

THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION

**ARCHITECTURAL DESIGN and
MAINTENANCE STANDARDS**

Aug 2017

OBJECTIVES

The objective of this document is to guide and assist members of the Architectural Committee (the Committee), THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION staff and homeowners in maintaining and enhancing THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION carefully designed environment. The Design Standards address improvements for which homeowners most commonly submit applications to the Architectural Committee. They are not intended to be all inclusive or exclusive. The specific objectives of these Design Standards are:

1. To increase homeowner's awareness and understanding of the Covenants from which authority is granted for creating rules and use restrictions.
2. To illustrate design standards which will assist the Architectural Committee, THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION staff and homeowners to develop exterior alterations and improvements which are in harmony with the immediate neighborhood and community as a whole.
3. To assist homeowners in preparing an acceptable application to the Architectural Committee.
4. To relate exterior improvements to THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION'S open space.

AUTHORITY

The authority and responsibility for maintaining the quality and design in THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION is founded in the Declaration which is a part of the deed to every lot in THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION. The intent of Covenant enforcement is to assure homeowners that the standards of design quality will be maintained consistently throughout the community. This, in turn, protects property values and enhances the overall community environment.

The Architectural Committee performs its task of ensuring aesthetic quality of the community and environs by establishing and monitoring the review process, thus assuring that proposed exterior alterations comply with the objectives set forth in the Covenants. This involves regular and systematic review of all applications for exterior alterations submitted by homeowners.

NEW CONSTRUCTION REPLACEMENTS AND IMPROVEMENTS

These Design Standards apply not only to improvements contemplated by a homeowner to an existing home or lot; but also to an unimproved or vacant lot owned by an owner or entity, other than a builder under contract to the Developer or Declarant. [Builders under contract to the Developer or Declarant are exempt, however no improvements made by these entities may be in conflict with these Design standards.] For example, if a homeowner purchases an adjoining or other lot, any improvements on that lot must be approved by the Architectural Committee.

New construction or replacement of homes or portions thereof must be of a comparable size, style and architecture as the adjacent homes; must use comparable construction materials as the adjacent homes; and must meet current THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION Design Standards.

CHANGES WHICH MUST HAVE ARCHITECTURAL AND REVIEW COMMITTEE APPROVAL

The Declaration of Covenants, Conditions and Restrictions Article VI, Section 2 explicitly states "No structure or addition to a structure shall be erected, placed, altered or externally improved on any lot until the plans and specifications, including design, elevation, materials, shape, heights, color and texture, and site plan showing the location of all improvements with grading modifications, shall be filed with and approved in writing by the Architectural Review Board, and, if required, by appropriate County authorities and, where required, appropriate construction permits obtained. "Structure" shall include, but not be limited to, any building or portion thereof, storage shed, wall, deck, play equipment, greenhouse, skylight, solar panel, fence, pool, driveway or appurtenances to any of the aforementioned."

It is important to understand that Architectural Committee approval is not limited to major alterations, such as adding a room or deck to a house, but includes such items as changes in exterior color and materials, etc. Approval is also required when an existing item is removed.

Each application is reviewed on an individual basis. There are no "automatic" approvals, unless provided for specifically in these design standards. For example, a homeowner who wishes to construct a deck identical to one already approved by the Architectural Committee is still required to submit an application, and be approved prior to the start of construction.

ARCHITECTURAL COMMITTEE OVERALL REVIEW CRITERIA

The Architectural Committee evaluates all submissions on the individual merits of the application; including the consideration of the characteristics of the housing type and the individual site; since what may be an acceptable design in one specific instance may not be for another.

Design decisions made by the Architectural Committee in reviewing applications are not based on any individual's personal opinion or taste. Judgments of acceptable design are based on the following criteria which represent in more specific terms the general standards of the protective Covenants:

