

# **Architectural Guidelines Version 2.1**

**Great Falls Crossing Community Association**

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**Great Falls Crossing Web site: [www.greatfallscrossing.net](http://www.greatfallscrossing.net)**

## Architectural Guideline Change Log

Date	Version	Editor	Description
11/27/2012	2	Steve DeWeese (Secretary)	<p><b>Table of Contents</b> – fixed missing section headings</p> <p><b>3.2 Addresses Numbers</b> – included mailboxes and curbsides.</p> <p><b>3.13 Doors</b> – replaced “aluminum storm door” with “storm door”</p> <p><b>3.27 Mailboxes</b> –posts can be metal on Waterfalls Lane as that was the original post material. Updated to allow for security company signs to be affixed to post.</p> <p><b>3.32</b> – allows for rollaway basketball backboards to be kept in cul-de-sac if well maintained.</p> <p><b>Appendix A</b> – added requirement for surveyor marking boundary and provide a survey drawing that shows the proposed location of the additions.</p> <p><b>Document wide</b> -Applicable governing document sections have been added to the text. E.g., (Declaration – Sections 25(a) and 26(h))</p>
1/2/2012	2.1	Imo Ibia (ARB)	<p><b>3.4 Antennas/Satellite Dishes</b> – remove section that ARB may require lattice work or similar to hide antenna of dish. Added the word dish for each entry of antenna. Reworded maintenance section to clarify owners responsibilities. Removed duplicative enforcement section.</p> <p><b>3.16 Exterior Decorative Objects</b> - Removed size criteria.</p>
4/2/2103	2.2	John Brennan	<b>3.18 Fences</b>

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## ARCHITECTURAL GUIDELINES

### 1. GENERAL INFORMATION

#### 1.1. INTRODUCTION

The Great Falls Crossing Community (hereinafter, the “**Community**”) is a planned community in Reston, Virginia. As with most community associations, property within Great Falls Crossing is divided into two basic categories: private ownership of the homes and lots purchased by individuals, and corporate ownership of common properties, including land, by the Great Falls Crossing Community Association (hereinafter, the “**Association**”). The Association is a nonprofit corporation of which all property owners in the Community are members. Just as other business corporations, a Board of Directors (hereinafter, the “**Board**”) elected by the members of the Association is responsible for the policies regarding the operation of the Community.

Although each lot is privately owned, and the common areas are for use by all members of the Association, there are certain restrictions and guidelines for the use of, improvement to and alteration of the properties within the Community. By monitoring the exterior design of improvements within the Community and by regulating the use of properties within the community, the Association is able to maintain a high standard of aesthetic quality, community identity, and functionality which protects property values and enhances the overall community environment.

The Architectural Guidelines set forth in this document have been established by an Architectural Review Board (hereinafter, the “**ARB**”), which consists of members appointed by the Board, and the Board for the purpose of informing all owners within the Community of the applicable regulations for new construction, alterations, changes, and improvements to properties within the Community and to help guide owners in preparing their applications seeking approval. While adherence to these guidelines does not guarantee approval of every application, it should expedite the approval process and result in fewer denied applications.

#### 1.2. AUTHORITY

Section 25 (Architectural Control), Paragraph A (Building Restrictions) of the Association’s Declaration of Covenants, Conditions, and Restrictions (hereinafter, the “**Declaration**”), states that no building, fence, wall or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the ARB. In addition, other provisions of the Declaration specifically authorize the Association to regulate certain matters, such as the exterior color of the homes, and the maintenance and upkeep of front lawns and facades.

### 1.3. GOVERNMENT RULES & REGULATIONS

In addition to compliance with the rules and regulations of the Association, homeowners and residents are required to comply with all applicable Virginia, Fairfax County, and federal laws, statutes, rules, regulations and ordinances. The Association's approval of an application is independent of the applicant's requirement to comply with local, state, and federal laws, including obtaining all requisite building and other regulatory permits and for calling MISS UTILITY before any proposed digging.

### 1.4. APPLICATION PROCESS

Homeowners must submit applications for most major changes to homeowners' properties and must be approved before they may be undertaken. The following lists the guidelines set by the Board of Directors and/or the ARB used in considering requests for changes or additions by individual homeowners. The following is not meant to rule out other materials or reasonable differences from them, but any change or addition must be approved by the Board or the ARB. Unless stated otherwise, a written application is required (See **APPENDIX A** for a sample application).

It is recommended that all requests be submitted at least thirty (30) days before a project is scheduled to begin. Remember that the ARB and the Board of Directors are volunteer groups working for you and your community and given the number and variety of requests, it is usually impossible to provide instant response to any request. All requests are given timely consideration and all decisions on applications are delivered in writing.

All requests for approval must be submitted by the homeowner and all correspondence relating thereto will be to the homeowner **only**. No applications or requests submitted by contractors, attorneys, tenants or other third parties will be considered.

If a homeowner makes a modification to a property without obtaining prior written approval for the changes or additions, the homeowner may be required to remove any change or addition, returning the property to its original state at the homeowner's sole expense. In addition, the Board may assess monetary penalties, and/or may refer the matter to the Association's attorney for appropriate legal action to compel compliance with architectural requirements.

Any application requires the following actions from homeowners:

- a. Carefully plan the improvement or modification to conform with these guidelines;
- b. Complete an Architectural Modification Form (See APPENDIX A; form is also available online at [www.greatfallscrossing.net](http://www.greatfallscrossing.net));
- c. Include the information requested in the appropriate section of this document in the Architectural Modification Form;
- d. Mail, fax, or deliver the completed application to the Management Company; and

- e. Confirm receipt and promptly reply to any questions posed by the ARB or the Board.

In order to be reviewed and assessed, an application must include, at a minimum, the following:

- a. A copy of the lot plat with the footprint of the proposed modification drawn to scale;
- b. A detailed description of the proposed modification, including the type of materials to be used;
- c. Signature(s) of homeowner(s);
- d. Signatures of adjoining property owners acknowledging their awareness of the proposed modifications; and
- e. Drawings, pictures or samples of the proposed modification. Drawings are required for all major exterior modifications or additions.

If any of these items are not included with the application, it will not be complete and the 45-day review period will not start to accrue. In addition, if the ARB or Board asks for additional information or documentation, the 45-day review period will not begin until that additional information is received. If the ARB or Board asks for additional information or documentation to complete the application, including a request for any specific items detailed above, that request shall be deemed as the ARB or Board “acting” on an application. Furthermore, if the ARB or Board requests additional information or documentation for the application, the application shall be per se denied, even if the letter asking for the additional information does not state that explicitly.

The ARB may issue any of the following three decisions:

- a. **“APPROVED AS REQUESTED”** — This means no other information is needed and approved work may commence provided all other requisite county approval or permitting as applicable is obtained.
- b. **“APPROVED SUBJECT TO”** — This means the requested modification is approved only if stated conditions in the approved application are met.
- c. **“DISAPPROVED”** — This means the requested modification is not approved. Reasons for disapproval will be given in writing. The ARB may also provide suggestions for revisions, but does not provide design solutions. A disapproval action requires a re-submittal by the applicant for review before any approvals can be given.

All decisions of the ARB or Board on an application shall be sent in writing. No decisions shall be communicated orally to the applicant.

### 1.5. TIME PERIOD

The ARB will try to consider each application in a prompt manner and provide a decision to the homeowner as soon as practical. In the event, however, the ARB fails to approve, modify, or

disapprove in writing complete application within forty-five (45) days after receipt, approval will be deemed granted. It is the responsibility of the applicant to contact the Management Company, prior to the commencement of any work, if notice has not been received within forty-five (45) days. **The forty-five (45) day period begins on the day the complete application is submitted by the applicant.** It is the responsibility of the applicant to verify with the Management Company the date of receipt of any application filed.

All construction must be completed in accordance with the application and the plans as approved. Changes in design made after approval has been given, or during construction, must receive prior written approval by the ARB or Board for the deviation from the approved application. Applicants requesting design change approvals should consult with the ARB to determine if additional plans and/or specifications are required.

Work pursuant to an approved application must commence within ninety (90) days of the date of approval, unless an extension is requested and approved. All approved work must be completed within one hundred and eighty (180) days of the date of approval, unless an extension has been requested and approved.

#### **1.6. APPEALS & EXCEPTIONS**

- a. Should an application be denied and the applicant feels that the submittal was misinterpreted or that there are extenuating circumstances which would justify an exception from these guidelines, the applicant must submit a written request for an appeal within sixty (60) days of the date of the denial of the application. This written request should include the applicant's basis for the appeal and all supporting documentation. The Board shall, in its sole discretion, determine whether a hearing on the appeal will be scheduled. The Board may, but is not required to grant exceptions to any of the standards in this document, provided such exception promotes the purposes and goals of these guidelines.

#### **1.7. ENFORCEMENT**

Enforcement of these Architectural Guidelines shall be as stated in the Declaration and the Board shall follow the process set forth in the current Due Process Resolution. The Association has the right to proceed with all enforcement action as permitted by the Association's governing documents and Virginia law. If the Association or its agents enter upon the property and remove or correct the violation, the cost of that action will be charged to the homeowner and shall be a continuing lien upon the lot, subject to collection like a regular assessment. In addition, any unapproved modification found to be in violation of these Architectural Guidelines and/or the Declaration will also result in a daily monetary charge against the offending homeowner(s) and/or additional costs to have the situation rectified. Until the homeowner corrects the violation, monetary penalties will accumulate at the rate of \$50.00 per single offense or \$10.00/day, up to a maximum of \$900.00 per violation or such other maximum as permitted by law.



A first notice of citation shall be issued in writing and delivered by regular mail or hand-delivery. The notice shall request that the owner correct the violation or provide a plan for correction within fifteen (15) calendar days or such other period as specified. The notice shall be sent to the address shown on the records of the Association. If the owner is a non-resident, a copy of the violation notice may be delivered to the tenant at the property address by either first class mail or by hand-delivery. The rest of the enforcement action shall be done as set forth in the Association's enforcement procedures resolution.

### **1.8. NO WAIVER/NO PRECEDENT**

The failure to enforce any provision of this document shall in no event be deemed a waiver of the right to enforce it later. Also, a variance granted for one property shall not create a precedent for another.

