

Dranesville Estates

Architectural Rules and

Guidelines

March 18, 2025

¹ "Wetherburn Farms at Dranesville Estates Architectural Rules and Guidelines," dated September 17, 2024, supersedes "Wetherburn Farms at Dranesville Estates Homeowners Architectural Rules", dated January 1, 2020, and all other preceding rules and guidelines.

1 Introduction	3
1.1 Purpose and Background	3
1.2 Authority	3
1.3 Modifications to the Rules	3
1.4 ARB Decisions	4
2 General Procedures and Information	4
2.1 Fairfax County	4
2.2 Property Easements and Restrictions	4
2.3 Request for Home Modification or Alteration to Property	5
2.4 Application Submission	6
2.5 Receive Notification of Approval/Disapproval	6
2.6 Appeal Decision	6
2.7 Failure to Comply with Architectural Rules & Guidelines	6
2.8 Annual Neighborhood Review (Walk-through)	8
2.9 General Responsibility of Homeowners	7
3 Rules	8
3.1 Exterior Changes	8
3.2 Fences	9
3.3 Retaining Walls	10
3.4 Shutters	10
3.5 Storm Doors	10
3.6 Exterior Lighting	11
3.7 Windows	12
3.8 House Numerals	11
3.9 Patios, Decks, and Porches	11
3.10 Trellises, Arbors and Privacy Screening	12
3.11 Sun Control Devices	12
3.12 Recreation and Play Equipment	12
3.13 Free-Standing Exterior Structures	13
3.14 Clotheslines	13
3.15 Electronic Insect Traps	13
3.16 Air Conditioners	14
3.17 Gutters and Downspouts	14
3.18 Attic Ventilators	14
3.19 Renewable Energy	15
3.20 Hot Tubs and Spas	15
3.21 Swimming Pools and Wading Pools	16
3.22 Planting/Landscaping	15
3.23 Walkways	15
3.24 Driveways	16
3.25 Flag Poles	16
3.26 Mailboxes	17
3.27 Front Doors and Sidelights	17
3.28 Concrete Foundation	16
3.29 Prohibited Items	16
Appendix A: Dranesville Estates ARB Application	17

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 approves and disapproves 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](#))

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 Ordinance.

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. Modifications to the Rules

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

1.3 ARB Decisions

ARB decisions are managed by the ARB Chairperson who is appointed by the HOA BOD. The ARB Chairperson may be contacted via the HOA Management Company as documented under “Vendor Info” on the Dranesville Estates website <https://dranesvilleestateshoa.godaddysites.com> or by emailing DranesvilleHOA@gmail.com.

2 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.³

2.2 Property Easements and Restrictions

2.2.1 Easement

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

- 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. Fairfax County maintains the paved walkway along the gas pipeline.

2.2.2 Resource Protected Area (RPA)

Dranesville Estates is surrounded by an RPA, a corridor of environmentally sensitive land that lies 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.

³ 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.

⁴ “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 or access the application in the documents section of the Dranesville Estates HOA website.

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 HOA management company at with your home address as the subject line. The Management Company will forward it to the ARB Chairperson.

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.

The homeowner should receive acknowledgement of receipt of the application from the ARB within 7 days of submission. If receipt is not confirmed within 7 days of receipt, it is the homeowner’s responsibility to make contact with the HOA Management company to ensure receipt.

All applications not acted on by the ARB within 45 days from confirmed date of receipt shall be deemed approved. The issuance of a decision will constitute the basis for an application being acted upon.

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.

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.”***

An appeal should be submitted in writing electronically or via postal mail to the HOA Management company within (45) forty-five days of issuance of a decision.

Once the appeal is received by the HOA Management company, it will be sent to the HOA BOD to review and adjudicate, 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.

After the HOA BOD has had the opportunity to review the appeal, it will provide the homeowner with a written response to the appeal. The HOA BOD response will be considered the final decision for the application unless the response provides for specific additional steps to be taken.

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 a reasonable timeframe as requested in the notice.

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 the Fairfax County Zoning Ordinance.

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, material, and color do not require a modification request. Full or partial replacement of any of these items with a color, style, material other than the original, requires ARB approval prior to purchase and installation.

