



Architectural Design Standards And Community Handbook

Alexandria, Virginia
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The Grove At Huntley Meadows HOA Design and Maintenance Standards

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Section 1

GENERAL INFORMATION AND OBJECTIVES

The Grove at Huntley Meadows is a community dedicated to maintaining the high standards of the development, its amenities, and the setting that are so important to all of us. Living in a planned community allows each of us to benefit from a strong focus on our neighborhood. The goal of this shared partnership among residents is to uphold property values throughout the community.

To this end, we have provided this guide for homeowners, members of the Architectural Review Committee (ARC) and The Grove at Huntley Meadows Board of Directors (the Board) to assist all of us in maximizing The Grove at Huntley Meadows' (The Grove) carefully designed environment. These Design Standards address improvements that may require homeowners to submit applications to the ARC. They are not intended to be all-inclusive or exclusive. **It must be recognized that the Board has the authority to direct removal or alteration of improvements/modifications that are not in accordance with these standards or approved by the Board.** The specific objectives of these Design Standards are:

1. To increase homeowners' awareness and understanding of the Covenants from which authority is granted for creating rules and use restrictions;
2. To provide design standards to assist the ARC, the Board and homeowners in developing exterior maintenance, alterations and improvements that are consistent with the design and intent of the community as a whole;
3. To assist homeowners in preparing a complete application for submission to the ARC.

Section 1.01 Authority

The authority and responsibility for maintaining the quality and design of The Grove is founded in the Declaration of Covenants, Conditions and Restrictions (one part of the required documents received by every homeowner at settlement and available on the community website www.gathm.com), which is a part of the deed to every lot in The Grove. The intent of Covenant enforcement is to assure homeowners that the standards of design quality will be upheld consistently throughout the community. This consistency, in turn, protects property values and enhances the overall community environment.

The Board is the ultimate authority for reviewing and approving applications for architectural and landscaping improvements. At times this authority is delegated to a separate Architectural Review Committee. This document will hereafter refer to the term "ARC" as a generic means of identifying the review/approval authority, whether it is a committee separate from, but responsible to, the Board of Directors, or the Board itself. Any questions regarding the use of this term should be referred to the Board of Directors.

The ARC performs its task of ensuring the aesthetic quality of the community by establishing and monitoring the review process. This process helps to ensure that proposed exterior alterations comply with the objectives set forth in the Covenants. This process involves regular and systematic review by the ARC of all applications and lots for exterior alterations.

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These design standards are intended to clarify standards detailed in the Declaration and, when applicable, to delineate standards that are consistent with the standards established by the Declaration.

Section 1.02 Membership on the Architectural Review Committee

Membership on the ARC is limited to homeowner volunteers within The Grove with no personal or household commercial interests in the proceedings of the committee. Membership is limited to no more than one individual per household. In order to avoid any potential conflicts of interest, members may not serve on another committee, and if another individual within the household serves on the Board, no other members from that household may serve on the ARC. All members of the ARC are required to sign a conflict of interest and ethics statement after appointment. Homeowners wishing to volunteer may contact the Board or The Grove's property management company (see Appendix A). As with all community committees, the Board will approve the final composition of the ARC, and shall appoint, relieve and replace members as needed.

Section 1.03 Architectural Review Committee Authority on New Construction, Replacements and Improvements

The following design standards apply to improvements contemplated by a homeowner to an existing home or lot owned by an individual or entity.

New construction, 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 the current Design Standards.

Section 1.04 Changes Requiring Architectural Review Committee Approval

The Declaration explicitly states that all exterior alterations, except those exempted within these design standards, require the approval of the ARC. The ARC is required to approve any non-exempt change, permanent or temporary, to the exterior appearance of one's property. Further, once a plan is approved, it must be followed as approved. Any modification must be submitted for review and approval.

It is important to understand that ARC 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 existing items, such as original construction windows, decks, garage doors, fences, sidewalks, driveways, landscape features, etc., are removed or altered.

As of this revision, the Grove is a relatively established community. Many units have completed decks, patios and other "major" modifications. Therefore, new modifications are generally smaller in scope: painting, small landscaping changes, etc. The Board believes that many of these modifications can be handled by relying on the good judgment of each homeowner, following standards set forth in the following pages. While many modifications must have an application, which will be reviewed on an individual basis, some applications will be considered automatically approved, as long as they adhere to the guidelines and standards provided specifically within these pages. Examples of possible modifications that may not require an application and explicit approval:

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- A homeowner wishes to paint the front door of the unit without changing the color. As long as the desired color is one of the approved colors as listed in Appendix H, the modification will be considered automatically approved.
- A homeowner wishes to replace a shrub in the front yard of the residence. As long as the new plant does not impinge on the neighboring yard and is compatible with the surrounding landscape, it would be automatically approved.
- A homeowner wishes to replace a light fixture on the garage or in the front yard. If it is similar in color, material and appearance, it would be automatically approved.

Conversely, modifications that are large in scope would require explicit approval of an application. Examples:

- A homeowner wishes to remove all grass and create a rock garden/desert landscape project. Because this is not substantially similar to surrounding yards, it would require an application and explicit approval (and would most likely be disapproved).
- A homeowner wishes to install a new deck. Because its appearance will have a major impact on the views of the neighbors, the design must conform with existing nearby decks, and the ARC/Board must verify this compliance.
- A homeowner wishes to paint window shutters a color that is not on the approved color list.

The Board reserves the right to rescind approval and require removal of the modification in cases where no application requirement was assumed in error, or the modification does not follow the approved design. If there is any question as to whether approval may be automatic or not, the safest course is to contact the ARC/Board and verify this determination.

Section 1.05 Architectural Review Committee Decision Criteria

The ARC evaluates all submissions on the individual merits of the application including the consideration of the characteristics of the housing type and the individual site. What may be an acceptable design in one specific instance may not apply for another. If a homeowner's request is rejected by the ARC, the homeowner will be notified by the property management company and will be provided an explanation for the rejection in writing.

