



LANSDOWNE

DESIGN GUIDELINES FOR THE
CORPORATE CENTER

JULY 1, 1992

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I INTRODUCTION

I

INTRODUCTION

1.1 LANSDOWNE VISION

Lansdowne is a 2,267 acre multi-use development located along the historic Potomac River in Loudoun County, Virginia. Within an easy 15 minute drive of Dulles International Airport, its strategic prominence is surpassed only by the quality of the environment within its boundaries.

The site is dominated by deciduous and evergreen forests covering a rolling terrain which ultimately leads down to Goose Creek and the Potomac River. These forests provide sanctuary for abundant wildlife including deer, fox, wild turkey and a wide variety of migratory birds.

Capitalizing on these natural assets, the development of Lansdowne is intended to provide a rich, rewarding environment for living, working, relaxation, recreation and the pursuit of educational excellence.

The scale of Lansdowne combined with changing market conditions and the need to maintain flexibility over time calls for an evolutionary development process. Like any community, Lansdowne will grow gradually over a period of years. It's ultimate form will reflect countless decisions made by a multitude of individuals and design firms. These decisions must be guided by a clear vision and statement of philosophy. This vision is intended to provide the foundation upon which Lansdowne, the community, will emerge.

As Lansdowne evolves, it will become a memorable place within the Virginia landscape, harnessing the forces that drive modern development and transferring them into an ordered, yet diverse environment. Through the stewardship of the site's natural attributes, Lansdowne will achieve a distinction from the dissident character of other suburban office districts. Lansdowne, as a place, will promote a high level of harmony with nature, while ordering the functions of working, living and recreation through continued conscientious planning.

Although Lansdowne is comparable to many towns or to sizable portions of a large city, it will evolve in a manner that is different. As a planned development, this evolution will be guided by a basic philosophy which emphasizes human welfare and values. The four basic principles of this philosophy that will serve as the basis for evaluating all development and design are:

Quality of Life The first principle is to enhance the quality of life for those who work, live, and shop at Lansdowne. In this context, the focus is on creating an environment that supports human needs. The principle emphasizes a concern for human welfare that reinforces the dignity and worth of the individual. Some large projects emphasize functional organization and operating efficiency over such values. The Design Guidelines for Lansdowne reflect the belief that organization and efficiency will naturally emerge from an environment that fosters a high quality of life.

Shared Enterprise The second fundamental principle is to foster a sense of community or, in the context of a business park or corporate center, of shared enterprise. A basic precept of the Lansdowne plan is that physical spaces which encourage interpersonal contact can help generate this important quality. Lansdowne's Development Guidelines contain requirements for such features as parks, plazas, golf courses, trails,

and other shared facilities. The need for these amenities will be balanced by a concern for other objectives, such as requirements for privacy, security, and cost.

Enduring Design Third, Lansdowne should express a timelessness in its physical form through the use of time-tested architectural and landscape design principles. The central aim is to produce an enduring design, one that expresses beauty, order, and permanence. The Design Guidelines encourage innovation and challenging design, but ensure that individual elements are sensitive to and supportive of their context.

Stewardship of Natural Resources Finally, the fourth guiding principle is to emphasize the stewardship of the site's natural and historic features: its woodlands, meadows, steep bluffs, scenic Goose Creek, and precious Potomac River frontage. Much of Lansdowne's character and appeal will result from its spectacular natural setting. Site development must acknowledge the importance of these attributes through planning and design measures that respect the site's scenic beauty and natural systems.

These four principles — quality of life, shared enterprise, enduring design, and stewardship of natural resources — form an interlocking foundation from which the development of Lansdowne will emerge.

1.2 DESIGN CRITERIA OBJECTIVES

The objective of this document is to identify *criteria* which will promote and maintain a high quality of community appearance consistent with the *Lansdowne Vision*. This criteria will direct compatibility of inter-project relationships and assure the full appreciating economic values of the development. The guidelines are intended for use by builders, property owners, architects, landscape architects and civil engineers all under the direction of the *Covenants Committee*. It is also the purpose of this document to specify design submission requirements and the design review process.

The sketches and written statements that follow are intended to convey an overall design framework. These development criteria are not intended to be detailed working drawings, but rather to establish guidelines within which detailed design solutions can be prepared. *Finally, the design criteria is subject to change or modification by the Covenants Committee upon approval of the Lansdowne Conservancy's Board of Directors.*

1.3 DESIGN GUIDELINES APPLICATION

The Design Guidelines should be read by builders, designers and property owners so they will be familiar with the procedures and design requirements *prior to* starting preliminary drawings. No actual project construction can commence before all approvals are obtained in writing on both preliminary and final development plans from the Covenants Committee.

Any new construction, building expansion, additions or modifications or any new landscape work conducted after the initial building construction and landscape installation is completed shall be subject to the requirements in this document, including the Covenants Committee review and approval procedures.

These Design Guidelines supplement the zoning documents, the proffers, and the amended Lansdowne Development Concept Plan(s) as approved by Loudoun County. The Loudoun County zoning ordinance and public facilities manual include information on specific public requirements not addressed within these guidelines.

II DESIGN REVIEW AND APPROVAL PROCESS

II

DESIGN REVIEW AND APPROVAL PROCESS

2.1

THE COVENANTS COMMITTEE

In establishing the Lansdowne Conservancy, Xerox Realty Corporation has filed Articles of Incorporation with the Virginia State Corporation Commission and has recorded a Declaration in the land records of Loudoun County which contains covenants and easements binding all lot owners. Xerox Realty Corporation has also prepared bylaws governing the operation of the Conservancy which have been adopted by the Conservancy's Board of Directors.

The powers, duties, and functions of the Covenants Committee are set forth in Article 9 of the Declaration. The Covenants Committee will operate by means of at least three subcommittees: the *Initial Construction Subcommittee*, the *Modifications Subcommittee*, and the *Rules Enforcement Subcommittee* (See figure 1, page 4). The Initial Construction Subcommittee reviews proposed initial construction of any structure on the Lot. The Modifications Subcommittee reviews proposed visible additions, alterations or modifications to existing structures or features on the Lot. The Rules Enforcement Subcommittee reviews possible violations of the Rules and Regulations adopted by the Board of Directors and recommends appropriate enforcement actions. Owners charged with violations of the Rules and Regulations will be given notice and an opportunity for a hearing before the imposition of any penalty. Penalties may include both monetary charges and suspension of voting privileges.

The design review process to be implemented by the Subcommittees of the Covenants Committee is generally outlined within the section entitled *Project Submittal and Approval Process*. These procedures may be amended from time to time, as appropriate, to respond to the needs of both the Committee and Lot owners for a timely and effective design review process.

2.2

PLAN SUBMITTAL AND APPROVAL PROCESS

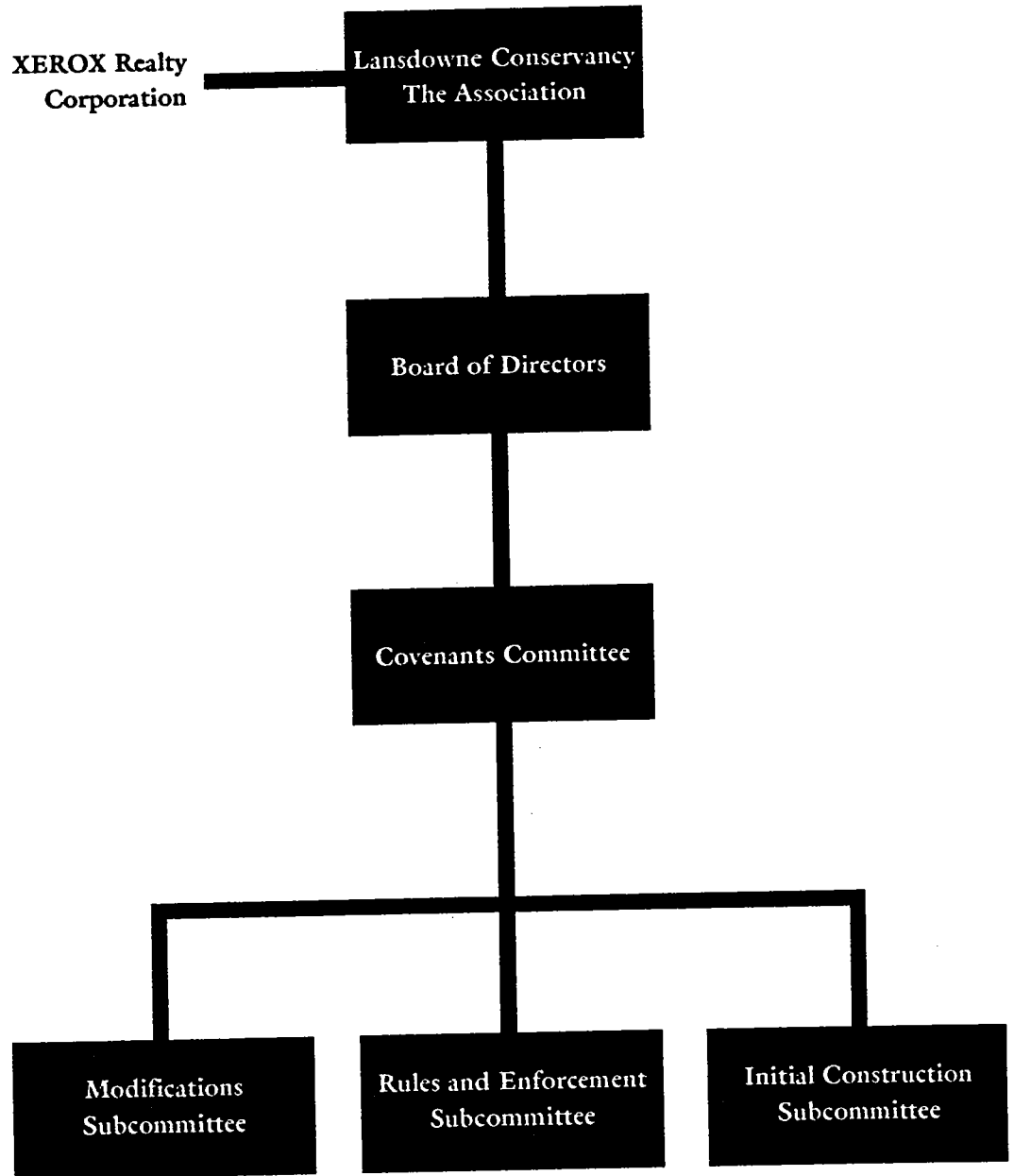
Process Overview The initial construction review by the Initial Construction Subcommittee consists of four (4) stages:

- (1) *Pre-briefing*
- (2) *Conceptual Plan Review and Approval*
- (3) *Preliminary Plan Review and Approval*
- (4) *Final Plan Review and Approval*

Each stage may require a conference with the Initial Construction Subcommittee. All required submission documents must be furnished with five (5) copies or a reproducible sepia mylar to the Subcommittee a minimum of fourteen (14) days before a scheduled meeting. A thirty-day (30) review period is provided for each stage once a complete submission package has been received by the Subcommittee. The Subcommittee, at its discretion, may compress the stages at the request of an applicant in order to expedite the initial construction review process. At any stage of the review process an applicant's submission may be rejected. If a revised submission is again rejected, then reasonable costs incurred by the Association for subsequent review may be assessed against an applicant.

II

FIGURE 1
THE COVENANTS COMMITTEE
ORGANIZATIONAL CHART



2.2.1

Pre-Design Briefing If requested by the applicant, the Subcommittee staff will review the Design Guidelines for the Corporate Center with the applicant and provide comments and guidance with respect to the proposed use of a Lot and the development of preliminary design concepts.

To the extent possible, the applicant is requested to provide, in advance, any information which would assist in understanding the proposed development, including the following items:

- a. Proposed size and configuration of buildings
- b. Potential number of employees
- c. Proposed submission and construction timetable
- d. Proposed phasing and expansion of development, as applicable

2.2.2

Conceptual Plan Review At this meeting the Subcommittee will review preliminary design concepts as reflected in sketch or schematic plans of the proposed improvements on the Lot prior to the preparation of detailed development plans.

