

**AUTUMN CHASE HUNT
HOMEOWNERS ASSOCIATION
ARCHITECTURAL DESIGN and
LOT MAINTENANCE GUIDELINES**

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GENERAL

OBJECTIVES

The objective of this document is to guide and assist members of the Covenants Committee (“Committee”), the AUTUMN CHASE HUNT HOMEOWNERS ASSOCIATION staff and owners in maintaining and enhancing AUTUMN CHASE HUNT carefully designed environment. The Design Guidelines address improvements for which owners most commonly submit applications to the Committee. They are not intended to be all inclusive or exclusive. The promulgation and enforcement of Design Guidelines is intended to achieve the following objectives:

1. Maintain consistency with the overall design concept for the community;
2. Promote harmonious architectural and environmental design qualities and features; and,
3. Promote and enhance the visual and aesthetic appearance of the community.

AUTHORITY

Section 9.1(a) of the Declaration for AUTUMN CHASE HUNT HOMEOWNERS ASSOCIATION provides:

The Board of Directors shall establish a Covenants Committee, consisting of at least three persons appointed by the Board, each to serve a term of from one to three years as may be determined by the Board of Directors, in order to assure that the Property shall always be maintained in a manner: (i) providing for visual harmony and soundness of repair; (ii) avoiding activities deleterious to the aesthetic or property values of the property; and (iii) promoting the general welfare and safety of the Owners, such Owners’ tenants and such Owners’ (or tenants’), household members, guests, employees, agents and invitees.

Section 9.1(b) of the Declaration establishes the authority of the Committee and provides that:

- (1) The Covenants Committee shall regulate the external design, signage, appearance, use and upkeep of the Property;
- (2) The Covenants Committee may from time to time establish requirements regarding the form and content of plans and specifications to be submitted for approval. The Covenants Committee shall have the power to impose reasonable application fees as well as the costs of reports, analyses or consultations required in connection with improvements or changes proposed by an Owner. Such fees shall be assessed against the Lot owned by the Owner making application; provided, however, that the Committee shall inform the applicant Owner of the

potential fees before incurring or assessing such fees and the Owner shall have the option to withdraw such Owner's application.

- (3) The Covenants Committee shall have the power pursuant to Section 12.1(h) of the Declaration...to impose reasonable charges upon, and issue a cease and desist request to an Owner, such Owner's tenant and such Owner's (or tenant's) household members, guests, employees, agents or invitees whose actions are inconsistent with the provisions of the Association Documents or the Rules and Regulations.
- (4) Subject to the review of the Board of Directors, the Covenants Committee shall from time to time provide interpretations of the Association Documents...when requested to do so by an Owner or the Board of Directors. The Committee may publish and record such interpretations in order to establish precedents for application of the Association Documents or the Design Guidelines or other matters relative to architectural control and protection of the aesthetic or property values of the Property.
- (5) Subject to Section 9.2 of the Declaration, the Covenants Committee shall propose Design Guidelines for approval by the Board of Directors.
- (6) A Majority Vote of the Covenants Committee shall be required in order to take any action. The Covenants Committee shall keep written records of all of its actions. Any action, ruling or decision of the Covenants Committee...may be appealed to the Board of Directors by any party who appeared at a hearing with respect to such action, ruling or decision or who submitted a written protest prior to the action, decision or ruling or any other person as determined appropriate by the Board, and the Board may modify or reverse any such action, decision or ruling.

NEW CONSTRUCTION, REPLACEMENTS AND IMPROVEMENTS

These Design Guidelines apply to improvements contemplated by an Owner to a home or Lot within the Autumn Chase Hunt Housing Development.

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 comply with all AUTUMN CHASE HUNT HOMEOWNERS ASSOCIATION Design Guidelines.

MODIFICATIONS/ALTERATIONS REQUIRING COMMITTEE REVIEW AND APPROVAL

Section 9.4(a) of the Declaration provides:

No Person shall make any addition, alteration, improvement or change of grade in or to any Lot (other than for ordinary and routine repairs and maintenance and not including areas within a building visible from the exterior only because of the transparency of glass doors, walls or windows), without the prior written approval of the covenants Committee.

Each application for modification or alteration to a Lot or home will be reviewed on an individual basis and can be approved or denied based on individual circumstances.

Replacing windows, shutters, gutters, railings, decks, garage doors and roof shingles are not considered “ordinary and routine repairs and maintenance”. Consequently, all windows, shutters, railings, decks, garage doors and roof shingle must be approved by the Covenants Committee. Any change in paint color of houses, fences, decks or railings need approval of the Covenants Committee.

DESIGN REVIEW CRITERIA

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

1. Relationship to Environment: Proposed improvements should not have a negative impact on the natural environment. The removal of trees or other vegetation, grading and other topographical alterations will be assessed for potential adverse impacts, such as material change in the rate and/or direction of storm water run-off and soil erosion.
2. Design Compatibility: The proposed modification or improvement should be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
4. Location and Impact on Neighbors: The proposed alteration or improvement should relate favorably to the landscape, the applicant's house, adjacent houses, and the neighborhood. Consideration will be given to both visual and functional impacts on neighbors. Visual impact refers to aesthetic appearance of the proposed improvement, which includes consideration of design, quality, scale, location, and architectural compatibility. Functional impact refers to such concerns as view, sunlight, and structural additions, which would cause a material loss of sunlight or ventilation to a neighboring house, and an alteration in topography, which would change natural drainage, patterns to the detriment of a neighboring property. Items which do not conform to these guidelines will only be considered if the item is not visible from the street or common area and written approval, requested by the Committee, has been received from neighboring properties, or additional information is submitted which might clarify the requested change or demonstrate its acceptability.