1. **Relation to the THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION Community Open Space** -- Fencing in particular, can have damaging effects on open space. Other factors, such as removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off, also adversely affect THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION open space.
2. **Validity of Concept** -- The basic idea must be sound and appropriate to its surroundings.
3. **Design Compatibility** -- The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
4. **Location and Impact on Neighbors** -- The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage. For example fences may obstruct views, breezes, air flow or access to neighboring property; decks or larger additions may cause unwanted shadows on adjacent patios or infringe on a neighbor's privacy and view. As another example, an inappropriate "clutter" of play equipment, or an "ill-planned" landscape scheme may also affect existing neighbors.
5. **Scale** - The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.
6. **Color** -- may be used to soften or intensify visual impact. Parts of an addition that is similar in design to an existing house, such as roofs and trim should match in color and composition.
5. **Materials** -- Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance vertical wood siding on the original house should be retained in an addition. On the other hand, an addition with wood siding may or may not be compatible with a brick house.
6. **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. THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION assumes no responsibility for the safety or structural validity of new construction by virtue of an approved design. It is the responsibility of each applicant to obtain a Building Permit where required and comply with County codes and regulations.
7. **Timing**- Projects which remain uncompleted for long periods of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must include estimated completion dates. If such time period is considered unreasonable, the Architectural Committee may disapprove the application. Projects must be commenced within thirty (30) days of an approval; and completed within six (6) months.

AMENDMENTS TO THE DESIGN STANDARDS

These Design Standards will be reviewed and may be amended from time to time. It is anticipated that changes will involve clarification rather than substantive modification of the existing Design Standards. They may also be amended to reflect changed conditions or technology. Amendment proceedings may involve public discussions and review by the Neighborhood governing bodies, if any, and shall be adopted as were the original Design Standards by the Board of Directors.

APPLICATIONS

Applications for alteration or improvements must be submitted on the approved THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION form. The application forms require information which will assist the Architectural Committee in reviewing plans for your proposed alteration or improvement. Specific information is detailed below. Action on applications submitted without the required information will be delayed until all information is provided. The required application information includes the following:

DESCRIPTION - The form requires a complete description of the alteration or improvement. This includes a complete listing of materials to be used. Overall dimensions, height off the ground as in the case of decks and porches. Colors of existing house, trim and roof colors; and colors of the proposed alteration or improvement.

SITE PLAN - A site plan is a scaled drawing of your lot (plat) which shows dimensions of the property, adjacent properties if applicable, and all improvements including those covered by the application. Contour lines may be required where drainage is a consideration. A base for a site plan for single applications can be the plat plan provided to you when you purchased your home. More complex applications may require larger scale ten (10) to twenty (20) feet to the inch scale enlargements of the plat plan of County approved development or site plans.

DRAWINGS/PHOTOGRAPHS - Complete drawings showing all dimensions, elevations and details of the proposed improvement or alteration are required. Drawings should show the relation of the improvement or alteration in relation to the existing home. Drawings which are illegible take time to review, slow the process, and may be returned to the applicant for clarification.

SIGNATURES - The applicant is required to sign the application form. In addition, the signatures of all adjoining or affected property owners are required on all applications. The signatures do not constitute approval or disapproval of the proposed project rather they indicate that the adjoining property owners are aware that an alteration or improvement is contemplated. Applications received without signatures will not be reviewed.

COMMENCEMENT/COMPLETION DATE - Applications must contain the proposed commencement and completion date. All alterations or improvements must be commenced within thirty (30) days and be completed within one (6) months of the approval.

REVIEW PROCEDURES

All applications should either be mailed or delivered to the Austin Realty Management (ARMI) office at 10 Rock Pointe Lane Warrenton, VA 20186. Faxes will be accepted provided appropriate documentation is submitted and can be sent to (540) 347-1900. Completed applications can also be scanned and emailed to hoaassistant@armiva.com.

Each application will be reviewed for complete information by THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION staff or agent prior to the Architectural Committee review. After Architectural Committee review and action, a letter of Architectural Committee decision will be mailed to each applicant at the address provided on the application. Letters of approval will be sent by first class mail; while letters of denial or those with stipulations will be sent by certified mail. Letters of denial will reference specific reasons for the denial and are always subject to appeal. **Under no circumstances should construction commence until written approval has been received.**

APPEALS PROCEDURE

An appeals procedure exists for those affected by an Architectural Committee decision who feel that:

1. Proper procedures were not followed during the administration and review process.
2. The applicant and any other affected homeowner attending the meeting were not given a fair hearing.
3. The Architectural Committee was arbitrary, or did not have a rational basis for a decision.

To initiate the appeal procedure, applicants must submit a written request for an appeal within ten (10) days of receiving the Architectural Committee decision or their decision will be final. The written request must be delivered to the Austin Realty Management (ARMI) Office. Other affected homeowners or neighbors must submit written notice within fifteen (15) days after the Architectural Committee rendered its decision. The Board of Directors will review those cases and shall conduct a hearing.