ARC design decisions are not based on any one individual's personal opinion or taste. Judgments of acceptable design are based on the following criteria that provide in more specific terms the general standards of the protective Covenants:

- Relation to The Grove 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 Grove's open space.
- Validity of Concept - The basic idea must be sound and appropriate to its surroundings.
- Design Compatibility - The proposed improvements must be compatible with the architectural characteristics of the applicant's house or townhouse, adjoining homes and townhouses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
- Location and Impact on Neighbors - The proposed alteration should relate favorably to the landscape, the existing structure and the community. The primary concerns are privacy,

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access, view, noise, sunlight, ventilation, and drainage. For example, fences may obstruct views, breezes, 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 adversely affect existing neighbors.

- **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.
- **Color** - Color may be used to soften or intensify visual impact. Parts of an addition that are similar in design to an existing house, such as roofs, doors, shutters and trim, should match in color and composition.
- **Materials** - Continuity is maintained by the deliberate use of the same or compatible materials as used in the original house. The design and materials of the original house will limit the options. For instance, siding on the original house should be matched in an addition.
- **Workmanship** - Workmanship is another standard that 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. Additionally, The Grove 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 seek out and obtain the appropriate building permit(s) where required and comply with all Fairfax County codes and regulations.
- **Timing** - Projects that 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 the time period is considered unreasonable, the ARC may disapprove the application. Projects must start within 60 days of receiving written approval notification and must be completed within 6 months.

Section 1.06 Amendments to the Design Standards

From time to time, the Design Standards may be reviewed by the ARC and amended by the Board. It is anticipated that changes will involve clarification rather than substantive modification of the existing Design Standards. Amendments may reflect changed conditions or technology. Amendment proceedings will be administered by the ARC during its regular meetings which are open to the community. The Board may conduct special meetings/public discussions, as necessary. Amendments will be adopted by the Board in the same manner as the original Design Standards. In the event that future amendments would render previously approved projects out of compliance, those previously approved projects would be "grandfathered;" that is, homeowners would not be required to modify previously approved projects to conform with standards changed after project approval.

Section 1.07 Applications to the Architectural Review Committee

All applications shall be delivered by one of the following methods: U.S. mail (certified), hand delivered (with receipt of delivery), emailed, or faxed to The Grove at Huntley Meadows property management office. (See Appendix A for contact information.)

For any alteration or improvement requiring approval as outlined in this guide, an application must be submitted and approved prior to commencing the modification. In instances where alterations are

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performed with no approval and an application was required, the homeowner is still responsible for submitting an application for approval. Homeowner will be responsible for removing any unapproved modifications and restoring the property to its original condition at owner expense if the application is disapproved. No ARC application is required for maintenance or replacement when change is within the parameters outlined in this guide and/or maintaining the original appearance, e.g., repainting wood trim the same color. Application forms are available by contacting the property management office or may be downloaded from The Grove's website at www.gathm.com.

In general, the required application information includes a description, drawings and/or site plans, signatures, building permits (if applicable) and commencement/completion dates. Additional detail is provided below.

- **Description of Alteration**

The form requires a complete description of the alteration or improvement:

- A complete listing of materials to be used;
- Overall dimensions, including height off the ground as in the case of decks and porches;
- Colors of the 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) that shows the 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 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 (10 to 20 feet to the inch scale) enlargements of the plat plan of the County-approved development or site plans.

- **Drawings/Photographs**

Complete drawings or photographs (digital or otherwise) showing appropriate 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. Illegible drawings, as determined by the ARC, will be returned to the applicant for clarification and resubmission.

- **Signatures**

If submitted via email, the online form will be considered digitally signed by the applicant. If submitted as a hard copy, scan or fax, the applicant is required to sign the application form.

Section 1.08 Architectural Review Committee Application Review Process

Within three business days of receipt of an application, The Grove's property management company will review the application for completeness. An application must be complete when submitted or it will be returned by the property management office with an email/letter explaining the reason for the return of the application and what action is needed to correct the application. Action on applications submitted without the required information will be delayed until all information is provided. Once the application is determined to be complete, it will be time/date stamped and forwarded to the ARC. The management company will acknowledge receipt of the application by email to the applicant with the effective date of receipt. If the applicant has not received this acknowledgement within seven days of submitting it, contact the management company to confirm receipt. The ARC will then review and provide a decision to the homeowner through management.

All written applications of owners' improvements or additions to lots for modifications and changes to the lots must be reviewed, approved, modified or disapproved within forty-five (45) **days of receipt**. All applications not acted upon within **45 days** by the Board of Directors or ARC shall be deemed approved. *Please note that returning the application for incomplete information resets the 45 day cycle of review.* In other words, when the application is resubmitted, the 45 day review cycle begins anew. The homeowner must factor in this 45-day period to ensure an application is submitted with sufficient time to meet the desired start and completion dates of the project.

The ARC will meet no less than once a month to review and take action upon all applications received. After the ARC's review and approval/rejection of an application, it shall be forwarded to the Board along with any ARC comments or justifications for Board awareness regarding a particular approval or rejection. An email will be sent indicating the ARC's decision by the management company to the applicant at the email address provided on the application. In the event an email address is not provided, the management company shall mail the decision by first class mail to the applicant at the address provided on the application. **Under no circumstances should construction or action be taken until the applicant receives the ARC's decision in writing.** The applicant/owner shall have the right to appeal the ARC's decision should the application be denied.

Section 1.09 Appealing Decisions of the Architectural Review Committee

An appeal procedure exists for the following situations:

- The applicant believes that the proper procedures were not followed during the administration and review process;
- The applicant believes the Design Standards were not adhered to in the decision;
- The applicant and any other affected homeowner(s) believe that he/she/they were not given a fair hearing; and/or,
- The applicant believes the ARC was acting in an arbitrary manner, or did not have a rational basis for its decision.

To initiate the appeal procedure, applicants must submit a written request for an appeal to the property management office within 10 business days of receiving the ARC decision or its decision will be considered final. See Appendix A for contact information.

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The Board and the ARC Chair will review the case and hold a hearing, either at the next scheduled board meeting, or at a special meeting scheduled at the discretion of the Board. The applicant will have the opportunity to address the Board at this hearing; the Board will then make the sole determination in the case.

Section 1.10 Enforcement Procedure

Violations or attempted violations of any of the covenants, restrictions or conditions contained in the Declaration or this document shall be enforced by the HOA in accordance with the bylaws and resolutions of the Association. Violations may result in fines and may include legal action at the owner's expense.