5. Scale: The scale (in three dimensions) of the proposed alteration or improvement should relate to the size of the applicant's house, the location and size of the Lot, adjoining houses, and surroundings.
6. Color and Material: Continuity or compatibility of color and finishing materials with the original construction and surrounding houses will be a specific consideration in evaluating the appropriateness of proposed improvements.
7. Workmanship: The quality of work should be equal to, or better than that of the applicant's house and adjoining houses.
8. Timing: All applications must include estimated completion dates. Projects must commence within thirty (30) days and completed within one hundred and eighty (180) days of the approval, unless an exception is granted by the Covenants Committee.

AMENDMENTS TO THE DESIGN GUIDELINES

Section 9.1(b)(5) of the Declaration provides that the Covenants Committee shall propose Design Guidelines for approval by the Board of Directors.

APPLICATION AND REVIEW PROCEDURES

1. Applications. All applications for proposed alteration or improvements must be submitted in writing using the approved AUTUMN CHASE HUNT HOMEOWNERS ASSOCIATION Design Review Application form. A copy of the Design Review Application form is included as an exhibit to the Design Guidelines. Design Review Applications must be complete in order to commence the review process. Action on incomplete applications will be delayed until all information is provided.
2. Supporting Documentation. The application must include documentation that completely and accurately describes the proposed improvement(s). This documentation may include size, dimensions, site plan, architectural drawings or plans, materials, photos, etc. Specific documentation may be requested by the ARC to clearly understand the intent of the improvement(s). Such documentation requirements are at the discretion of the ARC. All applicants are encouraged to provide as thorough of an application as possible.
3. Signatures. The applicant i.e., the property owners must sign the application form. The applicant, as a courtesy, should notify the residents of neighboring properties (Right, Left, and Across) of the proposed work and project time frame. They must at least attempt to solicit the signatures of their neighbors on the application. If the applicant is unable to secure signatures from their neighbors after a valid attempt, the applicant may submit the application without their signatures, but with an explanation as to why they were not able to be obtained. Applications received without the signature of the property owners will not be reviewed.

4. **Commencement/Completion Date.** Applications must contain the proposed commencement and completion date. All alterations or improvements should commence within thirty days (30) and completed within one hundred and eighty (180) days of the approval. Applicants must immediately notify and request approval from the Covenants Committee for any changes in the time frames (arc@autumnchase.org.)
5. **Time Frame for Completion of Review.** The Covenants Committee is required to provide notification to the Owner(s) of the approval or disapproval of any proposed improvement within 45 days after the receipt of a properly completed Design Review Application. However, the 45 day review period will only commence upon the receipt of a complete Design Review Application form, including any required exhibits.
6. **Notice of Approval/Disapproval.** Owners who have submitted Design Review Applications will be given written notice of the decision of the Covenants Committee at the address provided on the application. Letters of denial will reference specific reasons for the denial. Approval by the Covenants Committee of a correctly filed application shall not be deemed to be an approval by applicable governmental authorities nor a waiver of the applicant's obligation to obtain any required governmental approvals or to comply with applicable local ordinances.
7. **Changes to the Approved Modification.** The Owner is required to complete the improvement as stated on the approved Design Review Application. If the applicant desires to make changes during construction, a revised Design Review Application must be submitted to the Covenants Committee for approval.
8. **Failure to Act.** In the event the Covenants Committee fails to approve or disapprove a correctly filed Design Review Application within forty five (45) days of receipt of the Design Review Application sent by Registered Mail, or Certified Mail – Return Receipt Requested, approval by the Covenants Committee shall be deemed granted, except for those applications or alterations expressly prohibited by the Declaration or the Design Guidelines adopted by the Association, in which case no disapproval is necessary to uphold the prohibition. Failure by the Covenants Committee or the Board to enforce the Design Guidelines or to notify an Owner of noncompliance with architectural Guidelines or approved plans for any period of time shall not constitute a waiver by the Covenants Committee or the Board to enforce the Declaration at a later date.
9. **Appeals Procedure.** Any applicant may appeal a decision of the Covenants Committee to the Board by giving written notice of such appeal to the Association or any director within twenty (20) days of the adverse ruling.

ENFORCEMENT PROCEDURES

Pursuant to Section 9.4(a)(1) of the Declaration,

no person shall make any addition, alteration, improvement or change of grade in or to any Lot...without prior written approval of the Covenants Committee. No person shall paint, affix a sign not permitted by the Rules and Regulations to or alter the exterior of any improvement, including the doors and windows, without prior written approval of the Covenants Committee.

Additionally, Section 9.4(a)(1) provides that “any addition, alteration or improvement upon any Lot in violation of the Association Documents shall be removed or altered, at the expense of the Owner of the Lot, to conform with Association Documents (including the Design Guidelines) within thirty days after notice of the violation.”

