



ALISON'S RIDGE
ARCHITECTURAL GUIDELINES
ADOPTED 2017



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Part I

ARCHITECTURAL GUIDELINES

1. PURPOSE OF THESE GUIDELINES

- a. The primary purpose of these guidelines is to familiarize **Alison's Ridge Homeowners Association** homeowners with the objectives, scope, and application of architectural guidelines and standards, which are intended to maintain the appearance and environmental quality of the **Alison's Ridge Homeowners Association**.
- b. This document explains specific architectural guideline and standards, which have been adopted by the Board of Directors of the **Alison's Ridge Homeowners Association**. It also explains the application and review process, which must be adhered to by homeowners seeking approval for any exterior modification or changes to their homes or lots, which are subject to approval by the Alison's Ridge Homeowners Association **Architectural Review Board (ARB)**, and/or the Management Agent.
- c. This document will serve as a valuable reference source and will assist homeowners in preparing acceptable applications for review by the ARB. All homeowners are encouraged to familiarize themselves with its content and to retain the document for future use.

2. BASIS FOR THE OBJECTIVE OR GUIDELINES

- a. The primary purpose of these guidelines is to maintain environmental and architectural design standards for the entire community.
- b. The adoption and enforcement of design standards is intended to achieve the following objectives:
 - i. Maintain consistency with the overall design concept for the community
 - ii. Promote harmonious architectural and environmental design qualities and features
 - iii. Promote and enhance the visual appearance of the community
- c. The enforcement of design standards not only enhances the physical appearance of the community but preserves and enhances property values. Homeowners who reside in association communities, which enforce design covenants, are protected from actions of neighbors, which can detract from the physical appearance of the community and, in some cases diminish property values.

3. **ROLL OF THE ARCHITECTURAL REVIEW BOARD (ARB)**

- a. The ARB consists of three members of the **Alison's Ridge Home Owners Association's** Board of Directors or appointed owners from the community. They shall perform the following activities in the furtherance of their responsibilities:
- b. Upkeep and maintenance of all common properties within the residential community
- c. Administration and enforcement of all rules and guidelines, which are applicable to homeowners, including design covenants and restrictions
- d. Review and approve, modify, or disapprove written applications submitted by homeowners and the corporation for improvements or additions to the lots, living units or common areas.
- e. Conduct periodic inspections to determine compliance with the architectural standards and approved plans for alterations.
- f. Adopt architectural guidelines, subject to confirmation by the Board of Directors
- g. Adopt procedures for the exercise of its duties
- h. Maintain complete and accurate records of all actions taken (Management Agent will also keep a complete and accurate record)

4. **MODIFICATIONS REQUIRING REVIEW AND APPROVAL**

- a. Essentially, all changes to the exterior appearance of a dwelling unit or lot are subject to review and approval by the ARB. The review process is not limited to major additions or alterations, such as adding a deck or patio. It also includes items such as changes in color and materials.
- b. Approval also is required when an existing item is to be removed, such as removing a tree from your property. There are a number of exceptions to this otherwise inclusive review requirement, which are described elsewhere in these guidelines.

5. **DESIGN REVIEW CRITERIA**

- a. There is an advantage to architectural guidelines, which provide definitive "dos" and "don'ts" with no resort to judgment or discretion. Such specificity provides clear guidance to homeowners as to whether or not contemplated improvements will be permitted.
- b. To the extent possible, specificity has been incorporated in the architectural guidelines. However, total specificity is neither possible nor desirable. The appropriateness and acceptability of certain improvements, particularly those of a major nature, may depend on a number of circumstances and factors, which must be documented and evaluated on a case-by-case basis.
- c. An improvement, which is appropriate for one type of housing, lot size, and/or location, may be inappropriate in another situation.

The criteria listed below provide the basis for both the development of design guidelines and the evaluation of individual proposals by the ARB.

6. **DESIGN CAPABILITY**

- a. The proposed modification or improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, and similar use of materials, color and construction details.
- b. The scale of the proposed improvement must relate to the size of the applicant's home, the location and size of the lot, adjoining homes and surroundings. This criterion applies to both structural and landscape modifications including ornamentation.

7. **IMPACT ON NEIGHBORS**

- a. The proposed improvement must relate favorably to the landscape, the applicant's home, adjacent homes and the neighborhood. Consideration will be given to both visual and functional impacts on neighbors.
- b. Visual impact refers to the artistic appearance of the proposed improvement and includes consideration of design quality, scale, location, and architectural compatibility, etc.

8. **COLOR AND MATERIALS:**

Compatibility of color and finishing materials with the original construction and surrounding dwelling is a specific consideration in evaluating the appropriateness of proposed improvements.

9. **APPLICATION AND REVIEW PROCESS**

All exterior modifications or alterations to units and/or the common elements not addressed in the Architectural Guidelines must receive prior written approval by the ARB.

Applications and review procedures, which will be used by the ARB, are detailed below.

10. **APPLICATIONS**

- a. All applications for proposed improvements must be submitted in writing using the application form authorized by the ARB. Applications must be complete in order to commence the review process. Incomplete applications will be returned to the applicant with a statement of deficiencies, which must be remedied in order to be considered for review.
- b. All requests for exterior modifications must be mailed to the management company and may be obtained from the management company directly or from their website.

c. **Homeowners should mail applications to:**

Architectural Review Board
c/o Flannery Property Management
9408 Grant Avenue, Suite 201
Manassas, VA 20110

- d. Copies of all requests for review will be filed according to lot or unit number, and name of street along with the written decision and a statement of action taken, if any. A cross-index shall be made available, upon request, to any owner considering an alteration or improvement to their home or lot. The exterior of any new structure and the related grounds must be substantially completed in accordance with the plans and specifications approved by the ARB.

e. **Supporting Documentation**

- i. The application must include a complete and accurate description of the proposed improvement(s). In order to permit evaluation by the ARB, supporting documentation is required.
- ii. Examples include:
 1. A legal site plan showing the location and dimensions of the proposed improvement; architectural drawings or plans, as applicable; landscape plan, material and/or color samples, etc. Photos and brochures, when available, are encouraged.
 2. The architectural guidelines and application form provide guidance with respect to the supporting documentation required for various types of improvements.
 3. At the ARB's discretion, other information may be requested so that they have adequate information to approve/disapprove an application.