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. Generally, fences in these locations shall not exceed 4 feet in height.

3.2.4 Gates shall not open onto the adjacent property.

3.2.5 Acceptable Fences

- a) The recommended styles for this neighborhood are found in Exhibit B. 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. Earth tone colored (Ex: green, black, brown, raw steel) welded wire fencing material (with 2"x3" or 2"x4" openings) may be used on the interior of fences to create a more secure boundary for animals. Chicken wire is not allowed on any type of fencing to secure animals.
- 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 that mimic the appearance of wood must be approved by the ARB.

3.2.6 Prohibited Fences

- a) Chain link (metal and plastic-coated)
- b) Construction/Plastic fencing
- c) Wrought iron fences
- d) Free standing wire fences
- e) Fencing taller than 6 feet or shorter than 4ft

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, metallic, or white light fixtures are acceptable.
- b) Fixtures conforming to the same type previously on the home are considered like-for-like replacement and are acceptable. Replacement of fixtures with a different type must be approved by the ARB. Type is defined as hanging lantern, pendant, sconce, or post.

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 do not exceed 18 inches in height.

- a) Flood or spot lights shall be deemed acceptable. However, lights shining on the street or other dwellings are prohibited.
- b) 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, color, location or size shall be submitted to the ARB for approval. Like-for-like replacements do not require ARB approval.

3.7.2 Replacement windows may have full grids, half grids, or no grids; however the selected grid style shall be consistent across all the windows on each side of the house. Any deviation would require ARB approval.

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 metallic 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 on decks or around hot tubs requires an application and may be installed as a “free-standing” wall or as a fence. The ARB has the right to decline any wall or screening that, in their opinion, is not aesthetically pleasing.

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. Free-standing trellises can only be in the side or rear yard and may not be more than six feet tall.

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 overnight 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.

3.13 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 and require ARB approval.

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 and doghouses. ([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.

3.13.4 Storage sheds shall be located in the rear yard.

3.13.5 For a comprehensive understanding of what constitutes a rear yard in Fairfax County, Virginia, please refer to the county's guidelines on zoning districts, yards, and setbacks. Refer to appendix.

3.14 Trash/Recycling Container Storage and Screening

"Declaration of Covenants, Conditions and Restrictions", Restrictive Covenants, Article VI, Section 7: "Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No accumulation or storage of litter, new or used building materials, or trash of any kind shall be permitted on any lot"

3.14.1 Trash/Recycling containers may be stored in the garage, on the side or rear of the house as long as they are out of public view.

3.14.2 ARB approval is required prior to erection of structures for the purpose of obfuscating trash receptacles. The height and width of the screening should be sufficient so that the tops and sides of all containers are properly screened from public view.

3.15 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."

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

3.15.2 Clotheslines shall not be left standing overnight.

3.16 Electronic Insect Traps

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

3.16.2 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.

3.16.3 Traps shall be located only in rear yards.

3.17 Air Conditioners

3.17.1 Window air conditioning units are prohibited.

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

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

3.18 Gutters and Downspouts

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

3.18.2 Gutters shall not adversely affect drainage on adjacent properties.

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

3.19 Attic Ventilators

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

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

3.20 Renewable Energy

3.20.1 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 in the opinion of the HOA ARB and BOD.

3.20.2 A renewable energy collection project should be installed in the rear of the house unless it interferes with its usefulness.

3.20.3 Roof Solar Panels

- a) Solar panels must be installed as close to flat on the roof as possible (i.e., Parallel to roof surface and flush mounted).
- b) Solar panels should blend with the color of the roof as much as possible, preferably black-on-black models.
- c) Solar panels must be placed in contiguous array(s), and arranged in as an attractive style as possible (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.

3.21 Hot Tubs and Spas

- 3.21.1** Hot tubs and spas are acceptable.
- 3.21.2** Hot tubs and spas shall be in the rear yard.
- 3.21.3** Above ground hot tubs and spas shall be enclosed with a skirt,

3.22 Swimming Pools and Wading Pools

- 3.22.1** Above ground swimming pools are prohibited.
- 3.22.2** Only in-ground pools are acceptable and must be approved in writing by the ARB.
- 3.22.3** 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.