The Board of Directors has adopted a procedure to assure due process in cases where there is a question of compliance by a member with provisions of the Act or the Association Documents, thereby attempting to minimize the necessity to seek action in or through a court of law or equity.

ARCHITECTURAL DESIGN GUIDELINES

The specific architectural guidelines detailed below have been adopted by the Board of Directors:

Additions/ Major Alterations: Approval is required for all additions/major alterations. An addition/major alteration includes, but is not limited to, the addition of a room or the construction of a garage. The addition/alteration shall be visually integrated with the existing house through consistent and complimentary use of architectural elements, materials, colors and details. The design must be compatible with the existing home in style, character, scale, materials and colors. The location of an addition/major alteration shall not impair the view and airflow of adjoining lots. All additions/major alterations must meet applicable Fairfax County building codes and zoning ordinances.

Accessory Units: No accessory unit shall be permitted within AUTUMN CHASE HUNT unless designated on the subdivision plat at the time a newly constructed home is purchased from a builder. All permitted accessory units shall conform to these Design Guidelines, and shall be approved by the Committee prior to construction. All accessory units shall conform to Fairfax County Zoning Ordinance. No accessory unit shall exceed 600 square feet.

Air Conditioners: Individual air conditioning units extending from windows or protruding from the existing structure are prohibited. Exterior air conditioning units or heat pumps may be relocated or added if there is no adverse audio or visual impact on adjoining properties. The use of appropriate screening may be required in some cases.

Antennas: Prior approval of the Committee is not required for the installation of a satellite dish or antenna. However, prior notice of such an installation or planned installation is required. Satellite dishes and antennae must be installed in the least visible and least obtrusive location:

- **Ground Mount Installation:** Ground-mounted satellite dishes and antennae should be located on a rear lot. Where a satellite dish or antenna must be installed in a front or side yard, all equipment should be installed near other utility equipment, or among shrubbery.
- **Roof Mount Installation:** Roof-mounted satellite dishes and antennae should be located on the rear of the roof, below the ridge pole or peak. If a front roof mount is necessary, all equipment should be installed to one side of the roof, not in the center. Equipment may be required to be painted to match the roof (so long as warranties are not voided).
- **Structure Mount Installation:** Structure-mounted satellite dishes and antennae should be located adjacent to a chimney or other structure on the home. If mounted on a deck, the equipment should be installed to one side of the deck or adjacent to the house. Screening may be required.

Satellite dishes and antennae not used for their intended purpose shall be removed within 3 days of the termination of service. It is the responsibility of the Owner or tenant to ensure removal occurs.

Artificial Turf: Approval from the Covenants Committee is required prior to the installation of artificial turf. Only artificial athletic turf will be approved. The applicant must specifically state the type of artificial turf intended for use and provide a copy of the specifications with the application to the Covenants Committee. Artificial turf may only be installed in backyards. It must be installed in accordance with Fairfax County drainage system criteria and runoff must be directed away from the home and neighboring properties.

Attic Ventilators: 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 shall be mounted on the least visible side of the roof ridge so as to minimize their visibility. Approval is required.

Basketball Hoops/Backboards:

1. **Portable Basketball Hoops/Backboards:** Portable basketball hoops/ backboard are permitted if the following criteria is met:

Location: Portable basketball hoops/backboards must be placed entirely on the homeowner's lot and must not interfere with public access areas (i.e., public sidewalks and common areas). Backboards should not be placed in the street.

Design: Only commercial designs will be allowed.

Maintenance and Upkeep: Portable basketball hoops/backboards and associated supportive equipment must be kept in good condition (i.e., nets should be replaced when worn).

2. **Permanent basketball hoops/backboards:** Permanent basketball hoops/backboards are prohibited in the front and side of houses. Approval is required for permanent basketball hoops/backboards in the rear of a house. Permanent basketball hoops/backboards must not adversely impact neighbors. An approved permanent basketball hoop/backboard attached to a detached house or garage must be the same or similar color as the structure to which it is attached.

Chimneys: Chimneys (including those for direct vent gas fireplaces) must extend from the ground through the roof line located to the rear of the ridgepole of the home. They must be masonry or enclosed in the same material as the exterior of the building.

Clotheslines: No exterior clotheslines or other clothes drying apparatus shall be permitted, unless approved in writing by the Committee.

Compost Bins:

- A single compost bin may be located on a Lot, but shall not exceed four feet in any one dimension and must be black, brown, or green to blend with surroundings. Compost bins must be in the rear yard, where visibility is limited from the street and adjoining Lots. Compost bins shall be properly maintained and not create odors or run-off, or attract rodents or insects.
- Only one compost bin is permitted per Lot.
- Compost piles or mulch piles are prohibited unless wholly contained within a bin with the specifications detailed above.
- Compost bins meeting these Guidelines **do not** require an exterior modification application.
- Compost bins not meeting these Guidelines require an exterior modification application and will be reviewed on a case-by-case basis.

Decks: All decks must be approved by the Committee and must meet Fairfax County building codes and zoning ordinances.