ENFORCEMENT

In the event any violation or attempted violation of any of the covenants, restrictions or conditions contained in the Declaration occur or be maintained upon any Lot, or in the event of any other conduct in violation of any of the provisions or requirements of this document, then such violation or attempted violation or conduct be considered to have been undertaken in violation of the Declaration and without the approval of the Committee required by said Article and this document, and, upon written notice from the Committee, such violation be promptly removed or abated. In the event the same is not removed, or the violation is not otherwise terminated or abated within fifteen (15) days or such shorter notice as may be set forth and required in any such notice after notice of such violation is delivered to the Owner of the Lot upon which such violation exists, or to the Member responsible for such violation if the same be committed or attempted on premises other than the Lot owned by such Member, then the Association has the right through its agents and employees to enter upon such Lot and to take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof, including but not limited to attorney-fees, fees of the Clerk of the Court, fees or expenses of process and service of same, and all other costs of, in preparation for or in execution and satisfaction of litigation whether or not trial has commenced be assessed against the Lot upon which such violation occurred and when so assessed, a statement for the amount thereof be rendered to the Owner of said Lot or the Member of the Association, as the case may be, at which time the assessment become due and payable and a continuing lien upon such Lot or the Lot of the Member and a binding personal obligation of the Owner of such Lot or the Member in all respects (and subject to the same limitations) as provided in the Declaration (Covenant for Maintenance Assessments). The Association has the further right, through its agents, employees or committees, to enter upon and inspect any Lot at any reasonable time for the purpose of ascertaining whether any violation of the provisions or requirements of this Declaration exists on such Lot, in which case neither the Association nor any such agent or employee be deemed to have committed a trespass or other wrongful act by reason of such entry or inspection.

DESIGN STANDARDS

ACCESSORY UNITS - No accessory unit shall be permitted within THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION unless designated on the subdivision plat at the time a newly constructed home is purchased from a builder.

AIR CONDITIONERS - Air conditioning units extending from windows or protruding from the existing structure are prohibited. Additional exterior air conditioning units which are typically installed on a level pad on the ground, or the relocation of existing units may be considered so long as they are placed near existing units and do not have an adverse audible or visible impact on adjoining lots or open spaces.

ANTENNAS - To comply with the Federal Telecommunications Act of 1996, prior approval of the Architectural Committee is not required for the installation of a satellite dish or antenna. However, prior Notice of such an installation or planned installation is required. Prior Notice will assist the homeowner in selecting the best possible location for the equipment, while complying with the requirement for the least visible and least obtrusive location. More specifically:

Ground Mount- Should be located on a rear lot location. Where front or side yard locations are necessary, all equipment should be installed near other utility equipment; or among shrubbery.

Roof Mount- Should be located on the rear of the roof, below the ridge pole or peak. If a front roof mount is necessary, all equipment should be installed to one side of the roof, rather than in the center; and equipment may be required to be painted to match the roof (so long as warranties are not voided).

Structure Mount- Should be located such that the equipment is adjacent to a chimney or other structure on the home; if on a deck, the equipment should be installed off to one side of the deck or adjacent to the house, if possible. Screening may be required.

ATTIC VENTILATORS -Attic ventilators and turbines may be permitted if painted to match the color of the roof (if roof mounted) or the color of the house siding or trim (if mounted on a gable end). Ventilators and turbines shall be mounted on the least visible side of the ridge pole so as to minimize their visibility from public areas and adjoining lots.

CHIMNEYS - Chimneys, constructed subsequent to the original construction, (including those for direct vent gas fireplaces and the like) must extend from the ground through the roof line located to the rear of the ridgepole of the home. They must be masonry or enclosed in the same material as the exterior of the building.

CLOTHESLINES - Permanent clotheslines or similar apparatus for the exterior drying of clothes or bedding is not permitted.

COMPOST BINS - Compost bins should be located to the rear of the property and should be screened from the street, open space and adjoining and affected neighbors. All active compost must be treated at all times to prevent odors from escaping. Failure to maintain a satisfactory compost bin and/or the point at which the compost becomes a public nuisance shall indicate an abandonment of the compost bin and violation of these Design Standards and must be immediately removed. No open compost areas are permitted on the Property.

DECKS - Decks provide for an extension of a home's living space. They may be designed to include bench seating areas, overhead timbers for shade and hanging plants, planter areas, and hot tubs with appropriate scale privacy screening. When deck design schemes include other exterior changes, such as fencing, lights, plantings, etc., other appropriate sections of the Design Standards should be consulted prior to application. All decks must meet County building codes, where applicable a County permit must be obtained prior to the start of construction.