11. **OUTSTANDING VIOLATIONS:** The ARB reserves the right to set aside an application from a homeowner with one or more outstanding citations until the issue has been resolved, unless the application is directly related to resolving the existing citations(s).

a. **Time Frame for Completion of the Review**

- i. The ARB is required to provide notification to homeowners of the approval or disapproval of any proposed improvement within 30 days after the receipt of a properly completed application.
- ii. Work may not begin until approval is received from the ARB.

b. Notice of Approval/Disapproval

- i. Homeowners who have submitted design review applications will be given notice of the decisions of the ARB in writing. If a proposal is rejected, the reason(s) for disapproval shall be stated as part of the written decision.
- ii. The applicant may request reconsideration if new or additional information which might clarify the request or demonstrate its acceptability can be provided.
- iii. The applicant must request such reconsideration by the ARB in writing before applicant may appeal a decision.
- iv. The ARB shall respond to a request for reconsideration of a decision within 30 days from the date of receipt of such request.
- v. If the applicant is denied upon reconsideration by the ARB, the applicant may appeal the decision to the Alison's Ridge Board of Directors.

c. Appeals Procedures

- i. Homeowners may request the ARB to reconsider adverse decisions and, if necessary, appeal to the Board of Directors.
- ii. A homeowner may appeal a decision by submitting a written request to the ARB. This request should include any new or additional information, which might clarify the proposed change or demonstrate its acceptability. The homeowner may request to present this material in person at a regularly scheduled Board Meeting. The ARB must respond in writing to a request for reconsideration within 30 days from the date of receipt of such request.
- iii. If the ARB denies a request for reconsideration, the decision may be appealed in writing to the Board of Directors. The Board of Directors will consider no appeals unless a prior appeal has been made to the ARB.

12. **ENFORCEMENT PROCEDURES:** The Board of Directors and the ARB shall enforce the architectural guidelines in accordance with the By-laws of the **Alison's Ridge** Homeowner Association.

13. **THERE ARE NO "PRE-APPROVED" EXTERIOR MODIFICATIONS.**

14. **YEARLY INSPECTIONS**

- a. Alison's Ridge ARB inspects all properties on a yearly basis. If a homeowner has not kept their unit in good condition, they will be cited for non-compliance.
- b. Violations of these maintenance standards will result in a violation notice. If a violation is not corrected within the specified period, it may result in the association seeking injunctive relief against the unit owner.
- c. At least one written warning must be provided to the offending party and homeowner, with an explanation of actions required and a deadline for compliance.

- d. The final warning and notification of hearing must be sent to the homeowner(s) by certified mail and postmarked no less than 14 days prior to formal Board action. The homeowner shall be held responsible for the actions of residents occupying the property.
- e. The Board must hold a formal hearing, if requested by the owner, to allow the homeowner(s) an opportunity for rebuttal if the owner requests a Hearing within the time frame allotted in the guidelines.
- f. This hearing may be part of the closed session of a regularly scheduled Board meeting. The owner(s) may be represented by legal counsel if desired.

14: **Authority:** Virginia Code Section 55-513

Part II

1. **ARCHITECTURAL AND DESIGN GUIDELINES:** The specific architectural guidelines detailed below have been adopted by the Board of Directors.
2. **PROPERTY MAINTENANCE STANDARDS**
 - a) The exterior of the home must be maintained and repaired in an attractive manner (such as lawns, siding, shutters, roofing, fencing, painting, staining, etc.) so as to provide a neat and presentable appearance to the neighborhood and support real estate property values.
 - i. Failure to do so after proper notification may require that appropriate maintenance and repairs be completed by the HOA and that such charges will be billed to the applicable homeowner.
 - ii. No significant blistering or peeling of exterior painted services is permitted.
 - b) Any exterior building components (i.e. siding, gutters and downspouts, roof shingles, windows and doors) which are missing, broken or otherwise in a state of disrepair must be repaired or replaced within thirty (30) days of the infraction.
 - c) The integrity of the Sherwin Williams/Duron “Curb Appeal” color series established by the developer shall be maintained for the house trim, front doors and shutters.
 - i. Color combination changes shall not be permitted and paint finish shall be semi-gloss only.
 - ii. Approved paint colors can be obtained by contacting the HOA Management Company
 - d) No trash or debris may accumulate or be stored on any lot.
 - i. Construction materials required for the improvement of a home shall be neatly stored in as unobtrusive a location on the lot as possible.
 - ii. Construction material must be removed when the work is complete or upon expiration of the building permit.
3. **Antennas:** Exterior antennas including but not limited to satellite dishes, shortwave radios must be approved by the ARB before the installation is scheduled. General guidance: If a homeowner wishes to install an exterior antenna, it must be installed on the roof in the back of the home.
4. **Attic Ventilators/Turbines:** Attic ventilators and turbines are permitted if painted to match the color of the roof (if roof mounted) or the color of the house siding or trim (if mounted on a gable end). Ventilators and turbines must be mounted on the least visible side of the roof ridgeline so as to minimize their visibility.
5. **Awnings**
 - a) The ARB shall only approve an exterior retractable awning if the application demonstrates that the awning shall be clearly compatible with the architectural design and qualities of the home, or is screened from the view of adjoining neighbors due to the proposed location of the installation, and meets the following criteria:
 - i. They are of a plain design without decorative features.
 - ii. They are compatible with the color scheme of the house.
 - iii. The awning must be consistent with the visual scale of the house to which the awning is attached.
 - iv. They shall be retractable in style.
 - b) Shade screen style tents, or umbrellas may be used in season and taken down when out of season.

6. **Chimneys and Metal Flues:** Chimneys and metal flues must either be masonry or enclosed in the same finish material as the exterior of the home to which attached. A chimney cap/spark arrester must be non-ornamental, painted black and be a style approved by Prince William County.
7. **Clothes Lines and Drying of Clothing**
 - a) Clotheslines or similar structures for the exterior drying of clothes are not currently permitted.
 - b) Drying clothing on upper decks, trees or any other objects that are visible to the community is prohibited.
8. **Common Area:** Homeowners are not allowed to alter, by any kind of planting or building of any structure, any common area, easement or right of way located next to or close to their property.
 - a) Such alterations include, but are not limited to, storing of personal property, firewood, gardening implements, machinery, installation of semi-permanent play equipment or installation of a shed.
 - b) Other modifications are such things as allowing the accumulation of debris of any kind, establishment of gardens, and/or otherwise adding, removing or modifying any trees, shrubs or other plantings located in the areas referred to above.
9. **Decks:** The ARB must approve all decks and will use the following criteria in determining whether to approve an application to construct a deck. Homeowner is responsible for all applicable county permits prior to submitting application to ARB.
 - a) **Scale and Style**
 - i. Decks, particularly elevated decks, must be of a scale and style which are compatible with the home to which they are attached, adjacent homes, and the environmental surroundings.
 - ii. Neighborhood guidelines may, in some cases, place specific limits on the scale and size of decks which will be approved, based on considerations of density, visibility, and scale and size of decks provided as standard builder features or options. **All decks and stairs must have vertical or starburst pickets.**
 - b) **Materials and Color**
 - i. All decks (elevated and on-grade lower level structures), including rails, stairs, landings, supporting posts, fixed seating, planters, and other similar accessories, must be constructed only of cedar, redwood, pressure treated lumber, Trex, or other new man-made low maintenance materials that look like wood.
 - ii. Wooden portions may not be painted or given an opaque coating. They may be treated only with a stain and/or wood preservative that allows the natural, original wood grain to remain visible, and which does not change the wood's color to other than that of natural wood of the types cited above (new or newer appearance). The application of any stain and/or preservative treatment to wooden portions of these structures shall not give the appearance of a solid, opaque finish. Homeowners are cautioned to follow the manufacturer's recommended product application methods to assure the wood grain remains visible. Over-application in excess of the recommended number of coats of a product may create an opaque appearance, which is not permitted.

