

**Dranesville Estates**

**Architectural Rules and**

**Guidelines**

**January 1, 2020<sup>1</sup>**

<sup>1</sup> "Wetherburn Farms at Dranesville Estates Architectural Rules and Guidelines," dated January 1, 2020, supersedes "Wetherburn Farms at Dranesville Estates Homeowners Architectural Rules", dated June 1, 2007, and all other preceding rules and guidelines.

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# 1 Introduction

## 1.1 Purpose and Background

The Architectural Review Board (ARB) was established to preserve the design and architectural quality of Wetherburn Farms at Dranesville Estates, henceforth known as Dranesville Estates. The Rules and Guidelines are created, modified, and enforced to preserve the aesthetic standards that make the community an attractive and desirable place to live.

The ARB is the reviewing body that will approve and disapprove modifications to homes in Dranesville Estates to assure that the aforementioned goals are met and that property values, relative to the local market, are upheld for all owners. The homeowner must initiate this process by completing the “Dranesville Estates ARB Application.” ([Appendix A](#))

The ARB has revised these architectural rules and guidelines for Dranesville Estates homeowners to use when they are interested in making modifications to their property.

Modifications herein are made based in part on community requests and the needs of homeowners to keep our neighborhood appealing, and in accordance with the covenants governing our community.

These Rules have been reviewed and approved by the Homeowners Association Board of Directors (HOA BOD or BOD), which has the ultimate authority to impose rules consistent with **“Declaration of Covenants, Conditions and Restrictions”** and the Fairfax County Zoning Ordinances.

## 1.2 Authority

The ARB is given the authority to review and approve, modify or disapprove individual lot or common area requested modifications, as outlined primarily in Article VII, Section 5(a) of the **“Declaration of Covenants, Conditions and Restrictions”**.

The ARB is composed of three or more members. A simple majority is needed to conduct business and to either approve or disapprove modification requests. In the absence of an ARB quorum, the BOD may approve or disapprove requests.

The ARB shall disapprove any application which in its opinion would conflict with the Declaration and/or Architectural Rules and Guidelines or have a detrimental effect on the neighborhood.

## 1.3 Modifications to the Rules

The ARB will consider modifying or changing the rules or guidelines if experience demonstrates changes are required. Development and approval of the new rules or guidelines will be in accordance with the *“Declaration of Covenants, Conditions and Restrictions”* .

## 1.4 ARB Decisions

ARB decisions are managed by the ARB Chairperson who is appointed by the HOA BOD. All discussions are generally open to all homeowners in good standing with the HOA<sup>2</sup> . Contact information for the ARB Chairperson may be obtained by contacting any HOA BOD member or the HOA Management Company. You may also request contact information by emailing [DranesvilleHOA@gmail.com](mailto:DranesvilleHOA@gmail.com)

<sup>2</sup> A homeowner in “good standing with the HOA” is one who is current on his [her] annual dues payments and has no outstanding ARB violations.

## 2 General Procedures and Information

### 2.1 Fairfax County

Dranesville Estates resides within Fairfax County. As such, all property is required to be in compliance with the Fairfax County Zoning Ordinance. <https://www.fairfaxcounty.gov/planning-zoning/zoning-ordinance><sup>3</sup>

### 2.2 Property Easements and Restrictions

#### 2.2.1 Easement

Easement, also known as right-of-way, grants the limited legal right to use of another person's property. For complete information, refer to the easement documents recorded at the Land Records Division of Fairfax County<sup>4</sup>.

- a) Public Utilities: In accordance with the ***Deed of Dedication, Subdivision, and Easement***, Section A, Fairfax County has been granted an easement for construction and maintenance of utilities.
- b) Shared Driveway: In accordance with the ***Deed of Dedication, Subdivision, and Easement***, Section B, some driveways were established with ingress and egress easement, providing homeowners legal rights and responsibilities for using and maintaining a shared driveway.
- c) Gas Pipeline: In accordance with the ***Deed of Easement***, the gas utility company has retained easement rights to construct and maintain underground pipelines that cross Dranesville Estates. The HOA maintains the paved pathway that community members use as a pathway.

#### 2.2.2 Resource Protected Area (RPA)

Dranesville Estates is surrounded by an RPA, a corridor of environmentally sensitive land that lie alongside or near the shorelines of streams, rivers and other waterways. Since 1993, homeowners in an RPA area have additional restrictions on sheds, fences and decks in an RPA area. ([Appendix B](#))

#### 2.2.3 Lease or Rental Restriction

In accordance with Article VI, Restrictive Covenants, Section 14 of the "**Declaration of Covenants, Conditions and Restrictions**", any lease or rental agreement must be for a period of at least thirty (30) days and must be subject to the rules and regulations set forth in this Declaration and in the other Association documents.