### **1.9. SEVERABILITY**

Invalidation of any one of the provisions of this document by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

## **2. MAINTENANCE REQUIREMENTS**

Every homeowner is responsible for maintaining the appearance standards of their own property, to include such items as mowing grass, removal of trash, removal of dead vegetation, structural maintenance and overall appearance. (Declaration – Sections 25(c) and 26(b) and (m)). Maintenance affects the visual character and economic values of the property and neighborhood and, in some cases, safety. Homeowners are required to maintain their property and all improvements in substantially the same appearance and condition as when they were first installed on the property (Declaration – Section 25(c)). Normal wear and aging of materials and finishes is to be expected; however, when the material or finish begins to break down physically, the design and appearance is no longer representative of the original approved designs for the house or property (Declaration – Section 25(c)). Any resident, who sees an apparent violation of the design and appearance standards should contact any member of the Board or management regarding the violation so that it may be investigated. Maintenance of common areas is the responsibility of the Association. Dumping of debris or lawn clippings on common areas/open space is prohibited. (Declaration – Section 26(m)). Storage of personal effects on common areas by owners and residents is also prohibited. (Declaration - Section 26(m)).

### **2.1. DWELLING & STRUCTURES**

Homeowners are responsible for maintaining the exterior of their dwellings and all other structures on their lots, such as decks, fences, shed and play equipment (Declaration – Section 25(c)). The following items represent some (but not all) of the conditions, which the ARB considers a violation of these Architectural Guidelines:

1. Peeling paint on rake boards, eaves, trim, doors, shutters, sheds, etc.;

2. Cracked, broken, dented, loose, or missing siding;
  3. Recreation equipment which is either broken or in need of repainting/re-staining;
  4. Gutters in need of painting, repair or replacement;
  5. Fences or gates with broken or missing parts, or which are leaning;
  6. Sheds with broken doors or in need of painting or repair;
  7. Decks in need of repair or re-staining;
  8. Concrete or masonry block foundations and/or party walls in need of repainting;
  9. Broken or missing window grids or shutters;
  10. Broken or missing doors or windows;
  11. Broken or missing exterior lamp posts, or those in need of repainting; and
  12. Damaged or broken mailboxes or mailbox posts in need of repair or repainting.
- (Declaration– Section 25(c) – all of above)

The items listed above are examples of violations and are not intended to be a complete list. Most residents would not allow any of the above conditions to exist as they seek to preserve and protect the investment in their homes and to limit their personal liability by keeping all improvements on their lots in good condition. Accordingly, the Association expects that all residents will do this necessary maintenance to prevent any of the cited conditions from occurring in the Community.

## **2.2. LAND MAINTENANCE**

### Tree Maintenance

Trees should be kept pruned so that dead or dangerous limbs do not cause damage to property or injury to persons should they fall. (Declaration – Section 26(b)). Low-hanging and dead branches should be removed regularly. (Declaration – Section 25(c)). If a tree located on a lot causes any property damage or personal injury, the lot owner shall be responsible for that damage or injury. (Declaration - Section 20). An owner must obtain approval from the ARB before removing an existing tree on a lot. (Declaration – Section 26(f)).

### Lawn & Turf

Lawn and turf areas shall be mowed at regular intervals, maintaining a neat appearance and a maximum height of 6 inches and no less than 2 inches. Planted beds shall be kept in a neat and orderly manner. Weeds shall be controlled in both lawn areas and planted beds. Trees and shrubs shall be routinely trimmed to maintain a well-groomed appearance. Dead or dying plants shall be promptly removed. Owners/residents are responsible for ensuring that their property is protected from soil erosion and that drainage from the property does not hinder natural drainage or divert drainage to adjoining properties. (Declaration – Sections 25(c) and Section 26(b)).

### Lawn Watering

Water is recommended during extended dry periods, typically at least twice a week if there has been no significant rainfall. Significantly browned or dried lawns shall constitute a violation of these Guidelines. (Declaration – Section 25(c)). The only exception is in cases of drought and when water restrictions have been imposed by a governmental entity that prohibits owners from watering the lawn sufficiently.

### Lawn & Garden Fertilization

All soil should be tested before fertilizer is added, especially in areas where drainage will flow into waterways and ponds. Special care should be taken not to over-fertilize or to fertilize lawns and gardens when there is a chance of run-off. (Declaration – Section 25(c)).

### Pesticides & Herbicides

Pesticides and herbicides may be applied according to label directions. Emphasis should be placed on organic/biodegradable materials in order to ensure the least harm to the natural environment. (Declaration – Section 25(c)). Care in application is extremely important along ponds and waterways, near neighborhood play areas and tot lots, and near adjacent residences. Avoid the use of pesticides if at all possible, but when necessary, use with caution and follow manufacturer's instructions. If the application of pesticides and herbicides results in property damage or personal injury, the lot owner who applied those chemicals shall be responsible for that damage or injury. (Declaration – Sections 20 and 25(c)).

### Trash Removal

Each lot owner is responsible for keeping all trash secured in containers designed for such trash storage. Trash containers must be stored in garages or otherwise out of view of adjoining lots, common area and adjacent and nearby streets. Trash may be placed out for pick up after 6:00 p.m. the evening prior to a scheduled pick up or early in the morning of scheduled pick up. Emptied trash containers should be removed from public view as soon as possible after pick up and in no case should they remain in public view after midnight the evening of a scheduled pick up. Each resident is responsible for picking up litter on his own lot and preventing wind-blown debris from originating from his lot. At no time is the Association open space to be used as a dumping ground for any debris. Organic debris such as leaves, grass clippings and branches may not be dumped on open space. Yard waste is required to be recycled according to Fairfax County specifications. Removal of accumulated trash and debris from Association common areas will be completed as necessary at the expense of the lot owner who placed the trash or debris there. (Declaration – Sections 20 and 26(b) and (m)).

### Snow Removal

Fairfax County, Virginia has an ordinance requiring property owners to clear sidewalks “as soon as feasible”. Residents are highly encouraged to clear snow and ice from their own driveways and from the sidewalks in front of or adjacent to their homes. Sand or salt may be used as an abrasive when necessary and only ice melt sold to consumers (as opposed to chemicals sold to contractors in the snow removal business) may be applied to the sidewalks.

## **2.3. PROPERTY INSPECTIONS**

At least once a year, a full inspection of all of the homes in the Community shall be conducted. At that time violations are noted for each property and the owners shall be notified. In that notification, owners shall be given a deadline to correct the violation. The Board/ARB may, but is not required to, grant the owner additional time to correct the violation if it determines that an extension is appropriate. If the owner fails to correct the violation within the time frame

provided, the Board may proceed with all enforcement action available, including, but not limited to self-help, filing a lawsuit in a court of competent jurisdiction and assessing fines. If any such enforcement action is taken, the Association shall be entitled to all attorney's fees and costs incurred, including fees incurred for expert witnesses.

### **3. GUIDELINES BY TOPIC**

#### **3.1. ADDITIONS, ALTERATIONS & NEW CONSTRUCTION**

Major exterior changes are those that substantially alter the existing house or property, either by subtraction or addition, and all require prior approval from the ARB. (Declaration – Sections 25(a) and 26(h)). Major exterior changes include, but are not limited to, driveways, garages, porches, greenhouses, chimneys, decks, patios, playground equipment, installation or replacement of entry or garage doors, or other major home or property additions/improvements. (Declaration – Sections 25(a) and 26(h)) Replacement of existing windows with a different style, or installation of new windows with or without stained glass or other ornamental panels requires ARB approval. (Declaration – Sections 25(a) and (c)). If an owner is unsure whether an exterior change requires prior approval by the ARB, the ARB strongly recommends that the owner submit an application for the proposed change. Other modifications for which ARB approval was not obtained and which were completed prior to the implementation of these guidelines may be subject to review. Do not assume that a proposed modification to a property will be approved simply because a similar modification exists in the neighborhood.

No structure or addition to a structure shall be erected, placed, changed or altered on any lot until the plan and specification, including elevation, material, color and texture and a site plan showing location of improvement shall be filed with and approved in writing by the ARB. . Structure shall be defined to include any building or portion thereof, fence, pavement, driveway, or appurtenances to any of the aforementioned. Additions, alterations and new construction external to the existing living units include, but are not limited to storage structures, sun rooms and decks. See individual categories for additional information. (Declaration – Sections 25(a) and (c) and 26(h)).

The following general standards and guidelines regulate construction on the properties and common areas of the Community. The Board and the ARB have the authority to interpret these standards and guidelines, and whether and owner is in compliance:

- a. All additions, alterations, new structures and improvements constructed upon any property within the Community must conform in all respects to the ARB or Board approval, as well as meeting all County requirements, including approved site plans, construction plans, building permits and other federal, state and local construction and development standards and requirements. (Declaration – Sections 25(c) and 26(h)).
- b. The architectural design, character, form, scale and proportion of all additions, alterations, structures and improvements must be harmonious with the design and character of the existing house, adjacent houses and structures. (Declaration – Sections 25(a) and (c)).

- c. Colors should be selected from the builder's palette. (Declaration – Sections 25(a) and (c))
- d. Roofs must be architecturally compatible with the roof on the applicant's house and shingles must be compatible with the main dwelling. (Declaration – Sections 25(a) and (c) and 26(h)).
- e. New windows and doors must closely match the original type used in the applicant's house and will be located in a manner which will relate well to the location of exterior openings in the existing house. (Declaration – Sections 25(a) and (c)).
- f. If changes in grade or other conditions which affect drainage are anticipated, they must be indicated. (Declaration - Section 26(h)). Approval will be denied if adjoining properties are adversely affected by changes in drainage. In addition, Fairfax County requires owners making certain modifications to lots to submit Grading Plans for approval. The owner must indicate in the application to the ARB whether the work proposed requires County approval for the change in grading and the owner is required to obtain County approval **in addition to** ARB approval.
- g. Construction materials must be stored to minimize adverse views from neighboring properties. Excess materials should be removed immediately after construction is completed. No debris will be allowed to accumulate during construction. (Declaration– Section 26(b) and (m)).

An application is required for all external additions, alterations, changes and new construction and must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form (See **APPENDIX A** or [www.greatfallscrossing.net](http://www.greatfallscrossing.net) for a copy of the form);
- Property plat/site plan showing location of proposed structure and relationship to property lines and adjacent houses;
- Detailed architectural drawings and plans which include exterior elevations and dimensions; and
- Description of materials, including such items as type of siding and roofing shingles on dwelling and proposed structure, colors and exterior lighting arrangements where applicable.
- Any other additional information or documentation necessary to provide the ARB with adequate information to evaluate the application. (Declaration – Sections 25(a) and (c)).

### **3.2. ADDRESS NUMBERS**

Address numbers must be visible and legible from the street and are required on all houses, curbs or mailboxes. Address numbers may be affixed to either the plaque to the right or left of the front door as originally positioned by the builder, or, if the wooden trim above the front door is at least six (6) inches in height, the numbers may be placed in the center of the wooden trim above

the door. . (Declaration – Section 25(a) and (c)).