10. Dog Houses and Dog Runs

- a) Dog houses must be compatible with the applicant's house in terms of color and material. The dog houses may not exceed sixteen (16) square feet of floor space and may not exceed four (4) feet in height at the highest point. They shall be located where visually unobtrusive to neighbors and the use of appropriate screening is encouraged, and may be required in some cases, in order to minimize any negative visual impacts. Dog runs are prohibited. Dogs cannot be tied up in the front yard under any circumstances.
- b) Dog houses will only be permitted in fully enclosed fenced yards.

11. Driveway: Extensions and additions to the driveways must be of the same material as the original driveway. Driveways must be kept in good condition and seal coated on a regular basis. Cracks must be filled as they appear.

12. Exterior Air Conditioners & Fans

- a) Individual air conditioning units and fans extending from or placed in windows are prohibited.
- b) Exterior air conditioning units or heat pumps may be relocated for general appropriateness, size, location, quantity, compatibility with architectural and environmental design qualities and visual impact on neighborhoods and the surrounding area.

13. Exterior Colors

- a) Applications are not required for any repainting or re-staining which does not change a unit's original colors.
 - i. Homeowners must obtain approval before changing the color of any externally visible portion of any unit, including doors, shutters, trim and window boxes
 - ii. If you don't have a copy of the current color scheme, contact or go to your nearest McCormick Paint store and locate the Exterior Color Collection.
- b) Siding must remain the same color.
- c) The decision whether to approve each application will be based on a case-by-case basis as to whether the proposed change would be noticeably inconsistent or visually incompatible with the originally established color scheme of the applicant's property and surrounding neighborhood.

14. Exterior Decorative Objects

- a) All exterior decorative objectives, whether natural or man-made, which were not part of the original construction design as either a standard or optional feature, require ARB approval, except as noted.
- b) No more than 3 garden decorative items will be approved for the front or side of the property. Examples of such objects requiring approval include (but are not limited to) bird baths, bird feeders, bird houses, fountains and other water features, installed landscape features such as rock or driftwood, and lawn or garden sculptures.
- c) In addition, any decorative objects added or attached to approved structures, such as decorative ironwork, mirrors, plaques, signs, weathervanes and wind chimes also require approval.
- d) No approval will be needed if the following are installed the backyard of the home:
 - i. bird baths
 - ii. bird feeders
 - iii. bird houses
- e) Holiday decorations may be displayed 30 days before the holiday and must be removed 30 days after the holiday. Bird feeders and birdhouses are to be designed for songbirds only.

- f) The ARB will evaluate all proposed or installed exterior decorative objects solely in terms of design, execution, and general appropriateness in order to prevent such objects from having a significant negative impact on adjoining homes, the neighborhood setting, and the Alison's Ridge community at large. The ARB will not judge the individual artistic merits of any object, but rather will make its evaluation solely on the object's impact. The ARB will consider the following items in its evaluation.
- g) **Location:** The ARB will apply a narrower set of standards to objects located in front yards or positioned where they can be fully viewed from the street or sidewalk fronting the applicant's property than to those objects located in back yards, under decks, or within locations of lesser visibility and impact.
- h) **Color:** Objects must not contain colors or color combinations considered excessively bright, garish, jarring, overly reflective or luminescent. The color or colors of an object must compliment the overall appearance of the home and not distract from it in a way that draws excessive attention to the object.
- i) **Design:** Items must be compatible in general style and in quality of materials and workmanship with the architectural characteristics of the applicant's home, adjoining homes, and the neighborhood settings.
- j) Artificial plants or wreaths may be hung on the exterior of the home and are acceptable for the season they pertain to. However, these must be removed when they become faded or out of the season.
- k) **Intrusiveness:** Objects must not substantially intrude by sight, sound, or smell upon adjoining homes or the neighborhood setting.
- l) **Materials:** Objects must be made of suitable natural or man-made materials capable of withstanding outdoor weather conditions and must be capable of maintaining an attractive appearance. An object may be allowed to become mossy, rusty or weathered only if it is appropriate to such an object and only if it presents an attractive appearance compatible with their home, adjoining homes, and the neighborhood setting.
- m) **Safety:** Objects shall not create a hazard to public safety or become an "attractive nuisance."
- n) **Size, Scale and Number:** Objects must be of an appropriate size and within an acceptable scale which is harmonious with the home and its location. Items must not be so numerous so as to present a cluttered or overwhelming appearance.
- o) Excessive decorations that are in need of repair, i.e. excessive empty pots, faded signs, statues, etc., must be immediately removed.
- p) Objects must avoid using words and designs that are, by their nature, inflammatory, offensive, or vulgar to the community.

15. Exterior Lighting;

- a) It is the homeowner's responsibility to replace light bulbs and fixtures on their lampposts and exterior lighting attached to the front of the unit as needed.
- b) Any alteration or addition to the exterior lighting needs to receive prior approval from the ARB.
- c) Proposed replacements or additions must be like kind and style and scale with the applicant's house and applications must include their location, number, and style. Recommended fixtures include low voltage ground-mounted styles that may be wholly or partially concealed by plantings.
- d) Colored bulbs designed to repel insects may be installed only in lighting fixtures located at the rear of property.