3.23 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.”

- 3.23.1** No application is required for planting.
- 3.23.2** No planting shall be made which obstructs pedestrian or vehicular view of traffic.
- 3.23.3** 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.

3.24 Walkways

- 3.24.1** 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.
- 3.24.2** No ARB approval shall be required for walkway maintenance, provided the materials, dimension and location are consistent with the original.

3.25 Driveways

- 3.25.1** No ARB approval shall be required for driveway maintenance, provided the materials, dimension and location are consistent with the original. Asphalt sealcoating, overlay/resurfacing, spot repairs, and removal/replacement of original surface are considered as driveway maintenance.
- 3.25.2** Replacement driveways with changes to the original design or size shall not be installed until

approved in writing by the ARB. Driveway materials are to be undyed and either asphalt or smooth concrete. Changes to driveway entrance may be subject to VDOT regulations.

3.25.3 For shared/pipestem driveways, the cost of the reasonable repair, rebuilding, maintenance, and snow removal shall be shared by the owners of the lots served.

3.26 Flag Poles

3.26.1 Free-standing flag poles not exceeding fifteen feet in height are acceptable and require ARB approval.

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

3.27 Mailboxes

3.27.1 No ARB approval shall be required for a traditional rural curbside mailbox ([Appendix C](#)) that meets USPS size requirements, meets color requirements of black, forest green, white, brown, or bronze, and is mounted on a square wooden, composite or metal post. All mailboxes must be in good condition and must not pose a hazard (such as extreme rust).

3.27.2 Mailboxes and posts shall be free of any political signage.

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

3.28 Front Doors and Sidelights

3.28.1 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.

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

3.29 Concrete Foundation

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

3.30 Roofs

3.30.1 Any repair or replacement, must be submitted with samples and a photo of the existing home for approval.

3.30.2 Only 3-tab or architectural style asphalt shingles are an approved roofing material.

3.30.3 When damage requires patching of the roofing, the patch shall be seamless and invisible. If the patch in the roofing is unable to blend in, then the entire roof must be re-shingled.

3.30.4 Gutters and downspouts should match existing design and color of the home's trim or body and must not adversely affect drainage on adjacent properties.

3.31 Skylights

3.31.1 All new and replacement skylights must be approved.

3.31.2 The trim of the skylight should match the color or the roofing as closely as possible.

3.31.3 The placement of the skylights should be included with the ARB application.

3.32 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.”

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

Dranesville Estates ARB Application

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

Email Application To:

Lisa@SpectrumPropertyMGT.com with your home address in subject line

OR

Mail Application To:

Dranesville Estates ARB Application

C/O Spectrum Property Management

PO BOX 1562

Great Falls, VA 22066

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: _____

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 and the area(s) impacted by your project.
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 any additions/improvements such as: **decks, shed, fences, patios, screened in porches**, construction details with measurements are required. These include architectural plans/drawings, elevation, overhead view drawings, plat/survey of your property/lot, and grading plan, if applicable. **A plat (survey) is required** for applications of this type. The application must indicate the location of the proposed change(s) on the plat. ****If you are replacing an old fence with a new fence, or making significant repairs to an old fence, even if it's the same style and location as your old fence, you must fill out an application and obtain approval beforehand****

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 Fairfax County approvals relating to said improvements.
- (iii) Complying with all applicable Fairfax County ordinances and requirements.
- (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.
- (vi) Ensuring that work will not commence until approval has been received by the association.