<sup>3</sup> Changes to Fairfax County Zoning Ordinance do not require revisions to the Architectural Rules and Guidelines. It remains incumbent upon the homeowner to know and comply with all Fairfax County zoning ordinances

<sup>4</sup> "Deed of Dedication, Subdivision and Easement" is recorded in Book 06523, beginning on Page 1912 and "Deed of Easement" is recorded in Book 07589, beginning on Page 1644.

## 2.3 Request for Home Modification or Alteration to Property

In accordance with Article VI, Restrictive Covenants, Section 10 of the “**Declaration of Covenants, Conditions and Restrictions**”, no exterior changes shall be made to a dwelling without written approval of the ARB, unless specifically described and provided for herein. Modification to the exterior of a dwelling or the property shall not commence without written approval by the ARB. Modifications disapproved by the ARB may be resubmitted with additional information to the ARB. Modifications disapproved may also be appealed to the HOA BOD.

The homeowner must initiate this process by completing the “Dranesville Estates ARB Application” ([Appendix A](#)). Please request the most recent application from any ARB member, HOA BOD member, or the HOA Management Company. You may also request an application by emailing [DranesvilleHOA@gmail.com](mailto:DranesvilleHOA@gmail.com).

To expedite a response, homeowners should provide as much detail as possible. Samples (e.g. siding/roofing material, paint samples, etc.) may be requested by the ARB Chairperson or any other ARB member. All samples will be returned to the homeowner.

## 2.4 Application Submission

If sending the application electronically, homeowners should submit the application to the ARB Chairperson at: [DranesvilleHOA@gmail.com](mailto:DranesvilleHOA@gmail.com) with your home address as the subject line. The ARB Chairperson will forward it to the HOA Management Company.

If sending the application via postal mail, the application should be sent to the HOA management company. The management company will forward it to the ARB Chairperson.

## 2.5 Receive Notification of Approval/Disapproval

The “**Declaration of Covenants, Conditions and Restrictions**” Article VII, Architectural Review Board, Section 5(a) states that the ARB has 45 days from the date of receipt to act on an application for change/modification.

All applications not acted on by the ARB within 45 days shall be deemed approved.<sup>5</sup>

If the ARB disapproves an initial modification request, the homeowner may submit additional information in writing to the ARB for a second consideration. The homeowner may also appeal any decision to the HOA BOD.

<sup>5</sup> The ARB intends to respond within 15 days; however, failure to do so does not waive the 45 day approval period that is provided for by the “**Declaration of Covenants, Conditions and Restrictions**”.

## 2.6 Appeal Decision

In accordance with the ***“Declaration of Covenants, Conditions and Restrictions”*** Article VII, Section 6, ***“Any aggrieved party may appeal a decision of the Architectural Review Board to the Board of Directors.”***

All appeals should be submitted electronically or via postal mail to the HOA BOD President. The points of contact for the ARB Chairperson or HOA BOD members may be obtained from any ARB member, HOA BOD member, or the HOA Management Company. You may also request this information by emailing [DranesvilleHOA@gmail.com](mailto:DranesvilleHOA@gmail.com).

Once the appeal is received by the HOA BOD President, the HOA BOD will review and adjudicate the appeal, which may entail:

- a) A special HOA BOD meeting where the homeowner is requested to present details; and/or,
- b) An HOA BOD Executive Session to discuss details and/or to confer with Legal Counsel.

Per the ***“Declaration of Covenants, Conditions and Restrictions”***, the details of Executive Session will not be public; however, the vote to adjudicate the appeal will be public and documented in HOA BOD minutes.

## 2.7 Failure to Comply with Architectural Rules & Guidelines

The ARB will attempt to reconcile non-compliance issues with the homeowner through written notifications and requests to bring the property into compliance. However, should the homeowner fail to comply, the ARB and HOA BOD will utilize any and all enforcement authority legally available to it to enforce compliance with covenants, rules and guidelines. This may include, but is not limited to:

- a) Suspension of the member’s voting rights and of the member’s rights to use any recreational facilities,
- b) Legal action on behalf of Dranesville Estates at the homeowner’s expense if the Association is the prevailing party,

## 2.8 Annual Neighborhood Review (Walk-through)

The HOA authorizes an annual neighborhood check to verify home compliance with the Architectural Rules and Guidelines, ***“Declaration of Covenants, Conditions and Restrictions” Article VI, Section 4:***

***“No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done or placed thereon which may become an annoyance or nuisance to the neighborhood. Owners shall, at all times, maintain their property and all appurtenances thereto in good repair and in a state of neat appearance. Except for flower gardens, shrubs, and trees which shall be neatly maintained, all open Lot areas shall be maintained in lawns or other materials approved by the Architectural Review Board. All lawn areas shall be kept mowed and shall not be permitted to grow beyond a reasonable height.”***

Any item(s) of non-compliance with these rules and guidelines will be documented and sent to the homeowner via mail from the Management Company, ARB Chairperson, or the HOA BOD. The homeowner is expected to bring the property into compliance within 30 days or to appeal item(s) in non-compliance to the ARB for consideration as modifications.