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Section 2

GENERAL MAINTENANCE AND OVERALL STANDARDS

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 equipment. This maintenance 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. The following list is representative (but not intended to be all inclusive) of conditions that the ARC considers a violation:

- Peeling paint or bare wood on exterior trim.
- Recreation equipment that is either broken or in need of repainting.
- Gutters in need of painting or replacement.
- Fences with warped, broken or missing parts or that are leaning.
- Approved sheds with broken doors or in need of painting or repair.
- Decks in need of repair or resealing.
- Concrete or masonry block foundations in need of repainting or repair.
- Dirt/mold on the front or side of the home that requires powerwashing.
- Excessive weeds in the yard or mulch beds, or conversely, bare spots that require seeding or mulching.
- Dead or missing shrubbery in landscape beds.

It is in all of our best interests to preserve and protect our investment and limit our personal liability by keeping all properties in good condition. The Grove expects that all residents will do this necessary maintenance to prevent any of the cited conditions from occurring in our community.

Section 2.01 Cats/Dogs/Household Pets

No animals, livestock, bees or poultry of any kind shall be raised, bred or kept on any lot. Cats, dogs or other household pets are permissible provided they are not kept, bred or maintained for any commercial purpose, or in unreasonable numbers to cause a health hazard or be a nuisance to neighbors or the community in general.

Pets are not permitted to be housed outside. Dogs must be on a leash at all times when off the owner's property. Dog owners are fully responsible for cleaning up after their pet. Dog ownership requires a balance of personal enjoyment and neighborliness. Homeowners are required to make every reasonable effort to prevent excessive barking by their dog(s). Pets should not be allowed to freely roam the neighborhood overnight or trespass on a neighbor's property.

Section 2.02 Erosion Control

Residents are 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.

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Section 2.03 Fertilization/Herbicides/Pesticides for Lawns and Gardens

Emphasis should be placed on using organic/biodegradable materials to ensure the least harm to the beauty of the natural environment where our community is located – especially the protected wetland areas. Fertilizers, pesticides and herbicides must be applied minimally according to label instructions for the specified problem. Special care should be taken to fertilize lawns and gardens when there is the least chance of run-off. Care in application is extremely important along the nearby protected wetland and waterways, near neighborhood play areas and tot lots, near adjacent residences and near walking paths and sidewalks.

Section 2.04 Firewood

Firewood, not to exceed one (1) cord, may be kept neatly stacked and located to the rear of the property in such a manner as to avoid adverse visual impacts from the road, 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 muted black, brown or tan. No firewood may be stacked on community open space.

Section 2.05 Garages

Using a garage as a pet confinement area (leaving garage doors partially open, with or without screening) is not permitted. Converting a garage to a living area, commercial use or altering in any way that prevents the storage of the originally intended number of motor vehicles is also prohibited.

Section 2.06 Grass and Landscaping (Front yards)

Grass - Areas will be maintained in their original configuration in the front of the homes. Given the planned, uniform design of the community by the developer, expanding or reducing mulched areas beyond original boundaries require an ARC application. Replacing grass areas with artificial turf requires an application. Eliminating turf or plant beds in the front of the homes will create an incongruous appearance with neighboring homes and is not permitted. Areas of bare earth in the front or along the side of homes are not permitted.

Landscaping - An application is required when plant materials will become hedges, fences, barriers, or screens that meet or exceed either at installation or at maturity 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 required for railroad ties, garden timbers or other barrier material that form a wall over 12 inches high and 8 feet long. Include a site plan with the location of ties or timbers noted and information on landscaping plans and any grading changes. An application is required when the use of more than two such borders is contemplated on the same side of the property.

An application is not required if replacing plants and shrubs in existing plant beds.

An application is not required for tree removal. An application is not required if replacing a tree with an approved tree species listed below. Other tree species may be appropriate and already exist in our community but an application will be required. Given the limited yard size and planned design of our

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community, especially for townhomes, smaller decorative trees are required. See www.gathm.com for any updates to this list of approved trees:

Chinese Elm	Japanese Zelkova
Yoshino Cherry	Kwanzan Cherry
Weeping Cherry	Crape Myrtle
Arborvitae	Chinese Holly
Kousa Dogwood	Japanese Maple
Chinese Maple	

The impact to your neighbors, sidewalks and utility lines in terms of shade, falling leaves, root damage, etc., must be considered. Trees such as sweet gum, persimmon, fruit, etc., are prohibited in front yards due to fruit dropping issues. Chicken wire or wire mesh will not be used around the bases of trees or shrubs.

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. Trees will be located to conform to the existing design pattern of the community in number and location, including selection of deciduous versus non-deciduous placement.

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 taller shrubs with low spreading shrubs and/or ground cover. Plant beds must not be barren but have plants at a minimum of one plant per 4 linear feet. Planted beds must be kept in a neat and orderly manner. All beds must be neatly maintained through the growing season, including removal of all unused stakes, trellises, grass, and dead growth.

Applications are required if changing the shape or size of a front yard plant bed and 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.

See Lawn Maintenance Policy for further information.

Section 2.07 Signs

Signs, either temporary or permanent and whether provided by the homeowner or others, are not permitted, including signs that advertise products or services; announce events; endorse political candidates or parties; or denounce another person, place, entity or thing. This standard specifically includes signs used by contractors performing work at a residence. Contractors must be made aware that homeowners cannot display advertising signs.

Except for signs as may be posted by The Grove, no signs may be posted on any lots with the following exceptions.

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- One standard 24” x 18” real estate sign listing a property “For Rent” and/or “For Sale.”
- On weekends, from the hours of 8:00 AM to 5:00 PM, realtors may post directional signs to advertise open houses. Signs not collected by the realtors from the community common areas at the end of the day are subject to removal and disposal.
- A security sign posted within 10 feet to the immediate left or right of, and/or 2 feet out from the front and rear entrance of a home. Sign must be of professional quality and may not exceed 8 inches by 11 inches.

Section 2.08 Yard/Garage Sales

Community yard/garage sales may be held up to three times annually. These events are normally scheduled during the spring, summer, and/or fall months and are coordinated by the Social/Welcome Committee. Individual lots may not hold yard/garage sales; however three (3) or more neighboring households may petition the Board for permission to hold a yard/garage sale. The Board reserves the right to deny any petition for yard/garage sales without comment. The intent is to minimize outside traffic throughout the community for security reasons.