### **3.3. AIR CONDITIONERS, MECHANICAL OR ELECTRICAL DEVICES**

Individual window air conditioning units which extend beyond the exterior surface of the house are prohibited. (Declaration – Section 25(a) and (c)). Only equipment which is an accessory to the residence (i.e., a/c units, heat pumps, etc.) is permitted on any lot in Great Falls Crossing. No permanently placed machinery or equipment for any use other than as an accessory to the residence is permitted. (Declaration – Section 26(m)). Exterior components of heat pump or air conditioning units and any generators shall be located in the rear of the house within the fence line.

### **3.4. ANTENNAES/SATELLITE DISHES (Amendment to Declaration dated August 21, 1995; FCC)**

#### General

Satellite dishes and antennae for television reception are subject to Federal Communications Commission (FCC) requirements. Dishes cannot exceed one (1) meter in diameter. External antennas or dishes should not be visible from the street in front of the house without prior written ARB approval, which shall be granted only if a reasonable reception is not possible with a location of the dish or antenna such that it is not visible from the front of the house. The following regulations regarding antennas and satellite dishes apply:

- a. DTV antennas are to be mounted to approved satellite dishes or should be located inside the dwelling (usually the attic); and
- b. VHF and UHF regular TV antennas are to be located inside the dwelling (usually the attic).

Satellite Dishes (either Direct Broadcast Service or MMDS) shall be approved if the following criteria are satisfied by the applicant:

- a. The device is one (1) meter or less in diameter;
- b. The device is properly installed and secured in a manner that complies with all applicable Virginia and Fairfax County building codes and manufacturing instructions;
- c. The device is located in an area on the lot where it is compatible with the natural setting of the home and neighborhood, namely:  
Entirely within and entirely below the height of an approved privacy fence which fully encloses the rear yard, or  
On the rear side of the roof;
- d. The device does not transmit a signal of any sort or adversely affect the safety of others or the reception of the radios, phones and television sets of neighbors;
- e. The device does not encroach upon any common area, any other owner's individual lot, or the air space of another owner's lot; and

f. The device is positioned in a place and manner which, to the maximum extent possible, shields it from view from the nearest street or other lots in the community. The Association reserves the right to require an owner to install visual barriers (natural or otherwise such as lattice or landscaping) around the device to diminish any adverse visual effect caused by the installation of the antenna.

In order to provide or maintain unobstructed line of sight for satellite, UHF, VHF or DTV signals, the Association has no obligation whatsoever to maintain common areas or any other property in . Similarly, residents will neither be permitted to cut, prune, or otherwise clear trees, shrubs or other vegetation from common areas nor allowed to clear their own property if such clearing violates the Association or County guidelines.

The ARB reserves the power to approve applications for satellite dishes or antennae in locations other than set forth above, if a dish or antenna would not receive sufficient signal strength for adequate reception in any of the settings described above and meets all of the other criterion set forth above. The ARB also reserves the right to approve applications for antenna locations other than set forth above, if the antenna would not receive sufficient signal strength for adequate reception in the setting described above. In either instance, the applicant shall inform the ARB in the application of the problem with signal strength as determined by a professional installer and the desired location. Under such circumstances, the ARB shall review the alternative location proposed by the applicant to ensure that it is necessary to afford sufficient signal strength for reception and causes the least amount of visual intrusion in the neighborhood.

#### Maintenance

Owners shall be responsible for dish or antenna maintenance, repair and replacement, and the correction of any safety hazard. Owners are responsible for all associated costs, including, but not limited to, the costs to:

- Place (or replace), repair, maintain, and move or remove antennas;
- Repair damage to any property caused by the owner's failure to properly install, maintain, or use the antenna;
- Pay medical expenses incurred by persons injured by the owner's failure to properly install, maintain, or use the antenna; and
- Reimburse residents or the Association for costs incurred to correct damage caused by the owner's failure to properly install, maintain or use the antenna.

Where there is safety concern from a detached dish or antenna, the Association may remove the detached object at the expense of the owner.

#### Antenna Camouflaging

The Association reserves the right to require owners to paint or camouflage any portion of the antenna so that it matches or is reasonably compatible with the color of the structure to which it is attached. If such a requirement would void the warranty from the manufacturer, the owner must submit a copy of the warranty to the Association in order to be absolved of the requirement. Owners must install exterior wiring for the antenna in the least obtrusive manner.

### Mast Installation

Mast height may be no higher than absolutely necessary to receive acceptable quality signals. Masts must be installed by licensed and insured contractors.

### **3.5. AWNINGS**

Sun control devices such as awnings, canopies, or similar devices require ARB approval. Only retractable awnings are permitted. Retractable awnings must be in colors that blend into the surroundings and are compatible with the house color. No sun control devices may be placed in the front or side yards, or affixed to the front or side of a house — the devices may only be placed at the rear of a house. Such devices must be maintained in good repair. Awnings over windows are strictly prohibited. (Declaration – Sections 25(a) and (c) and 26(h)).

### **3.6. BARBECUE GRILLS, STANDS, FIREPITS & OUTDOOR FIREPLACES**

Permanently installed barbecue grills, stands, fire pits and outdoor fireplaces will be considered on a case-by-case basis and require ARB approval. Construction design, scale, location, and materials of permanent grill areas must complement the existing house and lot. They must be located in the rear yard and approved prior to installation. (Declaration – Sections 25(a) and (c) and 26(h)). Portable grills, stands and outdoor fireplaces must be located in the rear yard, but do not need approval. All grills, stands, and outdoor fireplaces must be maintained in good condition. All portable grilling devices must be maintained and be placed in location on the lot which complies with the Fairfax County Fire Prevention Code. Failure to comply with this Code is a violation of these Guidelines.

### **3.7. CLOTHES LINES**

No clothing, laundry, or wash shall be aired or dried on any portion of the properties, to include common areas, unless obscured from view of adjoining Lots and streets on the rear of the Lots by a fence or appropriate screen approved by the Review Board. In no event shall a fence or screen to shield a clothesline be placed on a front or a side yard of a Lot. (Declaration Section 26(m)).

### **3.8. COMMON AREAS**

No landscaping or other modifications may be made on any Common Area except with the express written consent of the Board. (Declaration Sections 25(a) and (c)). No debris or objects of any kind are to be dumped or stored in any Common Area. Residents depositing trash, debris or objects, or causing damage to the Common Area will be held responsible for any costs incurred by the Association to return the Common Area to its original condition. (Declaration Sections 20 and 26(m)).

### **3.9. COMPOST**

Compost piles for grass clippings and leaves must be properly maintained so as not to be offensive to neighbors and must be located in the rear yard only. Compost should be contained in prefabricated composting bins. Compost piles and bins must be maintained in good condition



and shall only be used for grass clippings and leaves. Discarding of food and food by-products into compost piles is prohibited except for dried out eggshells, fruits and vegetables and coffee and tea. Compost bins meeting these requirements do not require an application. (Declaration Sections 26(b) and (m)).

### **3.10. DECKS**

All decks require prior written approval from the ARB. (Declaration Sections 25(a) and (c) and 26(h)). Decks may be constructed of any material that meets Fairfax County building code requirements. Decks must be set back from the rear and/or side property line, as applicable, and must otherwise be in full compliance with all applicable Fairfax County ordinances. Decks may extend around the side of a house but may not pass the front plane of the house. Decks constructed of non-wood materials, which are approved in the Fairfax County building code, are allowed and colors must comply with the Builder's palette. Privacy screening above the deck railing, such as wood lattice, may be permitted, and it must meet all Fairfax County code requirements. If the style of a privacy screen selected has a "front" and "back" side, the front side must face out. Substantial modifications to an existing deck (e.g., change in size or shape) also require ARB approval. (Declaration Sections 25(a) and (c) and 26(h)). Any areas under a deck that will be used for storage (including sheds) must be enclosed/screened in a way that is consistent with the deck design and materials. This enclosure screening should be included on the original application for the deck. (Declaration Sections 25(a) and (c)). However, if the area under the deck is not going to be used for storage until another time, a separate application for the screening must be given prior written approval by the ARB before it is added to the deck structure. Decks must be maintained in safe condition and repair. Although decks should generally be positioned in the rear of the house, side yard locations may be considered when irregular lot size, shape or topography prohibit rear-yard location. Wood decks may be left to age naturally or may be stained with transparent or semi-transparent stain. Stain colors for decks must be a natural wood color. The proposed stain color must be provided with the application - including a sample. If the applicant is changing the stain color on an existing deck, the ARB may require the applicant to stay a small, unobtrusive area of the deck for the ARB to see the true color of the new stain as applied over an existing stain. All railings and posts may be painted white or the color of the trim of the existing house. When deck plans include other exterior changes such as fencing, lighting, plantings (trees, shrubs, planter boxes, etc.), sheds, hot tubs, etc., other applicable sections of these guidelines should be referenced and additional information regarding those features must be supplied with the application. (Declaration Sections 25(a) and (c)). If changes in grade affecting drainage are anticipated, the must be indicated on the application, with drainage areas to be shown on the site plan. Approval will be denied if adjoining properties are adversely affected by any changes in drainage. (Declaration Section 26(h)).

An application is required for all new decks and any modifications to existing decks and must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form;

- Property plat/site plan showing the size and location and indicating distances from adjacent property lines;
- Detailed drawings and architectural plans which include exterior elevations and dimensions of railings and/or screening, posts, stairs, steps, benches, and other details to clearly describe the proposed work, including height of deck above ground; and
- Samples of deck/railing or description of color, materials and screening, if required, to be used.

### **3.11. DISTURBANCES**

No noxious or offensive activity shall be carried out upon any portion of the residential property nor shall anything be done or permitted to remain on any lot which may be or may become a nuisance or annoyance to the neighborhood. (Declaration Section 26(b)).

### **3.12. DOG HOUSES & PETS**

Owners must obtain prior written approval from the ARB for doghouses, or other pet structures. (Declaration Sections 25(a) and (c) and 26(h)). Pre-manufactured dog houses no larger than twelve (12) square feet and four (4) feet in height are permitted, as long as they are located in the rear of the property, screened from view of the street and adjoining lots within the confines of a fenced yard, and are well maintained. Applicant-constructed doghouses should complement the existing home in color and material. Doghouse areas are to be kept free of animal waste and debris. Declaration Section 26(m)). Dog runs are prohibited.