## 2.9 General Responsibility of Homeowners

It is the responsibility of each homeowner to comply with the ***“Declaration of Covenants, Conditions and Restrictions”***, Articles of Incorporation, the Architectural Rules and Guidelines, and Fairfax County Zoning Ordinances.

Although all covenants, conditions, and restrictions apply, the following items from Article VI, Restrictive Covenants, Section 9 of the ***“Declaration of Covenants, Conditions and Restrictions”***, are provided herein for ease of reference:

***“The exteriors of all structures, including walls, doors, windows and roofs shall be kept in good maintenance and repair. No structure shall be permitted to stand with its exterior in an unfinished condition for longer than six (6) months after the commencement of construction. In the event of fire, windstorm, [hail,] or other damage, the exterior of no structure shall be permitted to remain in a damaged condition for more than three (3) months.”***



# 3 Rules

## 3.1 Exterior Changes

The following covenants specifically apply to exterior changes:

***“Declaration of Covenants, Conditions and Restrictions” Article VI, Section 8: “No person shall paint the exterior of any building a color different than the original color of said building without the proposed color having been approved by the Architectural Review Board.”***

***“Declaration of Covenants, Conditions and Restrictions” Article VI, Section 9: “The exteriors of all structures, including walls, doors, windows and roofs shall be kept in good maintenance and repair. No structure shall be permitted to stand with its exterior in an unfinished condition for longer than six (6) months after the commencement of construction. In the event of fire, windstorm, or other damage, the exterior of no structure shall be permitted to remain in a damaged condition for longer than three (3) months.”***

**3.1.1** A modification is defined as any change or alteration to the exterior dwelling either by subtraction and/or addition. Modifications include, but are not limited to garages, greenhouses, rooms, fireplaces, chimneys, paint color, fences, porches, patios, decks, windows, shutters, roof shingles, etc. Modifications shall be filed with and approved in writing by the ARB.

**3.1.2** Any proposed exterior building material changes are to be submitted to the ARB for approval. Changes in exterior building materials shall be deemed acceptable if the proposed changes are in harmony with the existing dwellings in the community.

**3.1.3** Any proposed exterior color changes are to be submitted to the ARB for approval. Changes in exterior color are acceptable if the proposed color is in harmony with the existing dwellings in the community.

**3.1.4** Color changes apply to the house siding, doors, shutters, trim, roofing and other appurtenant structures.

**3.1.5** No modification request is required for repainting or staining a specific object with its original color and style.

**3.1.6** Replacing siding, a roof, windows, and garage doors of the same style and color do not require a modification request.

## 3.2 Fences

***“Declaration of Covenants, Conditions and Restrictions” Article VI, Section 11: “No fence or enclosure shall be erected or built on any Lot until approved in writing by the Architectural Review Board as to location, material and design. Any fence or wall built on any Lot shall be maintained in a proper manner so as not to detract from the value and desirability of surrounding property.”***

**3.2.1** No fence shall be erected or built on any lot unless approved in writing by the ARB. All fences must be in accordance with the Fairfax County Zoning Ordinance.

Homeowners in a Resource Protected Area (RPA) may have additional restrictions on fences. ([Appendix B](#)) All fences shall be maintained in a proper manner so structure and appearance does not detract from the value and desirability of surrounding property.

**3.2.2** Front yards shall not be fenced.

**3.2.3** A fence for a corner lot having a side yard abutting a paved street and/or a pipe stem is acceptable, subject to prior ARB approval.

**3.2.4** Gates shall not open onto the adjacent property, unless express written permission is received from the homeowner of the adjacent property. If either the original installer or the homeowner of the adjacent property sells their property and moves, the original installer will modify the gate at the original installer’s expense to open onto the installer’s property.

### **3.2.5 Acceptable Fences**

- a) An unpainted 4-foot French Gothic wooden fence is the recommended style for this neighborhood. Other acceptable fences include a wooden fence with or without a wire screen to contain pets or a decorative lumber fencing which does not enclose an area. All fences must receive ARB approval prior to installation.
- b) Fences, if stained, shall be in a natural wood color and the color must be approved by ARB.
- c) Fences, if painted, must be approved by the ARB.
- d) Wood-polymer composite fencing material (such as, Trex Wood-Polymer) or other composite material types must be approved by the ARB.