Section 3

DESIGN STANDARDS

The Design Standards are a guide for the homeowner's use in preparing a project application. These are the criteria that will be used by the ARC in assessing the homeowner's application.

Section 3.01 Air Conditioners

Air conditioning units extending from windows or protruding from the existing structure are prohibited. An application is required for the addition of exterior air conditioning units, which are typically installed on a level pad on the ground, or the relocation of existing units. Approval will be based upon whether the added or relocated units have an adverse audible or visible impact on adjoining lots or open spaces.

Section 3.02 Antennas – (See Satellite Dishes)

Section 3.03 Attic Ventilators

Additional attic ventilators and turbines are permitted on the roof away from the street. New or replacement equipment do not require an application.

Section 3.04 Awning

Awning at the rear of the townhomes and single family homes shall follow the following guidelines:

- **Location**

Awning shall be located in rear yards only and shall be placed over a patio or deck only. Awning shall be wall mounted and shall not be over 8' above the patio or deck that it covers.

- **Size and Storage**

Awning shall be retractable, lateral arm type only and shall not extend beyond the perimeter of the deck or patio that it covers when extended. Awning shall be retracted when not in use and shall not be left extended overnight. Awning shall be retracted during inclement weather (heavy rain, high wind, snow/sleet, etc.) so as not to create a hazard to the homeowner's property or adjacent structures.

- **Material**

Awning shall be made of fabric over a metal frame.

Application not required.

Section 3.05 Chimneys

Chimneys, constructed subsequent to the original construction, (including those for direct vent gas fireplaces and the like) are not permitted. Replacements that match the original equipment do not require an application.

Section 3.06 Clotheslines

Permanent or temporary clotheslines or similar apparatus are not permitted.

Section 3.07 Compost Bins - Not Permitted

Section 3.08 Decks

An application is required. Decks may be designed to include bench seating areas, overhead timbers for shade and hanging plants, planter areas, and hot tubs with appropriately scaled privacy screening. When deck design schemes include other exterior changes, such as fencing, lights, plantings, etc., other appropriate sections of the Design Standards must be consulted prior to application. All decks must meet Fairfax County building codes. Where applicable, a County permit must be obtained prior to the start of construction. It is the responsibility of the homeowner to seek and obtain all necessary Fairfax County permits and provide a copy with the application.

- **Location**

Decks shall be located in rear yards only and may not extend laterally past the rear corners of the house.

- **Size and Scale**

Deck size should be appropriate to the scale of the home as sited on the lot. Decks may only be constructed on the ground or second floor level of the home. Decks constructed in a townhouse setting must be constructed with a minimum 1-foot setback from the side property lines. Decks must meet Fairfax County minimum setback specifications and will not be constructed across Building Restriction Lines shown on individual site plans (plats). Generally, a minimum 2-foot setback from the rear property line is required for townhomes and a minimum 5-foot setback is required for single-family homes, except where Fairfax County code precludes these standards. A reputable contractor should be aware of these requirements.

- **Storage**

Raised decks include an under deck area that has a visual impact on neighbors in the surrounding area. When using a deck or area under a deck for storage, it must be maintained so as to present a neat, uncluttered appearance.

- **Material and Color**

Materials should have natural weathering qualities. Wooden decks may be treated/sealed with natural colored stains. Painting decks is not permitted. Decks shall not provide a high color contrast to the surrounding structures. Certain kinds of wood, such as redwood, cedar and pressure-treated pine, may be left to weather naturally; however, it is recommended they be sealed with a natural wood stain with sealers to lengthen the life of the wood.

Composite material may be utilized. Where composite material is used, it shall conform to the color standards listed above and shall be of a neutral wood color, such as cedar, redwood, or gray. Composite deck applications must state the color of the composite material.

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- **Railing**

Railings of decks may include decorative designs (i.e., Sunburst, Starburst, Chippendale, etc.). Railings must meet minimum Fairfax County building requirements. Vinyl handrails and composite rails are permitted, but colors shall be natural earth tones, solid light colored such as white or cream, or black. Color and material selection shall be provided within the application.

- **Screening**

No permanent lattice, screen walls or other panels are permitted above the handrail. Freestanding privacy walls or retractable shades are permissible provided they are maintained and do not adversely affect views, light, winter sun or natural ventilation of adjacent properties.

(g) Pergolas and Trellises on Decks

Pergolas and trellises will be considered on a case by case basis and must be compatible with the architectural character of the house in terms of style, color and materials. They should be consistent with the design of the houses to which they are attached and included in the ARC application for the deck if incorporated as part of the deck structure. Trellis work must be incorporated as part of the deck.

The location of any pergola or trellis must not adversely affect views, light, winter sun or natural ventilation of adjacent properties.

(h) Stairs

The ARC 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 Fairfax County building codes.

(i) Drainage

If changes in grade or other conditions that will affect drainage are anticipated, they must be indicated on the application, with drainage areas shown on the site plan. Approval will be denied if adjoining properties are adversely affected by changes in drainage. If unanticipated drainage issues adversely affect adjoining properties after completion of construction, it shall be the deck owner's responsibility to correct the problem by means in compliance with the rest of this guide.

Section 3.09 Dog Houses, Dog Runs, and Dog Containment

The use of dog houses is not permitted. Dog runs are not permitted. Electronic or "radio" fences that are not visible may be used on an owner's lot without an application. If the electronic fence does not prove capable of keeping pets on the lot, the owner must use another means of restraint compliant with this guide.

Section 3.10 Doors: Entrance

An application is required for replacement doors except for front door style as detailed in Appendix D. Entrance 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. Colors must be chosen from the approved color list in Appendix H.

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Homeowners may install peep holes without application. Peep holes incorporated as part of a door knocker are permitted without application. Door knocker must be complementary with existing door hardware. Kick plates are optional.

Section 3.11 Doors: Storm

An application is required if the requested storm door does not conform with the depiction in Appendix F and/or this paragraph. Storm doors are to be full view. Full view is considered to be 95 percent clear view with 5 percent allowance for bevel, etching or crossbar. Window tint is prohibited. Storm doors must match or complement the color of the entrance door (almond color preferred) or the trim around the entrance door. Storm doors may have integral screens.

