

Ridges of Warrenton Homeowners Association
ARCHITECTURAL DESIGN STANDARDS
22 October 2015

INTRODUCTION

Living in a planned community such as the Ridges of Warrenton (the “Ridges”) involves certain responsibilities. All residents and property owners are subject to the provisions of the Ridges Covenants and the Architectural Design Standards. These standards supplement the Covenants as described in Article V, Section 4 and are to be read in conjunction with them. This document will direct you to the sections of the Covenants for architectural design standards contained therein for your convenience. Also, it will provide additional standards to assist homeowners with exterior improvements. Homeowners are responsible for requiring a tenant to follow the Covenants and these standards for any changes the tenant may make.

The Architectural Review Board (“ARB”) is charged with the responsibility of reviewing and approving, where appropriate, all proposed exterior improvements to residential dwellings prior to any construction as outlined in the Covenants.¹ The ARB has established these Design Standards which have been approved by the Board of Directors (“BOD”) to assist property owners in planning home improvements. Any addition, alteration or improvement in or to any lot or any portion of the property that is visible on the exterior of the home or on the property, requires written approval from the ARB before improvements are started. While we do not want to discourage creativity and expression the BOD and the ARB would like to encourage improvements in keeping with the design of the community. The BOD and the ARB encourage the homeowner to submit an application to the ARB for any exterior improvements that may be in question as to not be in violation and accrue charges that can add up quickly. The HOA and the ARB want the homeowner to enjoy the neighborhood, the community and the ability to live in the Ridges, but your neighbors would like to enjoy that right as well.

Neighborhood inspections occur randomly. The property manager will send out letters to homeowners found in violation of the ARB standards or the Covenants with the intention that the violation be corrected. If the violation is not corrected in a reasonable amount of time that will be stated in the letter, owners may be found in violation and assessed monetary charges pursuant to the Virginia Property Owners' Association Act until the violation is abated.²

If a homeowner receives multiple letters for the same offense without correction of the violation, a Notice of Hearing will be sent to the owner with a hearing date set to determine an outcome. At that time, monetary charges may be assessed by the BOD to the owner if the violation has not been found to be abated. Monetary charges are not intended to be punitive, but to bring about correction of the violation.

If you have any questions concerning this guide, an ARB application, becoming a member of the Ridges BOD, the ARB, or just have a concern about the community, we encourage you to attend a HOA meeting held quarterly. Contact the management company for information on the next scheduled meeting.

¹ See Covenants, Article V, Sections 2 – 4.

² See Covenants, Article V, Section 1.

GENERAL INFORMATION

Homeowners are responsible for the method of construction, the quality of the tasks, the meeting of all building codes, and obtaining the necessary permits. You must first file an application with the ARB prior to submitting to the Town of Warrenton for building permit applications.³

The ARB meets once a month, as needed, to review applications. The ARB may expedite the review as necessary for existing improvements in what should be rare occasions when homeowners are aware of pre-existing modifications which were not previously approved. Homeowners should submit such requests well BEFORE settlement when planning to sell the property. The ARB **DOES NOT** guarantee approval of pre-existing improvements/modifications even if they were made by previous owners. **FAILURE TO OBTAIN WRITTEN APPROVAL OF THE ARB WHEN REQUIRED WILL CONSTITUTE A VIOLATION OF THE DESIGN STANDARDS AND MAY REQUIRE MODIFICATION OR REMOVAL OF UNAUTHORIZED WORK OR IMPROVEMENTS AT THE CURRENT HOMEOWNER'S EXPENSE.**

Once an application has been approved by the ARB, the plans must be followed as approved. Any subsequent modification to the existing approved plans must receive written ARB approval prior to construction.

ARB submittal is required in accordance with these Design Standards. Plans must be submitted, even if the identical improvement may have been previously approved for a neighboring property owner. During an evaluation of an application, the ARB will consider the characteristics of the residence and the individual lot site, because what may be an acceptable design for one particular residence/lot may not be acceptable for another. All possible architectural characteristics have not been covered in these Design Standards.

SUBMITTAL AND REVIEW PROCEDURES

1. The Architectural Approval Form must include the submittal of drawings of the improvement or addition that include the following:
 - a. Plan of all proposed improvements and showing overall dimensions.
 - b. Location of improvement as it relates to the residence and all adjacent property lines, and/or setback dimensions.
 - c. Descriptions of building materials, colors, and finishes. Show this information on plans.
 - d. All appropriate construction details.
 - e. Drainage and grading must be clearly indicated when the change impacts any neighboring property. Identify all proposed and existing drainage, the direction of water flow and how surface water is to be collected. The property owner is responsible for installation of proper drainage. No owner may alter, modify, remove or replace any drainage without receiving prior written approval from the ARB. No owner may alter any existing drainage patterns to neighboring lots.
2. Complete the Ridges Architectural Approval Form and submit it with any necessary drawings and samples of materials or colors, if new or a deviation from the original installation.
3. Keep a copy of the completed application package for your future reference.