### **3.2.6 Prohibited Fences**

- a) Chain link (metal and plastic-coated)
- b) Plastic fencing
- c) Wrought iron fences
- d) Free standing wire fences
- e) Fencing taller than 6 feet

## 3.3 Retaining Walls

**3.3.1** Retaining walls must be in accordance with the Fairfax County Zoning Ordinance and should be reviewed by a registered Engineer. Application to and approval from the ARB is required prior to the installation of any walls.

**3.3.2** Retaining walls that divert ground water onto adjacent property are prohibited.

## 3.4 Shutters

**3.4.1** If a dwelling has shutters, all shutters must remain installed at all times. Shutters must be in good repair. Replacement shutters shall match the existing shutter color (which is the same color as the front door), and shall be of wood, vinyl, or composite. Replacement shutters that match the existing shutters do not require ARB approval.

**3.4.2** If a dwelling does not have shutters, they shall not be installed, unless approved by the ARB.

**3.4.3** If a dwelling has shutters, they shall not be removed, unless approved by the ARB. The ARB will consider shutter removal if the window trim is modified to visually compensate for the removed shutters. ([Appendix B](#))

## 3.5 Storm Doors

**3.5.1** Full view and clear glass storm doors are acceptable. Storm doors shall be painted or pre-finished to match existing door trim color or door color. All other storm doors require ARB approval. ([Appendix B](#))

**3.5.2** Midview and highview storm doors are prohibited, unless approved by the ARB. ([Appendix B](#))

**3.5.3** Grillwork is prohibited.

## 3.6 Exterior Lighting

### 3.6.1 Front Light Fixtures

- a) Black, metal, or white light fixtures are acceptable.
- b) Only fixtures conforming to the original styles in the community shall be used, unless approved by the ARB.

### 3.6.2 Free-Standing Lanterns

- a) Free-standing lanterns may be removed without ARB approval.
- b) A new free-standing lantern must be approved by the ARB.

### 3.6.3 Miscellaneous Lighting

- a) Decorative or accent landscape lighting shall be deemed acceptable provided the lighting fixtures not exceed 18 inches in height.

- b) Flood or spot lights shall be deemed acceptable. However, lights shining on the street or other dwellings are prohibited.
- c) Motion sensor lights should only light when persons or animals go closer to the house than the sidewalk.

## **3.7 Windows**

**3.7.1** Any proposed changes in window style are to be submitted to the ARB for approval. Changes in window style shall be deemed acceptable if the proposed changes are in harmony with the existing dwellings in the community.

**3.7.2** Replacement windows shall be of the same style as those they replace. Windows may be with or without grids, provided there is consistency of style, size, and dimensions for the house (i.e., all windows either with or without grids).

**3.7.3** Exterior storm windows are prohibited.

**3.7.4** Interior storm windows are acceptable.

## **3.8 House Numerals**

**3.8.1** To be compliant with Virginia Maintenance Code, numerals must be a minimum of four inches in height, in a contrasting color, and plainly legible and visible from the street or road fronting the property.

**3.8.2** House numerals must be metal colored or black. The numbers shall be installed above the garage door. House numerals may be installed close to garage door instead with ARB approval. Additional house numbers placed in well lit locations are also acceptable.

**3.8.3** House numbers may be placed on the mailbox. However, they shall not replace the numerals installed above the garage door.

## **3.9 Patios, Decks, and Porches**

**3.9.1** Any changes to the front porch must be approved in writing by the ARB.

**3.9.2** New patios, decks, and porches (screened or unscreened) must be approved in writing by the ARB. Homeowners in a Resource Protected Area (RPA) may have additional restrictions on decks.

[\(Appendix B\)](#)

**3.9.3** Side yard locations will be evaluated on their individual merits and must be approved in writing by the ARB.

**3.9.4** No application is required for ground level patios that cannot be seen at eye level from adjacent lots and do not alter the ground elevation by more than six inches.

**3.9.5** Decks, if stained, shall be in a natural wood color and the color must be approved by the ARB. Decks, if painted, must be approved by the ARB. Wood-polymer composite decking material (such as Trex Wood-Polymer) or other composite material types must be approved by the ARB.

**3.9.6** Enclosed porches shall match the roof shingles, siding and trim colors of the dwelling.

## **3.10 Trellises, Arbors and Privacy Screening**

**3.10.1** Lattice screening and arbor on decks shall be incorporated into the overall design of the deck.

**3.10.2** Screening may be installed as a “free-standing” wall or as a fence.

**3.10.3** Lattice work shall be installed with framing.

**3.10.4** No application is required for free-standing trellises used for planting purposes.

## **3.11 Sun Control Devices**

**3.11.1** All sun control devices are limited to the rear of the dwelling.

**3.11.2** All sun control devices must be maintained in a proper manner so as not to detract from the value and desirability of surrounding property.