Location - Decks shall generally be located in rear yards. Side yard locations may be considered when lot size or topography prohibits rear yard locations.

Size and Scale- Deck size should be appropriate to the scale of the home as sited on the lot. Decks must meet County minimum setback specifications and should not be constructed across Building Restriction Lines (BRL) shown on individual site plans (plats).

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 informal storage, the impact on the neighbors should be kept in mind. Storage must be maintained so as to present a neat, uncluttered appearance. Screening such as lattice work or landscaping will be required to hide tall, spindly deck supports or objectionable views.

Material and Color- Materials should have natural weathering qualities as do brick, wood and stone. Wood in decks may be painted to match the trim or dominant color of the applicant's house. Certain kinds of wood, such as redwood, cedar and pressure-treated pine, may be left to weather naturally; or may be sealed with a natural wood stain to prevent weathering. Trex like material may be utilized.

Railing Details - Railings of decks may include decorative designs (i.e. Sunburst, Starburst, Chippendale, etc.) Railings must meet minimum County building requirements.

Stairs - When the use of stairs is desired, the Architectural Committee encourages the practice of interrupting the flight of stairs with a landing for both safety and appearance. Stairs, as well as tread and riser dimensions must meet County building codes.

Drainage - If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated on the application, with drainage areas to be shown on the site plan. Approval will be denied if adjoining properties are adversely affected by changes in drainage. Serious consideration should be given in making ground level surfaces of porous material or to provide mulched beds to offset additional impervious deck or patio area.

DOG HOUSES - The use of dog houses is prohibited. Yards must be kept free of animal waste and debris. Dog runs are prohibited.

Dogs must be on a leash at all times when off the owner's property. Dog owners are responsible for cleaning up after their pet on common area and on their own lot. Dogs must be kept quiet in accordance with County regulations so that they do not create a nuisance for adjoining lot owners.

DOORS - FRONT

Front doors should be of a style and color compatible and complementary with the style of the home and the existing colors on the applicant's home.

DOORS-STORM

Storm doors are to be full view, without significant decoration or edging. Half view and cross-buck storm doors with or without 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 facade.

DRIVEWAYS - Extensions, modifications or additions to driveways will be considered only if there is no adverse aesthetic or drainage impact on adjoining lots. Driveway modifications must be constructed of the same material as found in the existing driveway. Driveway extensions must be of a size and scale which will complement the property, rather than become a focal point. Extended driveways may not be used for parking inoperable, commercial, recreational or unused vehicles. Should the entire driveway be replaced, the materials must be reviewed and approved if other than asphalt. Replacement driveway materials subject to review are cast-in-lace concrete, clay (brick), stone, and concrete pavers.

EXTERIOR DECORATIVE OBJECTS - Approval will be required for all exterior decorative objects. Decorative objects will be considered based on their size, color, scale, appropriateness with the surrounding area, and their visual impact of adjoining lots and open space. Exterior decorative objects include such items as sculptures, fountains, pools, stumps, driftwood, free standing poles of any type, and items attached to approved structures. Small to medium flow pots with live flowers or plants do not require approval.

ELECTRONIC INSECT TRAPS - Electronic insect traps will be regulated based on the same criteria as for exterior lighting. In addition, no device shall be installed or maintained in such a way as to cause discomfort to adjacent owners from noise, and may only be operated during those times when the immediate area protected by the trap is occupied by the owner or guests.

EXTERIOR LIGHTING. - Exterior lighting (flood lighting, motion sensors, entrance lighting, etc.) shall not be directed outside the applicant's property. Light fixtures which are proposed in place of the original fixtures should be compatible in style and scale with the applicant's house.

Lighting which is part of the original structure must not be altered without Architectural Committee approval. Applications for exterior lighting should include wattage, height of light fixture above ground, and a complete description including descriptive material of the light fixture and location on the property.

Landscape Lighting located along a walkway or among shrubbery will be considered so long as it does not detract from the overall lighting appearance of the home and property.

FENCES - Paddock style fencing: three (3) or four (4) board. Black vinyl coated wire or mesh on the inside of the paddock fence is acceptable. Round or half round posts are prohibited. Black post caps are required. Decorative post caps will be considered on a case by case basis only on gate posts. Gates must be vertical picket style, flat top or arch top. Gate material should be wood. Other materials will be considered on a case by case basis. Fences may not extend beyond the front corner of any house more than halfway to the street on corner lots.