Signature of Owner

Date

Signature of Owner

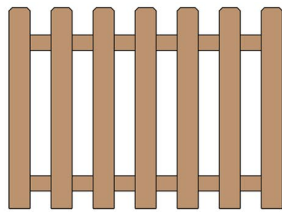
Date

Appendix B: Reference Guide

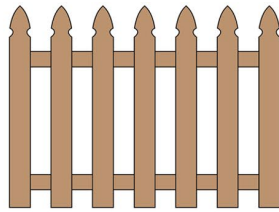
Resource Protected Area (RPA) around Dranesville Estates

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

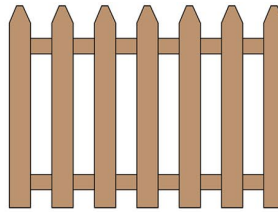
Storm Doors Acceptable Fence Styles



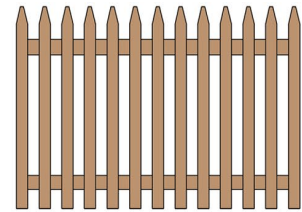
Dog Ear Picket



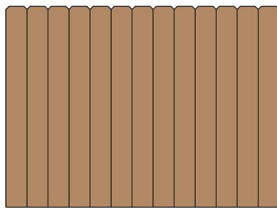
Gothic Picket



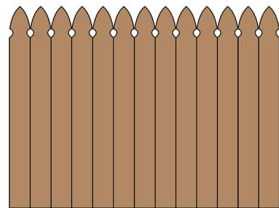
Angled Picket



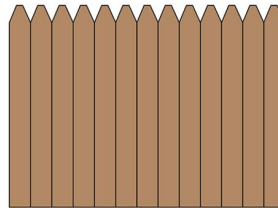
Common Picket



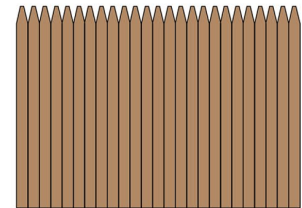
Solid Board Dog Ear



Solid Board Gothic



Solid Board Picket

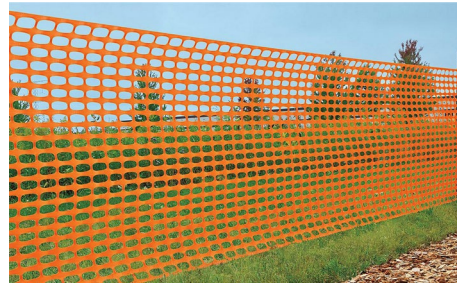


Stockade

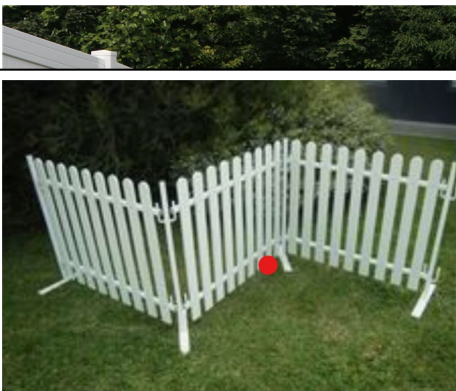
Prohibited Fence Styles



Ornamental Wrought Iron



Plastic

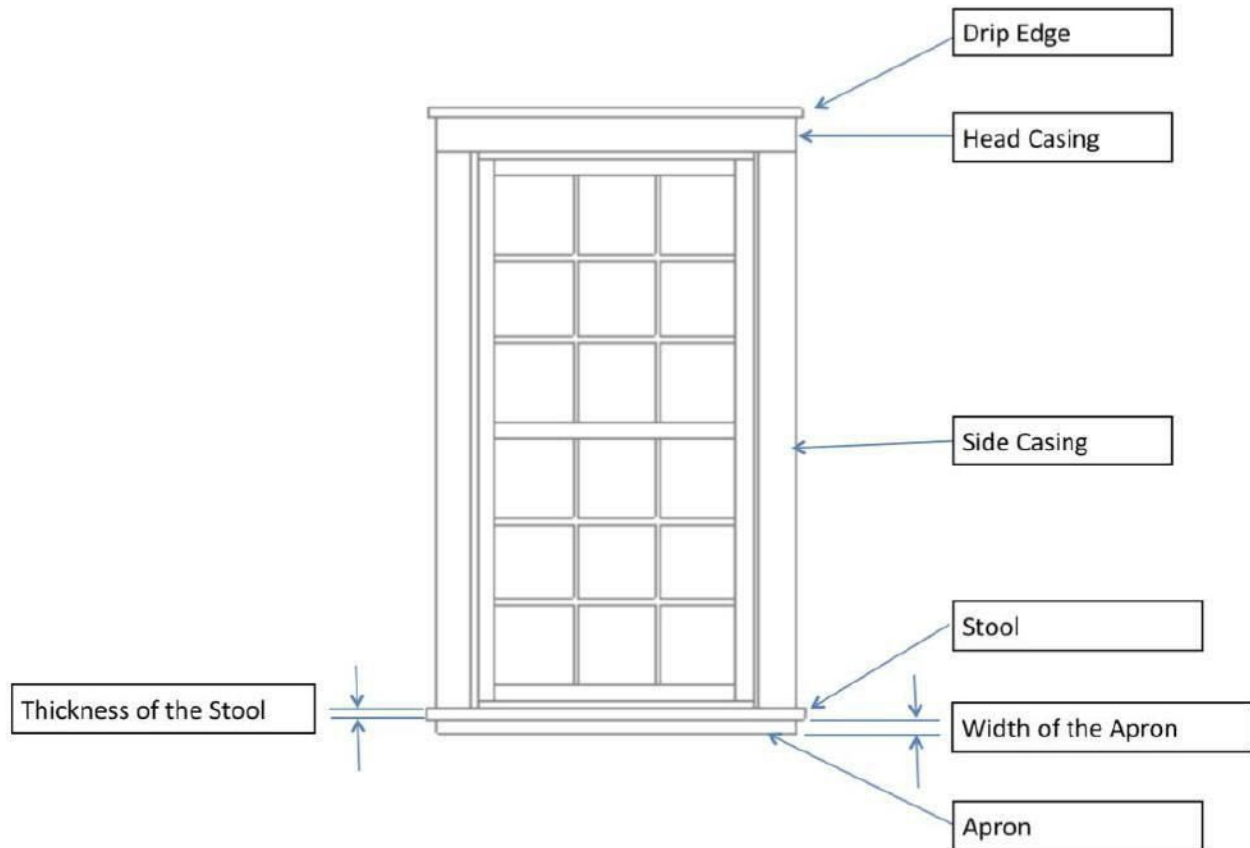


Free-Standing



Chain Link

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.