## **3.12 Recreation and Play Equipment**

**3.12.1** Swing sets and appurtenant play equipment are acceptable. Creatively designed equipment rather than typical commercially available items are encouraged.

**3.12.2** Play equipment must be located in the backyard. ARB approval is required to place play equipment in other than the backyard.

**3.12.3** Play equipment remaining in the street may be removed by the HOA or by Fairfax County.

**3.12.4** Basketball hoops attached to the house are prohibited.

**3.12.5** Basketball hoops and pole implanted in the ground are prohibited.

**3.12.6** Free-standing basketball hoops and poles shall be stored out of view from the street when not in use.

**3.12.7** All play items including bicycles, balls, and wading pools shall not be left in the front yard overnight.

## 3.13 Free-Standing Exterior Structures

**3.13.1** Doghouses shall be compatible with the color and material of the main dwelling or match the wood fence or deck.

**3.13.2** Doghouses shall be visually unobtrusive and located in the rear yard.

**3.13.3** Homeowners in a Resource Protected Area (RPA) may have additional restrictions on sheds. [\(Appendix B\)](#) Any proposed storage shed construction or installation plans are to be submitted to the ARB for approval. Sheds shall be made of standard siding material and match the house color. Shed roof shingles shall match the dwelling's roof color.

**3.14.4** Storage sheds shall be located in the rear yard.

## 3.14 Clotheslines

***"Declaration of Covenants, Conditions and Restrictions", Restrictive Covenants, Article VI, Section 2: "No clothing, laundry, or wash shall be aired or dried on any portion of the Lots in any area other than in the rear yards of the Lots."***

**3.14.1** Clotheslines are acceptable provided they are temporary, collapsible, set up in the backyard and are removed and stored after each use.

**3.14.2** Clotheslines shall not be left standing overnight.

## 3.15 Electronic Insect Traps

**3.15.1** No devices shall be installed or maintained in such a way as to cause discomfort to adjacent owners from noise.

**3.15.2** The electronic insect trap may only be operated during those times when the immediate area protected by the trap is occupied by the Owner or his [her] guests.

**3.15.3** Traps shall be located only in rear yards.

## 3.16 Air Conditioners

**3.16.1** Window air conditioning units are prohibited.

**3.16.2** Exterior ground units may be added to or relocated only when they do not interfere visually with neighbors' views.

**3.16.3** Exterior ground units shall be oriented so as not to discharge hot air onto neighbors' property.

## 3.17 Gutters and Downspouts

**3.17.1** Gutters, downspouts, and covers shall match existing in color, material and design.

**3.17.2** Gutters shall not adversely affect drainage on adjacent properties.

**3.17.3** Mesh screens that cover gutters are acceptable, but shall not be visible from the street.

## 3.18 Attic Ventilators

**3.18.1** Attic ventilators or other mechanical devices requiring penetration of the roof shall be as small in size as is functionally possible.

**3.18.2** They shall be located on the back side of the roof and not extend above the ridge line.

## 3.19 Renewable Energy

**3.19.1** No renewable energy collecting project shall be installed on any lot unless approved in writing by the ARB. It shall be installed in accordance with the Fairfax County Zoning Ordinance and shall be maintained in a proper manner so structure and appearance does not detract from the value and desirability of surrounding property.

**3.19.2** A renewable energy collection project should be installed in the rear of the house as long as this does not interfere with its usefulness.

**3.19.3** Roof Solar Panels

- a) Roof must be inspected and any serious roof issues resolved before solar panels installed.
- b) Solar panels must be installed as close to flat on the roof as possible (i.e. parallel to roof surface and flush mounted with gap for air and water flow).
- c) Solar panels must be placed in contiguous array(s), be all black-on-black models, and arranged in an attractive style (for example, but not limited to the following reasonable restrictions, no diagonally arranged panels incongruous with the roof line, no random placement of panels that detracts from the overall flow of the roof line, no panels extending beyond the roof line, and no slightly raised or angled panels that are no longer flush with the roof line).
- d) Project must be sized to within current net metering code limitations for reasonable residential use.
- e) Wiring and other components must be concealed as much as possible.

## 3.20 Hot Tubs and Spas

**3.20.1** Hot tubs and spas are acceptable.

**3.20.2** Hot tubs and spas shall be in the rear yard.

**3.20.3** Above ground hot tubs and spas shall be enclosed with a skirt.

## 3.21 Swimming Pools and Wading Pools

**3.21.1** Above ground swimming pools are prohibited.

**3.21.2** Only in-ground pools are acceptable and must be approved in writing by the ARB.

**3.21.3** Wading pools not exceeding eighteen inches in depth and not exceeding six feet in diameter are acceptable. They shall not be left in the front yard overnight.