Staining - Fences must be stained black. Staining must be completed within 45 days of completion of construction. Fences must be maintained

Pool Fences - see Pool section

FIREWOOD - Firewood shall be kept neatly stacked and shall be located to the rear or side of the property in such a manner as to avoid adverse visual impacts for adjoining properties or open space. The use of brightly colored tarps will not be permitted. Where such a cover is required the color shall be a black, muted brown, or tan. No firewood may be stacked on community open space.

FLAGPOLES - Permanent and free-standing flagpoles are acceptable with approval. Free-standing flag poles must be between fifteen (15) and twenty feet (20) in height, and properly secured in the ground. Homeowners wishing temporary flagpole staffs which do not exceed six (6) feet in length and are attached at an incline to the house need not have an application.

FLUES and VENTS - Flues and vents protruding through a roofline must be painted to match the roof color or black; and they must be located to the rear of the ridgepole. No flues or vents may be visible on any exterior wall of the house.

GARAGE DOORS - Garage doors should be left in a fully closed position when not in use. Using a garage as an obvious pet confinement area (leaving garage doors partially open with or without screening) will not be permitted. Changes to the style or color of garage doors must be approved before installation.

GAZEBOS/SCREEN PORCHES

Size and Scale - Gazebos should be appropriate to the size of the home as sited on the lot. They must meet County minimum setback requirements and should not be constructed across Building Restriction Lines (BRL) shown on the individual plat or site plan. All Gazebos/Screen Porches must meet County building codes, where applicable a County permit must be obtained prior to the start of construction.

Location and Style - Gazebos should be located in the rear yard. Particular attention will be given so that views from adjoining properties are not adversely impacted. [Adjoining properties will be defined by the Architectural Committee at the time of application.]

Materials and Color - Gazebos should be constructed of a material which is the same as or complementary to the existing home. In the cases where redwood, cedar or pressure treated lumber is used, the material may be painted to match the home, left to weather naturally or sealed with an appropriate sealer to prevent weathering. Roof material must be the same as that of the existing home, or in some cases shake shingle may be used. Screen material should be a dark nylon or aluminum type.

GRILLS - Permanent grills or barbecue areas will be considered on a case by case basis. Construction design, scale and materials of permanent grill areas must complement the existing house and lot. Temporary grills should be stored out of sight when not in use unless stored on a patio or deck.

GUTTERS - As part of new construction by a homeowner, gutters must match or complement the existing trim color or area of the home to which they are attached. Extensions of down spouts at ground level are not to exceed three (3) feet. Extensions beyond three (3) feet must be buried. Down spout extensions must be buried in such a manner to adequately manage runoff, according to correct engineering practices and local codes.

HOLIDAY/SEASONAL DECORATIONS - Seasonal decorations and decorative lighting are permitted. Decorations and decorative lighting must be removed within two (2) calendar weeks after the conclusion of the holiday for which they were erected, weather permitting.

HOUSE NUMBERS - House numbers should be legible, but should be of a size and color which is appropriate for the applicant's house. In certain cases, decorative house numbers may be acceptable dependent upon the location and type of house. House numbers not installed by the builder require an application.

LANDSCAPING - An application is required when plant materials will become hedges, fences, barriers, or screens which meet or exceed [either at installation or at maturity] four (4) feet in height. Hedges and the like will generally only be considered for rear and side yard (not extending forward of the front plane of the home into the front yard) installations. An application is also required when the use of landscape timbers or stone is contemplated for a border and the height of such timbers or stones will meet or exceed twelve (12) inches. An application is required when the use of more than two such borders is contemplated on the same side of the property.

No tree of a diameter of more than four (4) inches measured two (2) feet above ground level shall be removed without the approval of the Architectural Review Board.

MAILBOXES

Standards- Mailboxes and supporting posts shall match those installed by the builder. No other styles or materials may be used. Replacements must be submitted for approval.

Guidelines- Decorative and decorative items will be permitted only around the base of the post. No items (except reflectors) will be attached to the standard post. Any reflectors attached to the posts should be red, white or blue and should not exceed two inches on a side. The position of the mailbox and post should conform to U.S. Postal Service, County and Virginia Department of Transportation requirements.

Maintenance Standards- The mailbox and supporting post shall be maintained in good repair. The box shall not be seriously dented, noticeably rusted, badly faded or noticeably broken. The supporting post shall be maintained in a vertical position and should be repainted when noticeably faded or at least every five years.