- Location: Decks should be located in rear yards. Side and front yard decks are prohibited unless a variance is granted by the Committee.
- Scale and Style: Deck size should be of a scale and style which is compatible with the house to which attached, adjacent homes and the environmental surroundings. Decks must meet Fairfax County minimum setback specifications and should not be constructed across Building Restriction Lines (BRL) shown on individual site plans (plats). Decks on interior townhomes must be set in one foot on either side. End unit townhomes must be set in one foot on the side which abuts an interior unit.
- Under Deck Storage: Elevated decks include an under-deck area which may have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space. The use of decorative screening or landscaping may be required to minimize adverse visual impacts, particularly in the case of high decks.
- Material and Color: Decks made from wood may be left to age naturally. Decks that are painted or stained should be compatible with the style of the applicant's home. Composite type materials are allowed as long as the coloring matches or blends with the applicant's house or surrounding structures.
- Railing: Deck railings may include decorative designs (i.e., Sunburst, Starburst, Chippendale, etc.). Railings must meet minimum Fairfax County building code requirements.

- **Stairs:** Stairs, as well as tread and riser dimensions, must meet Fairfax County building codes.
- **Drainage:** If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated on the Design Review Application, with drainage be shown on the site plan. Approval will be denied if adjoining lots are adversely affected by changes in drainage.

Dog Houses: Dog houses will be considered if compatible with the applicant's house in terms of color and material. Dog houses must be located on the rear of the lot, or where visibly unobtrusive to neighbors. Dog houses should not exceed sixteen square feet or be higher than four feet. Dog houses must be kept free of animal waste and debris. Dog runs and outdoor kennels or pens are prohibited.

Doors - Front:

Single Family Homes: The style and color of front doors on single family homes should be compatible with the style of the applicant's home.

Townhomes: Front doors on townhomes (other than single facade townhomes) should be the same style originally installed by the builder. The color of the front doors should be compatible with the color of the applicant's home and on adjacent homes.

Doors - Storm:

- Storm doors on single family homes and townhomes must be approved.
- Storm doors which are full view (no panel) and without significant decoration or edging are appropriate and will be approved.
- Storm doors should match the color of the entrance door or the trim around the entrance door. Exceptions may be made depending upon the style of the front entrance and facade.

Driveways: All extensions, modifications or additions to driveways must be approved. Driveway modifications which have a negative impact on adjoining lots will not be approved. Driveway modifications must be constructed with the same material in the existing driveway. The size and scale of driveway extensions must be compatible with the property. Driveways may not be used for parking inoperable, commercial, recreational or unused vehicles.

Exterior Decorations: Approval is required for all exterior decorations exceeding thirty (30) inches in height and eighteen (18) inches in width/ depth, including natural and man-made objects. Decorative objects will be considered based on size, color, scale, appropriateness, and visual impact on adjoining lots and open space. Exterior decorative objects include sculptures, fountains, pools, stumps, driftwood, free standing poles, and items attached to approved

structures. No device shall be installed or maintained in a manner which causes noise discomfort to adjoining neighbors. All temporary (not lasting more than 30 days) decorations are exempt.

Electronic Insect Traps: Electronic insect traps will be regulated based on the same criteria as exterior lighting. In addition, no device shall be installed or maintained in such a way as to cause noise discomfort to adjoining neighbors, and may only be operated during those times when the immediate area of the trap is occupied by the owner or guests.

Exterior Lighting: No exterior lighting shall be directed outside the applicant's lot. Lighting which is part of the original structure must not be altered without prior Committee approval unless it is being replaced with exact same style, size and color light fixture or similar. Proposed replacement or additional fixtures must be compatible in style and scale with the applicant's house. Applications for modifications to exterior lighting should include wattage, height of light fixture above ground, and a complete description of material of the light fixture and location on the property. A Design Review Application is not required for landscape and pathway lighting; however, landscape and pathway lighting must not detract from the overall lighting appearance of the home and property.

Fences:

1. The following is applicable to all fencing:
 - a. Approval is required.
 - b. Fences shall be compatible with the style of the applicant's house.
 - c. Stockade, chain link or similar materials are prohibited.
 - d. Use of chicken wire is prohibited.
 - e. Fences must be constructed with the "finished" side facing out.
 - f. Fences constructed of natural woods are preferred however, fences constructed of synthetic materials are permitted and must be compatible with the style of the applicant's home.
 - g. Wood fencing may be left to weather naturally or sealed with a clear or colored sealer as a preservative. If using a colored sealer, the color must be noted in the application.
 - h. Where security is desired, metal landscape mesh (defined as a light or medium gauge mesh with square or rectangular openings - usually factory coated with a brown, black or green vinyl) may be used. The wire mesh must be attached on the inside of the fence and shall not extend above the top rail.
 - i. Fences shall be restricted to the rear yard, connecting to the rear corners of the house. All setbacks must be followed.
2. Detached Homes:
 - a) Property line fencing shall be an "open type" (split rail, paddock or open spaced pickets) not exceeding five (5) feet in height. Fencing, not exceeding five (5) at the top of the posts, may be considered if the fencing is open spaced pickets that dip to four feet in the center.