³ See Covenants, Article V, Section 1.

4. The ARB will evaluate all completed applications and indicate its approval, approval with conditions, request for more information, or denial.⁴ The paperwork will be sent to the management company.
5. The management company will record and maintain the ARB's decision. They will also notify the applicant, in writing, of the decision. The BOD will receive a copy of all ARB decisions.
6. Disapproved requests will identify the reason for the rejection. Homeowners are requested to make the necessary changes and submit the request for reconsideration. All disapproved requests may be appealed to the BOD.⁵ The decision of the BOD will be the final arbitration of any request.

DESIGN STANDARDS

ANIMALS - See Covenants, Article VI, Section 8 and "Regulatory Resolution No. 1 – Regulation of Pets within The Association."

ANTENNAS AND SATELLITE DISHES - Covenants, Article V, Section 5. Satellite dishes that are 1 meter in diameter or less, television antennas and MMDS (multichannel, multipoint distribution) antennas are permitted. Devices should be installed in a location that will have minimum visibility from the front of the home. Whenever possible, the devices should be located in the rear yard, rear roof, or part of the roof that cannot be seen when viewing from the front of the house. Other locations which are visible from the street or to other lot owners require ARB approval. Devices may not be placed beyond the front plane of the house simply for convenience.

AIR CONDITIONERS - Window air conditioning units and window fans are **PROHIBITED**. Exterior ground air conditioning units may be added to or relocated only if they do not interfere with neighboring property. Exterior ground units shall be oriented so as not to discharge hot air onto neighbors' properties.

ATTIC FANS - Attic fans are permitted. They must be installed on the rear side of the roof ridgeline, so as to have no visibility from the front of the home.

BASKETBALL BACKBOARDS - Permanent basketball backboards mounted on a building or pole on the property require ARB approval. Portable backboards are acceptable provided they are properly maintained and the entire playing area is located on owner's property. Portable backboards must not impede the use of sidewalks and must be moved away from streets, aprons, and sidewalks to another location on the owner's property when not in use. Court markings are not permitted on the playing surface.

BARBEQUES and PORTABLE GRILLS – These items are **NOT** to be permanently stored in the driveway, front of the house, or visual sides of the house when not in use. This includes charcoal grills, smokers, gas and electric grills.

CLOTHESLINES - Clotheslines or similar apparatus for the exterior drying of clothes are **NOT** permitted.

⁴ See Covenants, Article V, Section 4.(a).

⁵ See Covenants, Article V, Section 5.

DECKS - All decks must be approved by the ARB prior to installation. The deck shall also be approved and consistent with all Town of Warrenton ordinances.

1. **Location** - Decks and stairs must be located in rear yards and should not break the side plane of the house. Decks shall not be erected forward of the rear plane of a dwelling unit.
2. **Scale & Style** - Decks, particularly elevated decks, should be of a scale and style which are compatible with the home to which it is attached. Specific dimensions shall be considered on a case-by-case basis.
3. **Color** - The band boards, picket rails, posts and top rail may be stained or painted with a color approved by the ARB. Natural wood hues or stains are preferred. Wood stains should allow the wood grain to show. All components must be properly maintained. A sample of wood color must be included with the application. If the decking material is composite or plastic, a sample of that color must be included with the application.
4. **Under-deck Storage** - Elevated decks have an under-deck area which can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space. The use of decorative screening or landscaping to minimize the adverse visual impact is encouraged and may be required by the ARB. The installation of lattice for screening purposes is permitted for elevated decks. Lattice openings should be a minimum of one inch wide.
5. **Privacy Trellises & Screens** - The attachment of privacy screens and trellises for elevated decks will be permitted if consistent with the size of the deck and house. Privacy screens shall not extend more than three feet above the top rail.

DECORATIVE OBJECTS - ARB approval is required for all exterior decorative objects that are 18 inches or higher. Examples of objects include, but are not limited to, large stones, sculptures, benches, weather vanes, freestanding poles of all types, and fountains. These items will be evaluated for size, location, compatibility with architectural and environmental design qualities, and visual impact on the neighborhood and the surrounding area. Small, decorative objects including flowerpots, small rocks, and small decorative garden accents do not need approval. One flag holder may be attached to the structure without ARB approvals. Note: Swings, gliders, play sets, and other such items **are not** allowed in front yards.