Submit *Conceptual Site Plan* on a base which delineates easements, existing contours at two-foot intervals, existing plant materials of significant value, including all trees labeled as to size and specie, with a caliper of six (6) inches or greater, and all proposed improvements. These proposed improvements include building footprints, access roads, parking lots, service roads, service area layout, front, rear and side yard setbacks, and location and massing of proposed plantings (minimum scale: 1"=30').

Submit *Conceptual Architectural Elevations and Plans* at an appropriate scale to clearly indicate the placement, massing, and dimensions of all proposed buildings and structures. Building elevations shall depict proposed structure from all sides. The applicant shall delineate proposed building details, to the extent available, including: windows, doors and other fenestrations, proposed exterior finish materials and colors on sample boards, and location and size of roof-mounted equipment (minimum scale: 1/4"=1'-0"). Additionally, applicant should provide a perspective rendering depicting the primary elevation of the principle structure as seen from ground level.

Submit *Conceptual Clearing, Grading and Drainage Plan* showing proposed grading, clearing limits and erosion control measures during pre-construction, construction and post-construction phases (minimum scale 1"=50').

Submit *Conceptual Traffic Engineering Plan* and transportation reports detailing the anticipated number and types of vehicles and their routing on the Lot. A general plan for transportation system management should also be provided.

Submit *Conceptual Recycling Plan* which delineates the nature and extent of facilities to be provided for the purpose of recycling waste materials.

2.2.3

Preliminary Plan Approval At this stage the Subcommittee will review detailed Development Plans. The submitted plans should incorporate all comments made as the result of the Conceptual Plan review. Upon preliminary review and approval by the Subcommittee, the applicant may submit plans to Loudoun County or other governmental agencies for Preliminary Site Plan approval.

Submit *Preliminary Site Plan* showing the relationship of all improvements to be constructed on the Lot. These include but are not limited to: accurate descriptions of the property, location of utilities including transformers, existing and proposed grades at two-foot contour levels, finish grades or elevations for all main structures, limits of clearing, detailed provisions for storm water detention and disposal, including county BMP (Best Management Practice) if required, detailed erosion control plan for pre-construction, construction and post-construction phases, location of all structures, surface and structured parking facilities with driveways, service areas and ground-mounted utility equipment. All future expansions for buildings, parking lots and other Lot development features should also be clearly delineated. Incorporate a "Site Data" table on the Site Plan which includes but is not limited to the following: Building footprint and total building area in square feet; FAR ratio; parking lot and paved surface coverage in square feet; open space and landscape area in square feet; parking counts expressed in both required and provided. (minimum scale: 1"=30').

Submit *Preliminary Landscape Plan* which includes the following information: identification of all trees to be preserved; type, size, and location of all plant materials to be installed; location of irrigation system(s); identification of site walls and fences to be constructed; identification of site furnishings, sculpture or other special features; exterior light locations, type of fixtures, methods of installation and sources of illumination; sign location, size, face design, colors, materials, and methods of installation (minimum scale: 1"=30').

Submit *Schematic Architectural Plans* showing layouts, elevations, sections, roof plan, utilities, services, and a complete description of all exterior finish materials, including texture and colors. Additionally, the applicant should provide a colored perspective rendering depicting the primary elevation of the principal structure as seen from ground level (minimum scale: 1/4"=1'-0").

Submit *Detailed Parking and Traffic Management Plan* for the site including total number of parking spaces, vehicular routing, visitors' parking, access and parking for service vehicles and, as applicable, preferential parking for ride-sharing, van pools, etc.

Submit *Preliminary Engineering Plans* indicating proposed mechanical, structural and civil engineering improvements including paving and drainage, sewer, water, gas and telecommunications network or other special service requirements. Preliminary Engineering Plans shall be coordinated with Site Plan to portray conflicts with existing vegetation.

Submit *Preliminary Recycling Plan* indicating location and facilities to be provided for the implementation of the reclamation of reusable waste and refuse materials.

2.2.4

Final Plan Review The purpose of this meeting is to review the plans and documents that constitute the final construction program for a Lot. The Final Plan should incorporate all comments made at the previous stages of review and county or other governmental agency's comments. It should be submitted to the Subcommittee at least thirty (30) days prior to submission to Loudoun County for approval. Upon Final Plan approval by the Subcommittee, the applicant may submit plans to Loudoun County and/or other governmental agencies for final Site Plan approval and Architectural Plans for building permits.

Submit *Final Site Plan* indicating final clearing, grading, and utilities along with areas for future expansion (minimum scale: 1"=30').

Submit *Final Landscape Plan* including all landscape improvements, including detailed site and tree protection plan during construction period, lighting, and signage (minimum scale: 1"=30').

Submit *Irrigation Plan* using same base plan information as Landscape plan excluding location of proposed plants, plant material list, etc. Indicate type of heads, lines, controls, valves, zones, etc.

Submit *Final Architectural Plans and Specifications* with a final materials and color display board (minimum scale 1/4"=1'-0").

Submit *Final Transportation Management Plan* indicating the phasing of future improvements to be constructed as a function of TSM (Transportation System Management) demands.

Submit *Detailed Plan for Temporary Construction Facilities* and arrangements to include the identification and location of proposed temporary offices and signage, storage, construction fences, construction parking and staging, access to the construction site and utilities (minimum scale: 1"=50').

Submit *Final Recycling Plan* including provisions for future governmental requirements.

2.2.5

Document Size/Title Block Information All documents submitted for review must be 24" x 36" (Loudoun County Standard) or 30" x 42". Additional drawings may be submitted as necessary to explain the proposed development at any stage.

All Submissions must contain the following basic title block information:

- a. Applicant's name
- b. Project title and address; consultant names, addresses and phone numbers
- c. Drawing title
- d. Scale
- e. North arrow
- f. Revisions and date block

Materials Sample Boards Proposed materials, finishes and colors shall be submitted as delineated in Section C., *Project Submittal and Approval Process*.

Provide samples secured to boards of a nominal 24" x 36" size substantial enough to retain configuration with materials attached. Submit catalog cut sheets of proposed light fixtures. Include manufacturer's specifications, photos, color chips or any other information deemed appropriate to convey usage or application.

2.2.6 Review Criteria The Initial Construction Subcommittee will use the Design Guidelines as the basis for reviewing each applicant's submission. Every application presented to the Subcommittee will be given careful, professional review, with special consideration for individual site conditions.

2.2.7 Variances Any variances or deviations from the Criteria which could be granted shall be considered unique and will not set *any precedent* for future decisions. All such variance requests shall be reviewed on an individual case by case basis and any determination shall be governed by the Covenants Committee.

2.2.8 Liability The Covenants Committee or its appointed subcommittees shall not be held responsible for the following as a result of the review process:

- a. The structural adequacy, capacity or safety features of the proposed improvements or structure.
- b. Soil erosion, uncompactable or unstable soil conditions.
- c. Compliance with any or all building codes, safety requirements, governmental laws, regulations or ordinances.

2.2.9 Construction Document Submittal and Review Upon obtaining approval for construction from Loudoun County, or other governmental agencies, an applicant shall submit complete working drawings and construction specifications to the Subcommittee for confirmation that they are consistent with the approved design. The Subcommittee may request a meeting with both the applicant and the County to discuss any deviations between the final design plans approved by the Subcommittee and that approved by the County.

If the Subcommittee determines the working drawings and construction specifications conform to the approved final design, the Subcommittee will return a set of plans marked "in compliance with Lansdowne Design Guidelines" to the applicant. Construction on the property may commence at that time.

2.2.10

Modifications Review A second Subcommittee of the Covenants Committee, the Modifications Subcommittee, will review plans for visible additions, alterations or modifications to the exterior of existing improvements to ensure quality compliance and compatibility of the design of all proposed improvements. Like the design review process, the modifications review process consists of several stages which may require a conference with the Subcommittee. The modifications review process may also be abbreviated.

Process of Review The process for review will be developed and administered by the Subcommittee. Applications for review must include the following items:

- A description of the proposed change
- A Site Plan depicting the location and dimensions of the proposed improvement
- Architectural Plans
- A Landscape Plan
- Materials and color samples to be used

The Subcommittee may require any other information necessary to determine the consistency of proposed improvements with the approved design for the specified Lot.

At a minimum, any request for approval of a visible addition, alteration or modification must be submitted as outlined in Section 2.2.5 to the Modifications Subcommittee at least thirty (30) days prior to submission to Loudoun County or other governmental organization for approval.

2.3

BUILDING CONSTRUCTION ACTIVITIES STANDARDS

The purpose of the following guidelines is to set certain standards of conduct of construction activities at Lansdowne in order to maintain an attractive, nuisance-free setting and minimize the adverse impact of construction-related activities. An applicant shall carry on its construction activities with diligence and dispatch and shall complete such construction activities in the shortest time possible under the circumstances. The applicant shall also conduct its construction activities in a manner that will not unreasonably interfere with the use and enjoyment by any adjoining property owner (or such owner's lessee) of its premises.

2.3.1

Pre-Construction Conference The applicant shall notify the Subcommittee sixty (60) days prior to start of construction and the Subcommittee shall call a pre-construction conference to be held with the general contractor, applicant and their design consultant(s), a representative of the Subcommittee, and representatives of applicable utilities and services companies. Phasing and responsibilities will be outlined to coordinate utility connections, grading and drainage, tree relocation and preservation, and the interface with existing roads with new access drives and walks.

II

- 2.3.2 Equipment Access and Materials Storage** Access to each construction site must be limited to two locations from a public right-of-way. Mud, dirt, or other surface debris deposited on the public roadway must be washed or removed daily to avoid an unsightly appearance. Construction equipment will not be parked or stored on public roadways.

The area designated for storage of equipment and materials must be in a location that is screened and made visually unobtrusive from the roadway and adjacent properties.

- 2.3.3 Temporary Structures** Temporary structures, portable offices, and other related facilities must be maintained in good repair and arranged in a compact and organized manner on the construction site, and shall not be allowed for more than twenty-four (24) months. Temporary facilities must be situated in a manner that is not obtrusive or unsightly when seen from the street or adjacent properties. All temporary structures and portable facilities must be removed within thirty (30) days after issuance of an occupancy permit.

- 2.3.4 Temporary Utilities** All temporary utilities on the Lot must be contained in a single, unobtrusive alignment. Distribution to the various areas of construction must be from an approved on-site location.

- 2.3.5 Construction Debris** Construction debris must be totally concealed during construction by locating it in a visually screened place and must be removed on a regular basis. Open burning of debris will not be permitted.

It must be the responsibility of the Lot Owner to ensure that the construction site is kept free of unsightly accumulations of rubbish and scrap materials, and that construction materials, trailers, temporary facilities, and the like are kept in a neat and orderly manner.

- 2.3.6 Temporary Signage** All projects under construction will be identified using a special project information sign. (See Signage and Graphic Design Standards, Section VI.) This sign shall describe the project and list the names of participating developer, architects, landscape architects, engineers, contractors, and financial institution. No other construction project signs will be allowed on the site without prior approval of the Rules Enforcement Committee.

2.4 LANDSCAPE CONSTRUCTION REQUIREMENTS

The landscape installation must begin no later than one (1) week after building construction has ended, weather permitting. The landscape installation must be completed within ninety (90) working days after commencement, subject to force majeure.

II

2.5 POST CONSTRUCTION SURVEY AND CERTIFICATION

Following construction, a final on site review will be made of the completed improvements. Present at this final walk-through will be representatives of the Lot Owner, the Initial Construction Subcommittee and Contractor(s) responsible for the construction of the improvements. Final approval will be granted in writing by the Covenants Committee upon inspection and determination of compliance with the approved Final Construction Documents.

A survey of "as built" conditions must be completed and submitted to the Subcommittee at the Final Inspection showing the following items:

1. Property corners
2. Easement and rights-of-way
3. Building corners
4. Architectural and Engineering plans
5. Other improvements such as driveways, parking areas, screened enclosures, underground utilities, including water, gas, electrical, sewer, storm drainage and communications network.
6. Landscape plans showing plant material species as installed
7. Automatic irrigation system plans delineating main lines sleeved paved area crossings, lateral lines, head locations and control equipment with station nomenclature as installed.

Submit "as built" to the Subcommittee on reproducible copies for filing in the Conservancy Records. Property owners shall certify that "as built" drawings are an accurate statement of conditions in the field.