- b) Partial fencing to screen trash receptacles may be installed near the front corner of the home. This type of fencing may not exceed 4 feet in height or 3 feet in length.
- 3. **Attached Homes:** Property line fencing shall be compatible with any partial fencing installed by the builder i.e., six (6) feet high board on board with lattice on the top 12 inches (framing included).
 - **Screening Lots on Major Roadways:** Applicants shall retain the natural woods or grassy cover, or supplement or reestablish the natural woodland cover with native plant material. Special privacy needs of a homeowner due to the topography or orientation may be met by planting a "green" barrier of trees and/or shrubbery along the property line.
 - Variances to the above guidelines may be considered with proper justification.

Firewood: Firewood shall be neatly stacked and located near the rear of the property to avoid adverse visual impacts on adjoining properties or open space. The use of brightly colored tarps is prohibited. Tarps may only be muted brown or tan. No firewood may be stacked on common areas.

Flagpoles: The height, color and location of permanent flagpoles should be appropriate for the size of the property and background. Permanent, free-standing flag poles will only be permitted for detached houses, and must be installed and maintained in a vertical position. Removable flag poles attached at an incline to homes and that do not exceed six feet in length do not need an application.

Flues and Vents: Non-galvanized aluminum flues and vents protruding through a roofline must be painted to match the roof color, and must be located to the rear of the ridge pole. No flues or vents may be visible on any exterior wall of a house.

Garage Doors: The use of a garage for pet confinement will not be permitted.

Gazebos:

- **Size and Scale:** Gazebos should be compatible in style to the applicant's home and appropriate to the size of the Lot. Gazebos must meet Fairfax County zoning ordinance minimum setback requirements and should not be constructed across Building Restriction Lines (BRL) shown on the individual plat or site plan.
- **Location and Style:** Gazebos should be located in the rear yard. Views from adjoining properties should not be adversely impacted. (Adjoining properties will be defined by the Committee at the time of application.)
- **Materials and Color:** Gazebos should be constructed with similar or complementary materials as the existing home. In the cases where redwood, cedar or pressure treated lumber is used, the material may be painted to match the home, left to weather naturally

or sealed with an appropriate sealer to prevent weathering. Roof material must be the same as that of the existing home, or in some cases shake shingle may be used. Screen material should be a dark nylon or aluminum type.

Greenhouses/Screened Porches: Greenhouses will be reviewed as room additions, with special attention given to visibility of interior activities.

- **Size and Scale:** Greenhouses and screened porches should be appropriate to the scale of the applicant's home. They must meet Fairfax minimum setback requirements and should not be constructed across Building Restriction Lines (BRL) as shown on individual plats or site plans.
- **Material and Color:** Greenhouses shall only be constructed of glass. Screened porches should be constructed of the same material as the applicant's home and should be painted the same color, except that they may also be constructed of natural woods. The use of a shed type roof is discouraged. In all cases, the screened porch roof must be shingled to match the existing house.

Grills: A Design Review Application must be submitted for review of all proposed permanent grills or barbecue areas, and will be considered on a case-by-case basis. Construction design, scale and materials of permanent grills or barbecue areas must complement the existing house and lot. Permanent grills must be placed in the rear yard of the house and as far as practical from the adjacent property lines. Temporary grills do not require submission of a Design Review Application and should be stored out of sight when not in use.

Gutters Gutters and downspout replacements should match, as close as possible, the equipment in color and type as what was originally installed on the home. Exemptions may be granted where it is necessary to accommodate excessive roof runoff on single family homes. Extensions of downspouts at ground level must be buried in such a manner to adequately manage runoff, according to correct engineering practices and local codes.

House Numbers: House numbers should be legible and shall be of a size and color which is appropriate for the applicant's house. House numbers not installed by the builder require an application.

Landscaping: A Design Review Application is not required for minor landscape improvements, including, but not limited to, foundation planting, trees or single plantings. Design Review Applications are required for the following:

1. Approval is required for planting intended to form hedges, natural fences, barriers, or screens on or near a property line which meet or exceed (either at installation or at maturity) two (2) feet in height. Planting intended to form hedges, natural fences, barriers, or screens are generally not permitted in front yards.

2. Approval is required for the installation of railroad ties, landscape or garden timbers or stone which will form a border or wall over twelve (12) inches high.
3. A proposed improvement which is of such a scale or type as to be inconsistent with the existing design features of the applicant's house, existing houses and the surrounding area requires approval.
4. Vegetable gardens not located between the rear line of the applicant's house and the rear property line of the lot require approval unless hidden from view by a fence that conforms to the Design Guidelines. Vegetable gardens may not be located in the front yard. Vegetable gardens may not exceed 1/4 of the area, may not be planted on a grade exceeding a ratio of five (5) feet to one-hundred (100) feet, may not damage property below, and may not encroach on AUTUMN CHASE HUNT open space or common areas.

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

Mailboxes:

1. Standards: Mailboxes and supporting posts shall be of standard design throughout all of the Community. The supporting post shall be constructed out of a 4x4 wooden post. The supporting post shall be stained to match Duron Solid Latex Stain "Coffee."
2. Guidelines: The mailbox may be of black metal or plastic construction, size 1C with 1 inch vinyl numbers. Decorative mailboxes and decorative items will not be permitted. No items (except reflectors) will be attached to the standard post. Any reflectors attached to the posts should be red and should not exceed two inches per side. The position of the mailbox and post should conform to U.S. Postal Service, Fairfax County and Virginia Department of Transportation requirements.
3. Maintenance Standards: The mailbox and supporting post shall be maintained in good repair. The box shall not be seriously dented, noticeably rusted, badly faded, or noticeably broken. The supporting post shall be maintained in a vertical position and should be re-stained when noticeably faded or at least every five years.