PAINTING - An application is not required for re-painting or re-staining a specific object to match its original color. Color changes apply not only to the house siding, but also to the doors, shutters, trim, roofing and other appurtenant structures. Change of exterior color should relate to and complement the colors of the houses in the immediate area.

PATIOS - Patios provide a means for ground level extension of indoor space with less visual impact than elevated decks. Patios should be located in the rear yard and should be installed within County setback required limits, and not across Building Restriction Lines (BRL). Patios may be constructed of concrete, brick, landscape slate, flagstone, etc and require an approved application prior to commencing construction. When patio design schemes include other exterior changes, such as fencing, lights, plantings, etc., other appropriate sections of the Design Standards should be consulted prior to application.

PETS - No domesticated or wild animal shall be kept or maintained on any Lot, except for common household pets such as dogs and cats which may be kept or maintained, providing that they are not kept, bred, or maintained for commercial purposes and do not create a nuisance or annoyance to surrounding Lots or the neighborhood and are kept in compliance with applicable government ordinances. Law enforcement and animal control personnel shall be given the right to enter the Property to enforce local animal control ordinances.

POOL - Only in-ground pools will be approved. No above ground pools or inflatable pools will be permitted.

Pool Fences - All Pool Fencing must meet County codes. Aluminum pool fencing can only be installed in the immediate are of the pool in accordance with County regulations.

RECREATION AND PLAY EQUIPMENT - The Design Standards listed below are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact. Careful thought should be given to location and kinds of equipment to be installed since neighborhood facilities will be of a larger scale and have greater usage. The use of wooden play equipment is encouraged.

Location and Site - Play equipment must be placed in rear yards. Consideration will be given to lot size, equipment size and design, amount of visual screening, etc.

Basketball backboards may only be attached to poles located in the driveway with the stipulation that the equipment is located so that loose balls from missed shots fall into the yard of the applicant, rather than the adjoining neighbor. All portable basketball backboards must be stored out of site when no in use. In the case of a driveway installation, consideration will be given to the configuration of the driveway and the proximity of the equipment to the street. Play is limited to daylight hours and street play is prohibited.

Trampolines - Must be located in the rear of the backyard only, and must be properly anchored.

Material and Color - Play equipment constructed of wood is encouraged. Metal play equipment, exclusive of the wearing surfaces (slide poles, climbing rungs, etc.), free standing basketball backboards and their poles should be painted dark earth tones to blend with the natural surroundings or, if located adjacent to a dwelling or fence, painted to match the background or screening structure. Other play equipment colors will be considered, contingent upon location and landscaping. A contrasting rectangular color outlined may be painted on the backboard behind the goal. No play lines may be painted on the driveway.

ROCK/WATER GARDENS - Rock gardens require an application in the event the rocks or collection of rocks exceed twenty four (24) inches in any direction. All rocks are to remain in their natural color. Water gardens require an application. Location of such a feature should be seriously considered by the applicant so that the safety of household members and neighbors is considered.

ROOM ADDITIONS/GARAGES/SUNROOMS - Room additions are considered to be those which substantially alter the existing structure and become as an original fixture of the existing home.

Location - The location of major alterations should not impair views or the amount of sunlight and natural ventilation on adjacent properties. Room additions and garages must meet County setback requirements and may not be constructed across Building Restriction Lines (BRL).

Design and Materials - The design of room additions or garages should be the same or compatible in design, scale, materials and color with the applicant's house and adjacent houses. Roof pitches must match or be compatible with the roof slope on the applicant'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 applicant's house, and should be located in a manner which relates well to the location of exterior openings in the existing house.

If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.

WALKWAY AND PATHWAYS - The installation of walkway or pathways on a lot will be considered if it seems appropriate for the intended use and is appropriate to the size and scale of the lot. Stone, concrete, slate, flagstone, or brick would be appropriate materials. Pathways or walkways must be set back from any VDOT rights of way and out of any easements.

SIGNS - Except for such signs as may be posted by the Developer for promotional or marketing purposes or by the Association, no signs may be posted on any lots, other than one real estate sign listing a property For Sale, or a security sign posted within ten (10) feet to the immediate left or right of, and/or two (2) feet out from the front and rear entrance of a home. 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 prohibited.

SKYLIGHTS - Skylights should be mounted parallel with the roof plane. Bubble or elevated types of skylights are prohibited. The glass or surface material should be clear or dark tinted. White tinted material is not appropriate. Skylights will be approved on a case by case basis.