EXTERIOR STRUCTURES – Storage sheds, gazebos and any other exterior structures require ARB approval and should be compatible with both the house architecture and landscaping. All exterior structures shall be placed on a permanent foundation, defined as either a concrete slab, or stone/brick, or gravel base covered with a weed blocker. Materials used for siding, roof and trim should match the color of the house as closely as possible. Storage sheds must be located within the homeowner's property and in the rear yard only. Only one shed will be permitted on each lot. Color samples should be provided with the application. The shed shall be consistent with all Town of Warrenton ordinances

EXTERIOR MAINTENANCE – See Covenants Article VII.

FENCES – See Article V, Section 1. An application must be made to the ARB prior to installing any fence in the community and shall be:

1. Maintenance-free vinyl, white in color.
2. Rail fence with two – four rails. Vinyl coated wire mesh 1” x 4” dark green in color may be attached on inside of rail fence not to exceed maximum height of 30”.
3. Picket fence.
4. Privacy panels with a maximum height 5’ plus a 1’ lattice on top of panel for a total height of 6’.

Fencing placement shall be set back a minimum of 2' behind the front plane of the main body of the house with the exception of "privacy" style fencing which must be installed at the rear line of the house or garage. No fencing will be permitted in front of the home.

LIGHTING - Homeowners may replace exterior light fixtures without obtaining ARB approval. Lampposts must not exceed eight (8) feet, including fixture. Owners must maintain the light in the lamppost in front of their residence in working order for nighttime lighting of the neighborhood. Any floodlights shall not shine into neighbor's windows, or excessively illuminate neighbors' yards. Lights should not interfere with traffic on the community road. Landscape lighting around the flower beds, mail boxes and other property areas are allowed without requiring ARB approval.

HOLIDAY DECORATIONS – Holiday or seasonal decorations and lighting must be removed from all parts of the exterior of the property within 2 weeks after the end of the holiday.

MAINTENANCE – See Covenants Article VII and Article X, Section 8. Property owners shall maintain all structures and grounds which are a part of the property, including easements and ditches. This includes, but is not limited to: mowing grass (including edging around driveways, sidewalks on property, and weed whacking around fences), weed control, trimming shrubs, removal of trash, mold and stain removal, and structural maintenance of dwelling, patios, decks, fencing, and storage buildings, etc. Windows may not be obscured by shrubbery or other vegetation.

PAINTING - An application is not required in order to repaint or re-stain the home or attachments to match the original color. However, all other painting, staining and exterior color changes must be approved by the ARB. This requirement applies to siding, doors, shutters, trim, roofing, foundations, and other external structures.

LANDSCAPING – For homeowners with lots adjacent to Old Alexandria Pike, see Covenants Article VI Section 16. Landscape materials may not be installed on ingress/egress easements shown on a site plan or plat map. There shall be no adverse impact, physical or visual, to adjacent neighbors and/or common area. An application is not required for the installation of annuals or perennials in existing beds, or trees, except as identified below. Any other landscaping modifications, including the following, require application and review by the ARB such as:

1. Removal of large areas of grass and replacement with mulch or landscape ground cover. (This will be considered for limited areas, i.e., on steep slopes, for example.)
2. Stone, masonry or keystone landscape walls. Walls intended as a landscape feature should not exceed two feet in height. The use of natural stone is preferred. However, brick or cultured stone may be used if consistent with the design characteristics of the home and adjoining properties.
3. Any modifications that require construction of retaining walls, garden structures (such as large trellises, pergolas, gazebos), or result in a grade change. No owner may alter, modify, remove or replace any drainage without receiving prior written approval from the ARB. No owner may alter any existing drainage patterns to neighboring lots.
4. Any proposed improvements that are not consistent with the current design features or scale of the home or the surrounding area.

NOTE: Any homeowner installed stone work or plantings in or around drainage ditches and culverts can be removed or modified by the town at any time.

TREES – Any new trees will be planted on the owner's property so that the tree will not infringe on the neighboring property as it matures. See Covenants Article VI Sections 14 and 15 for tree removal or relocation and maintenance. Owners are responsible for ensuring trees on their property do not impede

pedestrians on the sidewalks or vehicles in the street. The Town of Warrenton may be contacted to trim street trees on the owners' property which impede motorized traffic.

MAILBOXES – Mailboxes, and the poles to which they are attached, should be similar in color, shape and size to others in the community. They may have small decorative printing on them, such as the name of the homeowner, or small pictures of animals or flowers. Posts may be made of synthetic material.