## 3.22 Planting/Landscaping

*"Declaration of Covenants, Conditions and Restrictions", Restrictive Covenants, Article VI, Section 3: "No trees, hedge, or shrub planting shall be maintained in such a manner as to obstruct sight lines for vehicular traffic."*

**3.22.1** No application is required for planting.

**3.22.2** No planting shall be made which obstructs pedestrian or vehicular view of traffic.

**3.22.3** Bags of mulch, freestanding dirt, mulch or dirt piles and other gardening items can remain in the front of the house for a maximum of 45 days.

## 3.23 Walkways

**3.23.1** Replacement walkways shall not be installed until approved in writing by the ARB. Walkway materials are to be concrete, stone, brick, or slate. The walkway shall not alter the ground elevation by more than six inches.

**3.23.2** No ARB approval shall be required for walkway maintenance, provided the materials, dimension and location are consistent with the original.

## 3.24 Driveways

**3.24.1** Replacement driveways shall not be installed until approved in writing by the ARB. Driveway materials are to be asphalt or concrete. Changes to driveway entrance may be subject to VDOT regulations.

**3.24.2** No ARB approval shall be required for driveway maintenance, provided the materials, dimension and location are consistent with the original.

**3.24.3** For shared driveway, the cost of the reasonable repair, rebuilding, maintenance and snow removal shall be shared by the owners of the lots served.



## 3.25 Flag Poles

**3.25.1** Free-standing flag poles not exceeding fifteen feet in height are acceptable.

**3.25.2** No ARB approval is required for a flag pole staff that does not exceed six feet in length and are attached at an angle to the garage, front wall or pillar of the dwelling.

## 3.26 Mailboxes

**3.26.1** No ARB approval shall be required for a black classic curbside or green classic curbside mailbox mounted on a wooden post. The post shall be painted either to match mailbox color, stained natural wood color or left unpainted. All other mailbox and post combinations must be approved in writing by the ARB.

**3.26.2** Mailboxes and posts shall be free of any decoration or ornamentation.

**3.26.3** House numbers may be placed on the mailbox, but shall not replace numerals on the dwelling.

## 3.27 Front Doors and Sidelights

**3.27.1** Front doors containing clear or decorative glass must be approved in writing by the ARB. Sidelights with decorative glass must be approved in writing by the ARB.

**3.27.2** Front door and shutters shall be the same color unless otherwise approved in writing by the ARB.

## 3.28 Concrete Foundation

**3.28.1** Foundation shall be maintained in a proper manner so structure and appearance does not detract from the value and desirability of surrounding property.

## 3.29 Prohibited Items

***“Declaration of Covenants, Conditions and Restrictions”, Restrictive Covenants, Article VI, Section 12: “No junk vehicles, recreational vehicles, house trailers, or commercial industrial vehicles, such as, but not limited to, moving vans, trucks, tractors, trailers, vans, wreckers, hearses, buses, boats, boating equipment, travel trailers, or camping equipment shall be regularly or habitually parked on any public streets within the Properties, or otherwise within the boundaries of the Properties, except upon the written approval of the Architectural Review Board. The Association shall not be required to provide a storage area for these vehicles.”***

**3.29.1** Prohibited items include antennas, exterior storm windows, illuminated signs and signs larger than two square feet, window air conditioning units, above ground swimming pools, non-retracting awning type devices, trash containers in public views other than on trash day, painted bricks (excluding foundation), and other items previously prohibited herein.

# Appendix A: Dranesville Estates ARB Application

(Architectural Review Board Request for Home Modification or Alteration to Property within Dranesville Estates)

**Mail Application To:  
Dranesville Estates ARB Application**

C/O American Management of Virginia  
722 East Market Street #201  
Leesburg, VA 20176  
Phone: 703-771-3995

OR You may scan & email your application to [DranesvilleHOA@gmail.com](mailto:DranesvilleHOA@gmail.com) with your home address as the subject line.

**IMPORTANT – PLEASE READ!**

**Please submit only one (1) improvement per application to avoid confusion and/or project delays.**

Please submit a separate application per guideline. For example, one application is needed for a roof replacement and a separate application is needed for gutter replacement. Incomplete applications will be returned. The ARB will not be responsible for deadlines.