Appendix C: Traditional Rural Curbside Mailbox

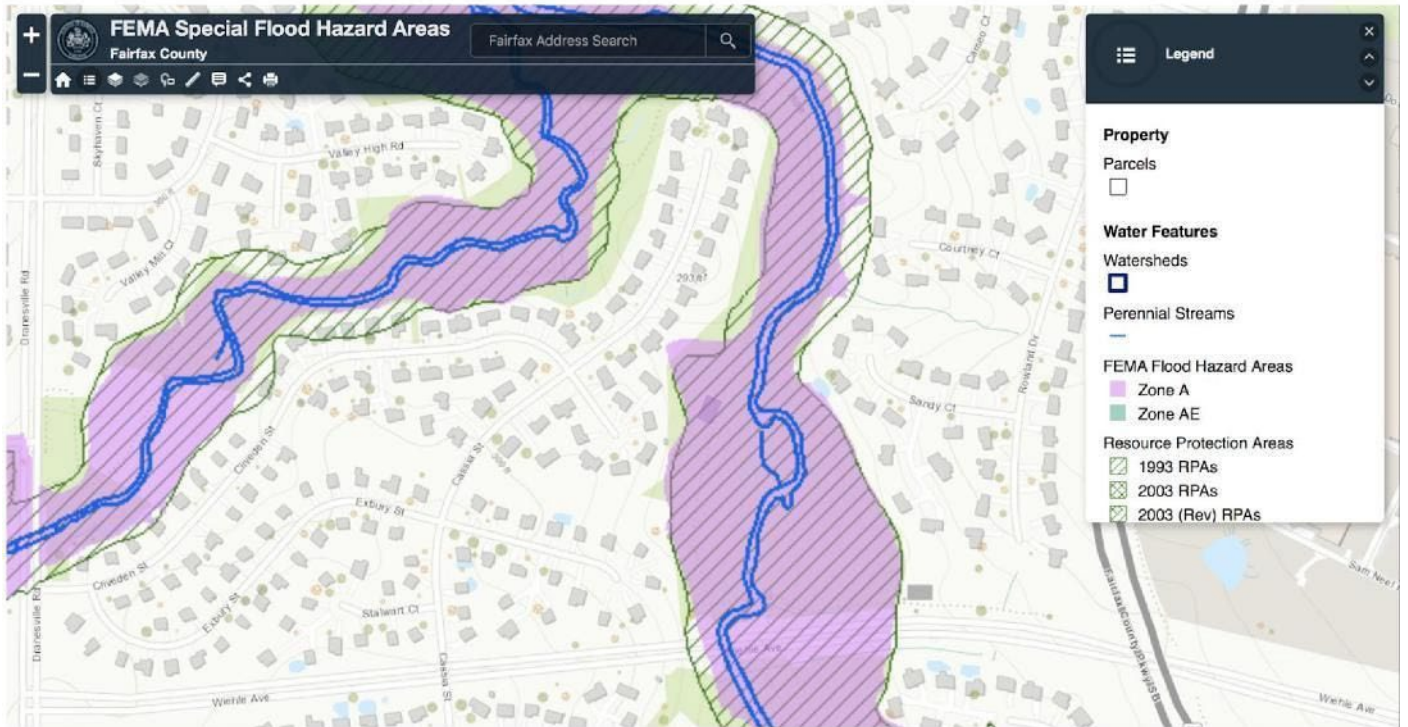