Painting or Exterior Colors: Approval is not required for re-painting or re-staining a structure to match its current, existing color. Color changes apply to siding, doors, shutters, trim, roofing and other appurtenant structures. Approval is required for a change of exterior color for both single-family and townhomes and the change in color should be compatible with the colors of houses in the immediate area.

Patios: All patios require approval. Patios should be located in rear yards, although front and side yard applications will be evaluated on a case-by-case basis. Patios must be installed within

required County setback limits, and not across Building Restriction Lines (BRL). Patios may be constructed of wood, concrete, brick, landscape slate, flagstone, etc. Any adverse drainage which might result from the construction of a patio should be considered and remedied. Privacy screens must be made of wood or composite materials and shall not exceed a height of 8 feet from the patio's floor.

Recreation and Play Equipment: Permanent play equipment which either constitutes a structure or is appurtenant to an existing structure requires approval. All play equipment, whether permanent or portable, must be properly maintained in accordance with the Design Standards and any applicable manufacturer recommendations. Any equipment that is in disrepair, due to lack of maintenance, must be removed or repaired.

1. **Location:** Play equipment must be placed in rear yards. Deviation from this standard will be reviewed on a case-by-case basis.
2. **Scale and Design:** The equipment should be compatible with the lot size. The design and any visual screening are additional considerations in evaluating whether or not there will be an adverse visual impact on the street and/or neighboring properties.
3. **Material and Color:** Play equipment should be constructed of wood and designed to blend with the natural environment. Approval is required for metal play equipment.

Rock/Water Gardens: Approval is required for rock gardens exceeding twenty-four (24) inches in any direction. Painted or colorful rocks are prohibited. Approval is required for all water gardens.

Security Cameras: The installation of security cameras (excluding video doorbell devices such as Ring) on the exterior of the home constitutes an exterior modification. Accordingly, approval is required and will be considered. Security cameras may only be installed on soffits, rake board or within entry ways. Camera viewing areas may not capture neighboring homes. The camera style must reasonably blend into the surrounding façade. In submitting an application, the homeowner must include a photographic representation of the type of camera to be installed, a full description of the unit as well as the overall dimensions of the unit (height, width and length). Additionally, annotated photo(s) of exactly where the unit is to be installed on the home.

Sheds: Approval is required for all sheds and is based on the following design criteria:

1. Storage sheds must be located in the rear yard along the rear property line so as to minimize their impact on neighboring properties. Sheds located in the rear yards of townhomes must be placed against the rear wall of the townhouse or as close as practical to the rear wall of the townhome and as close to the side property lines as possible. See Appendix A for location options.

2. Storage sheds should be visually integrated with the existing house through compatible use of materials, colors and details including roof and shingles.
3. The Owner is responsible for obtaining Fairfax County zoning approval.
4. No more than one storage shed will be permitted on a lot.
5. No shed in a single family detached home shall exceed 64 square feet and 8 feet high at the roof peak. No shed in a townhome shall exceed 48 square feet and 6 feet high.
6. Sheds visible from the street must be screened with natural landscaping to lessen the visual impact on the community.
7. All sheds must be compatible with the applicant's house through consistent and complimentary use of architectural elements, materials, colors and details.

Design Review Applications must include a plat showing the proposed placement of the structure, full dimensions, construction material, color selection and proposed screening.

Sidewalks and Pathways: All sidewalks and pathways require approval. Only stone, concrete, slate, flagstone or brick materials may be used. The size, location and design should be compatible with the lot, house and surroundings. Pathways or sidewalks must be set back from VDOT rights of way and easements.

Signs: No signs, either temporary or permanent, may be displayed on any lot except for the following:

1. Two security signs, each no larger than 64 square inches in area, one of which may be displayed in the front yard and the other in the backyard. Security signs must be displayed within 10 feet to the immediate left or right of the front or rear entrance to the home and within 2 feet from the home.
2. One temporary real estate sign listing a property "For Sale" or "Rent" may be posted in the front yard for single family homes or near the entrance of townhomes. The sign may be no larger in size than 4 square feet in area. Real estate signs must be removed within 5 days after settlement or occupancy by a tenant.
3. Contractor temporary signs for work being performed for a tenant or homeowner may be permitted for the duration of the work, but must be removed upon completion of the work or within 6 months, whichever is less.
4. Temporary yard sale signs (no larger than 4 square feet in area) may be displayed for up to 5 days prior to the yard sale and must be removed immediately at the conclusion of the yard sale.

Skylights: Approval is required. Skylights should be mounted parallel with the roof plane.

Solar Panels: Solar panels are prohibited without prior written approval.

Storm Windows: Storm windows should match the style and color of the existing window. White frames may be acceptable in certain cases.