No domestic livestock or wild animal shall be kept or maintained on any lot; however, any common household pet may be kept or maintained provided that they are not kept, bred, or maintained for commercial purposes and do not create a nuisance or annoyance to surrounding lots or the neighborhood and are subject to state and county ordinances and regulations. It is the responsibility of the pet owner or custodian to clean up any waste deposited by their pets on private or common area property and failure to do so is in violation of Fairfax County ordinances and these guidelines. Dogs over four months old must be licensed annually through Fairfax County and be vaccinated for rabies. All dogs must have a license tag and rabies tags securely attached to a collar and worn whenever the dog is off the owner's property. Cats over four months old must be inoculated against rabies but are not required to be licensed unless Fairfax County requires licensing. Dogs must be on a leash at all times when not in a fenced in area (or within a invisible fence area) on the owner's property. All pets must be kept quiet so that they are not a nuisance. (Declaration Sections 26(b) and (d)).

### **3.13. DOORS (Declaration Sections 25(a) and (c))**

#### General

Doors are to be properly aligned, fully operative with no cracks or visible damage, and painted in a color that reflects the general architectural nature of the community. All door hardware (locks, knobs, handles, knockers, hinges, door bell button, etc.) must be kept in good repair. All door changes, including a change in the color, style, type, and size of opening or number of windows must be approved in writing by the ARB prior to installation or modification, including change in color. Doorframes are to be in good repair and adequately painted. All doorframe changes, including a change in the color, style, type, and size of opening must be approved in writing by

the ARB prior to installation or modification, including change in color. Replacement front doors shall be compatible with and complement the exterior design and color of the house. Replacement front door installation will require an application and must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form;
- List all existing exterior colors on the house and other structures and include a color photograph;
- Actual picture or brochure of replacement door; and
- Actual color samples of the new colors to be used.
- Broken or damaged front doors must be repaired or replaced promptly. Approval is not required for back door replacement, but the door must be the proper color and in good order, condition and repair.

#### Storm Doors (Declaration Sections 25(a) and (c))

Installation of new or replacement of existing storm or security doors cannot be done until the ARB provides prior written approval for the installation or replacement of the same. Storm doors and steel security doors must be compatible with exterior design and color of the home and shall be finished to match the woodwork trim color or the front door. Full view storm doors are preferred, but not required. Doors with excess ornamentation not consistent with other ornamentation on the exterior of the house will not be approved. Damaged or unsecured storm door units must be promptly repaired or replaced. Clear finish aluminum is not permitted. Storm door installation requires an application and must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form;
- List all existing exterior colors on the house and other structures and include a color photograph;
- Actual picture or brochure of storm door; and
- Actual color samples of the new colors to be used.

### **3.14. DRIVEWAYS**

Existing driveways must be paved and maintained in good repair. The Association may require correction of asphalt pavement that has multiple cracks, indentations or ruts, broken pieces, large oil stains, etc. (Declaration Section 25(c)). Applications for extensions, modifications, alterations or additions to existing driveways must be submitted to the ARB for consideration and work cannot be undertaken unless and until prior written approval for the application is provided. An application is required and must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form;
- Site plan showing location, dimensions and distance from adjoining properties;
- Description of materials to be used;

- Fairfax County Environmental Impact Study; and
- Study indicating impact on surrounding property. (Declaration Sections 25(a) and (c)).

### **3.15. EXTERIOR COLOR CHANGES & APPLICATION (Declaration Sections 25(a) and (c))**

An application is not required in order to repaint a house or trim if the paint used is the identical color already on the home or trim. All other exterior color changes must be approved by the ARB before they are made. Color selections must be harmonious with surrounding dwellings and the general color scheme in the Community. Colors must be representative of the original exterior color scheme as used by the builder. This requirement applies to all external features, including but not limited to, siding, entrance doors, shutters, trim, roofs, porches, and lamp posts. It is the responsibility of the applicant that the finished, dried paint matches the color of the paint approved by the ARB. Sample approved paint colors may be available online at the Community website. See Appendix D for further guidance on exterior colors. Additional requirements are:

- Only the materials existing on the dwelling or compatible with the architectural design and character of the community will be approved.
- Exterior color changes will be approved only if the proposed color is in harmony with the other existing dwellings in the community and if the color matches colors originally employed in the community. Colors selected must be harmonious with each other and with other finishes such as masonry and roof colors.
- Only those areas that are painted may be repainted. Unpainted areas and unstained areas such as brick and fencing (public exposure) shall remain unpainted and unstained.
- All eaves and rakeboards shall be the same color.
- Windows, window trim, door trim, and doors shall match the eaves and rakeboard trim.
- Shutters or stucco, should be a different color or shade of color from the trim color.

Applications must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form;
- List all existing exterior colors on the house and other structures and include a color photograph; and
- Actual color samples of the new colors to be used or pictures of the actual color.

### **3.16. EXTERIOR DECORATIVE OBJECTS (FRONT OR SIDE OF HOUSE)** (Declaration Sections 25(a) and (c))

In keeping with the design intended by the original builder, and to provide a sense of uniformity and continuity, unless otherwise stated, applications must be submitted to the ARB for all exterior decorative objects that will substantially alter the appearance of the front or side of the house. Such decorative object cannot be installed until written approval for the same has been provided by the ARB. Decorative objects will be evaluated on their size, color, scale, appropriateness with the surrounding area, and their visual impact on adjoining lots and open space. Exterior decorative objects include, but are not limited to, sculptures, fountains, small

decorative pools, driftwood, and free-standing poles. If an owner is unsure whether installation of an external decorative object requires prior ARB approval, ARB strongly recommends the owner submit an application for the proposed installation (See Section 3.1).

Portable outdoor furniture may be used in the front of a home on a temporary basis only. Portable outdoor furniture may not be stored on front stoops, entryways or in front yards. Portable outdoor furniture must be designed and intended for outdoor use and must be stored out of view of adjoining neighbors and nearby streets when not being used. Portable outdoor furniture is defined as chairs or benches made of plastic or aluminum, any type of folding chairs, stadium type chairs, or other forms of temporary outdoor seating of any kind that can be moved with little effort. No application is required when these requirements are met.

Owners must submit applications for all permanent outdoor furniture in the front yard and the furniture cannot be installed until the ARB issues written approval for it. Permanent outdoor furniture must be arranged in an orderly fashion and must be consistent with the style of home on the lot. In addition, the furniture must be designed and intended for outdoor use and must be safely and appropriately installed. Permanent outdoor furniture is defined as chairs constructed of dark colored (black or green) wrought iron or benches constructed of dark colored iron, wood (natural wood colors only), or a combination of wood and iron. Picnic tables and/or benches, Adirondack chairs and swings of any kind, in the front or side of the house are prohibited. Exterior decorative objects must be maintained in good appearance and must be compatible in general style and in quality of materials and workmanship with the architectural characteristics of the home, adjoining homes and the neighborhood setting. Decorative objects must not contain colors or color combinations considered excessively bright, garish, jarring, overly reflective or luminescent. Decorative objects must compliment the overall appearance of the home. Objects must not substantially intrude by sight, sound or smell upon adjoining homes or the neighborhood setting. Holiday decorations (including decorative flags, lawn ornaments, lights, banners, etc.) do not need approval, but are permitted only thirty (30) days prior to, and after, the applicable holiday.

### **3.17. FACADES** (Declaration Sections 25(a) and (c))

It is the responsibility of each homeowner to maintain their existing house facade in substantially the same material condition as originally built. Modifications which substantially alter the appearance of any front façade are specifically prohibited.. Alterations to the rear of homes must receive prior written approval from the ARB before being undertaken. Such proposed modifications should not detract from the overall building appearance. Missing, hanging, broken or otherwise unsightly siding, trim and shutters must be repaired/replaced as promptly as possible. No application is needed for replacement of siding, trim, gutters or shutters that are identical to the existing compliant colors, materials and design.

Exterior siding, architectural trim and detailing shall be consistent with the original design theme of the house. Eaves, cornices, rakes, columns, corner boards, etc. shall be consistent with the style of the house and existing trim and sized appropriate to the scale of the house. Exact replacement of these elements (materials and colors) does not required approval. An application must be submitted for changing siding, trim, and/or shutter color and the color change cannot be

undertaken until the ARB issues written approval of the change. See section on **EXTERIOR COLOR CHANGES & APPLICATION**.

Shutters are required to be maintained on all front and side windows unless they were not included in the original facade design. Shutters and all elements thereof (i.e. hinges, nails, slats, etc.) must be repaired or replaced with the same style and material. If an owner wants to change any aspect of the shutters, an application for such change must be submitted to and approved by the ARB before the change is made. (Declaration Sections 25(a) and (c)). All shutters must be of the same style and made from the same material — they cannot be replaced piecemeal. Replacement of shutters or elements using the same style, material, color and size (within 1 inch) does not require prior approval by the ARB and provided that all shutters on one level of the facade are replaced — individual shutters cannot be replaced. Shutters shall be sized appropriately to the window. Shutter height should be roughly equal to the window sash height. Shutters on the rear of homes are prohibited. Shutter must be approximately one half of the window width of single windows.

All masonry work must be maintained in good repair. No application is needed for replacement of masonry work that matches existing compliant colors/materials. An owner must submit an application to and receive prior approval from the ARB for any changes to masonry work, including color. See section on **EXTERIOR COLOR CHANGES & APPLICATION**.