III

SITE DEVELOPMENT STANDARDS

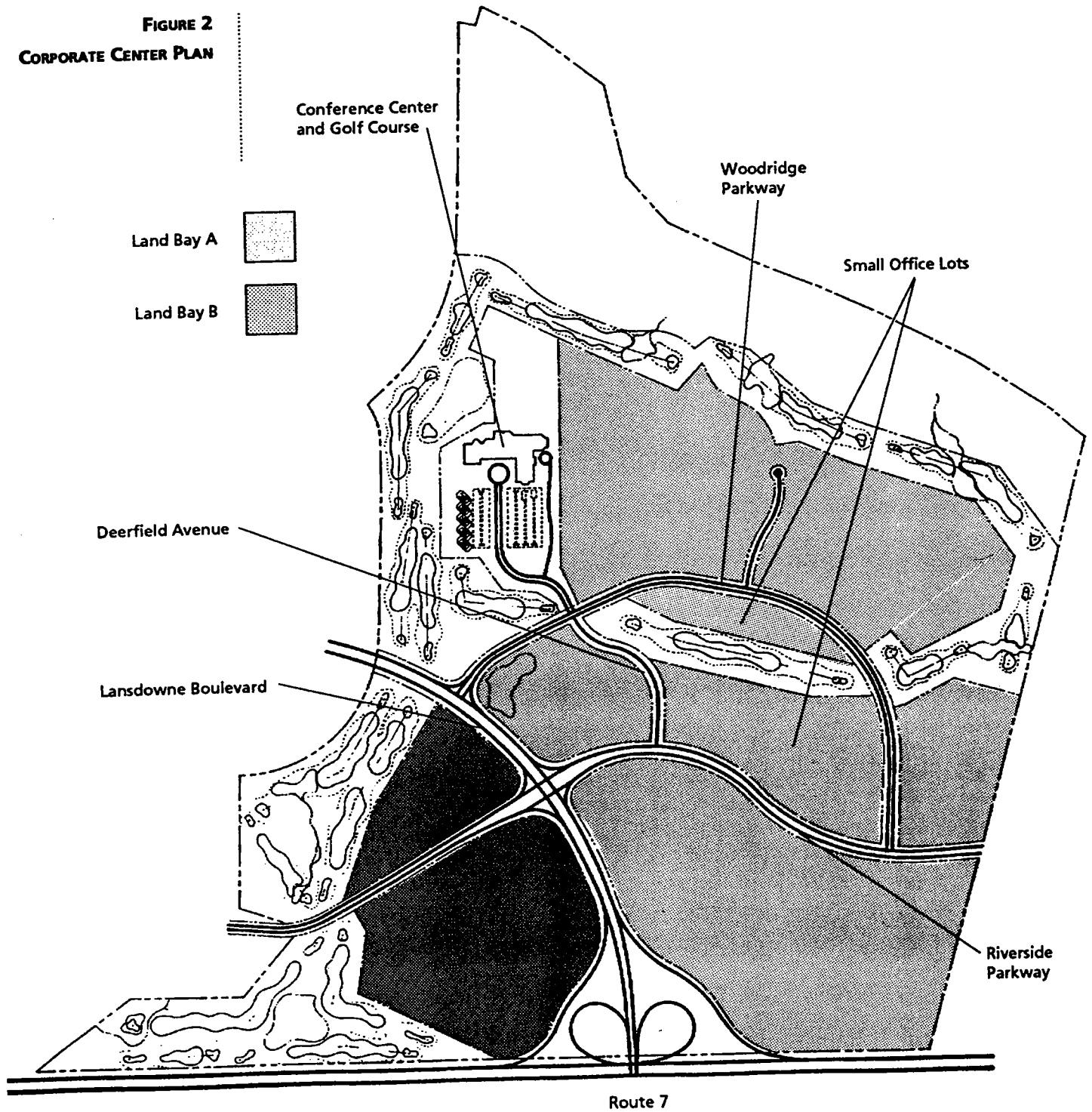
3.1
INTENT

The location and design of buildings and site improvements are key in establishing the overall character and function of the Corporate Center. Important site development considerations include the placement of buildings on the Lot, the percentage of the Lot covered by buildings and parking areas, vehicular and pedestrian circulation, lighting, and signage. Special exception and considerations applicable only to the Conference Center and designated small office Lots are set forth in Section 3.8.

The Corporate Center is composed of Corporate Lots (Land Bays A and B), Small Office Lots, and the Executive Conference Center/Golf Course (See figure 2, page 14). On Corporate Lots, development is anticipated to support a single corporate user in a distinct individual structure or building complex. As such, each individual Lot is internally organized and is relatively self-sufficient. However, Corporate Lots are to be linked together by the Parkway Reserve, a wooded area adjacent to Riverside Parkway, and Woodridge Parkway (See figures 3 and 4). The Parkway Reserve serves as a central unifying element reflecting Lansdowne's philosophical objectives of shared enterprise and stewardship of natural resources. The Parkway Reserve will also serve as a "front yard" for the Corporate Lots, and will allow the design of each Lot to take maximum advantage of existing natural features.

III

FIGURE 2
CORPORATE CENTER PLAN



III

FIGURE 3
PARKWAY RESERVE PLAN

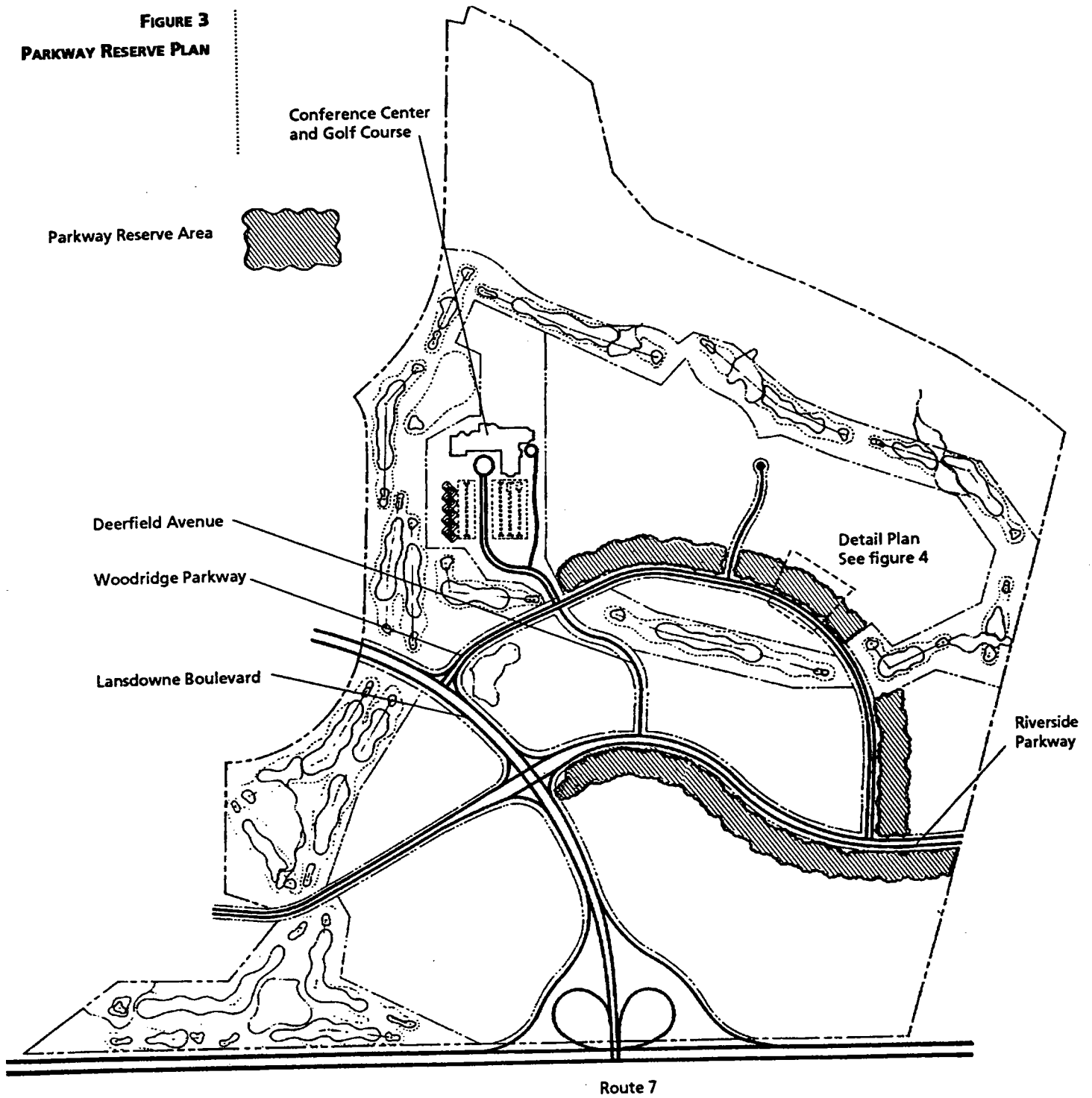
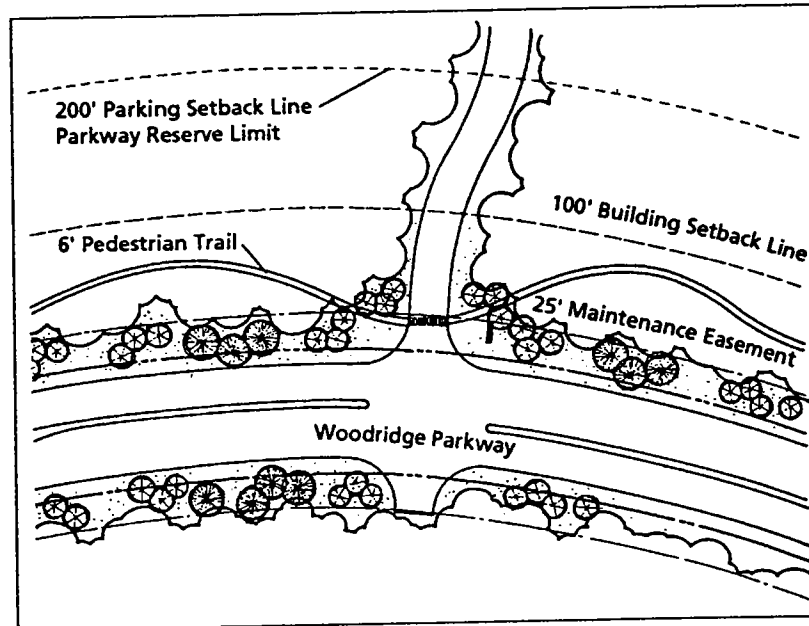
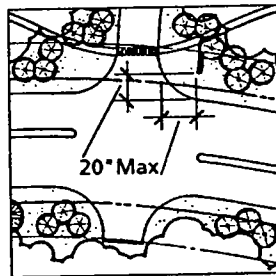


FIGURE 4
PARKWAY RESERVE
DETAIL PLAN



PARCEL ENTRY ZONE



3.2 EXISTING VEGETATION

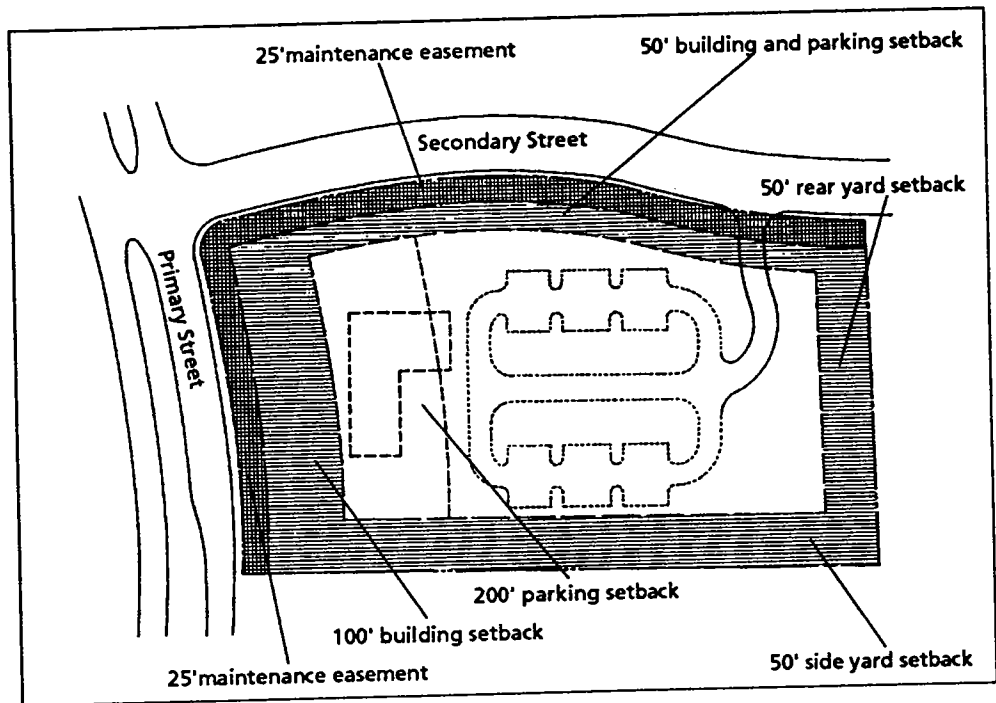
The Corporate Center is predominantly located within an area of heavy natural vegetation. It is the intent of the Conservancy and Covenants Committee to have each property owner preserve all trees of 6" caliper and greater wherever possible. By siting buildings and related improvements in such a way as to preserve the greatest number of specimen material and by establishing elevations of parking lots, finished floors and other engineering requirements as close to natural grade as feasible, this goal can become a reality. Due consideration will be given to the design which maximizes the preservation of existing vegetation.