- e) Lighting which illuminates either common areas or private property other than that on which it is installed, including reflected "backwash" behind houses, is prohibited.
- f) Proposed lighting shall not be approved if it will otherwise result in adverse visual impact to any other property, due to factors including but not limited to location, color, or wattage. *(As the effects of proposed lighting may be difficult to assess prior to installation, the ARB reserves the right to require correction, including but not limited to removal or modification of lighting found to cause adverse impact after installation.)*
- g) **Exterior lampposts near the entrance of each home** must be maintained in an attractive manner. Lampposts must be operable during evening hours in order to ensure the safety of the community.
- h) No exterior lighting shall be directed outside of the applicant's property. Proposed additional lighting shall not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage or other features.
- i) Flood or spot lighting shall be permitted only on the side or rear of homes and only if lighting glare does not present a nuisance to adjacent properties.
- j) Floodlighting at play areas, basketball backboards, etc. shall not be permitted without approval of the ARB, which may withhold or condition such approval.
- k) Holiday lighting and associated decorations must be removed in a timely manner or no later than 30 days after the holiday the decoration is intended.

16. Fences and Gates: Fences can be used to visually define property lines; to provide security; and as an architectural feature intended to enhance the physical appearance of the house or property. The following is the criteria of fences and gates:

- a) Chain-Link Fences: Chain link fences will not be approved under any circumstances. Chain link fencing material may not be used for any purpose on a lot.
- b) Single Family Fences: The fence height for single-family detached homes is encouraged to be no higher than 6' from the ground to the top of the uppermost part of the fence.
- c) Wood fence design shall allow the passage of light between boards (i.e. boards alternating on either side of rail rather than board next to board design).
- d) If a split rail fence is to be used, it must be a 3 rail fence with rough-cut rails with wedge shaped ends. Smooth cut rails with pencil point ends are not permitted.
- e) Only black vinyl wire mesh may be used in conjunction with split-rail lot-line fences in order to enclose the lot for pets and small children. The wire mesh must be installed on the inside of the fence and not extended above the top rail.
- f) Lot line fences for single-family detached homes may not extend beyond the mid-point of the side of the home. Any fence enclosing lots abutting a pipe stem driveway lot shall be no higher than 4' tall.
- g) All existing adjoining property owner fences must be shown on the House Location Survey when submitting your application.
- h) If your neighbor has a fence, you are not permitted to install a fence parallel/adjacent to theirs.
- i) A home owner who has a fenced yard shall be responsible for maintaining grass growing on each side of the fence.
- j) All fences shall be made of unpainted pressure treated lumber or cedar.

17. Fence Installation: General Criteria

- a) All fences shall be made of unpainted pressure treated lumber. Gates must be compatible with fencing in design, material, height, and color. All fence tops must be parallel with the slope of the land. If the ground slopes, step the fence. Vertical members must be plumb, and

generally, the post and vertical boards must be in-line. Whenever possible, place your fence so that you do not have to remove trees.

- b) Fences are to be maintained in a new or like new condition. Members are encouraged to apply decay preventative, including sealant, to extend the life and preserve the appearance of the fence.
- c) Sealant may include stains of natural wood tones. Warped, discolored or otherwise damaged boards will be replaced by the homeowner, at the request of the architectural review committee. Prevent moisture from entering the wood through its exposed ends. Use cap boards or metal caps painted a muted gray/brown to blend in with the fence posts.
- d) Exterior Modification Application Form must include:
 - i. A sketch or photograph of the fence design and dimensions;
 - ii. Your house location survey showing the proposed fence and any gate locations;
 - iii. Description of existing adjoining fences;
 - iv. The materials and colors you want to use;

18. Firewood

- a) Any and all firewood located on property within Alison's Ridge, shall be NEATLY stacked as inconspicuously as possible, with individual stacks not to exceed 4 feet in height.
- b) All firewood must be stacked to the REAR of the house and shall not be located on common area.
- c) In certain cases, screening may be required. Firewood should be stacked off the ground to help prevent pest infestation.
- d) Other than a limited quantity of firewood intended for immediate use, no more than a cord of firewood shall not be stacked on patios or decks.
 - i. The (unit) **cord** is a unit of measure of dry volume used to measure firewood and pulpwood in the United States and Canada.
 - ii. A cord is the amount of **wood** that, when "racked and well stowed" (arranged so pieces are aligned, parallel, touching and compact), occupies a volume of 128 cubic feet (3.62 m³).

19. Flag of the United States may be displayed:

- a) The Flag Code (174d) does outline certain days on which it is especially important and desirable to fly the flag:

New Year's Day (January 1 st)	Inauguration Day (January 20 th)	Lincoln's Birthday (Feb 12 th)
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Washington's Birthday (3rd Monday in February)	Easter Sunday (Varies in early Spring)	Mother's Day (2 nd Sunday in May)
Armed Forces Day (3rd Saturday in May)	Memorial Day (Last Monday in May)	Flag Day (June 14th)
Independence Day (July 4th)	Labor Day (First Monday in September)	Columbus Day (2 nd Monday in October)
Navy Day (October 27th)	Veterans Day (November 11th)	Thanksgiving Day (4th Thursday in November)
Christmas Day (December 25 th)	Other Days as proclaimed by the President of the United	Birthdays of States (Based upon the date of admission to the Union)
Various State holidays		

- b) Raise the flag briskly but lower it ceremoniously.
- c) No other flag or pennant should be placed above the American flag; if there is another flag on the same level, it must be to the left of the U. S. flag.
- d) Except as a signal of distress, the flag should never be displayed upside down.
- e) The flag should never touch anything beneath it, such as the ground, the floor, water or merchandise.
- f) The flag should not be displayed on days when the weather is inclement, except when an all-weather flag is displayed.
- g) Homeowners must receive prior ARB approval under the following guidelines:
 - i. Permanent, free standing flagpoles must be installed and maintained in a vertical position.
 - ii. Flagpoles must be approved by the architectural review committee prior to installation.
 - iii. The height, color and location of the flagpole must be consistent with the size of the property and scale and design qualities of the home.
 - iv. Homeowner is responsible for all applicable county permits.
- h) Flag that are offensive or profane will not be permitted.

National, State and County regulations must be followed with or without board approval.

20. Garage & Garage Doors:

- a) In accordance with Article V, Section 5 of the Declaration of Covenants and Restrictions no garages may be converted into living space.
- b) Must be replaced with like kind and style of original garage door installed by builder.
- c) All garage doors must be white in color or match the color of the home.
- d) They should be of the same style as those installed by the builders in order to maintain a similar appearance.

21. Grills

- a) Permanent: Permanent grills must be placed in the rear yard of the house and as far as practical from the adjacent property lines.
- b) Portable: Portable grills are permissible. Portable grills must be placed in the rear yard of the house and as far as practical from the adjacent property lines.
- c) No grill fuel (gas, propane, etc.) shall be stored in plain view.