### **3.18. FENCES** (Declaration Sections 25(a) and (c) and 26(h))

Owners must submit an application to and obtain approval from the ARB for all fences prior to the fence being constructed or installed, even if it is replacing a current fence on the property. In addition, removal of existing fencing requires an application and approval from the ARB before being undertaken. Only rear yard fencing is permitted. Fences must begin at the rear wall of the house, and must not extend in front of the plane of the rear wall of the house. Regulations for the construction and approval of fences are provided below:

- a. Fences must be constructed of natural woods, wrought iron, ornamental metal, vinyl-coated metal, aluminum, or PVC. Chain-link, welded-wire, or chicken-wire fences are strictly prohibited.
- b. Fence heights shall not exceed six (6) feet and no greater than seven (7) feet in height as measured from ground level, including all decorative trim, ornamental caps, finials, etc.
- c. Fencing finished on one side only must have the finished side facing out.
- d. Gates shall be constructed of the same material and be of the same height and color as the fence.
- e. Fences shall not be constructed on community property without the express prior approval of the Board. If an owner wishes to construct a fence partially on Association property, the owner must submit an application for the fence for the Board to review. The application must include specific dimensions of the fence and a clear depiction on a site plan as to what portion is Association property. If the Board does approve a owner's application to construct a fence partially on community property, the owner shall bear the expense of any attorney fees,

- county recording fees, and any other reasonable fees incurred by the Board associated with the Board's decision to grant approval for a fence construction over the community property. The owner shall also be required to sign a release document and to pay all of the fees incurred in order for the release document to be prepared.
- f. Fences may be left to age naturally or may be stained with transparent or semi-transparent stain. Stain colors for fences must be a natural wood color or clear-sealed. Stain color must be stated in the application and samples of the stain color must be provided. Painting of fences is strictly prohibited. All fences must be maintained in proper and safe order, condition and repair. Wood fences are to be free of mildew, mold and termites. Fence gates must be properly hinged and have an operating and effective latch.
  - g. Ornamental metal or vinyl-coated materials must be black, brown, or green in color.
  - h. Fences will be permitted to be built on or within an owner's property line; however, owners who want to build a fence within their property line (or who apply to install a fence on their property line, but actually construct the fence inside their property line) must agree in advance to allow adjoining neighbors who subsequently want to install fences to connect/abut the existing fence; otherwise, such owners will have to build their fence on their property line.
  - i. If an adjoining neighbor(s) has already erected an ARB-approved fence on their property line, the applicant's fence must directly abut the existing fence (no space left between), or must allow a setback from the property line sufficient to allow a three (3) foot pathway between the fences. In the event that an adjoining neighbor has an ARB approved fence located within the property line, the applicant's fence cannot abut the existing neighbor's fence unless that adjoining neighbor agrees to it since the fence will be constructed on that neighbor's property. Without this written agreement between the applicant and the affected neighbor, the ARB will approve the fence if built on the property line or such amount within the property line, if necessary, sufficient to allow a three (3) foot pathway between the two fences. In addition, the ARB may require the height of the applicant's fence to be the same as the height of the existing, approved fence. Nevertheless, an exception will be granted for those owners who want to install a fence on their property, but cannot abut an existing adjoining fence located

Exceptions:

Temporary fences or wickets up to eighteen (18) inches in height are excluded from the foregoing requirements, but must conform to the following:

- a. Temporary fences to protect property improvements during period of establishment (ex: lawn seeding, new sod planting, etc.) are permitted during the time that the protection is needed, not to exceed six (6) months;
- b. Wickets and lattice-type fences, seasonal in nature (March through October) to protect individual plantings or flower beds must be in good repair, i.e. not rusty

- or broken and installed fully perpendicular to the ground (i.e. not leaning or falling down). All other decorative fences are prohibited; and
- c. Seasonal fences may not be used as perimeter fencing for lot boundaries.

Applications must include the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Forms;
- Property plat/site plan showing relationship of fence to property line and front planes of houses (if applicable);
- Picture or drawing with detailed description of fencing including dimensions;
- Description of materials and color to be used; and
- Pictures or samples of the materials to be used.

### **3.19. FIREWOOD (Declaration Section 26(m))**

Firewood shall be stored within the confines of the rear yard. Firewood should be stacked in piles which do not exceed eight (8) feet in length, four (4) feet in width and four (4) feet in height for safety considerations. For lots without fences, firewood shall be neatly stacked in such a manner as to avoid adverse visual impacts for adjoining properties or open space. Firewood may not be stacked in common areas. No application is required if these guidelines are met.

### **3.20. FLAGPOLES**

Temporary flagpole staffs, which do not exceed six feet in length and are attached at an incline to the house with decorative flags, may be placed on the home without obtaining prior approval from the ARB.

### **3.21. FRONT STOOPS & ENTRYWAYS (Declaration Sections 25(a) and (c))**

An application is required when replacing or modifying existing front stoops and entryways. Applications must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form;
- Property plat/site plan showing the exact location and dimensions of the porch;
- Materials to be used, including color; and
- Method of installation including a description of any grading changes and resulting impact on adjacent properties. (Bylaws – Section 26(h))

### **3.22. GAZEBOS (Declaration Sections 25(a) and (c) and 26(h))**

An owner must submit an application to and receive approval from the ARB before installing, removing, or replacing a gazebo. Gazebos should be appropriate to the size of the home as sited on the lot. They must meet Fairfax County minimum setback requirements and should not be constructed across Building Restriction Lines (BRL) shown on the individual plat or site plan. Gazebos must be located in the rear yard. Particular attention will be given to the location of the



gazebo to lessen the impact that its location will have on the views from adjoining and adjacent lots. Gazebos should be constructed of a material which is the same as or complementary to the existing home. In the cases where redwood, cedar or pressure treated lumber is used, the material may be painted to match the home, left to weather naturally or sealed with an appropriate sealer to prevent weathering. Roof material must be the same as that of the existing home, or complementary shake shingles may be used. Screen material must be a dark nylon or aluminum type.

### **3.23. GUTTERS & DOWNSPOUTS (Declaration Sections 25(a) and (c) and 26(b))**

Gutters and downspouts must be properly secured to the house, maintained and painted to match the house trim. Discharge from downspouts must not adversely affect drainage on adjacent properties. Missing, hanging, broken or otherwise unsightly gutters and downspouts must be repaired/replaced as promptly as possible. No application is required for replacement of existing gutters and downspouts as long as they match the profiles of the existing gutters and downspouts and are the same color. An owner must submit an application to and received prior approval from the ARB prior to installation of additional gutters and downspouts or to change the color or type of existing gutters and downspouts. Also see section on **EXTERIOR COLOR CHANGES & APPLICATION.**

### **3.24. HOT TUBS/SPAS (Declaration Sections 25(a) and (c) and 26(h))**

An owner must submit an application to and received approval from the ARB prior to installation of all exterior hot tubs or spas. An exterior hot tub or spa must be located at the rear of the house. The hot tub or spa must blend with the exterior finish of the home, deck, patio or pool to which it is connected. Applications must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form;
- Property plat/site plan showing location of hot tub in relationship to home, deck, and/or patio;
- Description and dimensions of screening, if any, and landscape plan if applicable; and
- Manufacturer's brochure or detailed description of spa, including dimensions stop.

### **3.25. LANDSCAPING (Declaration Sections 25(a) and (c))**

Owners must submit an application to and receive prior approval from the ARB before installing plant materials/features such as hedges, fences, barriers, or screens, or which meet or exceed thirty-six inches (36") in height. All landscaping shall demonstrate sensitivity to the interests of adjacent property owners to enjoy light and open views. At all times, landscaping may not obstruct sight lines for vehicular traffic and landscaping must not adversely affect drainage on neighboring properties or utility lines. Trees and bushes should be spaced so they will not overhang property lines, sidewalks, and common property when the plant reaches full maturity. Hedges and shrubs used in landscaping must be trimmed and maintained in an orderly fashion. Owners must call Miss Utility or other applicable authorities before digging.

Landscape designs of such a scale or type as to be inconsistent with the existing design features of the house, adjacent houses and the community are prohibited. Landscape designs must maintain 80% of yard in grass or live ground cover. Examples of unacceptable landscape designs include the substantial or total removal of turf and replacement with another material, such as mulch or gravel.

Front and corner side yards shall be landscaped with a combination of seeded or sodded lawns and, if desired, with planting beds and trees. All yards and landscape planting beds must be neatly maintained, including removal of all weeds, dead growth, and unused stakes. Planting beds may be edged with commercially available edging such as decorative cast concrete, bricks, stones, vertical wood edging or landscape timber edging without obtaining approval from the ARB. Owners must submit an application to and receive prior approval from the ARB before installing any other edging. Care should be exercised in the planting and maintenance of trees and shrubs to preserve views of other open space areas. Hence, shade and branch patterns of larger trees should be carefully considered. Care must be exercised in selecting plant materials, which, upon maturity, will be an appropriate size in height and breadth for the intended location. Mature size, in height and diameter, should always be considered especially when planting close to walkways and houses. Consideration will be given to the effect plantings will have on views from neighboring lots. A three-dimensional appearance of planting is improved by augmenting trees and taller shrubs with low spreading shrubs and/or ground cover. All vegetable gardens must be placed in the rear of the property, out of view of adjacent and nearby streets. The view of adjacent and nearby residents must be considered when planning a garden. No landscaping or gardens may be placed on the Association's Common Area.

Landscape lighting does not require ARB approval unless it is part of plantings that are located on the property line. Owners must consider the impact of landscape lighting on neighboring properties. No alteration of common area landscaping is permitted without the prior written approval of the Board of Directors. In ground sprinkler systems are permitted and do not require ARB approval, provided they are not be installed in a VDOT right of way or any other easement over the lot. Sand, rocks, bricks, timber, mulch and similar materials may be used minimally as design elements but should not dominate the landscape design. Monolithic paving or covering front or side yards or portions thereof with gravel, stones, pebbles as the principle design element will not be permitted. Stone, rock groupings, tree trunks (wood or stone), gravel and pebbles are prohibited along property lines.

### **3.26. LIGHTING** (Declaration Sections 25(a) and (c))

Decorative front door light fixtures must be compatible in style and finish with the original builder-installed fixtures and traditional style of the houses in the Community. See **APPENDIX B** for acceptable front-door light styles. An application must be submitted to and approved by the ARB prior to the replacement of any lighting or light fixtures in the front yard, including front door light fixtures. Exterior lighting (e.g., flood lighting, motion sensors, entrance lighting, etc.) shall not be directed outside the boundaries of a lot. High intensity house or pole-mounted area lights are prohibited. (High intensity light means, but is not limited to, any fixture using mercury vapor, metal-halide, or sodium vapor lights). All external light fixtures and door hardware must be brass or black in color. Landscape lighting located along the entry walkway or

among landscaping shall be allowed so long as it does not detract from the overall lighting appearance of the home or property and so long as the lights are no higher than 18 inches off the ground. Commercial or industrial lighting is prohibited at all times.

**3.27. MAILBOXES** (Declaration Sections 25(a) and (c) and 26(h))

Mailboxes shall be functional, conservative, and representative of the architecture of the Community. No mailbox that is considered inconsistent with the surroundings will be permitted. Posts cannot be metal other than homes on Water Falls Lane. The mailbox and supporting post shall be maintained in good repair. The box shall not be seriously dented, noticeably rusted, badly faded, or broken in any way. The supporting post shall be maintained in a vertical position. All mailboxes must also meet U.S. Postal Service requirements. ARB approval is not required when replacing the existing mailbox or its post, as long as it is of the same or similar style (color and shape). An owner must submit an application to and receive prior written approval from the ARB before installing a different mailbox. Festive decorations on mailboxes for holidays/special events (e.g., Birthday parties, Graduation parties, Fourth of July, Halloween, Christmas, etc.) are approved provided they are removed within ten (10) days after the holiday or special event. With the exception of except home security signs or labels, no permanent signs or stickers (e.g., family name, street address number) are to be affixed to the supporting post at any time.