Trash Enclosure Example

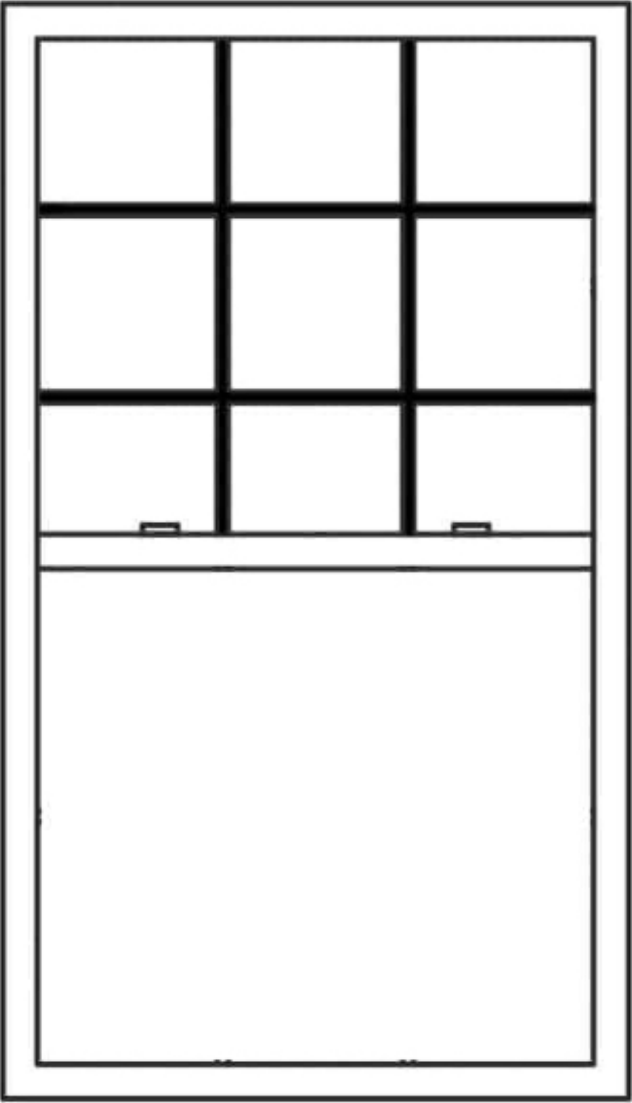
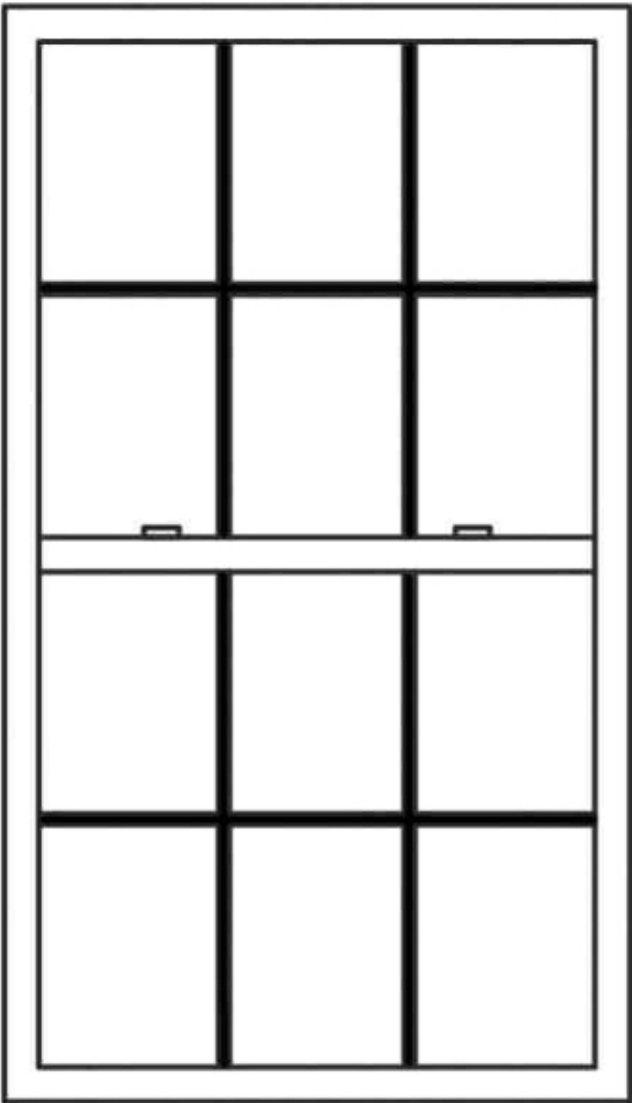