3.3 BUILDING LIMITATIONS

Individual Corporate Lots are divided into two zones: a Buffer Zone and a Development Zone (See figure 5). The property lines and applicable setback lines are used to define the boundaries of the Buffer Zone and the Development Zone on each Lot.

FIGURE 5
TYPICAL CORPORATE LOT

Development Zone 
Buffer Zones 



- 3.3.1 The Buffer Zone** The Buffer Zone is on the perimeter of each Lot and adjoins streets, parkways, other rights-of-way, the golf course, and other adjacent Lots. Design guidelines for this area are intended to ensure that the existing wooded landscape character is preserved. These guidelines are also intended to ensure that suitable transitions occur between the neighboring Lots and the golf course, especially in terms of grading and landscaping.
- 3.3.2 The Development Zone** The Development Zone is within the interior of each Lot and is totally encircled by the Buffer Zone. Design criteria within the Development Zone are intended to be flexible, so that the owner and the Covenants Committee can respond to the individual merits of each proposal and the unique characteristics of each Lot. A major emphasis of the criteria for the Development Zone is the design of buildings and parking areas. These elements typically consume the greatest amount of area within the Development Zone.
- 3.3.3 Setbacks and Easements** In the determination of what constitutes the applicable Buffer Zone and resultant Development Zone for Lots within Corporate Center, refer to table A and figure 6 delineating Setbacks and Easements.

TABLE A

Building Setbacks	Location	Distance from Property Line
Route 7/Leesburg Pike	North Side	175 feet - 275 feet (varies)
Lansdowne Boulevard and Interchange Entry Ramps	East and West Side	100 feet
Riverside Parkway	North Side	50 feet
Riverside Parkway	South Side	100 feet
Woodridge Parkway	North Side	100 feet
Woodridge Parkway	South Side from Lansdowne Boulevard to Deerfield Avenue	50 feet
Woodridge Parkway	South Side from Deerfield Avenue to Riverside Parkway	35 feet
Deerfield Avenue	East and West Side	50 feet
Slatestone Court	East and West Side	50 feet
Parking Lot Setbacks	Location	Distance from Property Line
Route 7/Leesburg Pike	North Side	175 feet - 275 feet (varies)
Lansdowne Boulevard and Interchange Entry Ramps	East and West Side	100 feet
Riverside Parkway	North Side	50 feet
Riverside Parkway	South Side	200 feet
Woodridge Parkway	North Side	200 feet
Woodridge Parkway	South Side from Lansdowne Boulevard to Deerfield Avenue	50 feet
Woodridge Parkway	South Side from Deerfield Avenue to Riverside Parkway	35 feet
Deerfield Avenue	East and West Side	50 feet
Slatestone Court	East and West Side	50 feet

Other Building and Parking Setbacks

	Distance From Property Line
Lot side and rear yards	50 feet
Eastern Project Property Line	50 feet
Golf Course Protection Zone	50 feet

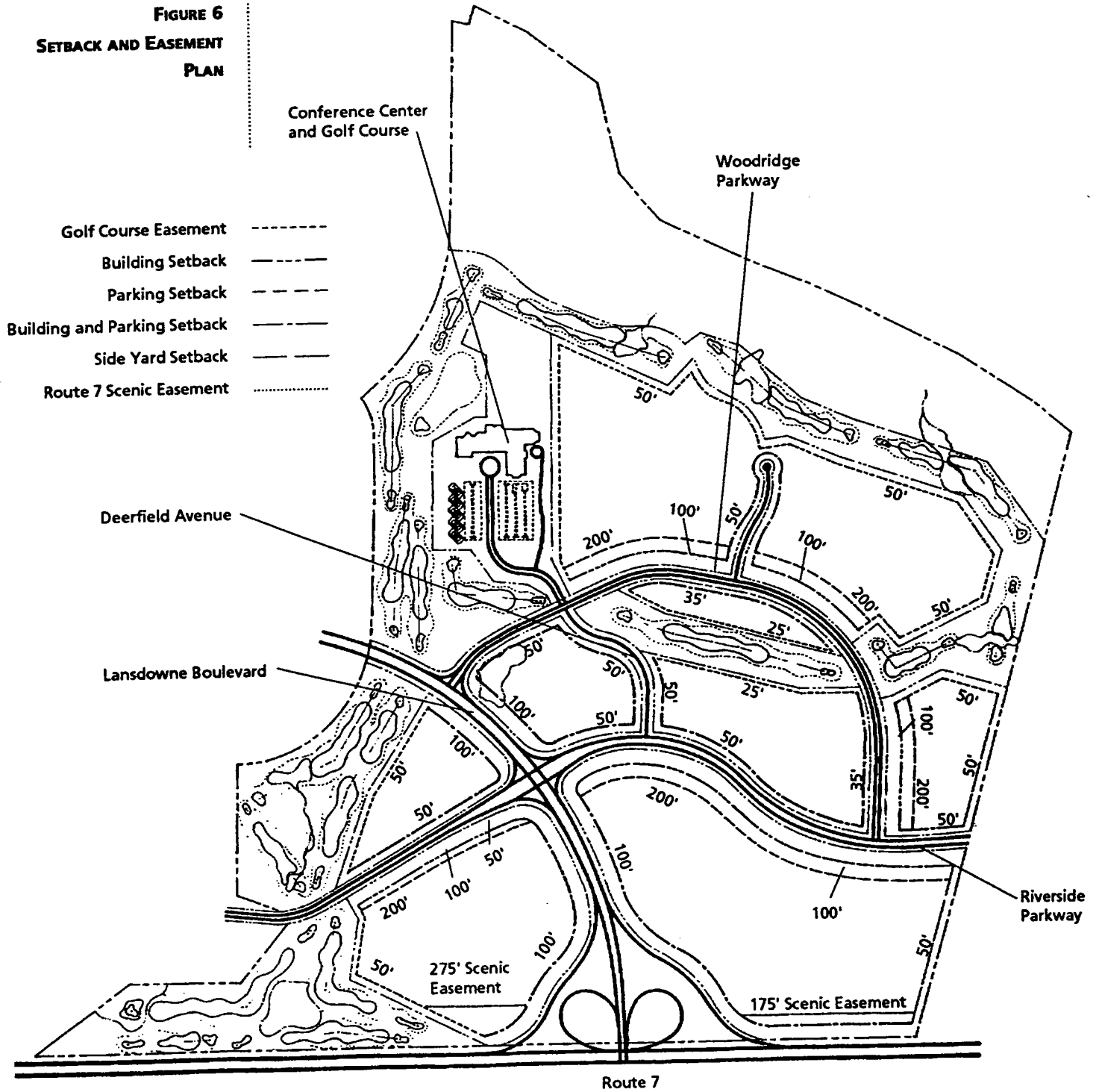
The streetscape construction and maintenance easements are established to provide for the installation and upkeep of plantings, irrigation systems, rock walls, pedestrian paths, signs, lights, and other landscape improvements.

Easements	Location	Distance From Property Line
Lansdowne Boulevard	Both Sides	50 feet
Riverside Parkway	Both Sides	50 feet
Woodridge Parkway	Both Sides	25 feet
Deerfield Avenue	Both Sides	25 feet
Slatestone Court	Both Sides	25 feet

The scenic easement along Route 7 ensures that the existing landscape character is preserved. This measure serves the two-fold purpose of buffering Lansdowne's interior from the ill effects of the highway while presenting an attractive natural setting to the passerby.

Easements	Location	Distance From Property Line
Route 7/Leesburg Pike	North Side	175 foot - 275 foot scenic easement
Golf Course protection easement	Small Office Lots	25 foot maintenance easement
Gof Course protection easement	All Other Lots	50 foot maintenance easement

FIGURE 6
SETBACK AND EASEMENT
PLAN



3.4 LOT COVERAGE

Lot coverage will be considered on an individual basis by the Covenants Committee when a site plan is submitted for approval. As a recommended guideline within Land Bay A, no more than fifty percent (50%) of any Lot may be covered by buildings and paved areas. This percentage of allowable coverage increases to 80% within Land Bay B, (See figure 2). Site plans will be reviewed to assure that there is adequate space for access, parking, off-street loading, internal circulation, landscaping, and utility easements, as well as for protection of the woodland character of the Corporate Center.

3.5 ACCESS AND PARKING

Efficient and safe vehicular movement is a fundamental objective of development on all Lots in the Corporate Center. The need for a clearly organized system of vehicular circulation, as well as for adequate parking space, should be balanced against the need to reduce paved areas. Parking structures are encouraged. Parking lots must be located beyond the setbacks as shown in figure 5.

3.5.1

Parking Criteria All parking, loading, and unloading areas must be sufficient to serve the business being conducted on each Lot without using adjacent streets or parking lots.

If parking requirements are modified in the future due to TSM requirements for Lansdowne, the Lot Owner must comply.

The total land area necessary to accommodate the required parking must be shown on the submitted site plans. The Covenants Committee, however, does not require that this entire area be paved if it is not needed.

3.5.2

Parking Lot Location and Layout All parking lots located on the Lot must be separated into bays which must be no longer than one hundred eighty (180) feet and a minimum fifty-six (56) feet wide (face of curb to face of curb.)

All parking bays must be separated by a mounded landscape strip at least nine (9) feet wide (face of curb to face of curb). Not more than twenty (20) car spaces may be continuous without a nine (9) foot x eighteen (18) foot landscape island which is graded to a minimum height of ten inches (10") above the adjacent top of curb.

Innovative approaches to parking lot design that achieve an equal or greater standard of landscape treatment are encouraged. Several examples of parking lot design are shown in figures 7, 8 and 9. Wherever possible, parking should be depressed below the predominant grade of the surrounding area or adequately screened from surrounding common areas.

Provisions of preferential parking for ride-sharing vehicles is encouraged. The transportation system management plan for Lansdowne will specify any other actions required to manage traffic needs at Lansdowne.

Employee parking must be separated from visitor parking. Drop-off zones must be provided near main building entrances.

No parking or vehicular surface will be closer than forty (40) feet to a building except for drop-off, loading zones, and handicapped parking.