22. Home Occupations

- a) Home Occupations Not Permitted.
- b) Under no circumstances shall the Board deem the following home occupations in compliance with the Alison's Ridge permitted home occupation policy:
- c) Veterinary care of any kind
- d) Fee-based animal care of any kind
- e) Barbershops, beauty parlors, or hair care service of any kind
- f) Eating establishments
- g) Gift shops
- h) Repair services
- i) Antique shops
- j) Daycare of more than 1 (one) child

23. Hot Tubs and Spas

- a) Exterior hot tubs or spas must be located in the rear yard adjacent to the dwelling unit. The incorporation of hot tubs as an architectural feature of decks and/or patios is encouraged.
- b) The exterior finish of an elevated hot tub should blend with the exterior finish of the home, deck or patio to which it is attached or most closely related.

24. House Numbers Purpose House numbers within Alison's Ridge are regulated for reasons of security and public safety as well as for appearance and community standards.

a) Size and Style

- i. House numbers will be separate numerical characters no less than 3 1/2 inches in height and will not exceed 5 inches in height.
- ii. The font style of the numbers must be simple, proportional, and easily readable.
- iii. House numbers will be evenly spaced and will be read left to right consistent with the neighborhood style.
- iv. The numbers may be angled or stacked in order to fit a narrow location.

b) Materials

- i. Plaques containing house numbers must be a simple geometric shape and a modest proportional size not exceeding 9 inches in height or 14 inches in width.
- ii. They must be a wooden or metal plaque or similar vertical surface of white, light, or neutral color.
- iii. The contrast between house numbers and their surrounding material must be extreme for greatest visibility.
- iv. Plastics or adhesive house numbers are prohibited.

c) Location

- a. House numbers will be placed in an illuminated location easily visible from the accessible neighborhood street and sidewalk, and will be placed adjacent to the main entry to the home.
- b. House numbers will be of similar appearance and location standard to the neighborhood.

25. Landscaping:

- a) Ongoing improvements to and maintenance of existing landscaping for individual residences in Alison's Ridge is greatly encouraged. In general, an architectural review application is not required for minor landscape improvements such as foundation plantings and single specimen plantings.
 - i. Any alteration, including re-grading, which changes the existing flow of water, must not detrimentally affect neighboring properties or common areas.
 - ii. Plant materials should be appropriate in character, habit, species, size (both installed and mature size), number, and arrangement for their purpose and environment.
- b) Stone or brick, whether used as accent elements, ground cover, paving material, walls, bed edging, or "dry creeks", should be chosen so that its color, size, and installation complement the architecture of the house, its natural environment, and the associated plant material.
- c) The color of the rock, river stone, or gravel used in landscaping should be neutral earth tones (such as gray, blue-gray, brown, brownish-red, tan, or a mixture of these colors.) Such landscaping materials must not contain colors or color combinations considered excessively bright, garish, jarring, overly reflective or luminescent. Accordingly, the use of any rock, river stone, or gravel that has been painted, dyed, or otherwise treated to appear a bright or unnatural color (such as pink, green, and jet black or pure white) is specifically prohibited.
- d) The following are major landscaping improvements that require an application and approval prior to installation:
 - i. Installation or removal of trees in the front yard.
 - ii. Installation of any other plantings intended to form a hedge or natural screen.
 - iii. Installation of railroad ties, garden timbers, dry-stacked or mortar-set stone, or similar structures, which will form a wall over 12 inches high and 8 feet long. Include a plan for all planter boxes showing that site drainage has been successfully accommodated.
 - iv. Vegetable Gardens:
 1. While allowed, if greater than 10'x 10' an application must be submitted for approval.
 2. Vegetable gardens must be located behind the house totally within the property boundaries.
 3. They must be located to minimize their visibility from neighboring properties and streets.
 4. No vegetables shall be grown in the front yards.

26. Lawns

- a) All turf areas on a lot must be kept neatly mowed during the growing season.
 - i. Grass shall not be permitted to exceed six (6) inches in height.
 - ii. Turf areas shall be kept as weed free as possible.
 - iii. At no time, shall weed cover exceed more than twenty-five (50%) of the total turf area. The 50% shall be an estimate based on the inspector(s) assessment.

- b) All portions of a lot which are not improved by an impervious surface or a structure must be maintained with grass (or other vegetation installed by a builder or approved by the Covenants Committee).
 - i. No bare earth may be exposed on a lot
 - ii. Exceptions for flower beds, rock gardens or vegetable gardens with appropriate approvals as required.
- c) The lawn should consist of grasses recommended for the climate and area. Virginia grasses include Kentucky Bluegrass and perennial ryegrass and tall fescue.

The above information was located at <http://www.american-lawns.com/grasses/grasses.html>.

Any dead plants, shrubs or trees shall be removed immediately.

- i. Dead plants, shrubs or trees should be replaced within 30 days after removal with like kind and similar alternatives.
- ii. All properties shall have a tree in the front yard or in the case of end units an offset tree shall be required.
- iii. Upon approval by the architectural committee based on certain circumstances, trees and/or large evergreens shall be removed from the front yard.
- iv. Acceptable tree replacement shall be flowering or an ornamental variety such as Dogwood, Crepe Myrtle, flowering Cherry, Japanese Maple, Plum, etc.
- v. All hedges, trees and shrubs must be neatly trimmed/pruned and maintained and their size maintained in proportion to the lot and home

27. **Mailboxes:** Mailboxes are to be unobtrusive and shall blend with all other mailboxes so as not be visually distracting.

a) **Color and Style**

- i. The color of all mailboxes, either builder-installed or owner-replaced, shall be black.
- ii. The style of all such mailboxes shall be the standard rural type. Mailbox covers will be permitted during the holidays. These covers must be removed 30 days after the holiday.

b) **Mailbox Numbers**

- i. Only numbers shall be permitted on mailboxes located within the community, except that corner lot houses having an address other than the street on which the house faces shall also have a street name.
- ii. Number shall be displayed on the side, which is approached by the letter carrier.
- iii. Numbers shall conform to the following guidelines
 - 1. Maximum height shall be 2"
 - 2. Maximum width shall be 1"
- iv. The installation of top mounted guides for the display of house numbers, names and/or addresses is prohibited.
- v. The display of advertising, notices or signs of any kind on mailboxes is prohibited.
- vi. Mailbox posts shall be maintained and in good repair at all time.