Sun-Control Devices:

1. Materials applied to inside of windows to reduce thermal transmission and glare are permitted. However, no shiny surfaces may be visible from the exterior of the home.
2. All awnings require approval. Awnings must be located in the rear of the house only. Awnings must be consistent with the visual scale of the house and must be maintained in working order. Awnings should not contain decorative embellishments, such as fringes, contrasting color stitches, or patterns. The color of an awning should blend with or complement the dominant color of the applicant's house and should not be brightly colored.
3. Trellises are permitted. However, trellises should be consistent with the visual scale of the houses to which they are attached. Trellises must be located in the rear or on the side of a house, and should not have an adverse impact on adjacent properties. Trellises should match the dominant color of the home, or be constructed of natural wood.

Swimming Pools: All swimming pools require approval. Swimming pools must be located in the rear of the property and must meet all Fairfax County building and health codes. Comments from surrounding and/or affected owners may be solicited by the Committee. All swimming pools must be screened from view and enclosed by a fence in compliance with Fairfax County building code and these Design Guidelines. Wading pools do not require approval but may not exceed six (6) feet in diameter and/or one (1) foot in height and must be stored out of view when not in use.

LOT MAINTENANCE GUIDELINES

1. GENERAL GUIDELINES

a. Exterior Appearance: Owners shall maintain the exterior of their homes and other structures on their lots, including decks, fences, sheds and play equipment. The following conditions are violations of the Lot Maintenance Guidelines:

- Peeling paint on exterior trim.
- Recreation or play equipment which is either broken or in need of repainting.
- Gutters in need of painting or replacement.
- Fences with either broken or missing parts, or which are leaning.
- Sheds with broken doors or in need of painting or repair.
- Decks in need of repair or re-staining.
- Concrete or masonry block foundations and/or party walls in need of repainting.
- Concrete driveways shall be cleaned and cracks repaired.
- Asphalt driveways shall have cracks filled and be cleaned and/or sealed to hide stains and dirt.

b. Mowing: All grassy areas shall be kept mowed and shall be maintained at a maximum height of four (4) inches, and a minimum height of two (2) inches.

c. Lawn Watering: Lawns should be watered to maintain a green appearance without excessive bare areas. However, excessive watering is prohibited.

d. Lawn and Garden Fertilization: Lawns should be fertilized as needed to maintain a green appearance. However, prior to all fertilizer application, soil should be tested. Excessive fertilization is prohibited. Soil test kits are available free from the Fairfax County libraries or Fairfax County Extension Office.

e. Trash Removal: Burning of any trash and accumulation or storage of litter, refuse, bulk materials, building materials or trash of any other kind shall not be permitted. No incinerator shall be kept or maintained upon any Lot without the prior written approval of the Board of Directors. No lot shall be used as a dumping ground for trash and rubbish, including organic debris. Trash containers shall not be permitted to remain in public view except on days of trash collection.

f. Erosion Control: Each resident is responsible for preventing erosion on their lot and for keeping all storm drain structures free of blockage.

g. Pesticides and Herbicides: Pesticides and herbicides may be applied according to label instructions. Excessive application is prohibited. The application of organic and environmentally friendly pesticides and herbicides is preferred.

h. Snow Removal: Owners shall clear snow and ice from the sidewalks in front or adjacent to their homes within 24 hours of the end of accumulation. Sand may be used as an abrasive when necessary, but the use of any rock salt or other deicing salts is prohibited.

2. LANDSCAPING

a. Location: Trees and shrubs shall not obstruct sight lines required for vehicular traffic or views of neighboring homes.

b. Scale: Plantings should be appropriate to the size of the house and the lot. Plantings should not obstruct views of neighboring homes.

c. Maintenance: Trees and shrubs must be maintained in good condition and dead trees and shrubs must be removed and replaced with similar plantings. All gardens and flower beds must be neatly maintained; all unused stakes, trellises and dead growth should be removed and flower beds should be regularly mulched, weeded, and edged regularly.

Pursuant to Section 8.2(l) of the Declaration, no live trees with a diameter in excess of four inches, measured twelve inches above ground, nor trees in excess of two inches in diameter, similarly measured, which are generally known as flowering trees (such as dogwood or redbud) or as broad leaf evergreens (such as holly, laurel, or rhododendron), no live vegetation on slopes of greater than twenty percent gradient or marked "no cut" areas on approved site plans may be cut including trees located in the Tree Save Area designated on the Development Plan, if any, for the Property without prior approval of the Committee. Further, no live trees planted by the Declarant or a Builder to comply with the County ordinances shall be cut including trees located in the Tree Save Area designated on the Development Plan for the Property without the prior approval of the Committee.