FIGURE 7
PARKING LOT STANDARD

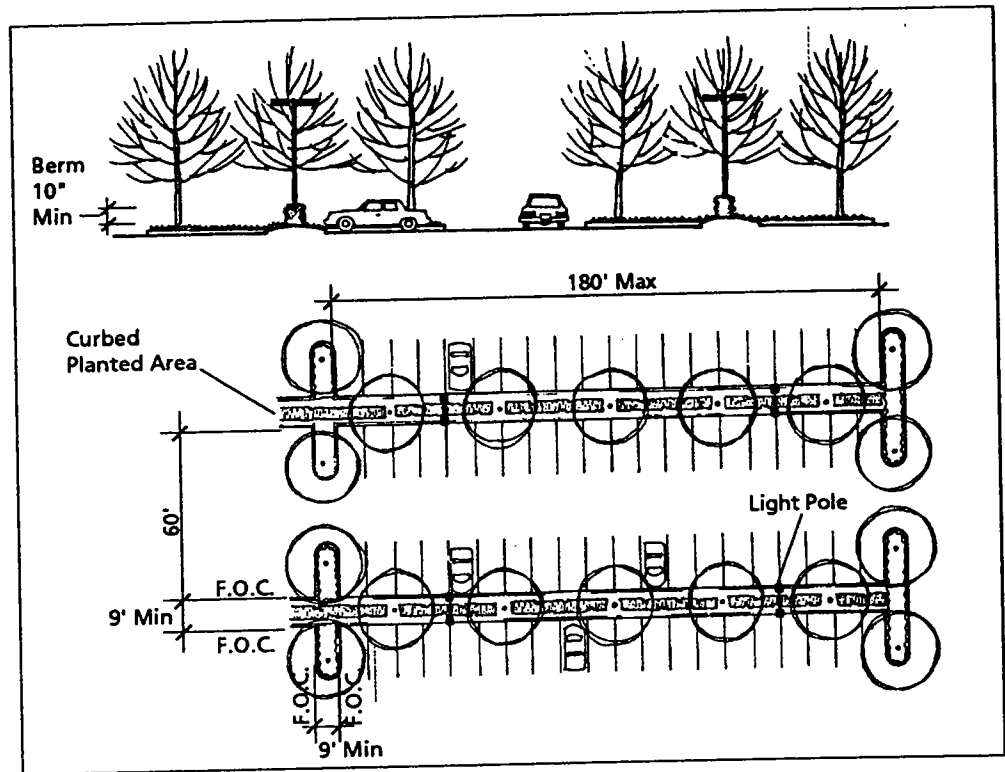


FIGURE 8
PARKING LOT ALTERNATIVE -
ORCHARD

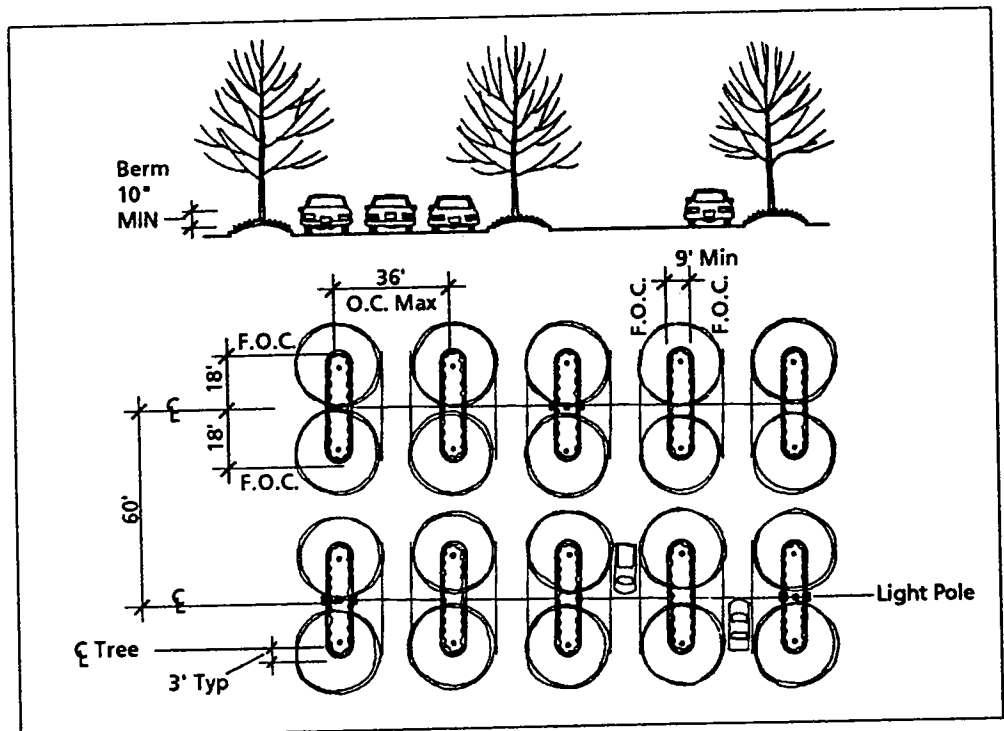
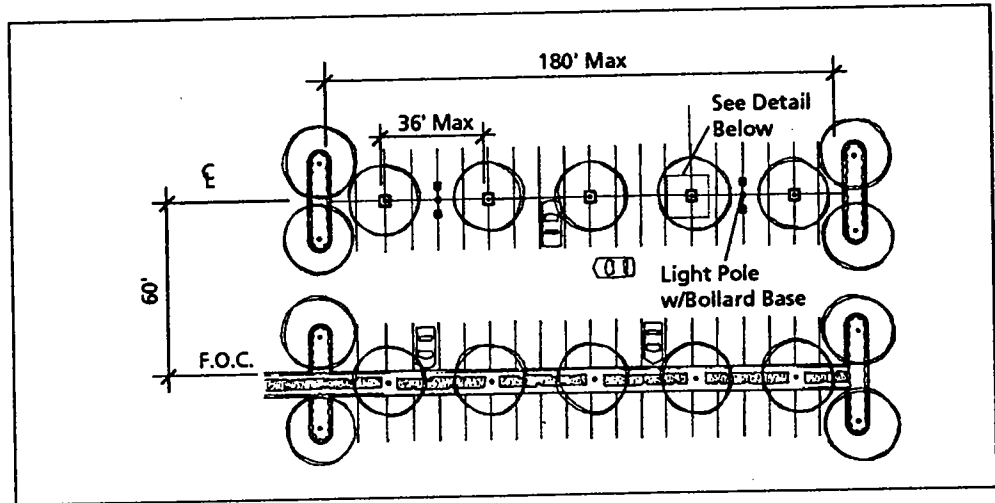
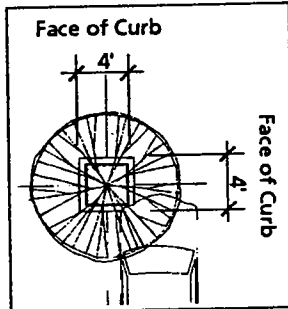


FIGURE 9
PARKING LOT ALTERNATIVE
(REQUIRES VARIANCE FROM
COVENANTS SUB COMMITTEE)



PLANTER DETAIL



3.5.3

Access Drives Curb cuts have been established as part of the roadway improvements. Access drives should be separated from parking bays by landscaped areas of no smaller than twenty (20) feet wide.

3.5.4

Materials All drives and parking areas must be paved with bituminous concrete or approved equivalent. Concrete apron curb cuts are prohibited. A continuous concrete curb must be provided around all parking and roadway areas, except where specimen trees or plantings are to be preserved.

3.6

SITE GRADING AND DRAINAGE

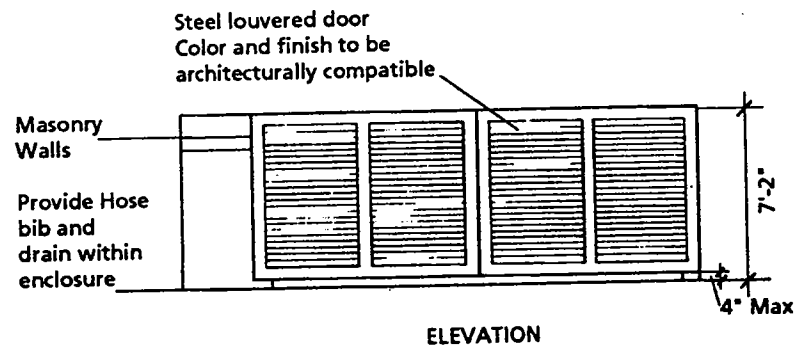
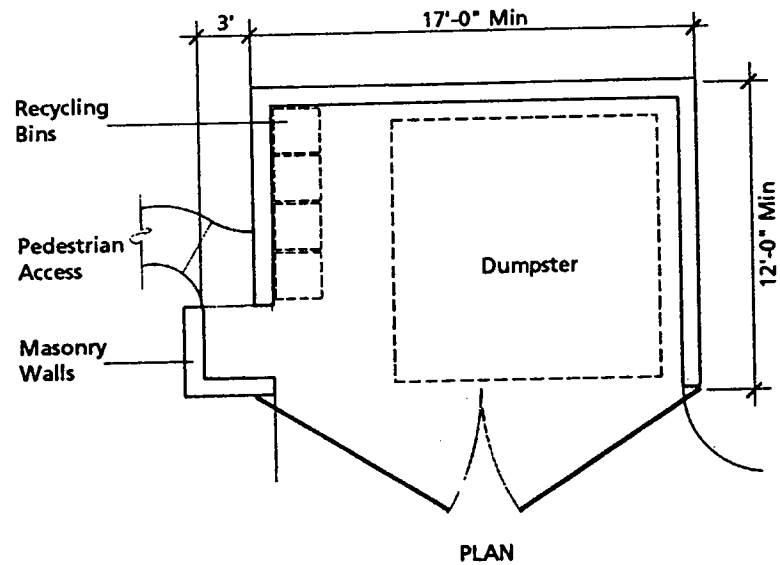
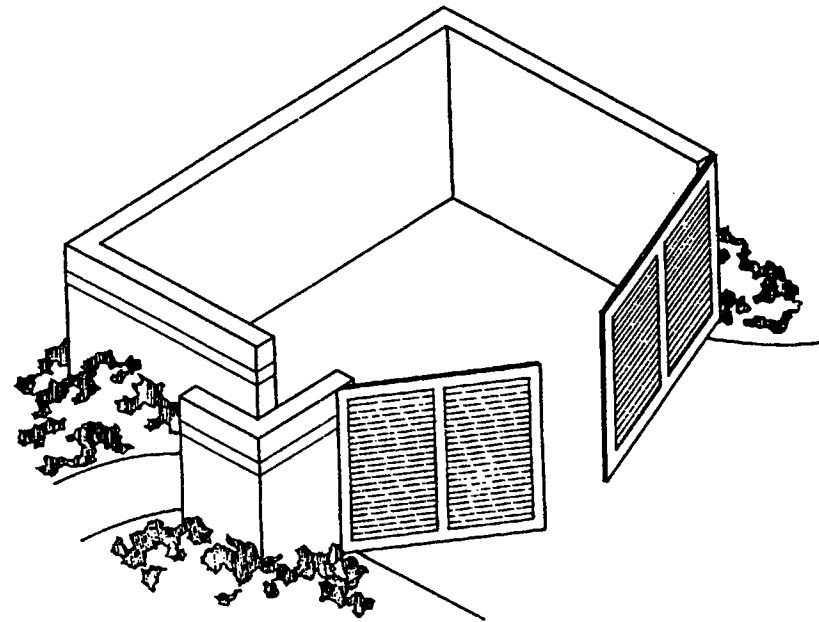
Overall site grading will largely determine the degree to which a new development visually fits into the landscape and how effectively the Lot sheds storm water. For these reasons, site grading and drainage are key concerns of these Design Guidelines. Changes to existing topography should be minimized on all Development Lots. Where grading does occur, it should be done in a manner that respects the gently rolling topography of the existing landscape while minimizing loss of existing vegetation. Special attention should be given to providing smooth grading transitions between neighboring Development Lots, parkways, and the golf course.

3.6.1

Limits of Grading The grading of all lots shall meet existing grades within the Development Zone. No grading shall be permitted within the Buffer Zone other than that required for utilities and access drives.