SOLAR PANELS/WIND TURBINES - Will be considered on a case by case basis.

STORAGE SHEDS - Any storage shed has an aesthetic impact on neighboring lots. An inconsiderately placed or poorly designed shed can visually and functionally negate an otherwise desirable residential area. Therefore, it is important to remember in choosing and locating a shed that there are needs other than storage which must be considered.

Shed Design Criteria

1. The shed should be designed to appear as part of the house, or may be part of a gazebo, deck or other outdoor improvement. The materials and color of the shed must match that of the improvement to which it is attached.

2. No shed shall exceed one hundred sixty-eight (168) square feet. Sheds must be one (1) story only with a roof peak no taller than twelve (12) feet.
3. No plastic or metal sheds will be permitted

Design - The architectural design of the shed should be compatible/complimentary with the design of the house, i.e. same or similar materials, same or similar color scheme, same or similar roof pitch, same or similar detailing.

Materials - The finished materials used for the shed must be complimentary to the exterior finish of the house.

Color - The color scheme must be complimentary to that on the house.

Roof - The roof and the type and color of the roofing material (shingles, etc.) must be complimentary to those of the house.

SUN CONTROL DEVICES (ARBORS, PERGOLA, TRELLISES) - The manner in which sun control is implemented can have a significant affect on the exterior appearance of a house and the desirable benefits of sun exposure in the winter, fall and spring. Materials are available for application on inside of windows to reduce thermal transmission and glare, however no shiny surfaces may be visible to the exterior of the home. These materials may provide effective and economical alternatives to trellises. Effective sun control can often be provided by such simple measures as planting deciduous trees to shade windows from undesired sun exposure.

1. Sun control devices should be compatible with the design character of the house in terms of style, color and materials.
2. Trellis work should match the trim or dominant color of the applicant's home, or be constructed of natural woods.
3. Awnings and trellises should be consistent with the visual scale of the houses to which they are attached.

Location - The location of any trellis should not adversely affect views, light, winter sun, or natural ventilation of adjacent properties.

Material and Color - Because of the nature of the structures, all arbors, pergolas, trellises must be constructed of quality material, with compatible design and detail and must be maintained in a like new condition.

Landscaping features are very important and should be integrated with sun control devices.

TRASH/RECYCLING CONTAINERS - To provide for the general upkeep and appearance of our community, trash cans and recycling containers shall be stored out of view of the street except on scheduled pickup days. Storage in front of the home is prohibited. Screened areas for trash and recycling container storage is encouraged with natural screening, unpainted wood/lattice, vegetation, or siding consistent with the house.

STORAGE OF BOATS, TRAILERS, CAMPERS, MOBILE HOMES OR RECREATIONAL VEHICLES

No recreational vehicles or equipment, such as but not limited to boats, boating equipment, travel trailers, camping vehicles or camping equipment shall be parked on the Property, other than within a garage, without the prior, written approval of the Architectural Review Board, as to location, size, screening and other relevant criteria. The Association shall not be required to provide a storage area for these vehicles. Further, the Board of Directors has defined "recreational vehicle" as follows:

1. Any boat or boat trailer, canoe, jon-boat, paddle boat, jet skis, sailboats, catamarans, rafts or inflatable and the like.
2. Any motor home or other self-contained camper.
3. Any camper slip-ons where the camper backs are twelve (12) inches or higher than the roof line of the cab of the truck.
4. Any mobile home trailer or fifth-wheel trailer.
5. Any pop-up camper/tent, trailer or other similar recreation oriented portable or transportable facility or conveyance.
6. Any other vehicle not defined above which could not normally or regularly be used for daily transportation, including dune buggies or non-operative automobile collections or other automotive equipment not licensed for use on the highways of Virginia.

No Commercial or industrial vehicle, such as but not limited to, moving vans, trucks, tractors, trailers, vans, wreckers, tow trucks, hearses, and buses shall be regularly or habitually parked or parked overnight on the Property, except upon written approval of the Architectural Review Board. Commercial vehicles shall be deemed to include cars and vans in styles normally used for private purposes but painted with or carrying advertising logos, or business names or containing visible commercial materials. Further, the Board of Directors has defined "commercial vehicle" as follows:

1. Any vehicle that is included in a State Code 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, a passenger vehicle, pick up truck not exceeding 1/2 ton, a passenger van - 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.
2. Any private or public school or church bus.

Motorized vehicles, other than THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION owned and operated vehicles, are not permitted on the trails and common areas within the community.