28. **Maintenance of Property**

- a) The appearance of each and every unit affects not only the overall look of the community, but the individual property values within it.
- b) Property ownership includes the responsibility for continued maintenance of all structures and grounds, which are part of each homeowner's lot.
- c) This includes, but is not limited to,

- i. keeping buildings and structures in good condition and repair,
 - ii. removing all debris, pet excrements, and unsightly materials, and
 - iii. keeping all shrubs, trees, grass and other planting neatly trimmed, properly cultivated, and free of weeds.
- d) All homeowners are responsibility for inspecting their own property periodically to ensure that there is no faded or peeling paint, rotting wood, loose mortar, or spalled masonry.
- e) It is necessary that all wood surfaces such as door, window trim, bay windows, and dormers be caulked and sanded, to keep them in good condition.
- f) All decks, fences, and other exterior structures such as sheds must be kept in good repair.
- g) The homeowner must replace rotting or warped wood. It is strongly recommended that all wooden portions of decks, fences, landscaping constructions, and other structures be treated periodically with stain and/or wood preservative to maintain and enhance their condition.
- h) Decks and fences may be treated only with a stain and/or wood preservative that allows the natural, original wood grain to remain visible, and which does not change the wood's color to other than that of natural wood of the types cited above (new or weathered appearance).
- i) The application of any stain and/or preservative treatment to wooden portions of these structures shall not give the appearance of a solid, opaque finish.
- j) All hand railings must be consistent in style and color.
- k) Homeowners are cautioned to follow the manufacturer's recommended product application methods to assure the wood grain remain visible. Over application in excess of the recommended number of coats of a product may create opaque appearance, which is not permitted.

29. Maintenance of Grounds

- a) Homeowners are responsible for all ground maintenance within the lot boundaries.
- b) Homeowners who wish to enhance the appearance of the community by adding plantings on the common grounds adjacent to their unit must obtain prior written approval of the Architectural Review Board (ARB). Once approved, the owner is responsible for maintenance in a manner acceptable to the Board and the ARB.
- c) Any damage to a utility line, which results from digging, is the responsibility of the person who caused the damage. To avoid this possibility, call MISS UTILITY (a free service supporting all utility companies) 1 to 2 weeks before digging. The toll free number is 1-800-257-7771.
- d) Sidewalks and lead walks are to be crack-free and maintained.
- e) If a fence is located on the property line it is common courtesy to trim both sides of the fence.

30. Maintenance Summary

- a) It is impossible to list and describe each and every component of a homeowner's lot that must be maintained and how it should be maintained.
- b) All exterior finishes, whether brick, metal, wood or any other material, should be maintained in a state of good repair. A state of good repair consists of ensuring that the unit and its entire component parts look as good as it did when it was new.
- c) Siding must be clean and free of significant warping or bubbling. Peeling paint and rotting wood evidenced by cracks and black mold or soft areas must be sanded, caulked and repainted.
- d) Homeowners must replace or, if possible, repair any rotted wood components.
- e) Windows, doors, exterior roof, and gable trim all need to be caulked and repainted when needed.

- f) Paint on doors and shutters fade with time and even if it is not peeling, these areas and others described above need to be repainted when needed.
- g) You can save yourself many costly repairs if these areas are inspected and routine upkeep is performed every year.
- h) These guidelines are designed to insure not only that all units look their best but also that costly repairs are not necessary because routine maintenance is performed in a timely fashion.

31. Parking

- a) No vehicles may be parked in such a manner that obstructs pedestrian traffic across the sidewalks or driveway apron.
- b) No commercial vehicles are permitted except for hired contracted work being performed and cannot be parked overnight.
- c) Commercial vehicles are prohibited from parking anywhere in the development's residential streets except in an owner's private garage.
- d) No boats, trailers, motor homes, campers, 5th wheel vehicles, snow plows, mobile home trailers, pop-up tent trailers, commercial vehicles, and private, public or school buses.
- e) **Prince William County Commercial Vehicle Parking Restrictions:** Sec. 13-327. Parking limit for certain commercial vehicles in specified zoning districts.
 - i. **Restricted parking.** No person shall park or leave unattended any commercial vehicle on any public highway in any residence district as defined in Section 46.2-100 of the Code of Virginia.
 - ii. **Commercial vehicles defined.** For the purposes of this section, a commercial vehicle is defined as any of the following:
 - 1. any solid waste collection vehicle, tractor truck or tractor truck/semitrailer or tractor truck/trailer combination, dump truck, concrete mixer truck, towing and recovery vehicle with a registered gross weight of 12,000 pounds or more, and any heavy construction equipment, whether located on the highway or on a truck, trailer, or semi-trailer;
 - 2. any trailer, or other vehicle in which food or beverages are stored or sold;
 - 3. any vehicle licensed by the Commonwealth for use as a common or contract carrier or as a limousine, except one resident of each single-family dwelling unit zoned for residential use may park one vehicle licensed as a taxicab or limousine on such highways, provided other vehicles are permitted to park thereon;
 - 4. any trailer or semi-trailer, regardless of whether such trailer or is attached to another vehicle;
 - 5. any vehicle with three or more axles;
 - 6. any vehicle that has a gross vehicle weight rating of 12,000 or more pounds;
 - 7. any vehicle designed to transport 16 or more passengers including the driver;
 - 8. any vehicle of any size that is being used in the transportation of hazardous materials as defined in Section 46.2-341.4.
 - iii. **Exceptions.** The provisions of this section shall not apply to (i) any commercial vehicle when taking on or discharging passengers or when temporarily parked pursuant to the performance of work.
- f) No vehicles are allowed that are not properly licensed for operating in the state of Virginia. All vehicles must have valid license plates and a state inspection sticker (when required).
- g) No washing, waxing or vehicle repair will be allowed on the common areas of the community.
- h) Automotive fluids are not allowed to be drained in the common area of the community.

- i) Vehicle owner will be held responsible for damage to the common areas and any repairs necessary will be at their expense.
- j) Vehicles parked in the community must at all times be in acceptable repair and operational condition. Tires should be inflated at all times.
- k) Parking is not permitted in the fire lanes at the street entrances, across sidewalks, on grassy areas or in a manner that blocks flow of vehicular or pedestrian traffic.
- l) Any violation of these Parking Rules will result in the towing of the vehicle at the risk and expense of the owner.
- m) The streets in the community are County Roads. For illegal car removal, please contact Prince William County at 703-792-6500.