- 3.6.2 Maximum and Minimum Slopes** Unless precluded by rock formations, graded slopes to receive grass shall not exceed three to one (3:1). In special applications, slopes to receive groundcover shall not exceed (2:1).
- 3.6.3 Preservation of Natural Features** If practical, existing topographic features (i.e., bluffs, knolls, major swales, etc.) must be preserved through sensitive grading. The amount of site disturbance caused by grading should be minimized to protect existing mature tree cover and vegetation.
- 3.6.4 Storm Water Management** Storm water retention on each Lot must be managed in accordance with the overall storm water management plan for Lansdowne. The on-site detention must consider the carrying capacities of storm water conveyance facilities. All detention structures must be constructed within the Development Zone.
- 3.6.5 Drainage** Excess runoff from the Lot must be minimized. Concentrated drainage across walkways and other pedestrian areas is not permitted. Drainage across driveway entries is to be avoided.
- 3.7 SERVICE AND STORAGE AREA SCREENING**
- All service recycling containers and storage areas, (including those intended for refuse storage) must be sited and screened in a manner so as to not be visible from all public areas, such as public roads, plazas and walks, the golf course, and adjacent Lots.
- Equipment, materials, supplies, vehicles, finished or semi-finished products, or similar items *must not* be stored outside of buildings or exposed to view from adjacent properties, parking areas, streets or pedestrian trails.
- Loading and service areas must be integrated into the building's architecture. Screening walls will be constructed to match the architectural design.
- All storage, loading, or service areas must be located only in the side and rear yards of the building. Exceptions will be considered for buildings that have multiple road frontages.
- Dumpster enclosures shall maintain the minimum clearances required for servicing dumpster units without damage to the enclosure and allow for easy access to recycling bins.
- Figure 10 indicates minimum standards for Loading and Service areas.

FIGURE 10
DUMPSTER ENCLOSURE



3.8 CONFERENCE CENTER/SMALL LOT EXCEPTIONS

3.8 The Conference Center and cluster of Small Office Lots between Riverside Parkway, Deerfield Avenue, and Woodridge Parkway are uniquely different from the Corporate Lots. The Conference Center and Small Office Lots will conform to all Corporate Center Design Guidelines except as noted below.

3.8.1 **Conference Center** A Conference Center is located on a single prominent Lot overlooking the Potomac River and Lansdowne Boulevard (See figure 2, page 14). The Center offers a range of facilities that complement and support the corporate business character of the other Lots including a restaurant, conference and meeting facilities, health club and golf course.

Buffer Zone/Development Zone: The Buffer Zone and the Development Zone requirements do not apply to the Conference Center Lot.

Parkway Reserve The requirements of the Parkway Reserve do not apply.

Building Restrictions: The building density and building height restrictions do not apply to the Conference Center.

3.8.2 **Small Office Lots** The Lots within the parkway loop formed by Riverside Parkway, Deerfield Avenue, and Woodridge Parkway will form a distinct complex for smaller space users. In this "office park within the park," interdependent buildings will fit together to form a set of user-oriented outdoor spaces. A key attraction of this office cluster will be the closeness of the golf course, which will form an expansive green backdrop.

The buildings sited on Small Office Lots are intended to be more interdependent, with multiple office users of various sizes. As such, buildings, parking areas, plazas, and the golf course will be organized into an integrated complex. Plazas, gardens, and parking will be shared and should thus be centrally located or easily accessible from a number of buildings. The golf course frontage will serve as a key open space amenity.

Setbacks When adjacent Lots are jointly masterplanned as an integral campus design building and parking lot setbacks on side yards not adjacent to public roads may be a minimum of five (5) feet from the property line. However, the minimum distance between buildings on adjacent Lots must be no less than twenty-five (25) feet.

Golf Course The golf course protection zone must be twenty-five (25) feet from property line.

Coverage Building and Lot coverage will be considered on an individual basis by the Covenants Committee when Lot plans are submitted for approval.

Sharing Shared parking lots and access drives are encouraged.

Parkway Reserve The elements of the Parkway Reserve do not apply to the Small Office Lots. However, in keeping with the intent of a masterplanned campus design, a central public space which provides a focus of activity within the Small

III

Office Lots area is expected. This central area should support a wide range of activities and should be visually attractive incorporating pedestrian paving, plantings, sculpture and/or water features as a common amenity. Throughout the Small Office Lots area, landscaping must be compatible with the golf course. Views out to the course from the adjacent buildings and outdoor areas should be emphasized. The design of the central public space, including materials and landscaping, must be approved by the Covenants Committee.

IV

ARCHITECTURAL DESIGN STANDARDS

IV

ARCHITECTURAL DESIGN STANDARDS

4.1 GENERAL PROVISIONS

The purpose of the Lansdowne architectural guidelines is to encourage aesthetically pleasing buildings which are in harmony with the natural environment. Buildings should complement adjoining structures and reflect a high level of architectural quality.

Buildings in the Corporate Center should strongly reinforce the basic goal of enhancing the natural environment. Architectural design can accomplish this by blending closely with the natural surroundings, or by producing a bold contrast. In either case, however, buildings should complement, not compete with, the natural landscape. The design should reflect enduring design principles and not replicate historic architectural periods.

4.2 BUILDING DENSITY

The ratio of total floor area to total land area (FAR) within Land Bay A, shall be between .20 FAR to .30 FAR with average floor area not to exceed .25 FAR. Within Land Bay B, the FAR shall be between .30 to .40 with average floor area not to exceed .35 FAR.

4.3 BUILDING HEIGHT

Buildings within Land Bay A, (See figure 2, page 14) shall not exceed four (4) stories. The height shall not exceed fifty-two (52) feet as measured from the proposed finished floor elevation of the main first floor lobby to the top of the finished structural deck of the fourth story. Penthouse and roof structures shall not exceed fifteen (15) feet above the top of the finished structural deck of the fourth story line and shall include only mechanical equipment (See figures 11 and 12).

Buildings within Land Bay B may exceed the fifty-two (52) foot height limit as defined above provided that the building does not exceed a maximum height of one hundred (100) feet and the set back from public streets or adjacent lot lines increases a distance of not less than two (2) feet for each one (1) foot of height that exceeds the fifty two (52) foot limit in addition to each of the required minimum yard dimensions.

4.4 BUILDING CONFIGURATION

Building entry areas must be articulated and express greater architectural detail than other portions of the building. Building entries should be designed at a pedestrian scale. Buildings should blend with the existing landform, emphasizing horizontal lines in configuration, massing, and fenestration.

Arcades, trellises, and single-story lobby/service appendages should be used to help the building flow into the surrounding ground planes.

In general, large, monolithic expanses of uninterrupted facades are discouraged. Building elevations should instead incorporate offsets, undulations, and variety in surface patterns.

If possible, parking structures should be placed one-half story below grade. Each successive story should be terraced at least ten (10) feet back from the next lower story. The placement of planters along the full length of second and third story decks is encouraged.

IV

FIGURE 11
BUILDING HEIGHT

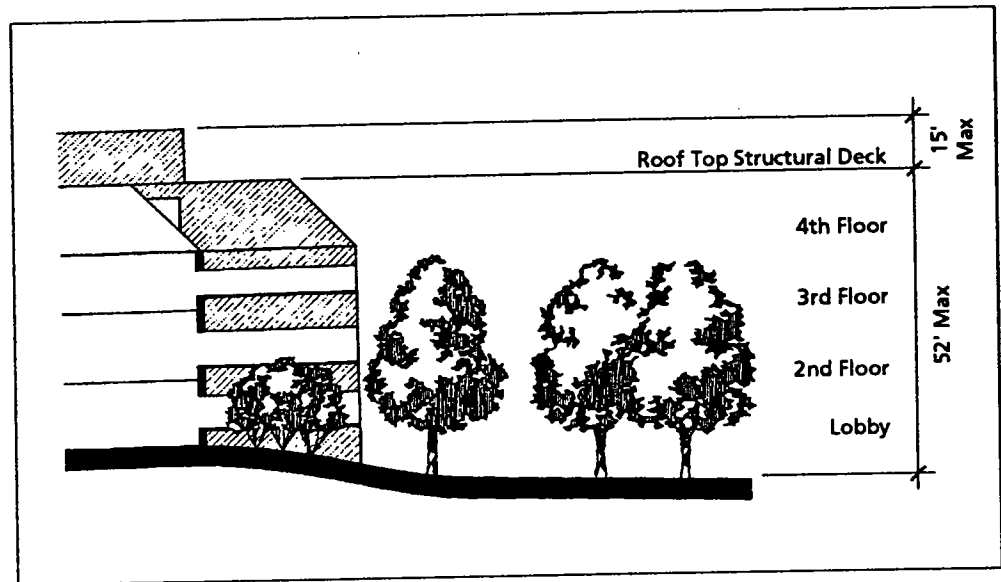
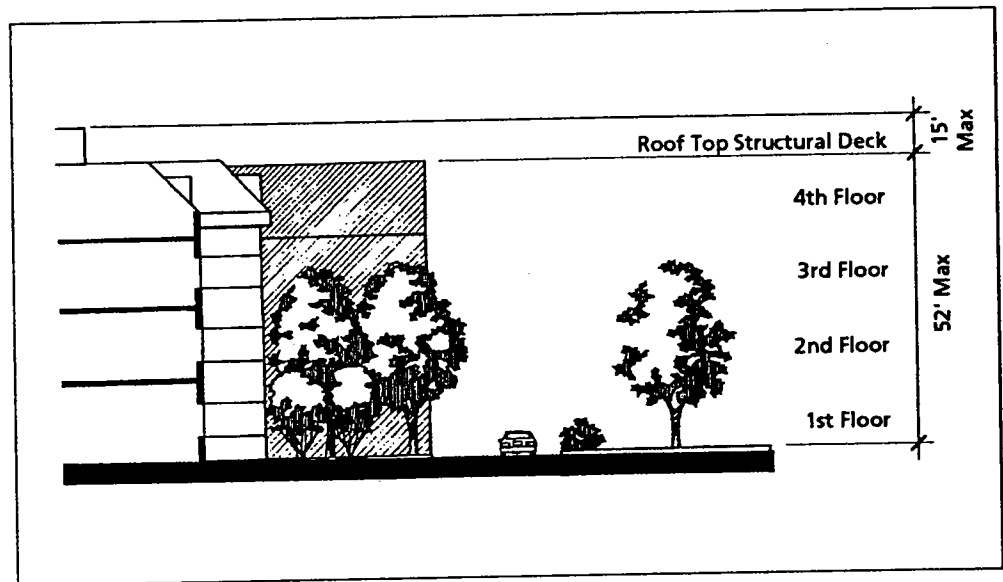


FIGURE 12
BUILDING HEIGHT



IV

4.5 BUILDING SKIN

A wide palette of materials will be permitted in the Corporate Center, but the building surface materials should be chosen for durability and permanence as well as harmony with the natural environment. Preferred building materials include, but are not limited to, non-reflective glass, brick, stone, architectural concrete block, granite, metal, glass block, and ceramic tile.

The following materials are not permitted: plain concrete block, corrugated steel, plywood, aluminum siding, vinyl siding, or used brick.

There must be a maximum of two (2) facade materials (excluding fenestration materials). One of these materials must be visually dominant and comprise over fifty (50) percent of each building elevation.

The use of the building materials in related landscape elements such as plinth walls, plazas, and sculpture is encouraged.

4.6 ROOF MATERIALS

Roofing shall not be reflective or light in color. Asphalt shingles are not permitted.

4.7 GLAZING

Glazing that blends with and reflects the color of its surrounding rather than its own color may be used. Other reflective glazing is discouraged.

4.8 EXTERIOR COLOR

A single color shall comprise over fifty percent (50%) of each building elevation. This dominant color shall not be a primary color. Two complimentary accent colors may be permitted on wall and roof surfaces. Accent colors shall together comprise not more than ten percent (10%) of any building elevation's area.

Plazas, courtyards, patios, and similar exterior areas that are integral to a building must be constructed of material similar to or compatible with the primary building. Service areas and open storage areas contiguous to the structure must be constructed of materials identical to the primary building.

4.9 SATELLITE DISHES AND ANTENNAS

Satellite dishes and any other public antennas must be screened from view.

4.10 UTILITIES AND MECHANICAL EQUIPMENT

All utility lines must be placed underground or otherwise out of view. All transformers, meters, and valves are to be installed in underground vaults or otherwise totally screened.

Mechanical, electrical, optical, electronic, and telecommunications equipment attached to or mounted on a building must be located out of view from public areas. Such equipment shall be grouped together in an orderly manner, and screened using materials that are the same or compatible with the overall treatment of the building exterior.