**3.28. PARKING - VEHICLES & EQUIPMENT** (Declaration Section 6(c))

All cars and other allowed vehicles must be parked in driveways, designated parking areas, or appropriate street parking. Parking is not permitted on non-paved areas (whether on lots or common property). Major repairs to motor vehicles are not permitted on any lot, common area, or on any public or private street located within the Community.

Recreational Vehicles (Declaration Section 26(c))

No recreational vehicle may be parked or stored in open view of residential property, residential streets or any common area. "Recreational vehicle" is defined as follows:

- a. Any boat or boat trailer, canoe, paddle boat, jet skis, sailboats, catamarans, rafts or inflatables and the like;
- b. Any motor home or other self-contained camper;
- c. Any camper slip-ons where the camper backs are 12 inches or higher than the roofline of the cab of the truck;
- d. Any mobile home, trailer, fifth-wheel trailer or horse trailer;
- e. Any pop-up camper/tent, trailer or other similar recreation oriented portable or transportable facility or conveyance; and
- f. 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.

The following vehicles shall be treated in the same manner as recreational vehicles:

- a. Any vehicle that is included in a State Code or County Ordinance as being used for commercial purposes, except that a normal passenger vehicle used for commercial purposes but not modified for commercial purposes may be permitted on a case-by-case basis. (e.g., a passenger vehicle, a pick up truck not exceeding 1/2 ton, or a passenger van - used also for commercial purposes and having the name of the business written on the front doors in an area not exceeding 2.25 square feet). An owner must submit an application to and receive prior written approval from the ARB before parking or storing these types of vehicles in open view of residential property, residential streets or any common area.. Any vehicle used for commercial purposes having exterior equipment/ladder racks, compartments, fixed boxes or the like are not permitted to be parked in open view of residential property, residential streets or any common area; and
- b. Any private school, public school, or church bus.

Motorized vehicles, other than Association owned and operated vehicles, are not permitted on the trails and common areas within the Community at any time.

#### Commercial Vehicles & Construction Equipment

No commercial vehicle or construction equipment may be parked or stored on residential property or private streets within the Community other than on a temporary basis to provide services to an owner.

#### **3.29. PARTY WALLS (Declaration Sections 25(a) and (c))**

Each wall which is built as a part of the original construction on the property and any part of which is placed on the dividing line between separate lots shall constitute a party wall and with respect to such wall, each of the adjoining owners shall assume the burdens, and be subject to an easement for that portion of a party wall on the lot, and be entitled to the benefits of these restrictive covenants and, to the extent not inconsistent herewith, the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply. The cost of reasonable repair and maintenance of a party wall shall be shared by the owners sharing a party wall.

#### **3.30. PATIOS (Declaration Section 25(a) and (c) and 26(h))**

An owner must submit an application to and receive prior written approval from the ARB before installing a patio or walkway. Patios and walkways may be constructed of almost any material except asphalt. The square-footage of a backyard patio may not exceed 50% of the square footage of the backyard. Patios shall be located in rear yards and may not extend around to side or front yards. Requests for side yard patios and walkways will be reviewed on a case-by-case basis based on the particularities of a lot. Any modification to an existing walkway (e.g., change in size, shape, or materials) also requires prior written approval from the ARB before any modification is made. The scale, location, and design shall be compatible with the lot, house, and surroundings. Patios may be constructed of concrete, brick, landscape slate, flagstone, etc. and should be installed within Fairfax County setback requirement limits and not across Building Restriction Lines. Any adverse drainage which might result from the construction of a patio

shall be corrected by the homeowner. Applications must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Modification Form;
- Property plat/site plan showing the exact location and dimensions of the patio;
- Materials or pictures of materials to be used including color; and
- Method of installation including a description of any grading changes and resulting impact on adjacent properties. (Bylaws – Section 26(h))

When patio design schemes include other exterior changes, such as fencing, lights, landscaping, etc., those items should also be included in the application to the ARB and other appropriate sections of this document should be consulted for guidelines regarding those features.

### **3.31. RECREATION & PLAY EQUIPMENT**

ARB approval is not required for non-permanent play equipment such as swing sets, jungle gyms, playhouses, sandboxes, and wading pools, etc. if located in the backyard and used only for their intended purposes. An owner must submit an application to and obtain prior written approval from the ARB for permanent or semi-permanent play equipment. **(Declaration Sections 25(a) and (c) and 26(h))**. Examples include, but are not limited to: oversized playhouses, tree houses, basketball poles/backboards, etc. All play equipment must be maintained in good condition and be neatly situated at all times. Consideration must be given to the visual impact of adjacent and nearby residents when using such equipment. Creatively designed play equipment is encouraged. These standards are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact. Careful thought should be given to location and kinds of equipment to be installed since neighborhood facilities will be of a larger scale and have greater usage. The use of play equipment using natural color tones to blend with the natural surroundings is encouraged.

### **3.32. BASKETBALL BACKBOARDS**

Basketball backboards mounted above the garage are prohibited. **(Declaration Sections 25(a) and (c) and 26(h))**. An owner must submit an application to and receive prior written approval from the ARB before installing a basketball backboard permanently mounted on a post near the driveway. The ARB will review these applications and grant them on a case-by-case basis, taking into account the proximity of the backboard to adjoining properties. Non-permanent and/or rollaway basketball backboards are permitted and do not require ARB approval, but must be used only in the driveway or cul-de-sac and must be well maintained. Non-permanent or rollaway backboards are prohibited on a front property lines, bordering a street or cul-de-sac at any time. Additionally, rollaway backboards are prohibited in common areas at all times. Consideration will be given to the configuration of the driveway and the proximity of the equipment to the street. No play lines may be painted on the driveway. Basketball play is limited to daylight hours and street play is prohibited.

Play equipment, including but not limited to play houses, swings, climbing equipment, etc., must be placed in rear yards in such a location where it has a minimal impact on adjoining lots and is

not visible from the adjacent or nearby street. Consideration will be given to lot size, equipment size and design, amount of visual screening proposed or required, etc.

The following factors will govern approval of permanent or semi-permanent equipment:

- a. Location. All equipment and/or structures should be located in the rear yard.
- b. Scale and Design. Structures and equipment must be compatible with the lot size. The design and any visual screening are additional considerations in evaluations and may be required when there might be an adverse visual impact on other lots or the common area. Dimensions and photographs or sketches of play sets must be included in the application.
- c. Color and Materials. While wood left in natural color to weather is encouraged, the wood may be stained with a semi-transparent or solid stain that must be the color of naturally occurring wood (oak color, redwood color, etc.) Metal play equipment must be repainted as needed to prevent rust. “Neons” and any other bright colors are prohibited.
- d. Playhouses. Playhouses must be of a natural wood color, painted earth tone colors or match the color scheme of the house. Play houses must not be used as, or converted into, storage sheds.

Applications must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form;
- Property plat/site plan showing location of equipment;
- Detailed description of materials or manufacturer’s brochure, including exact dimensions of equipment;
- Proposed colors, including any tarps or canopies; and
- Landscape screening plan, if needed.

### **3.33. ROCK & STONE FEATURES (Declaration Sections 25(a) and (c))**

Stone, gravel, and pebbles are prohibited along property lines. Only natural color stone, gravel and pebbles are permitted in landscape beds and between stepping stones. They are not permitted for outlining driveways. An owner must submit an application to and receive prior written approval from the ARB before installing a rock bed which exceeds twelve (12) inches in width, depth, height, or length. Applications must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form;
- Property plat/site plan showing location of stone or rock groupings; and
- Description of stone or rock groupings including size, type and color of rock.

### **3.34. ROOFS (Declaration Sections 25(a) and (c))**

No application is required to replace roofing with same color and materials. An owner cannot make any changes to the roof color or type unless the ARB has approved an application for the same. See Section on **EXTERIOR COLOR CHANGES & APPLICATION**. Applications must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form;
- Sketch of the house with changes clearly diagrammed; and
- Sample of roof shingles.

### **3.35. SCREENED PORCHES (Declaration Sections 25(a) and (c) and 26(h))**

An owner must submit an application to and receive prior written approval from the ARB before installing or replacing a screened porch. Screened porches should be appropriate to the size of the home as sited on the lot. They must meet Fairfax County minimum setback requirements and should not be constructed across Building Restriction Lines (BRL) shown on the individual plat or site plan. Screened porches must be located in the rear yard. Particular attention will be given so that views from adjoining and adjacent lots are not adversely impacted. Screened porches must be constructed of a material which is the same as or complementary to the existing home. In the cases where redwood, cedar or pressure treated lumber is used, the material may be painted to match the home, left to weather naturally or sealed with an appropriate sealer to prevent weathering. Roof material must be the same as that of the existing home, or complementary shake shingles may be used. Screen material should be a dark nylon or aluminum type.

### **3.36. SECURITY (Declaration Sections 25(a) and (c))**

The use of security bars or gates on windows and doors is prohibited. Residents interested in increased security may wish to consider installing an alarm system that notifies a security company. This section does not prohibit the use of a single bar on the inside of a sliding-glass door to prevent the door from opening.

### **3.37. SIDEWALKS & STEPS (Declaration Sections 25(a) and (c))**

Sidewalks in the Community are the responsibility of the owner of the lot adjacent to the sidewalk. All sidewalks and steps must be maintained in good repair. The Association may require correction if concrete pavement has multiple cracks or spalled surface with loose aggregate. Only flagstone, slate, brick, concrete or pavers may be used. Paver bricks must be set on a concrete base, mortared together and level with each other. All sidewalks and steps must be installed pursuant to industry/manufacture's standards and local government regulations. Pathways or sidewalks must be set back from any VDOT rights of way and out of any easements. An owner must submit an application to and receive prior written approval from the ARB before installing a new sidewalk and/or steps, and for replacement or realignment of existing walks and steps. The installation of sidewalks or pathways on a lot will be considered if they are appropriate for the intended use and are appropriate to the size and scale of the lot, house and surroundings. No permanent/non-washable paint or ink shall be used on any sidewalks, walkways, driveways, or pavement at any time. Non-permanent/wash-away ink, paint, or chalk (such as sidewalk chalk or children's washable paints) are allowed providing the

owner cleans off the designs after a reasonable time. Applications must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form;
- Property plat/site plan showing the exact location of the pathway or sidewalk;
- Materials to be used in construction of sidewalk or steps, including color; and
- Method of installation plus a description of grading changes required, if any, and the resulting impact on the neighbors.