Section 3.12 Driveway

For extensions, modifications or additions to driveways, an ARC application is required and will be considered on a case-by-case basis. Driveway modifications must be constructed of the same material as found in the existing driveway. The driveway shall be kept clean and neat in appearance and shall be sealed as necessary to maintain its appearance. No application is required for sealing or repaving with no modifications.

Section 3.13 Exterior Decorative Objects

No object shall be displayed on the exterior of the home or that can be seen from the outside of the home that would be considered offensive to the reasonable person based on the object's reference to race, color, creed, religion or national origin. Except for items listed below, approval is required for all exterior decorative objects that exceed 12" in height or exceed more than three items in front/side of the home. Applications will be considered on a case-by-case basis. Approval of decorative objects will be considered based on their size over 12", color, scale, appropriateness with the surrounding area, and visual impact on adjoining lots and open space. Exterior decorative objects include, but are not limited to, such items as sculptures, fountains, pools, birdbaths, free standing poles of any type, and items attached to approved structures. Except seasonal holiday decorations using guidance in this section, garage doors shall not be used for decorations.

Up to 6 flowerpots for single family homes and 4 flowerpots for townhomes in the front or side are allowed. Decorative ornament stakes in landscape beds are allowed up to 1 per every 3 linear feet.

- **Flagpoles and National/Decorative Flags**

Permanent free-standing flagpoles are not permitted in the front yard. One flagpole staff, not exceeding 6 feet in length, attached at an incline to the façade of the house is permissible and does not need prior ARC approval as long as it is mounted no higher than one foot above the door frame of the main entrance. Seasonal/holiday flags are permitted without application as long as the flag is installed no more than thirty (30) days prior to the holiday and is removed within (30) days of the close of the holiday.

Permanent, free-standing flagpoles are permitted in backyards of single-family homes, but must be of reasonable height. An application is required.

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Faded/tattered/worn flags are not permitted.

- **Statuary**

Specific to fenced rear yards: sculptures, garden statues, birdbaths, birdhouses, fountains, gardens and similar items located in fenced rear yard locations, may be installed by the homeowner or resident without obtaining ARC approval provided the objects are not visible from the front yard or street. However, if the rear yard is open to view (not enclosed by an approved fence), the homeowner may not install such an object without first submitting an application.

- **Seasonal Holiday Decorations**

Seasonal holiday decorations are permitted without application as long as the decorations are installed no more than 30 days prior to the holiday and are removed within 30 days after the holiday. Under no circumstance will string lights (i.e., holiday lights, icicle lights, etc.) be permanently mounted to any home exterior.

Seasonal decorations, individually, shall be no larger than 7 feet high by 7 feet wide.

- **Hose reels**

Hose reels are permitted and may be attached to the home or stand-alone and placed within six (6) feet of the faucet. Hose reels are not to be stored along the side of the home.

Section 3.14 Electronic Insect Traps

Electronic insect traps will be regulated based on the same criteria as exterior lighting (see section 3.15) with the additional limit of not being allowed on the front face of a home. 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. The device must not be in operation when the homeowner is not at home, for example, is away for several hours during the day or on vacation. No application is required.

Section 3.15 Exterior Lighting

Exterior lighting (flood lighting, motion sensors, entrance lighting, etc.) shall not be angled or directed outside the applicant's property. Proposed lighting fixtures (replacing the original fixtures) must be compatible in style and scale with the applicant's house and neighboring fixtures.

- **Exterior Lighting/Original Structure Lighting**

Lighting that is part of the original structure and is in accordance with the description below may be altered without ARC approval. However, new fixtures or those which are substantively different from previous fixtures must have ARC approval. Applications for exterior lighting should include wattage, height of light fixture above ground, and a complete description that includes material (i.e., iron, glass, brass) and location on the property. Including a drawing or photo is strongly recommended. Replacement fixtures shall be similar in function and scale as the original fixture and all fixtures at the front of homes shall match. Floodlights, spotlights, etc. shall not be placed at the front of the home. Bulbs shall be white or clear in color; colored bulbs are prohibited except temporarily as

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holiday decor. The use of long-lasting energy efficient bulbs such as fluorescent or LED is encouraged. If the existing light uses photocell technology for after-dark automatic lighting, the replacement must as well.

- **Exterior Lighting/Landscape Lighting**

Landscape lighting located along a walkway or among shrubbery is allowed. Lights must be unobtrusive in nature and color.

Section 3.16 Façade

No homeowner shall change the façade material of their home nor change the material on the side(s) of the home without an application. Repairs to façade material must use the same material as currently used on the home and provide a uniform look. No application is required to repair façade.

Section 3.17 Fences

Proper fencing can have a unifying effect upon a neighborhood. Improper fencing can detract from the appearance of a neighborhood. Cluttering the neighborhood with an uncoordinated selection and placement of fences will be avoided. Fences will be compatible with the applicant's house type. Stockade and chain link fencing or chain link material will not be permitted. In all cases, when fencing is constructed, it is to be constructed with the "finished" side facing out. An application is required except for replacement of approved fencing using approved criteria.

- **Location**

Fences are restricted to the rear yard. Property line fencing must be an alternating board style (**See Appendix G**) consistent with the original construction, must be 6 feet in height, and shall not come forward more than a third of the way on the side of the house. Corner lots may require landscape features to break up large spans of solid wood fencing. Privacy fences are not permitted. Consideration will be given to the topography and siting of the applicant's house and adjacent houses when considering fences. Fences on corner lots must be placed at least 5 feet from the sidewalk and may not extend into common areas.

- **Materials and Colors**

Fences will be constructed of natural woods or composite materials with wood tones. Property line fencing may be left to weather naturally; however a non-pigmented sealer is encouraged as a preservative. Continuity of texture and the scale of materials should be considered. Chain link or chain link material is not permitted. Metal landscape mesh (defined as a light or medium gauge mesh with square or rectangular openings factory coated with a brown, black or green vinyl) may be used to keep rodents and other pests out of the fenced area. The wire mesh must be attached on the inside of the fence and shall not extend above the top rail. Chicken wire will not be permitted.

Section 3.18 Flues and Vents

Flues or vents shall only be installed on the back side of the house roof, not to be visible from the front yard or street. No application is required.