Resource Protected Area (RPA) around Dranesville Estates

For more information see [Fairfax County Website](#)



Example of Grid Style Windows





Zoning Districts, Yards, and Setbacks

Regulations in the Zoning Ordinance determine the uses you can have on your lot, as well as the location, types, sizes and heights of structures. Becoming familiar with zoning districts, yards and setbacks is especially helpful when planning to add an improvement, such as a building addition, driveway expansion, fence, shed or play equipment.

Zoning district can be found by searching an address in the Zoning District Analyzer at www.fairfaxcounty.gov/planning-development/how-do-i-find-my-zoning-district. Regulations by zoning district are in Article 2 of the Zoning Ordinance, which is available at www.fairfaxcounty.gov/planning-development/zoning-ordinance. Residential lots are either in a “conventional” or “cluster” subdivision. The latter will likely have a “C” in the zoning district designation and/or note “w/Cluster Dev”. For example, an R-1 cluster subdivision will likely be listed as “R-1C” or “R-1 w/Cluster Dev”.

Yards refer to the space between the principal building on a lot (such as a house) and the nearest lot line, and will either be a front, rear or side yard. More information and depictions of yards on different lot types is available at www.fairfaxcounty.gov/code/sites/code/files/assets/documents/pdf/yard_and_lot_determination.pdf.

Setbacks are minimum distances structures must be separated from lot lines. Similar to yards, lots have front, side and rear setbacks. For example, a 10-foot side setback means a structure can be located no closer than 10 feet from side lot lines. The dimension of the setback is based on the zoning district and can be found in Article 2 of the Zoning Ordinance, except for planned districts (start with “P”). Setbacks for residential lots in P-Districts can be requested from the Zoning Permits Section: 703-222-1082, TTY 711.



To report a possible violation OR for more information contact:

Fairfax County Department of Code Compliance
12055 Government Center Parkway, Fairfax, VA 22035
Phone: 703-324-1300, TTY 711

Web: <https://www.fairfaxcounty.gov/code>



To request this information in an alternate format, call the Department of Code Compliance, 703-324-1300, TTY 711.
This Fairfax County, Va. Publication (December 2022) summarizes a few regulations. See relevant codes for specific information.