### **3.38. SIGNS (Declaration Section 26(e))**

#### General

As governed by the Community's Declaration, no signage is permitted on a homeowner's property, except for real estate signs. Houses are not allowed more than one FOR SALE sign per property, unless it is a corner lot, where two are allowed. Signs for contractors advertising their work are prohibited. (Please read contracts carefully prior to execution of work, as some contractors require signage, which is not permitted, even if the contract says that they are required). Real estate signs shall not exceed a total area of six (6) square feet. Such signs shall be removed within seven (7) days of settlement. Signs, either temporary or permanent, advertising products or services, whether provided by the owner or others; announcing events; or signs denouncing another person, place, entity or thing; are prohibited. Signs are prohibited on Community common areas. Signs and signposts are to be maintained in vertical alignment and without any unsightly, broken, or loose hanging face boards.

#### Open Houses

For open houses, free-standing, off-property directional signs are permitted only under the following conditions and subject to additional limits and requirements by Fairfax County:

- a. No such sign shall exceed three (3) square feet in area or four (4) feet in height.
- b. Such signs shall not exceed five (5) in number per property or yard sale being advertised, provided that no two (2) signs advertising the same property and located beside the right-of way of any one street shall be located closer than five hundred (500) yards from each other.
- c. All such signs shall be permitted only if, and in only those locations, approved by the Virginia Department of Transportation.
- d. Signs are not permitted to be posted upon trees, utility poles, traffic control signs, lights or devices or in any place or manner prohibited by the provisions of the Fairfax County Zoning Ordinance or the Virginia Department of Transportation.
- e. Such signs shall be permitted for only the day of an open house. Directional signs must be removed, by the homeowner or selling agent, not later than two (2) hours following the end of an open house. Further, placement or posting of directional signs on other lots must obtain advance permission from the owner.



Signs posted that do not adhere to these guidelines are subject to immediate removal and destruction.

### **3.39. STORAGE SHEDS (Declaration Sections 25(a) and (c) and 26(h))**

An owner must submit an application to and receive prior written approval from the ARB before installing a shed on a lot. In general, the design of a shed must respect the aesthetic interests of the neighborhood. Freestanding sheds should not exceed eight (8) feet in length or width, and should not exceed six (6) feet in height. Sheds may be located under a deck, if any. If no deck is present, sheds should be located against the back wall of the house, if feasible. Freestanding sheds must be located so as to minimize visibility from the front of the house and from neighboring yards. Inconsiderately placed or poorly designed sheds can visually and functionally negate an otherwise desirable residential area, therefore, it is important to remember in choosing and locating a shed that there are needs other than storage, which must be considered. No storage shed is permitted on Community common areas.

The materials and color of the shed must match that of the structure to which it is attached. The architectural design of the shed should be compatible with the design of the house, i.e. same materials, same colors scheme, same roof pitch, same detailing.

Only one storage shed is permitted per lot. The shed must be located between the rear of the house and the rear property line, within the confines of the property line. Three types of shed construction are permitted on lots:

1. Wood sheds with a wood or asphalt shingle roof. Sheds, if painted, should match the siding and trim color of the house or matching siding may be used. Wood sheds may also be stained in natural wood colors, or left to age naturally. The shingle color is to match the existing roof on the house.
2. Plastic or rubber shed; must be beige, green or brown in color.
3. Metal sheds; must be beige, green or brown color. Metal sheds must be kept painted to prevent rust.

Applications for all sheds must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form;
- Property plat/site plan showing the exact location of the shed;
- Description and dimensions of shed with elevation drawings (front, side and rear views); and
- Materials to be used, including color.

### **3.40. SUNROOMS (Declaration Sections 25(a) and (c) and 26(h))**

An owner must submit an application to and receive prior written approval from the ARB before constructing a sunroom, three-season room, conservatory or other similar structure/addition. Sunrooms and conservatories may be constructed of any material that meets Fairfax County

building code requirements. Room additions are considered to be those which substantially alter the existing structure and become as an original fixture of the existing home. The location of major alterations should not impair views or the amount of sunlight and natural ventilation on adjacent properties. Room additions must meet Fairfax County setback requirements and may not be constructed across Building Restriction Lines (BRL). The design of room additions should be the same or compatible in design, scale, materials and color with the applicant's house and adjacent houses. Roof pitches must match or be compatible with the roof slope on the applicant's existing house. Roofing materials must match that of the existing house; siding must match existing siding in color, material, size and style. Windows and doors must match those used in the existing house, and should be located in a manner which relates well to the location of exterior other windows and doors in the existing house. The colors of all such improvements must match the colors used on the existing house. If changes in grade or other conditions, which will affect drainage, are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage. Owners are required to obtain all necessary permits from Fairfax County **in addition to approval** from the ARB. An application must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form;
- Property plat/site plan showing the size and location and indicating distances from adjacent property lines;
- Detailed drawings and architectural plans which include exterior elevations and dimensions of the room to clearly describe the proposed work, including height of deck above ground; and
- Samples of deck/railing or description of color, materials and screening, if required, to be used.

### **3.41. SWIMMING POOLS (Declaration Sections 25(a) and (c) and 26(h))**

An owner must submit an application to and receive prior written approval from the ARB before installing a swimming pool. Only in-ground swimming pools will be considered. Swimming pools must be located in the rear of the property and must meet all Fairfax County building and health codes. Temporary summer wading pools are allowed without an application, but may not exceed six (6) feet in diameter and/or one (1) foot in height and must be emptied and removed from view when not in use. A fence not to exceed four feet (4') in height and compatible with the design style of the house may be required to enclose the pool used for swimming and related pool equipment. Such fence must be wrought iron or aluminum without significant ornamentation. Such fencing must meet Fairfax County pool safety codes and may only surround the pool and its related equipment. Such fence shall not be located on the property line of the lot. Applications must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form;
- Property plat/site showing relationship of pool to house and property lines with dimensions;

- Color picture or brochure of proposed pool design;
- Full set of drawings to include dimensions and materials; and
- Method of installation including a description of any grading changes and resulting impact on adjacent properties.

### **3.42. TRASH (Declaration Sections 20 and 26(b) and (m))**

Each owner is responsible for keeping all trash secured in containers designed for such trash storage. Trash containers must be stored in garages or otherwise out of view of adjoining lots, common area and adjacent and nearby streets. All waste containers must be kept in a clean and sanitary condition. Trash may be placed out for pick up after 6:00 p.m. the evening prior to a scheduled pick up or early in the morning of scheduled pick up. Emptied trash containers should be removed from public view as soon as possible after pick up and in no case should they remain in public view after midnight the evening of a scheduled pick up. Each resident is responsible for picking up litter on his own lot and preventing windblown debris from originating from his lot. Burning of trash or refuse is prohibited at all times. At no time is the Association open space to be used as a dumping ground for any debris. Organic debris such as leaves, grass clippings and branches may not be dumped on open space. Yard waste is required to be recycled according to Fairfax County specifications. Removal of accumulated trash and debris from Association common areas will be completed as necessary at the expense of the lot owner who placed the trash or debris there.

### **3.43. TREE REMOVAL (Declaration Section 26(f))**

An owner must submit an application to and receive prior written approval from the ARB before removing live trees with a diameter in excess of four (4) inches, measured three (3) feet above ground level. Removal of dead trees, trees in danger of falling and trees destroying driveways or sidewalks must also be approved by the ARB, prior to removal. Upon removal, any visible stump left must be removed or ground within a reasonable period of time. The ARB reserves the right to require an owner to replace the removed tree. Owners are also advised to consult with Fairfax County for compliance with the county ordinances on tree cutting. No trees, shrubs or other vegetation on common areas are to be cut, pruned, or removed.. Applications for removing large trees must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form;
- Property plat/site plan showing exact location of tree(s) to be removed;
- Indication of reason for removal; and
- Pictures of affected trees and surrounding property.

### **3.44. VEGETABLE GARDENS (Declaration Sections 25(a) and (c))**

Vegetable gardens must meet the following conditions:

- a. Located between the rear line of the house and the rear property line;
- b. Water from the garden does not damage common ground or neighboring property;

- c. Gardens must not encroach on Association common ground or neighbor's properties;
- d. Gardens must be neatly maintained including removal of weeds, dead growth and unused stakes or trellises; and
- e. Gardens must be used exclusively for personal consumption, not for commercial purposes.

No application is needed for vegetable gardens meeting these requirements. For flower gardens, please reference the section on **LANDSCAPING** and **EXTERIOR DECORATIVE OBJECTS**.

### **3.45. WALLS (RETAINING) (Declaration Sections 25(a) and (c) and 26(h))**

An owner must submit an application to and receive prior written approval from the ARB before installing a retaining wall or other similar structure on a lot. Retaining walls will only be considered if they are necessary to combat erosion. The area behind an approved retaining wall must be maintained as a planter only. Walls must meet the following criteria:

- a. Walls must be made of stone, brick, stucco material, wood, or a combination thereof.
- b. Walls must not exceed four (4) feet in height and may not extend beyond the front plane of the house or the front plane of adjacent houses.
- c. Walls are to be installed for the sole purpose of combating erosion.
- d. Walls must not cause adverse drainage conditions for adjacent properties. Applicant must correct any drainage problems that do arise within fifteen (15) days.
- e. Brick walls must closely match brick used on house.

Applications must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form;
- Property plat/site plan depicting location of wall(s) with respect to house and adjacent houses;
- Description of material to be used;
- Detailed drawing of proposed structure including dimensions, and
- A report from a landscape architect or other similar professional confirming that the wall is necessary to cease erosion.

### **3.46. WINDOWS (Declaration Sections 25(a) and (c))**

In general windows in the Community are double-hung or bay, have mullions, are white in color, and were originally designed to reflect the general colonial architectural nature of the community. This means that each window has two movable sashes, which slide up and down within the window frame. The sashes are divided into sections by mullions; most are divided into six sections. Mullions are defined as vertical and horizontal strips that divide each sash into

sections, and normally support and secure individual pieces of glass. Specifics are given for frames, trim and sashes. However, it is important to note that prior to making any change in the color (other than to bright white), style, type, and size of opening or number of windows, an owner must submit an application to and receive prior approval from the ARB.

Window frames and trim are to be kept in good repair and adequately painted. The frames and trim shall not be broken or deteriorating from rot, and the paint shall not be cracked or peeling. Replacement of window frames with metal or vinyl construction is allowed without prior authorization from the ARB as long as they match the existing frame and are bright white in color. Any other installations and colors must be approved by the ARB in writing prior to installation. Sashes are to be in good repair and adequately painted. Replacement of window sashes with metal or vinyl construction is allowed without prior authorization as long as they match the existing sashes in style and are bright white in color. Any other installations and colors must be approved by the ARB in writing prior to installation. Windowpanes are to be transparent glass and free of paint or other obstruction. They are not to be cracked or broken. Mullions are required to maintain architectural consistency within the community, i.e. they are not to contain large panes of glass, which are not visually subdivided by mullions, even if the mullions are only decorative. Where a window is not required to have mullions as a structural element, such as a modern insulated glass replacement window, they must contain decorative mullions to give a similar appearance. The mullion requirement applies equally to both standard double hung windows and any other type of installation such as a garden or bay window. Mullions must be painted to match the sash of the window.