32. Patios/Lower Decks:

- a) Patios need approval from the ARB and must be located in the back yard. No portion of the walking surface may be located above the frame of the ground level door to the rear of the property.
 - i. Other portions of such structures, such as plant hangers or privacy screening, may be located above the height of the surrounding fencing.
 - ii. Any slope of the walking surface of the patio must be downwards and away from the rear of the house.
- b) **Colors and Materials**
 - i. Visible portions of patios must be constructed only of brick, slate, stone or concrete interlocking pavers.
 - ii. Colors should coordinate with the existing materials and colors of the home and typically be neutral earth tones (such as gray, blue-gray, brown or red). Where installation of a patio material dictates the use of joints or seams, the joint or seam must be entirely filled with sand compacted stone dust, pea gravel, or mortar.
 - iii. Wooden borders or trim, as well as seating, planters, plant hangers, or other similar fixed accessories, may be added if their material and finish matches that allowed for lower level deck construction.
 - iv. Poured concrete patios are discouraged.
 - 1. If this material is proposed, it should be integrally colored and include some form of surface texture treatment to replicate stone, brick or pavers.
 - 2. There are limits to the area of concrete that can be poured without including control joints to prevent cracking. Seek professional advice if uncertain about these limits based on your particular installation.
- c) **Foundations**
 - i. The proper foundation for a patio assures the homeowner many years of use.
 - ii. Slate and stone set directly on the existing ground is discouraged due to the unstable surface that will be created over time due to natural settlement and seasonal frosts.
 - iii. The depth of a foundation for a masonry patio varies with the thickness and type of material.
 - iv. Foundations for both decks and patios must be constructed so as to prevent uneven or otherwise visible heaving or settling.
 - v. Foundations also must be constructed to prevent the penetration of weeds, grass, or other growth.
 - vi. Seek professional advice if uncertain about the depth and type of foundation that is appropriate for a particular material.
- d) **Drainage**

- i. Any impact to existing requirements, which might result from the construction of the patio, must be considered, addressed in the application, and architecturally and environmentally sound mitigation proposed.
- ii. Construction of the patio must not adversely affect the existing drainage scheme for surrounding properties or common areas.
- iii. All discharge must be addressed on the homeowner's property.
- iv. No portion of existing drainage systems shall be removed nor their functioning impeded.
- v. Any French drains, or similar runoff management systems constructed, may not intrude into common areas (such as direct venting through piping extending beyond the owner's property line).

33. Screened Porches (Only allowed in rear of house): Porches will be reviewed as room additions, with special attention given to visibility of interior activities.

a) **Size and Scale**

- i. Screened porches should be appropriate to the scale of the home as sited on the lot.
- ii. They must meet County minimum setback requirements and should not be constructed across Building Restriction Lines (BRL) as shown on individual plates or site plans.

b) **Material and Color**

- i. Screened porches should match the existing house in materials and color, except that they may also be constructed of natural woods.
- ii. The use of a shed type roof is not allowed.
- iii. A hip or gable roof must be used.
- iv. The end of a gable roof must have the same type siding as the house.
- v. AH trim and fascia must be painted the same color as the house trim and fascia. In all cases, the screened porch roof must be shingled to match the existing house.

34. Portable Storage/Moving Containers

- a) Portable storage/moving containers (commonly known as pods) or any similar units designed for the temporary storage or transportation of a resident's personal household goods must be located in the homeowner's own driveway, for no more than 10 consecutive days.
- b) Such containers may not be located on common areas or in designated fire or traffic lanes, and may not block public sidewalks or obstruct the access of other residents.
- c) Use of such containers for a period in excess of 10 days is prohibited.

35. Privacy Screening

- a) To protect adjacent neighbors' sight lines, privacy screening is prohibited on upper decks, nor installed side screening which extends more than 8 feet from the rear wall of the house.
- b) Exceptions may be granted if the application includes a description of extenuating circumstances and the approving signatures of adjacent homeowners.

36. Recreation and Play Equipment: Semi-permanent play equipment, which either constitutes a structure or is appurtenant to an existing structure, requires approval. Examples include; sandboxes, playhouses, swing-sets, etc. The following factors will govern approval of such equipment:

- a) Location: Such equipment shall be placed in rear yards.
- b) The use of landscaping to buffer neighbors from recreation and play equipment is encouraged and may be required.
- c) Scale and Design:
 - i. The equipment shall be generally compatible with the lot size.
 - ii. The design and any visual screening are additional considerations in evaluating whether or not there will be an adverse visual impact.

- d) Color and Materials
 - i. Owners are encouraged to use equipment constructed of wood and left in a natural condition to weather because it has a better long term aesthetic appeal.
 - ii. Metal play equipment shall be painted solid earth tones (i.e., brown, tan, dark green) to blend with the natural environment.
 - iii. Because metal equipment has a tendency to deteriorate quickly, it must be adequately maintained or the approval will be revoked.
 - iv. Any canvas associated with play equipment must be a solid earth tone.
- e) Equipment must be maintained in good condition and in such a manner as to not create a safety hazard or unsightly appearance.
- f) Any play equipment exceeding the fence height must be approved by the ARB.
- g) **Basketball Backboards (Permanent)**
 - i. The basketball backboard should be installed where it is unobtrusive. When you choose the location, consider also the affect the backboard and its normal use will have on the neighbors and their property.
 - ii. Backboards must be affixed to freestanding poles with the following stipulations:
 - 1. Backboard, hoop and net must be maintained at all times.
 - 2. No court markings are to be painted, drawn or otherwise affixed to the playing surface.
- h) **Basketball Backboards (Portable)**
 - i. Portable basketball backboards are permissible and do not require an architectural application.
 - ii. For safety reasons, portable basketball backboards shall not be placed in such a way as to impede the normal flow of traffic.
 - iii. Portable backboards shall be stored in such a way as to not be detrimental to the overall appearance of the neighborhood when not in regular use.
 - iv. Portable backboards shall be maintained in good working condition and appearance.
 - v. Clear acrylic backboards are encouraged.

37. Replacement Windows:

- a) Storm or screen replacement windows must be white or the color of the immediately surrounding trim.
- b) They must be of the same style and type originally installed by the builder.

38. Rental of a Home

- a) If a homeowner in the community wishes to rent out his or her home, the homeowner shall provide the Board as well as the Community Management Company, the following information:
- b) The names and number of the individuals who will be renting the home.
- c) The contact information (name, phone number, address and email address) of the homeowner.
- d) The contact information (name, phone number, address and email address) of the Property Management Company, if a management company is caring for the property on the owners' behalf.
- e) The Board and Management must be informed of any changes to the information listed above.