PAINTING – See Covenants Article V, Section 1. No ARB approval is required to repaint using the same or similar colors as the original paint color schemes.

PARKING VEHICLES AND MAINTENANCE - See Covenants Article VI, Sections 6 and 7. The types of vehicles listed in subsections (a) through (k) below may NOT be stored or parked in open view on residential lots. They may be stored in a garage, or screened from the street or any other lot, in a manner approved by the ARB:

1. Any boat or trailer of any size including jet skis;
2. Any motor home or self-contained camper. Owner or visitor recreational vehicles may be stored for a limited period of time (2 weeks max) if ARMI is notified in advance. ARMI should notify the board;
3. 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 or on a driveway;
4. Any mobile home, trailer or fifth-wheel vehicle;
5. Any pop-up camp/tent trailer or similar recreational vehicle;
6. Any vehicle requiring a commercial license plate and/or a commercial driver's license to operate;
7. Any vehicle with commercial signs, advertising, logos, business names, paint colors, or visible commercial equipment including cars, standard size vans, and pickup trucks normally used for private purposes;
8. Private or public school, or church, buses;
9. 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 ARB;
10. Junk or derelict vehicles may NOT be parked or stored in open view on residential lots. A vehicle shall be deemed derelict 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, current town decals or antique vehicle tags, as required.

Parking of approved vehicles shall only be on surfaces designated for such activity, such as driveways and garages, not on grassy areas or on sidewalks. Vehicles parked on the non-sidewalk side of the street should not stick out or impede traffic flow. Any addition to or extension of driveways must be approved by the ARB.

Maintenance to vehicles, such as oil or fluid changes shall not be done in the street or ditch. Any maintenance should be performed in the garage.

PATIOS/WALKWAYS/AWNINGS - All patios, walkways, and awnings (retractable and permanent) require ARB approval. Patios must be located in rear yards. Walkways should be ground level and can connect the front yard to the back yard. Any adverse drainage resulting from the construction of a patio or walkways should be considered and corrected. Materials shall be compatible with the overall color scheme of the neighborhood. Awnings must be approved and properly maintained.

PLAY EQUIPMENT - Permanent or semi-permanent play equipment, such as swings sets, playhouses, sand boxes, trampolines, etc., do not require ARB approval. However, they **MUST** be located in the rear yard and should not encroach on other properties. The size of any play equipment should be compatible with the size of the lot.

STORM/SCREEN DOORS - Storm/screen combination doors are permitted. For the front door, only full view glass type style is permitted. Doors shall be white, or the trim color, or match the color of the home entrance door. ARB approval is not required if the above standards are met. For other styles such as doors with lead inlays, etched glass, or beveled edge glass, an ARB application and approval is required with a picture of the door to ensure it is in keeping with the overall design of the community.

SWIMMING POOLS – All permanent pools must be approved by the ARB. The ARB may require appropriate screening of mechanical equipment to minimize any negative visual or auditory impact. Hard plastic or inflatable pools are permitted as long as they are stored, out of view, in the fall and winter months. Above ground swimming pools are not allowed and metal pools are not allowed. All pools shall be located in the back yard. It is recommended that any yard with a pool be fenced. It is the homeowner's responsibility to verify the town and county requirements.

TRASH/GARBAGE AND RECYCLING CONTAINERS - All trash/garbage and recycling containers **MUST** be stored out of view of the street or the sides of adjoining properties at all times, except on scheduled collection days. Containers may be placed at the curbside in the late evening the day before or early morning the day of collection. Empty containers must be placed back in storage the same day after pickup. Homeowners may install trash enclosures without ARB approval as long as the following criteria are met:

1. The enclosure must be located along either the rear or side of the house; trash enclosures are prohibited in front yards.
2. The enclosure must be immediately adjacent to the house.
3. No more than one enclosure will be permitted on any property.
4. The size of an enclosure is generally limited to 4' in height and 4' x 4' in dimension and must screen the trash receptacles from the front and side.
5. The enclosure should be sturdily constructed of vinyl or similar composite maintenance-free material, white in color, open lattice or solid (similar to fencing material, reference the paragraph on "Fences,") and properly framed if using lattice.
6. The trash enclosure must be maintained so that it does not create a visual or environmental nuisance.

Deviations from these criteria require ARB approval.

WINDOW TREATMENTS - Only conventional window treatments should be used. Blankets and sheets should not be used to cover windows. Windows may be tinted provided that no reflective materials are used to create a mirror effect from the outside. Exterior wrought iron or metal bars are **PROHIBITED**.

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