Storm windows, if installed, are to be in good repair, and if not of natural aluminum color, adequately painted in a color that matches the window sash. The sashes are to be square to the frame, of transparent glass, and free of paint or other obstruction. Shutters may be of wood, vinyl or metal construction but must reflect the general colonial architectural nature of the Community. They are to be in good repair, securely attached to the house and adequately painted. All color choices must be approved by the ARB in writing prior to installation.

Broken windows and screens must be repaired or replaced promptly; not to exceed thirty (30) days. An owner must submit an application to and receive prior written approval from the ARB before replacing windows. Applications must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form;
- Actual picture or brochure of replacement windows; and
- Color samples of the trim and capping (trim edge around window) color.

### **3.47. YARD SALES (Declaration Sections 25(a) and (c) and 26(b))**

Only scheduled community yard sales are permitted within the confines of the Community; individual yard sales are prohibited. Community yard sale dates will be determined and posted by the Board. On scheduled community yard sale dates, residents may utilize designated common area property for the period of the sale, as well as any area within the Community that does not impede the flow of traffic or become a nuisance to surrounding neighbors. Community

yard sales are for Community residents and their guests **ONLY**. Only the Board, or its designated agents, are permitted to post signs advertising these yard sales. Property clean up is the responsibility of all residents participating in the yard sale.

**3.48. SOLAR PANELS (Declaration Sections 25(a) and (c) and 26(h))**

An owner must submit an application to and receive prior written approval from the ARB. Applications must contain the following minimum information subject to a request from the ARB for additional information or documentation:

- Completed Architectural Modification Form

**APPENDIX**

**APPENDIX A — Sample Architectural Modification Form**  
(Form also available at [www.greatfallscrossing.net](http://www.greatfallscrossing.net))

**GREAT FALLS CROSSING COMMUNITY ASSOCIATION  
ARCHITECTURAL MODIFICATION FORM**

Please return the *completed* form and all required documents to: Great Falls Crossing Community Association, c/o Sequoia Management Company, Inc., 13998 Parkeast Circle, Chantilly, VA 20151. One (1) copy reflecting the action taken by the Architectural Review Board (ARB) will be returned to you for your records. Any fences, decks, landscaping, or other additions that will be close to the property line will require the homeowner to have a surveyor clearly mark property line and provide a survey diagram showing the location of the proposed changes or additions.

**NAME OF OWNER:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**TELEPHONE NUMBERS:(HOME)** \_\_\_\_\_ **(CELL)** \_\_\_\_\_

**E-MAIL ADDRESS (REQUIRED):** \_\_\_\_\_

**DESCRIPTION OF MODIFICATION REQUESTED:** In accordance with the Declaration of Covenants, Conditions and Restrictions (the “Declaration”) referred to in the Deed covering the property described above, I/we hereby apply for consent to make the following modification or addition to our property. Please include a description of the addition or modification being requested below:

\_\_\_\_\_  
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**ATTACHMENTS:** Please also attach the following items (as applicable) to this form:

1. Diagram/sketch/line drawing of proposed modification and/or addition to the property;
2. Copy of survey or plat of the property with location of proposed modification and/or addition depicted; and
3. Samples, color pictures, descriptions, and/or color palettes of materials to be used and/or pictures of similar projects done by the architect/builder/construction company.

**ACKNOWLEDGMENT BY ALL ADJACENT PROPERTY OWNERS IS NEEDED. YOUR APPLICATION WILL NOT BE PROCESSED UNLESS THIS IS PROVIDED.**

Their printed names and signatures (contained below) indicate an awareness of your intent to modify or alter the exterior of your property and do not constitute approval or disapproval. Any neighbor who has a valid concern or objection regarding this application may submit it in writing to:

Great Falls Crossing ARB  
 c/o Sequoia Management Company, Inc.  
 13998 Parkeast Circle, Chantilly, VA 20151.

1. **NAME:** \_\_\_\_\_  
**ADDRESS:** \_\_\_\_\_  
**SIGNATURE:** \_\_\_\_\_
  
2. **NAME:** \_\_\_\_\_  
**ADDRESS:** \_\_\_\_\_  
**SIGNATURE:** \_\_\_\_\_
  
3. **NAME:** \_\_\_\_\_  
**ADDRESS:** \_\_\_\_\_  
**SIGNATURE:** \_\_\_\_\_

**OWNER’S ACKNOWLEDGEMENT:** I/We understand that

1. Materials herein contained shall represent alterations which comply with the zoning and building codes of Fairfax County and the Commonwealth of Virginia. Further, nothing herein contained shall be construed as a waiver of modification of such ordinances. The Owner is responsible for obtaining the necessary building permits prior to commencement of construction.
  
2. No work shall commence until written approval from the Architectural Review Board has been received by the Owner. Any construction or exterior alteration before approval of this application is not allowed and if alterations are made, I/we may be required to return the property to its former condition at my /our expense; and that I/we may be required to pay any and all resulting legal expenses incurred.



- 3. Approval is contingent upon all work being completed in a workmanlike manner within six (6) months. Members of the ARB and/or a representative from Sequoia Management Company, Inc. may make a routine inspection at any time during, or subsequent to, construction.
- 4. This request is subject to restrictions by the Declaration and a review process as established by the Board of Directors. Any variations from the original application must be resubmitted for approval. A copy of this request will be returned to me/us following review by the Architectural Review Board.
- 5. I/We acknowledge and agree that I/we will be solely liable for any claims, including without limitations, claims for property damage or personal injury, which result from the requested addition or modification. I/we hereby indemnify the Great Falls Crossing Community Association Board of Directors, the Architectural Review Board, Sequoia Management Company, Inc. and all employees, agents, or members of these entities from and against any and all such claims. Moreover, I/we accept responsibility for all maintenance, repair and upkeep of said addition or modification.

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**DATE**

**ACTION TAKEN BY THE ARCHITECTURAL REVIEW BOARD:**

Date Received by ARB: \_\_\_\_\_

- Approved as Requested.
- Approved Subject to the Following Conditions/Modifications: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Disapproved for the Following Reason(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

E-Mail Notification Given to Homeowner(s) on: \_\_\_\_\_

**GREAT FALLS CROSSING COMMUNITY  
ASSOCIATION ARCHITECTURAL REVIEW  
BOARD**

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

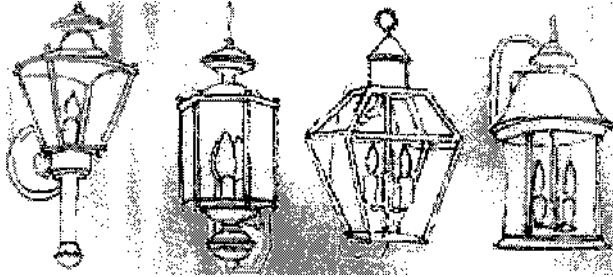
Title: \_\_\_\_\_

Date: \_\_\_\_\_

duly authorized

**APPENDIX B — Style Samples of Approved Light Fixtures**

**Great Falls Crossing Recommended Front Door Light Styles**



**APPENDIX C — Trash Removal Procedures**

1. Trash removal occurs twice a week — Monday(s) and Thursday(s) and is provided by the Association's contractor.
2. Trash must be properly secured in tied, plastic bags or standard trash cans and placed at the curb before 6:00 a.m.
3. The Association's contractor will provide recycling bins to each home. Recyclables include newspapers, metal and aluminum cans, all colors of glass and plastic (#'s 1 & 2). Glossy coupons, magazines, advertisements, or telephone books may be included. Cans and bottles should be rinsed and may be commingled. Recyclables are collected every Monday morning.
4. Rocks, concrete, dirt, sod, tree stumps, paint, motor oil, construction trash, combustibles or toxic materials will not be picked up. Neither the contractor nor the Association will assume any responsibility or liability for damages due to the disposal of any such items. To dispose of these items, please take them to the Division of Solid Waste, 1-66 Transfer Station, located at 4618 West Ox Road, Fairfax, 22030 (703-631-1179).
5. All lawn clippings, tree branches of other landscaping debris to be disposed of must be placed at the curb sometime between dusk on Tuesday and 6:00 a.m. on Wednesday morning. All clippings must be bundled and all branches trimmed to less than SIX-foot long sections or they will not be picked up.
6. If roadways are deemed impassable by the Association's contractor due to inclement weather, parked vehicles, or construction, they will remove uncollected trash on the next regularly scheduled pickup day.
7. All trash cans and recycling bins should be removed from the curb as soon as possible, but not later than midnight the night of collection. Trash and recycling bins may NOT be stored in front or on the side of any unit.

**APPENDIX D — Guidelines for Exterior Colors**

General Requirements

Unless otherwise specified, all exterior color changes require advance approval from the ARB. In accordance with Section 25 (Architectural Control), Paragraph A (Building Restrictions), of the Community Declaration, an application must be submitted to the ARB for any exterior addition or change, unless otherwise noted below. The following elements are covered in this Appendix:

- a. Doors and shutters must be painted or stained as outlined below,
- b. Trim around shutters and doors must match existing white or cream/beige color.
- c. Garage Doors must match existing white or cream/beige color.
- d. Siding must match the original aluminum siding.
- e. Bricks walls must be left natural.
- f. Gazebos can be clear sealed or stained wood, or may be painted in white or cream/beige color.
- g. Attic ventilation] must match color of the trim around windows and doors (usually white or cream/beige color).

Exterior Color Palette for Doors and Shutters

All doors and shutters must match the colors below; however, solid wood doors (with and without glass) can be stained with a light or dark stain, or remain in their natural wood color. The following are colors from DURON, Weather Shield, 100% Acrylic Coating — Semi Gloss. Equivalent colors from other paint manufacturers are acceptable so long as they closely match the designated colors.

**Current Color**

- Black
- Dark Green
- Kelley Green
- Dark Red
- Dark Gray
- Light Gray
- Tan
- Beige
- White
- Dark Blue

**Approved Color for Repainting**

- Black
- Forest Green
- Medium Green Equivalent
- Colonial Red
- Hearthstone or Carolina Slate
- Incense
- Tavern Beige
- Greystone
- 914 White
- Briney Deep