Section 3.19 Gazebos/Pergolas/Trellises (Free-Standing)

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- **Single Family** - Detached gazebos, pergolas, or landscaping trellises must be located in the rear yard. Material may be natural wood or other materials in earth tones, or painted to match the color of the house. An application is required.
- **Townhouses** – Detached gazebos, pergolas, or landscaping trellises are not permitted.

Section 3.20 Greenhouses - Not Permitted

Section 3.21 Grills: Permanent or Barbecue Areas

Permanent grills or barbecue areas require an application and 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. Non-permanent, portable, or temporary grills are permitted without application and will be stored out of sight when not in use, unless stored on or under the deck, if applicable.

Section 3.22 Gutters

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 must be considerate of drainage on adjoining properties and open spaces. All down spout extensions must be buried with no more than 4 feet visible from the front of the home and in such a manner to adequately manage runoff, according to correct engineering practices and local codes. Gutter covers and replacement gutters must match the color of the existing gutters; if so, no application is required.

Section 3.23 Hot Tubs and Spas

An application is required. Hot tubs and spas must be located in the rear of the house and enclosed within a fenced yard. Any additional screening from adjacent neighbors must be with sturdy wooden or composite lattice maintained in good repair and incorporating the color standards outlined in section 3.19. An application for the installation of a hot tub or spa, including additional screening, requires a Fairfax County permit and detailed drawings and plans as to walkways, fences and drainage/disposal systems. Hot tubs and spas on second story decks are not permitted.

Section 3.24 House Numbers

House numbers are required and will be legible and of a size and color appropriate for the applicant's house and visible from the street. House numbers may be decorative but the scale shall be consistent with adjacent homes. Colors and materials of decorative house numbers shall complement the colors of the home. An application is not required.

Section 3.25 Mailboxes

- **Single Family** – requires application if intent diverges from standard below. Mailboxes and supporting posts shall be of a standard design throughout The Grove. (See Appendix H.)

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The mailbox itself may be of metal or plastic construction consistent with the black #9 mailbox style and medium size with house number denoted using address number plaque as listed in Appendix H. Decorative mailboxes and decorative items are not permitted. No items, except reflectors, will be attached to the standard post. Reflectors attached to the posts will be red and will not exceed two inches on a side. The position of the mailbox and post should conform to U.S. Postal Service, Fairfax County and Virginia Department of Transportation requirements.

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.

Because mailboxes are located on community property (the strip between the sidewalk and the street), no plants other than grass are allowed around the post.

- **Townhouses** - are served by cluster mailboxes and therefore do not have individual mailboxes. Individual mailboxes or newspaper boxes are not permitted.

Section 3.26 Painting

An application is not required for repainting or sealing a specific object to match its original color. Color changes requiring application include the house siding, doors, shutters (other than original or matching door color), trim, roofing and other appurtenant structures. Change of exterior color for both single family and townhouses require an application and will complement the colors of the houses in the immediate area.

Section 3.27 Patios

Patios should be located in the rear yard and not cross Building Restriction Lines. Patios may be constructed of brick, landscape slate, flagstone, etc., and will present a complementary look to the home. Drainage and water runoff must be considered in the planning and installation. An application is not required.

When patio design plans include other exterior changes, such as fencing, lights, plantings, etc., other appropriate sections of the Design Standards should be consulted prior to construction for possible application.

If unanticipated drainage issues adversely affect adjoining properties after completion of construction, it shall be the patio owner's responsibility to correct the problem.

Section 3.28 Recreation and Play Equipment

These Design Standards have been developed in an effort to balance the community's desire for play equipment with the goal of minimizing its visual impact. Careful thought should be given to location and type of equipment to be installed since neighborhood facilities will be of a larger scale and have greater usage. An application is not required.

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• Play Structures

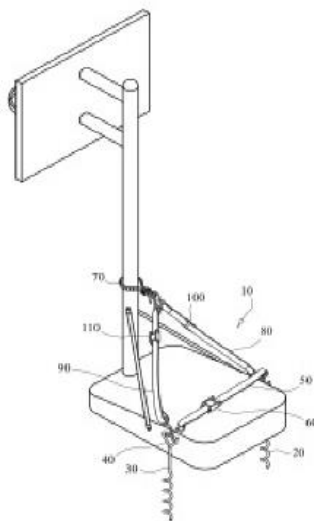
Play equipment must be placed in rear yards. Consideration will be given to lot size, equipment size and design, and amount of visual screening.

Play equipment constructed of wood is encouraged. Metal play equipment, exclusive of the wearing surfaces (slide poles, climbing rungs, etc.) 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.

• Basketball Backboards

Backboards shall not be mounted permanently to any part of the home exterior or to free standing poles. Approved portable basketball backboards (hoops) are those that are mounted on wheels and can be readily moved to and from storage.

- All portable basketball backboards must be located in such a way as to minimize adverse visual impact on neighboring property owners, otherwise the hoop must be stored when not in use and not visible from the street.
- Hoops may not be stored in front of the garage door either upright or laid down.
- Hoops may not be stored along the side of the home.
- Hoops should not be left up during high winds or storms as they can be knocked over by the winds and affect the safety or property of other homeowners. Hoops owners shall be liable for any damages to neighboring property.
- Hoops left up must be on the side of the driveway located away from the front of the home and within 15 feet of the front of the garage as measured from the garage to the street.
- Hoops left up must be maintained in good repair with no cracked backboards, rusted posts or broken bases at all times, including the net.
- Bases will be secured either by being weighted down within the base or semi-permanently secured to the ground with anchors to one side of the driveway (see diagram below). At no time will weighted items (e.g. bags of mulch or sand, bricks, etc.) of any type be placed on top of the base.



The hoop, support pole, base, etc., must be entirely on the property of the homeowner. Basketball

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hoops may not be set up in any part of any common area, on the sidewalk easement, the street, cul-de-sac or parking lot or oriented so that play takes place in those areas for the safety of those playing the game and others using the street, cul-de-sac or parking lot. Play is limited to daylight hours, with consideration of noise for nearby neighbors.

- **Sports Equipment**

Other than basketball backboards as outlined above, sports equipment shall be confined to the back yard. This includes volleyball nets, horseshoes, soccer goals, tether ball, etc.