Items such as, but not limited to ground-mounted HVAC equipment and parking structure ventilating systems must be carefully placed, screened and landscaped to reduce their impact on adjoining areas. Unreasonably loud noise (except for security devices) from mechanical equipment that would adversely impact the adjacent Lots and public areas will not be permitted. No window-mounted mechanical systems will be permitted.

V LIGHTING DESIGN STANDARDS

5.1 INTENT

The goal of the exterior lighting guidelines is the maintenance of an impression of a semi-rural setting for motorists and pedestrians within the Corporate Center. To achieve that end, lighting within the Corporate Center will be restrained, limited in extent, and respectful of each Lot's visual environment. The following criteria sets forth specific performance criteria which can be met by a wide variety of design approaches. Where applicable, specific technical specifications will be furnished by the Covenant's Committee.

5.2 EXTERIOR LIGHTING

The illuminance from exterior lighting shall not exceed 0.1 footcandles anywhere along the Lot's Development Zone perimeter, measured on a horizontal surface at ground level and, a vertical surface at 6'-0". Exterior lighting fixtures should be located near the roadway or parking access aisles they are intended to illuminate. Roadway type "cobra head" or "high mast" fixtures on poles *shall not be used*. Fixtures which exhibit good optical control and a hidden light source such as the "shoe box" style are encouraged. If a designer or period fixture is selected which by design, does not provide a shielded source of illumination, a reduced wattage must be specified. Designer or period style fixtures with reduced wattage should be specified with incandescent lamps in order to maintain a more subtle white quality of light source.

Lamping of exterior fixtures must be specified within the "white" spectrum of light source (i.e. Metal Halide). No High Pressure Sodium, Low Pressure Sodium or Mercury Vapor light sources will be allowed where the fixture is located in such a manner that it is visible from any exterior location on or off the Corporate User's Lot.

5.2.1

Parking Lots These performance requirements are intended to promote better night visibility in parking lots by reducing glare and the over-lighting which destroys the night-vision adaptation of pedestrians. They can be achieved by a design approach which emphasizes fixtures scaled to the pedestrian and individual traffic lane, more low-wattage sources rather than fewer high-wattage ones, and efficient optical control of fixtures' light output. The requirement governing maximum fixture brightness at normal viewing angles can be met by submitting for review photometric tests reports from a reputable independent laboratory (usually available through fixture manufacturer).

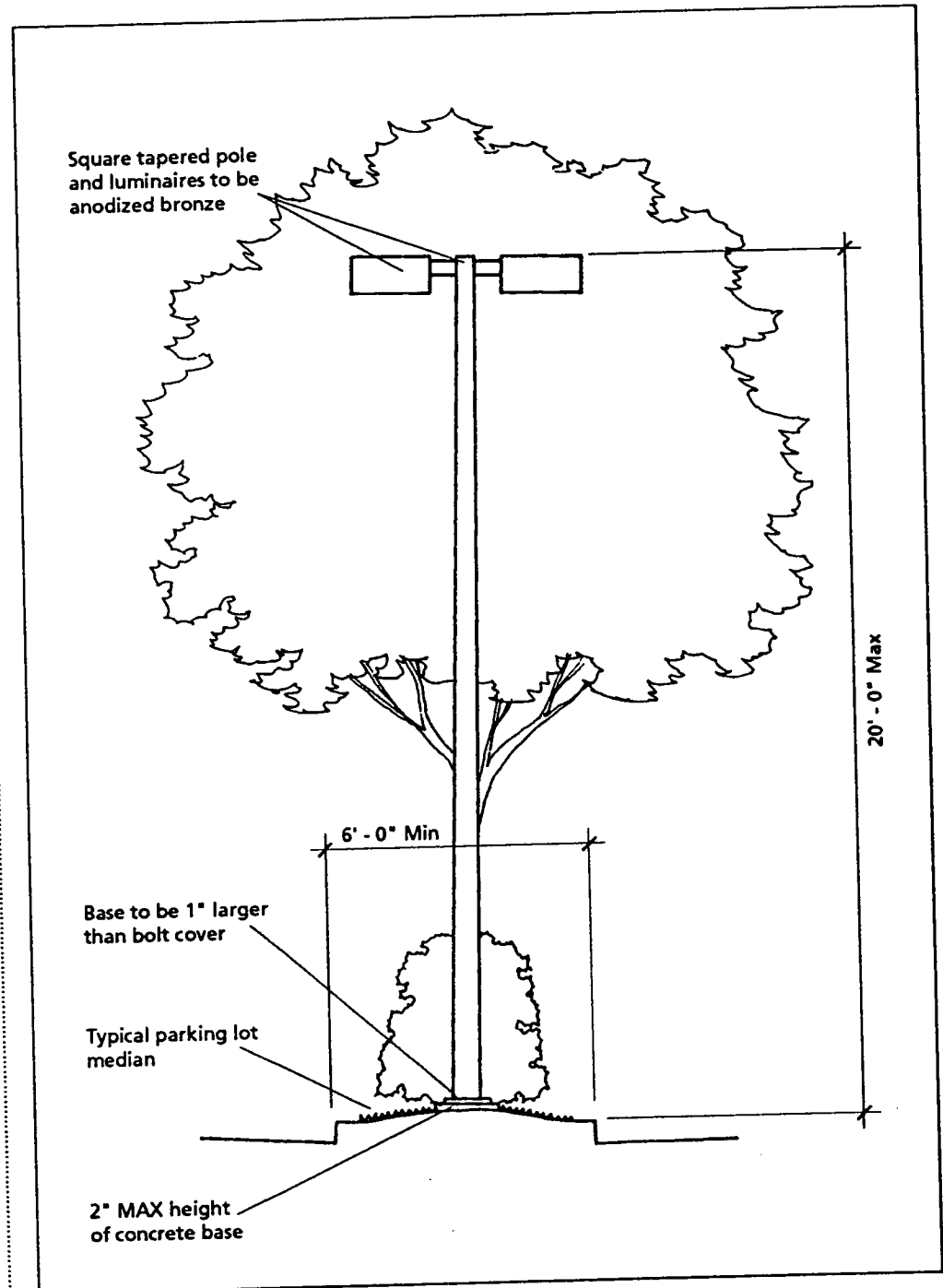
The horizontal illuminance at ground level within parking lots shall not exceed two (2) footcandles. Maintained illuminance values shall not exceed the appropriate current recommendations of the Illuminating Engineers' Society of North America.

TABLE A

Illuminance	Footcandles
Average illuminance, in vehicle circulation	0.5
Minimum illuminance, general parking area	0.2
Average Minimum Uniformity Ratio	4:1

When fixtures are used other than those containing "sharp cutoff" optical control (cutoff or brightness control for angles greater than 70 degrees from nadir), the surface brightness of any portion of the fixture subtending a solid angle of ten (10) minutes of arc ($2\frac{1}{2}$ " circle, seventy (70) feet away) shall not exceed fifteen hundred (1500) foot lamberts (See figure 13).

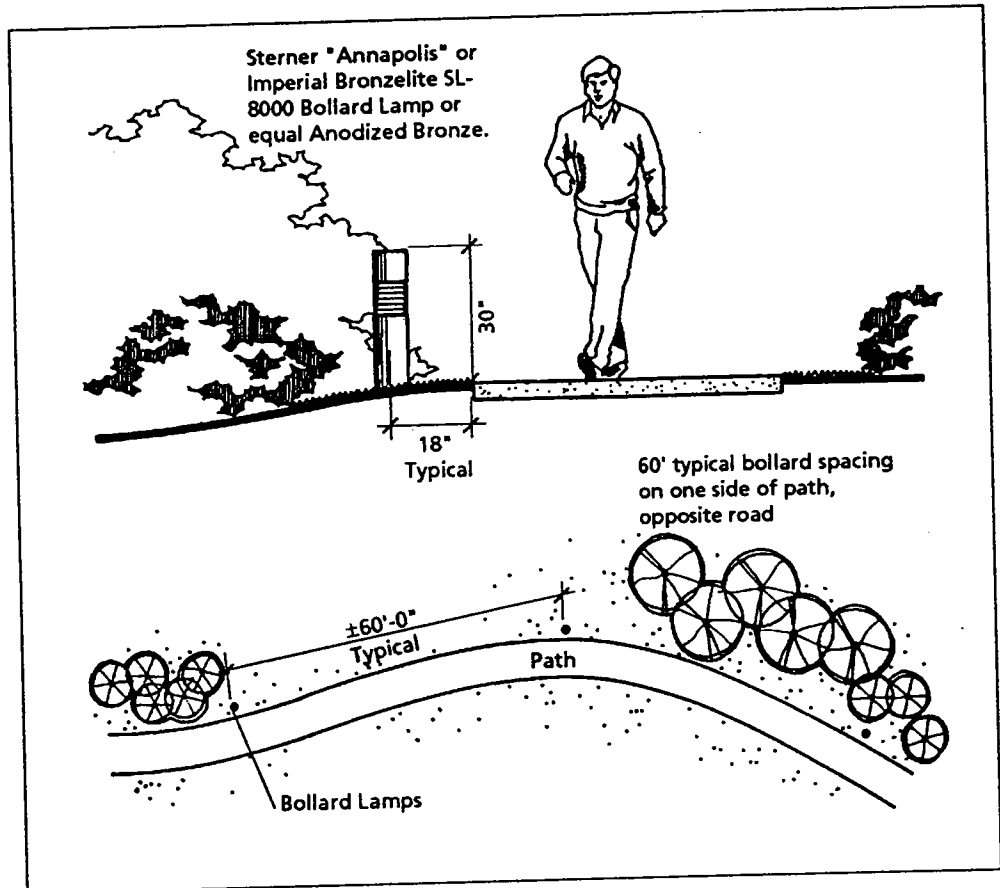
FIGURE 13
PARKING LOT LIGHT



5.2.2

Pedestrian Walkways The selective lighting of on site pedestrian paths for security and safety is encouraged. Fixtures should be selected in scale with the pedestrian such as the shielded bollard type or equal which provides strategic "pools" of light on the walking surface. By spacing the fixtures sufficiently apart, night vision remains uncompromised. Avoid "black holes" where the absence of any illumination creates a sense of entrapment and loss of security (See figure 14).

FIGURE 14
PEDESTRIAN LIGHTS



5.2.3

On-Site Access Drives Lighting of automobile access drives shall not exceed values indicated in the following table as recommended by the Illuminating Engineers' Society of America.

TABLE B

Illuminance	Footcandles
Roadway illuminance maintained	0.6 average
Roadway uniformity ratio	minimum 6:1
Pedestrian way illuminance, vertical & horizontal	0.5 average

The selection of fixtures for vehicular access drives should be complimentary in design to the other usages throughout the Lot. Pole height not to exceed 20' in height.

5.2.4

Control Point Zone and Guardhouse The security measures employed by a corporate user on Lots can be as extensive as required by the user's needs, but must have a discrete presence at the Lot boundary. Given that the decorative night lighting along Lansdowne Boulevard and roads within the Corporate Center is modest in scale and luminance, visitors approaching the Control Point Zone will be visually adapted to a non-illuminated environment. Overlighting the apron adjacent to guardhouses will tend to cause glare for approaching motorists and light trespass at the Lot entrance, competing with the lighting of the entry feature sign and access drive. All lighting within and around guardhouses should be shielded so as to light cars approaching and stopped at the guardhouse, but not blind drivers. Illuminance levels should be relatively low inside as well as outside the guardhouse so that security personnel's eyes remain adapted to exterior illuminance conditions and therefore can see into shadows beyond the illuminated zone.

Maintained illuminance values in the vicinity of guardhouses or identification points under camera surveillance within the "Control Point Zone" shall not exceed five (5) footcandles on horizontal or vertical surfaces.

Light fixtures within the Control Point Zone shall not have a surface brightness high enough or be aimed so as to cause a sensation of glare for approaching motorists.

5.3 BUILDING LIGHTING

Buildings and structures may be floodlighted to provide a softly lit building surface. The installation shall conform to the following requirements:

5.3.1

Luminance The luminance of any portion of a floodlighted surface shall not exceed 1.5 foot lamberts.

5.3.2

Light Fixtures Floodlighting fixtures must be located at ground level or behind roof parapets. Ground level fixtures will be appropriately screened and/or landscaped to prevent visibility. Floodlight fixtures shall not be located at roof parapet level in such a way as to be visible from the ground anywhere on site.