39. Satellite Dishes

- a) Homeowners must submit an application to the ARB for approval of the proposed placement of the antenna/satellite dish.
- b) The following criteria will govern the installation of satellite dishes within Alison's Ridge:

- c) Satellite dish must be 39.37" or less in diameter.
- d) Alison's Ridge has designated certain locations as preferred locations for the installation of a satellite dish. Such locations are in areas of the lot where it is compatible with the natural setting of the home and the neighborhood. There locations are:
 - i. Mounted on or entirely below the height of approved privacy fencing which fully encloses the rear yard of any home.
 - ii. Mounted on the roof of the house with its highest point below the peak of the roof line.
 - iii. Above the walking surface of the deck, providing that no portion of the device projects more than 6" above the height of the deck railing.
 - iv. Attached to the back outside railing of the deck, providing that no portion of the device projects more than 6" above the height of the deck railing.
 - v. The device does not adversely affect the safety of others or interfere with the reception of radios and television sets of neighbors.
 - vi. No satellite dishes may be installed on the front of the home.
- e) The ARB reserves the right to recommend locations for satellite dishes installed in other locations (if needed to receive sufficient signal strength for adequate reception) than those set forth in the paragraphs above. In such an instance, the homeowner shall inform the ARB in the application of the problem with signal strength and (b) the desired alternate location.
 - i. Under such circumstances, the committee shall review the alternative location proposed by the resident to ensure that it is necessary to afford signal strength for reception and causes the least amount of visual intrusion in the neighborhood.
 - ii. The ARB may require the homeowner to relocate the dish in another setting so long as the dish is still capable of receiving sufficient signal strength for adequate reception.
- f) There are FCC Guidelines regarding satellite dishes and these guidelines do permit an association to regulate the size of the dish and its installation location.

40. Security Bars

- a) The use of security bars or grates on windows and doors is prohibited.
- b) Homeowners concerned about the security of their homes are advised to consider alternatives, including alarms and sophisticated lock systems.

41. Sidewalks and Pathway

- a) Sidewalks and pathways (except lead walks) shall be set back at least 3-6" from the property line, as space allows, and installed flush to the ground.
- b) Only stone, slate, brick, concrete or similar durable construction material shall be used. The scale, location and design shall be compatible with the lot, home and surroundings.
- c) These must be maintained and patched and/or repaired as needed.

42. Siding

- a) Homeowners may replace or overlay existing siding, which comprises the exterior surface material of their home with siding.
- b) Overlay means that siding and trim may be installed directly over an existing exterior surface material.
- c) The ARB will consider the following in its evaluation:
 - i. Siding must match the existing surface material in
 - 1. Color and general appearance (such as size, style, clapboard, Dutch Lap, or vertical)
 - 2. Surface texture/finish (such as wood grain or smooth)

3. Altitude (horizontal, except for dormers)
 4. Decorative edge (such as no special edge detail, beaded, etc.)
 5. ornamental accent/decorative shape panels (such as round scalloped octagon, diamond, square, etc., where these panels are mainly used on gable ends, or as window accents)
 6. Any other significant decorative features common to the style in the neighborhood.
 7. Siding must be comparable to the prior color scheme of the home.
- d) All trim work must be comparable to existing trim work in terms of color scheme(s). New trim work required incidental to the installation of siding shall match the existing installed trim.
 - e) Corner posts, flat trim, soffits, fascia, rake boards, dentil moldings, door and window features, gable vents, fixture mounts, etc., may be aluminum coil wrapped around wood, vinyl, PVC, high density polyurethane, or wood painted to match the siding, as appropriate and physically and aesthetically consistent with the siding to be installed.
 - f) Considerations for approval include comparability or improved quality of appearance, durability and aesthetic harmony with the neighborhood.
 - g) Partial replacements (such as trim, soffits, door and window features, porticoes, widow walks, gable vents, or shutters) shall be considered and approved on a case-by-case basis by the ARB depending upon the situation, visibility, appearance, and the expressed intent and perceived ability to physically and visually integrate the replacement feature with the existing surface material.
 - h) Such replacements must match the remaining exterior surface, or the feature or trim replaced.

43. Signs: Display of advertising, notices or signs is prohibited except as listed below.

- a) Real Estate: Only signs advertising a property for sale or rent may be displayed.
- b) Such signs must meet applicable County regulations with respect to size, content and removal.
- c) One sign may be placed in the front yard of the property.
- d) Security: Signs may be displayed only on windows or in a landscaped area directly in front of the home.
- e) Political Signs: May be displayed on front yard of property and may be no larger than a typical for sale sign as referenced above. All political signs must be removed promptly after the election.

44. Solar Panels:

- a) Effective July 1, 2008, no community association shall prohibit an owner from installing or using a solar energy collection device on that owner's property. However, a community association may establish reasonable restrictions concerning the size, place, and manner of placement of such solar energy collection devices.
- b) The community association may prohibit or restrict the installation of solar energy collection devices on the common elements or common area within the real estate development served by the community association.
- c) A community association may establish reasonable restrictions as to the size, place, and manner of placement or installation of any solar energy collection device installed on the common elements or common area.

45. Storage Sheds:

- a) All sheds require prior approval from the AGC
- b) Sheds shall be designed to respect the “visual rights” and aesthetic interests of neighbors.

- c) Sheds may not exceed ten (10) feet in height from existing grade.
- d) Sheds shall match the materials and color of the home. This includes, but is not limited to siding, shingles, trim, etc.
- e) Sheds shall be located in rear yard only.
- f) Sheds shall not interfere with any drainage.
- g) All sheds shall be maintained in good condition.

46. Storm/Screen Doors

- a) All storm doors and windows must be approved by the ARB prior to installation.
- b) The color of all storm doors must conform to the existing color of the door and/or trim to which they are to be attached.
- c) The style of all storm doors must be compatible with the style of the existing door.
- d) Full view and modified full view doors will be considered for front door installation.
- e) Other styles, such as security and cross-buck will be considered on a case-by-case basis.
- f) The color and style of all storm windows must conform to the style and color of the existing windows and trim.

47. Trash Containers

- a) Trash bags, trash and recycling containers can be placed at the curb no earlier than 6 p.m. the night before trash pickup and must be removed no later than 10 p.m. the day of pickup.
- b) Additionally, all trash containers must be stored in a location that is not visible from the street from any angle.
- c) Appropriate exterior screening, fencing or landscaping may be used where alternative storage is not available.
- d) However, the garage is the preferred storage location.

48. Tree Removal

- a) No removal of trees from any common area is permitted by individual homeowners.
- b) All common areas are defined as "no cut" areas
- c) If a tree presents a hazard to a homeowner's property, the homeowner must contact the association and/or the management company for removal.
- d) Dead trees must be removed within 45 days, or sooner, if deemed high risk.

49. Wires and Cables: Wires and cables, including those installed to convey radio or television signals, shall be hidden, buried or secured flush with the side of each house so as to minimize their visibility.