Section 3.29 Rock/Water Gardens

Rock gardens, defined as areas or beds of rock which replace grass or mulch, with or without embedded plants, require an application in the event the rocks or collection of rocks exceed 24 inches in any direction. All rocks are to remain in their natural color, preferably in a grey or river rock. White rock is prohibited. Lava rock is prohibited.

No application is required for rocks used in the narrow strips (less than 24 inches in width) between townhouse driveways in place of grass. The area should be lowered slightly to keep the rocks from becoming scattered.

Water gardens will be considered on a case-by-case basis and require an application.

Section 3.30 Retaining Walls

Retaining walls over one foot in height require an application and will be considered on a case-by-case basis. Retaining walls less than one foot that are used to encircle flower beds in the front of the home do not require application.

Section 3.31 Room Additions/Sunrooms/Screen Porches

Room additions are defined as those that substantially alter the existing structure and become one with the existing home.

- **Single Family** – An application is required for all room additions. The design of major alterations should be compatible in scale, materials and color with the applicant's house and adjacent houses. The location of major alterations should not impair the views or amount of sunlight and natural ventilation on adjacent properties.

Pitched roofs on new structures should be architecturally compatible with the roof of the existing house.

New windows and doors should match the color and design type used in the applicant's house and will be located in a manner that will relate well to the location of exterior openings in the existing house.

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If changes in grade or other alterations that will affect drainage are anticipated, they must be indicated. Approval will be denied if adjoining properties are adversely affected by changes in drainage.

Construction materials must be stored to minimize impairment of views from neighboring properties. Excess material should be immediately removed after completion of construction. No debris may be allowed to accumulate during construction.

- **Townhouses** – not permitted.

Section 3.32 Satellite Dishes/Antennas

Antennas and satellite dishes which are one (1) meter in diameter or less may be placed on the lots without approval of the Board of Directors as long as such placement is in accordance with the design guidelines adopted by the Board of Directors. Each home site is limited to no more than two satellite dishes and one antenna, except as allowed by FCC regulation. It has been determined that virtually every property within the Grove at Huntley Meadows is able to receive acceptable satellite transmissions with dish mounts located as outlined below.

Installation Rules

A. Size and Type

- In accordance with The Declaration of Covenants, Conditions, and Restrictions, Article V (Use Restrictions), Section 10: No outside television antenna, radio antenna, satellite dish, direct broadcast satellite (DBS) dish, or similar structure over (1) meter in diameter shall be located on the Property;
- Antennas designed to receive television broadcast signals, regardless of size, may be installed. Antenna towers are prohibited;
- Installation of transmission-only antennas is prohibited;
- All antennas not covered by the FCC rule are prohibited.

B. Location

- A satellite dish/antenna shall be installed solely on individually-owned property as designated on the recorded deed and shall not encroach upon common areas or any other owner's property;
- If acceptable quality signals may be received by placing antennas inside a dwelling, without unreasonable delay or unreasonable cost increase, then outdoor installation is prohibited;
- Satellite dish/antenna may not be installed on the front vertical face of the house or visible from the front of the home. This includes front stoops, porches, columns, hand railings, stairs, fences and any other location on the house;
- Satellite dish/antenna shall be installed on the rear roof of the home, below the roof line in the least visible location possible without impact to reception and shielded from view from the street or from other lots;

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- In the rare instance where a mount on the rear of the structure does not provide the necessary line of sight needed for reception, an application must be submitted prior to installation. If a front mount is necessary, all equipment must be installed to one side of the house or townhouse, rather than in the center of the dwelling. Equipment may be required to be painted to match the exterior component of the structure to which it is attached (so long as warranties are not voided). Cables running from the dish to the interior of the home must be of a matching color to the structure of the home to which the dish is attached and concealed behind rain downspouts or along roof edge lines, or otherwise concealed;
- A ground mount or pole mount is prohibited.

C. Installation

- All installations must comply with all applicable codes;
- Satellite dish/antenna shall be installed and secured in a manner that complies with all applicable city and state laws and regulations and manufacturer's instructions. The owner, prior to installation, shall provide the Association with any applicable governmental permit;
- Unless the above-cited laws and regulations require a greater separation, antennas shall not be placed within 50 feet of a power line (above-ground or buried) and in no event shall antennas be placed where they may come into contact with electrical power lines;
- In order to prevent electrical and fire damage, antennas shall be permanently and effectively grounded;
- Antennas shall be no larger nor installed higher than is absolutely necessary for reception of an acceptable-quality signal;
- All installations shall be completed so that they do not damage the common areas of the Association or the lot of any other resident, or void any warranties of the Association or other owners, or in any way impair the integrity of buildings on common areas or lots;
- Owners are responsible for all costs associated with the satellite dish/antenna, including but not limited to costs to:
 - Place (or replace), repair, maintain, and move or remove;
 - Repair damages to the common property, other lots and any other property damaged by installation, maintenance or use;
 - Pay medical expenses incurred by persons injured by maintenance, or use;
 - Reimburse residents or the Association for damages caused by installation, maintenance, or use;
- Satellite dish/antennas are required to withstand winds of 75 mph and shall be designed to withstand the pressure of snow and ice. They must be secured so that they do not jeopardize the soundness or safety of any other owner's structure or the safety of any person, including damage from wind velocity based upon a unique location.

D. Maintenance

- Owners shall not permit their satellite dish/antenna to fall into disrepair or to become safety hazards and are responsible for removal if not being used;
- Owners shall be responsible for satellite dish/antenna maintenance and repair;

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- Owners shall be responsible for repainting or replacement if the exterior surface of their satellite dish/antenna deteriorates.

Section 3.33 Security Cameras

Security cameras may be mounted to the home up to a limit of four (4) in the front of the home. Cameras should be placed to be inconspicuous while still providing a visible deterrent to crime. Cameras should not be directed to unreasonably infringe on the privacy of neighbors. No application is required.

Section 3.34 Sidewalks and Pathways

- Single Family – An application is required. The installation of a sidewalk or pathway on a lot will be considered if appropriate to the size and scale of the lot and bordering lot. Stone, concrete, slate, flagstone or brick are examples of appropriate materials. Bare dirt is not an appropriate material. Pathways or sidewalks must be set back from any Virginia Department of Transportation (VDOT) rights of way and may not violate any easements or extend into common area.
- Townhouses - lots are not large enough for sidewalks/pathways to be appropriate except for end units. End units must use guidance above.

