is attached (siding, shingles, colors, etc.). No pre-fabricated, metal sheds or barn type sheds or multi-story sheds will be permitted. The roof slope and the type and color of the roofing material (shingles, etc.) should be consistent with those of the house.

Sheds must have a solid floor or bearing surface, with no gap showing between the shed and ground. There shall be a limit of one storage shed per lot, which shall be no more than 1 floor in height, with a maximum size of 10x12. Sheds must be maintained in a clean and operable condition at all times.

Storm Doors & Windows

Storm doors do not require Application if they meet the requirements of this section. Storm doors should be full view, without significant decoration, ornamentation, grillwork or edging (i.e. - half view and cross buck storm doors with scalloping are not permitted). Storm doors should match the color of the entrance door or the trim around the entrance door. Exceptions may be made depending upon the style of the front entrance and façade, but an Application would be required. Storm/screen doors and windows must not distract from or alter the appearance of the house. No mill finish will be allowed. The screen is to be dark in color, the glass must be uncolored. Interchangeable screen/window inserts are permitted.

Storm window frames should match the trim color of the house, although white or anodized aluminum is also acceptable. Storm windows with frames that match the trim color do not require Application.

Swimming Pools

Swimming pools, decking, and associated security fencing require Application. Only in-ground pools are allowed. Swimming pools must be located in the rear of the house and must remain within the BRL. The immediate area around the swimming pool and deck must be enclosed in a black iron or black alumina fencing that meets Fauquier County requirements (see Fencing section).

Exterior lighting for pools and lighting from a source within the pool should be turned off when it is not in use by homeowners or guests and no later than 10:30 pm on weekdays and 12:00 am on weekends.

Pools must be located in the rear yard and be in scale with their locations. Mechanical equipment must be concealed and located so as to minimize the impact on adjacent property.

Temporary summer wading pools which do not exceed six (6) feet in diameter and/or 18 inches in water depth do not require an Application, but must be used only in the rear yard in the area immediately behind the home, monitored and maintained so as not to present a safety hazard, emptied regularly, and removed from view when not in active use. Larger temporary or above-ground pools are not permitted.

Temporary Facilities

An Application is required for construction office, trailer, storage shed, dumpster and temporary restrooms, which generally will not be permitted. Facilities, structures and work areas must be maintained in a neat and orderly manner, with safety and security measures in place at all times.

Trash & Construction Debris

Trash cans and recycling containers must be stored out of view of the street or adjoining properties at all times, except on scheduled pickup days. Containers should be placed out at curbside in the morning on pick up days or after dark the evening before. Screened areas for trash and recycling container storage may be incorporated into a deck or landscaping design, otherwise these containers shall be stored in the garage. Screening options to allow cans to be stored outside require an application. Options include landscaping design or follow one of the suggestions below.

- Materials: Must be constructed with pressure treated, rot resistant wood.

- Color: May be left to weather naturally, or shall be painted or stained in a natural wood color. Naturally weathered screens shall be well maintained in a good condition by regular pressure washing and other preventative measures



Homeowners shall be responsible for maintaining a neat environment on all portions of their property. Construction trash and debris shall be removed promptly from project sites; contractors shall perform a regular daily cleanup and more extensive weekly site cleanup prior to each weekend. Dumpsters and recycling containers shall be emptied frequently, prior to each weekend, and shall not be overflowing. Contractors shall clean up and wash muddy or dirty streets on a daily basis. All dumpsters shall be located on the Homeowner's lot and not in the VDOT right-of-way or any easement area.

Trees, Tree Removal, Tree Preservation & Conservation Easements

An Application is required prior to the planting or removal of any live trees (dead trees can be removed without Application). Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular and pedestrian traffic, as well as to preserve or enhance views of open space areas. Shade and branch patterns of larger trees should be carefully considered. Care must be exercised in selecting plant materials, which, upon maturity, will be an appropriate size in height and breadth for the intended location. Mature size, in height and diameter, should always be considered especially when planting close to walkways and houses.

Prior to cutting, pruning, trimming, altering, or removing any tree, shrub or other vegetation removal or cleanup (including mowing or new plantings), Homeowners must review all easements, including any Tree Save easements which restrict or prohibit these activities. Homeowners may also be required to consult with the Fauquier County Arborist for compliance with county ordinances on tree cutting and removal.

Like landscape modifications, tree removal may be necessary in order to accomplish other modifications. An indication of the tree(s) to be removed and reason for removal must be

included in the Application. Trees must be completely removed including removing or grinding the stump below ground level. Owners are asked to plan modifications to eliminate/minimize the need to impact trees, shrubs and other vegetation.