LANDSCAPE AND VEGETABLE GARDEN STANDARDS

Location - Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic. Also the views of neighboring units and shade patterns of larger trees should always be considered.

Scale -- 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. Consideration will be given to the effect plantings will have on views from neighboring houses and property.

Planting should be clustered rather than widely spread. A three-dimensional appearance of planting, is improved by augmenting trees and taller shrubs with low spreading shrubs and/or ground cover.

All gardens must be neatly maintained through the growing season; including removal of all unused stakes, trellises and dead growth.

An application is not required for foundation planting, trees or single plantings. However, an application is required for hedges more than two (2) feet in height or other features which in effect become structures, fences or screens, and as part of other applications where required.

Applications should include a description of the types and sizes of shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.

An application is required for garden timbers which form a wall over twelve (12) inches high and eight (8) feet long. Include a site plan with the location of ties or timbers drawn in and information on landscaping plans and any grading changes.

Rock Gardens - An application is required for rock gardens in the event rocks or collection of rocks exceed twenty-four (24) inches in any direction. All rocks shall be left in their natural color.

Vegetable Gardens - An application is required for all vegetable gardens before installation.

1. Shall be Located between the rear line of the house and the rear property line; and do not exceed 1/4 of the area.
2. Are not planted on a grade exceeding a ratio of five (5) feet to one-hundred (100) feet; and they do not damage property below it through the flow of water onto lower property.

3. Does not encroach on THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION open space.
4. Garden fencing will not exceed four (4) feet in height. Fence material must be painted or manufactured using earth tone colors (i.e. brown, green, or black) and must be temporary by design.

LOT MAINTENANCE STANDARDS

Property ownership includes the responsibility for maintenance of all structures and grounds which are a part of the property. This includes, but is not limited to, items such as mowing grass, removal of trash and structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhood and, in some cases, safety.

Exterior Appearance --Residents are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences, sheds and playground type of equipment.

The following represents some conditions which the Architectural Committee considers a violation:

1. Peeling paint on exterior trim.
2. Natural fading or discoloration due to weather/time to the exterior areas of the home such as doors, shutters, or roofs.
3. Recreation equipment which is either broken or in need of repainting.
4. Guttering in need of painting or replacement.
5. Fences with either broken or missing parts, or which are leaning or are in need of re-staining.
6. Sheds with broken doors or in need of painting or repair.
7. Decks in need of repair or re-staining.
8. Concrete or masonry block foundations and/or party walls in need of repainting or sealing.

Most residents would not allow any of the above conditions to exist as they seek to preserve and protect their investment in their homes and to limit their personal liability by keeping all improvements on their lots in good condition. THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION expects that all residents will do this necessary maintenance to prevent any of the cited conditions from occurring in THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION

Mowing - Turf areas need to be mowed at regular intervals, maintaining a maximum height of four (4) inches, and a minimum height of two (2) inches. Changes to this requirement may be made according to specified plans.

Planted beds must be kept in a neat and orderly manner.

Lawn and Garden Fertilization - All soil should be tested before fertilizer is added, especially in areas where drainage will flow into ponds. Special care should be taken not to over-fertilize or to fertilize lawns and gardens when there is the least chance of run-off. Soil test kits are available free from the County libraries or County Extension office.

Trash Removal - Each resident is responsible for picking up litter on his property and preventing wind-blown debris from originating on his land.

At no time is THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION open space considered a dumping ground for inorganic debris. Organic debris such as leaves, grass clippings and branches may not be dumped on open space. Yard waste is required to be recycled according to County specifications.

Removal of trash and debris from all THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION areas accumulating from resident usage will be completed as necessary. Removal of trash and debris costs THE RESERVE AT JAMISON'S FARM HOMEOWNERS ASSOCIATION dollars and voluntary resident and neighborhood clean-up, in addition to controlling the litter at the source saves everyone money.

Erosion Control - Each resident is responsible for seeing that their lot area is protected from erosion and that storm drain structures are not blocked so as to cause additional erosion problems which will silt up ponds and stream valleys.

Pesticides and Herbicides - Pesticides and herbicides may be applied according to label instructions for the specified problem. Emphasis should be placed on organic/biodegradable materials in order to ensure the least harm to the natural environment. Care in application is extremely important along ponds and waterways, near neighborhood play areas and tot lots, and near adjacent residences. Avoid the use of pesticides and herbicides if at all possible, but when necessary use with caution and follow instructions.