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

a. No boats or recreational vehicles or other large vehicles, including, without limitation, trailers and campers, shall be stored or parked anywhere on the Property unless expressly permitted by the Board of Directors and only in such areas and for such time period(s) (if any) as may be designated for such purpose. Parking of all such vehicles and related equipment, other than on a temporary and non-recurring basis, shall be in garages or screened enclosures approved by the Covenants Committee or in areas designated by the Board of Directors. "Recreational Vehicle" is defined as follows:

- (1) Any boat, boat trailer, canoe, jon-boat, paddle boat, jet skis, sailboats, catamarans, rafts or inflatables and the like;
- (2) Any motor-home or other self-contained camper;

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

b. The following vehicles shall be treated in the same manner as Recreational Vehicles:

- (1) Any vehicle that is defined in a State Code or Fairfax County Ordinance as commercial, except that a normal passenger vehicle used for commercial purposes but not modified for commercial purposes may be permitted. (For example, a passenger vehicle, pickup truck, a passenger van - used for commercial purposes and having the name of the business written on the front doors in an area not exceeding two square feet may be permitted. Any vehicle described above having exterior racks, compartments or the like will not be permitted.)
- (2) Any vehicle that is not in compliance with the Vehicle Parking Resolution of the AUTUMN CHASE HUNT HOMEOWNERS ASSOCIATION.
- (3) Any private or public school or church bus.

c. Pursuant to Section 8.2(o) of the Declaration, the following additional restrictions apply to vehicles:

- (1) Except in connection with construction activities, no vehicles upon which commercial signage or equipment or materials are visible may be parked on any portion of the Common Area or on any Lot unless expressly permitted by the Board of Directors and only in such areas and for such time periods (if any) as may be designated for such purpose.
- (2) The aggregate number of motor vehicles which may be permanently parked or stored by the Owner or occupants of any Lot shall not exceed two unless the Board of Directors gives written approval.
- (3) No junk or derelict vehicle or other vehicle on which current registration plates and decals or current local and state inspection permits are not displayed shall be kept upon any portion of the Common Area or any portion of a Lot visible from the Common Area or another Lot.

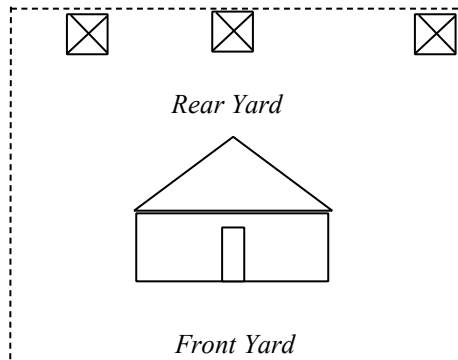
- (4) Vehicle repairs or storage of vehicles are not permitted, except in accordance with the Rules and Regulations; provided, however, that washing of vehicles is permitted on Lots and noncommercial repair of vehicles is permitted within enclosed structures.
- (5) No motor vehicles, including, without limitation, trail bikes, motorcycles, dune buggies and snow mobiles, shall be driven on unpaved portions of the Common Area, except vehicles which are authorized by the Board of Directors as needed to maintain, repair, or improve the Common Area or for other specific purposes approved by the Board of Directors. This prohibition shall not apply to normal vehicular use of designated private and public streets and lanes constructed on Common Area.

SHED LOCATION OPTIONS

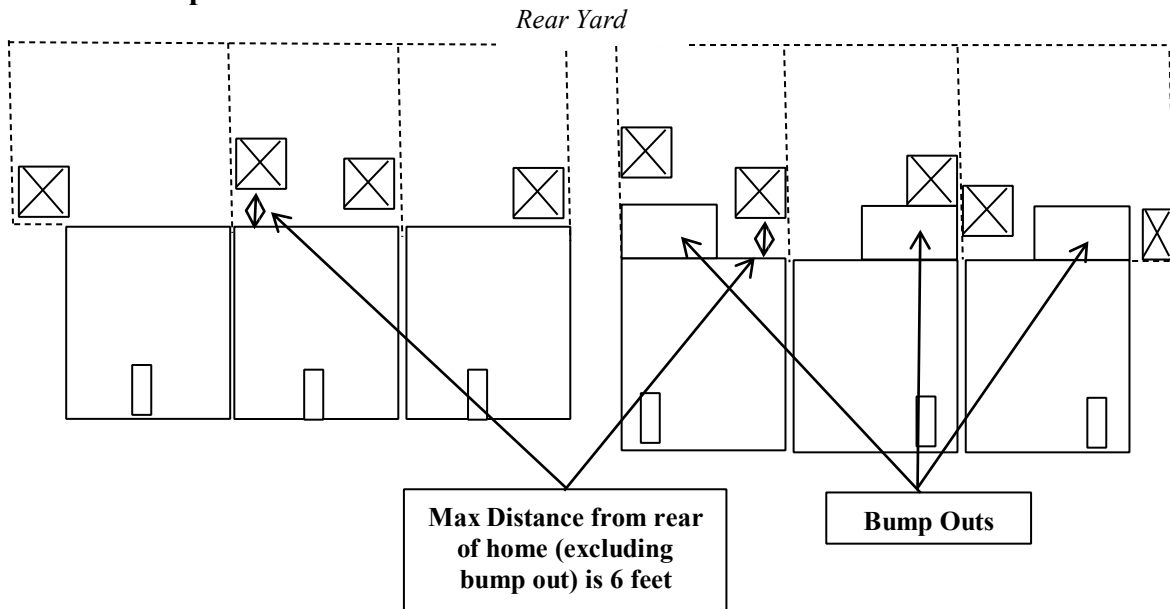
These diagrams are NOT to scale. They are provided to give the homeowner a visual depiction of options for shed placement. Design Review Applications for sheds must include a plat with shed locations clearly marked and annotated with distance (feet and inches) from the home and/or property lines as appropriate.

Example Shed Locations 
Property Lines -----

Single Family Home Options



Town Home Options



Appendix A