**PLEASE PRINT CLEARLY**

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

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: (H): \_\_\_\_\_ (W): \_\_\_\_\_ (C): \_\_\_\_\_

Email: \_\_\_\_\_ @ \_\_\_\_\_

START DATE: \_\_\_\_\_ COMPLETION DATE: \_\_\_\_\_

PROJECT TYPE (i.e. Deck, Fence, etc.): \_\_\_\_\_

Detailed Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ARCHITECTURAL REVIEW BOARD DECISION**

Approved as Submitted  
 Approved Subject to: \_\_\_\_\_  
\_\_\_\_\_

Denied due to: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
ARB Chairperson

\_\_\_\_\_  
Date

**APPLICATION REQUIREMENTS:**

**You must submit this information as it applies to complete your application. Your application will be returned to you if you do not submit the required material.**

1. A recent photo of your house from the street.
2. Detailed written description of improvement including placement, construction/installation details, etc. (If not provided application will be returned pending additional information). Be as detailed as possible so that the ARB will be able to clearly understand your intent.
3. Sketch, photo or manufacturer's brochure showing the design/style of the improvement.
4. Description of materials. Color / finish of the material – include color samples.
5. For major additions/improvements such as decks and screened in porches, construction details are required. These include architectural plans/drawings, elevation, overhead view drawings, plat/survey of your property/lot, and grading plan, if applicable. Indicate the location of the proposed change(s) on the plat, if applicable.

**NEIGHBOR ACKNOWLEDGEMENT:**

You are required to obtain the signature of the two (2) adjacent property owners most affected by the proposed change. Signature by your neighbors indicate an **awareness** of your proposed change and **does not** constitute approval or disapproval on their part.

Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

**Applicant hereby warrants that Applicant shall assume full responsibility for:**

- (i) All landscaping, grading and/or drainage issues relating to the improvements (including replacing bonds or escrows posted by Developer currently in place affecting the lot)
- (ii) Obtaining all required City, Town or County approvals relating to said improvements.
- (iii) Complying with all applicable City, Town or County ordinances.
- (iv) Any damage to adjoining property (including common area) or injury to third persons associated with improvement.
- (v) Applicant hereby states that they have read the ARB guidelines and agree that all work performed will be in compliance with those guidelines.

*Signature of Owner*

*Date*

\_\_\_\_\_

\_\_\_\_\_

*Signature of Owner*

*Date*

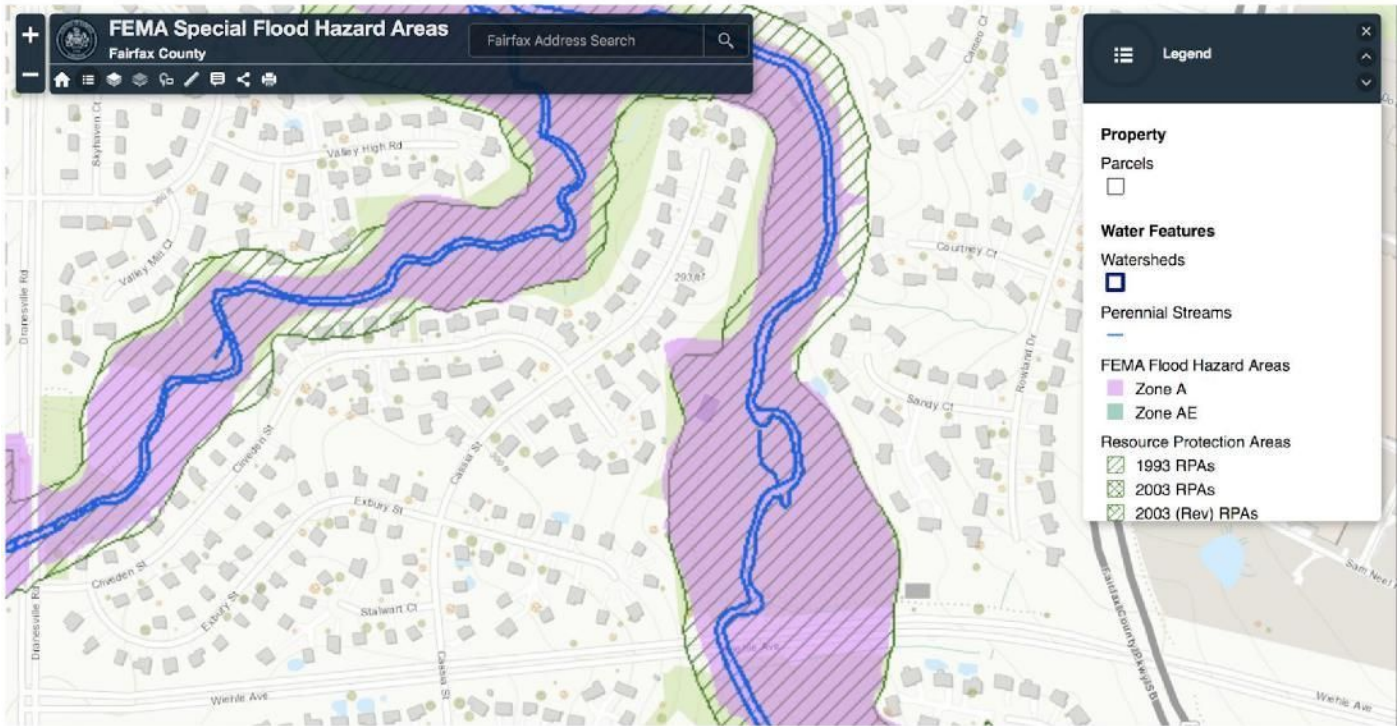
\_\_\_\_\_

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# Appendix B: Reference Guide