Section 3.35 Skylights

Skylights must be mounted parallel with the roof plane. Bubble or elevated types of skylights are only permitted on the rear roof line and must not be visible from the front. The glass or surface material should be clear or dark tinted. An application is not required.

Section 3.36 Solar Panels

An application is required. Solar panels shall be located on the rear of the roof, below the roof line so as to avoid view from the street. Wires, pipes and cables will be unobtrusive and match the color of the siding as much as possible.

Section 3.37 Spas

(See Section 3.23 Hot Tubs)

Section 3.38 Sprinklers

Underground sprinkler systems are encouraged and shall be of a pop-up design to avoid a tripping hazard. Temporary hoses and sprinklers must be placed in areas where they minimize the aesthetic impact of the yard. Spike type sprinklers installed in foot traffic areas must be removed immediately after watering to avoid presenting a hazard. An application is not required.

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Section 3.39 Storage Sheds

Exterior storage sheds are permitted, but must be of a proportional size and aesthetic quality to the home and of neutral color. Only pre-fabricated storage sheds within a fenced area and not exceeding the height of the fence are permitted. Sheds must not be visible from the front street view. Owner is responsible for maintenance. An application is not required.

Section 3.40 Storm Windows

Storm windows are not permitted on the front of the home. Storm windows added to the side or back of the home must blend with the existing windows to have minimal change to the appearance of the home. An application is required.

Section 3.41 Swimming Pools

No swimming pools are allowed, with the exception of portable pools designed for infants/toddlers use (no larger than 6 feet in diameter and not more than 12 inches tall). All infant/toddler pools must be kept and stored in the rear of the lot. The Grove amenities provide swimming opportunities for all residents through the provided community pool.

Section 3.42 Trellis

(See Section 3.08 Decks)

Section 3.43 Vegetable Gardens

No application is required if the following criteria are met:

- Is located between the rear line of the house and the rear property line and does not exceed 1/4 of the area;
- Is not planted on a grade exceeding a ratio of 5 feet to 100 feet and does not damage property below it as a result of water flow onto property lower in elevation;
- Does not encroach on The Grove open space;
- Is contained within a fenced area;
- Back decks may be used for potted vegetable plantings, not to exceed six (6) pots of five (5) gallons.

Appendix A

Property Management Contact Information



The Grove at Huntley Meadows Homeowners Association
c/o Cardinal Management Group, Inc.
4330 Prince William Parkway, Suite 201
Woodbridge, VA 22192

Phone: (703) 569-5797 Fax: (703) 866-3156

Most current contact/email information can be referenced at:

<http://www.gathm.com/about-our-community/management-contacts>

Appendix B

Application Form to the ARC for Submitting a Design Improvement

Download latest form at:

<http://www.gathm.com/documents/forms/finish/5-forms/9-architectural-improvement-request>

Appendix C

Glossary of Terms

Antenna – any device used for the receipt of audio or video programming services, including direct broadcast satellite (DBS), television or radio broadcast, and multi-point distribution service (MDS). A reception antenna that has limited transmission capability designed for the viewer to select or use video programming is a reception antenna provided that it meets FCC standards for radio frequency emission. A mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna

Appeal - to call upon another for corroboration, vindication, or decision: to make an earnest request

Application - a form used in making a request

ARC - Architectural Review Committee. In times when there is no formal ARC, the Board of Directors will exercise the duties of the ARC.

Committee - a body of persons delegated to consider, investigate, take action on, or report on some matter; a self-constituted organization for the promotion of a common object

Community - a unified body of individuals with common interests living in a particular area

Renter - the lessee or tenant of property

Mast – structure to which an antenna is attached that raises the antenna height

Transmission Only Antenna – any antenna used solely to transmit radio, television, cellular, or other signals

Owner – any homeowner in the Association, for the purpose of this rule only, “owner” includes a tenant who has the written permission of the homeowner to install antennas

Telecommunications Signal – signals received by DBS, television broadcast, and MDS antennas

Appendix D

Front Entrance Door 6 Panel Steel Door



(note: unpainted for demo only)

Appendix E

Storm Door



Appendix F

Fence



Appendix G

Mailbox (Single Family Homes)

Gibraltar
Reflective Address Number Plaque
Model #: MBPLAQ0B



Gibraltar Mailbox
Elite Large Premium Steel
Black
Model #: E1600B00



Stratford Mailbox Post
Black
Model #: LVP000B01



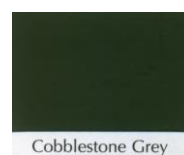
Appendix H

Paint Colors

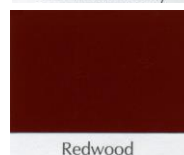
The list below is for reference only for determining approved shades of colors on home. Other brands of paints may be used as long as the color matches the shades below and the original color of the home. Semi-gloss finish is recommended for exterior doors and trim.

Front Doors - Original from the Duron paint Curb Appeal exterior accent palette:

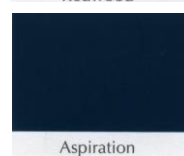
Duron Cobblestone Grey (826)
or Behr Eagle Ridge (ECC-46-2)
or Sherwin Williams Thunderous (SW 6201)



Duron Redwood (942)
or Behr Red Bluff (ECC-36-3)
or Sherwin Williams Fireweed (SW 6328)



Duron Aspiration (841)
or Behr Desert Night (ECC-64-3)
or Sherwin Williams Sea Serpent (SW 7615)



Duron Foxhall Green (978)
or Behr Twilight Forest (ECC-47-3)
or Sherwin Williams Laurel Woods (SW 7749)



Duron Black (980)
or Behr Black (TC-45)



House Wood Trim:

Whiter shade:

Duron unknown
or Behr Swiss Coffee 1812 (W-B-700)
or Sherwin Williams Marshmallow (SW 7001)

More yellow shade:

Duron Antique White
or Behr Antique White 1823 (W-F-320)
or Sherwin Williams Devine White (SW 6105)

Front Steps (natural concrete color):

Rust-Oleum Restore 4X Ratan Deck Coat (Home Depot model #: 41144)