## Resource Protected Area (RPA) around Dranesville Estates

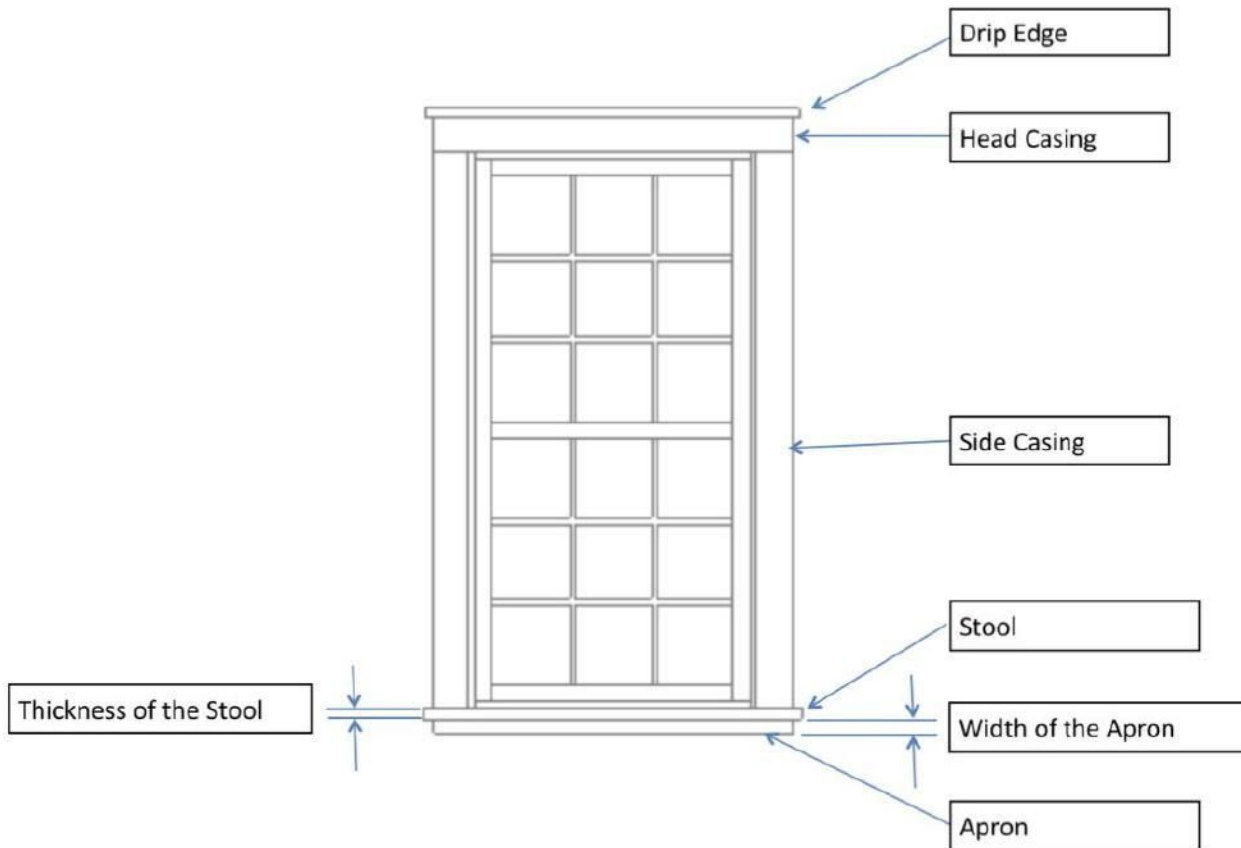
For more information, go to [Fairfax County RPA website](#)



### Storm Doors



## Window Trim Guide with Shutter Removal



When removing shutters from a home, the trim of the window must be modified to visually compensate for the removed shutters. Side and Head casings should be at least 4 ½ inches wide, and should not be wider than the corner trim of the house. The head casing should be topped with a drip edge that extends beyond the outside edge of the of the header casing. In a similar fashion, the stool should likewise extend beyond the outside edge of the side casing. The apron should be at least as wide as the stool is thick, and its ends should be aligned to the outside edge of the side casing.