5.3.3

Decorative Lighting Bare-lamp decorative lighting shall not be used on the exterior of buildings.

5.3.4

Illuminated Signs Illuminated signs displaying the corporate user's logo or name may be located on the building. The design of each proposed sign must be reviewed by the Lansdowne Covenants Committee to ensure the sign's size is appropriate to the scale of the building on which it is to be mounted and that its luminance is not excessive (See Section VI - Signage and Graphic Design Standards).

VI

SIGNAGE AND GRAPHIC DESIGN STANDARDS



VI

SIGNAGE AND GRAPHIC DESIGN STANDARDS

6.1 GENERAL PROVISIONS

The purpose of the Lansdowne Sign Program Guidelines is to establish a cohesive, distinctive, and functional system to direct and communicate with those who work at or visit the Lansdowne Corporate Center. The signs along the public roadways at Lansdowne have been designed consistently with the Lansdowne philosophy to project an appropriate corporate image. Signs and graphics planned for Corporate Center Lots should complement the Lansdowne roadway signs. The intent of these guidelines is that collectively there will be a consistent sign program at Lansdowne. All signage will be reviewed and subject to approval by the Initial Construction Subcommittee.

6.2 MAJOR ENTRY SIGNAGE

The project signs at the main entries are long, curved walls which reflect the graceful contours of the site. Their strong profiles are created with deep massing of large stone, symbolizing the Lansdowne commitment to the stewardship of the site's natural features.

The "dry laid" masonry construction generates a rich texture of deep shadows and preserves the integrity of the material. Permanence is reflected in the Lansdowne identity panels, where metallic leaf lettering contrasts with the polished and thermal finishes of granite. Each sign is integrated into the massing and forms of the surrounding landscape.

The commitment to a timeless quality of design in the public streetscape is also reflected in the finely detailed street signage monuments which utilize stone masonry base.

FIGURE 15
LANSDOWNE BOULEVARD
AND ROUTE 7

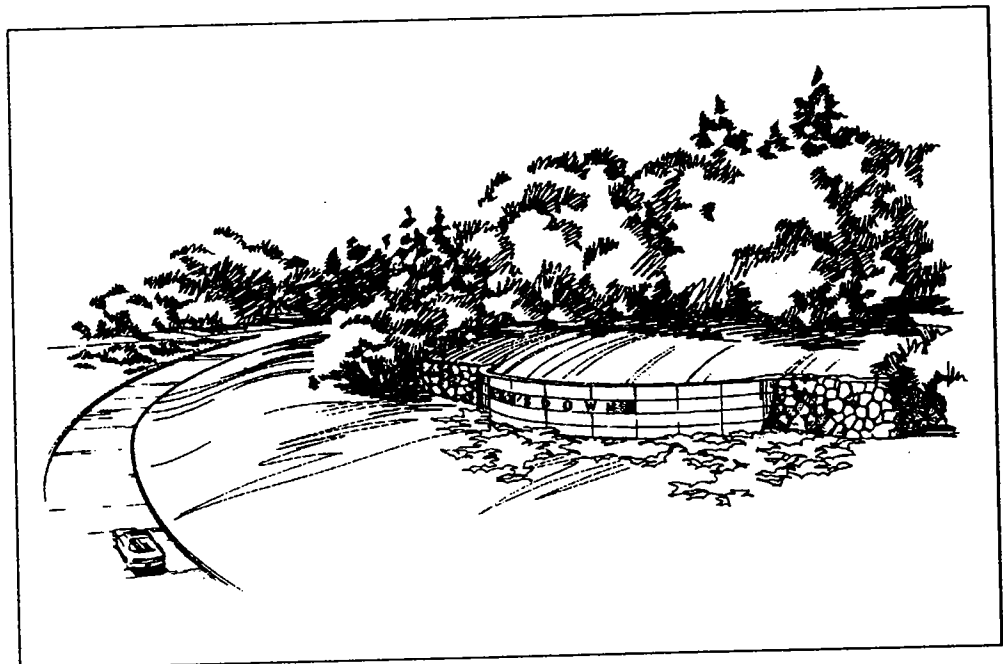
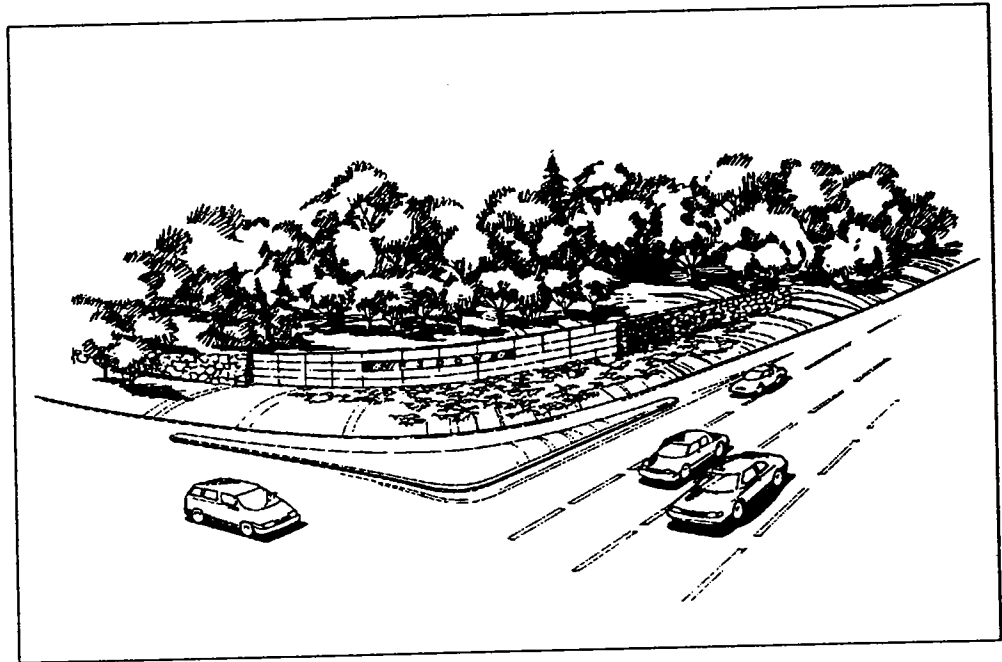


FIGURE 16
LANSDOWNE BOULEVARD
AND RIVERSIDE PARKWAY



6.3
CORPORATE IDENTIFICATION
AND STREET ADDRESS SIGN

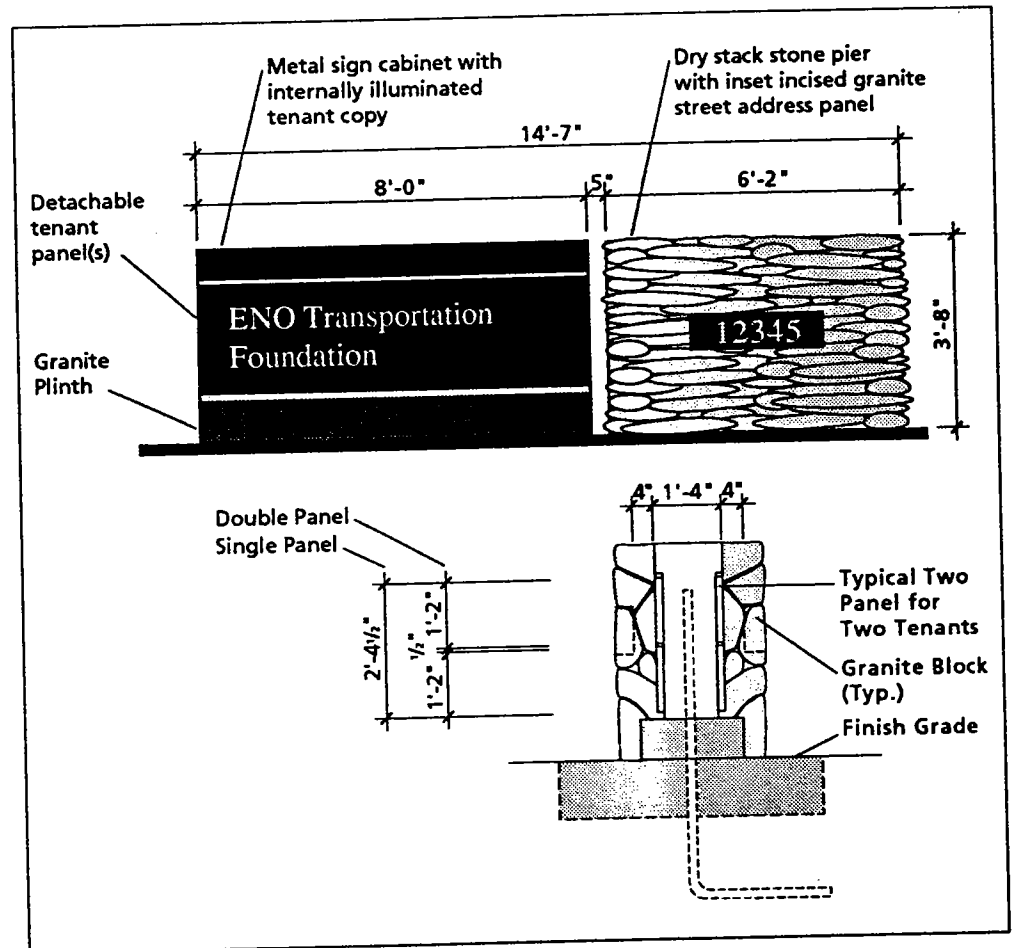
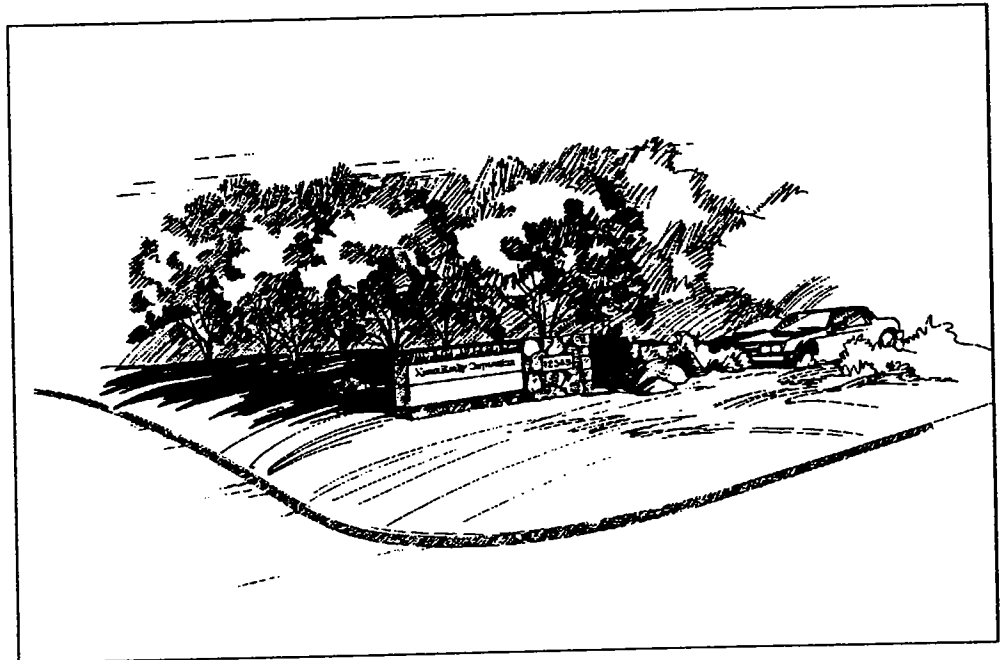
This sign is placed in the Corporate Center Lot Buffer Zone at either side of the entrance. The project standard metal monument is set on a granite base and is visually anchored to a stone pier constructed of "dry laid" masonry. The sign is double-sided and oriented perpendicular to the street for easy legibility. A single tenant may display its name, logo or signature within the defined usable graphic area. A two line format and a two tenant format are shown as representative variations that are permitted. The stone pier includes the street address number.

The sign must be illuminated by internal fluorescent tubes. Ground lighting is not permitted, nor are exposed conduit, wiring or electrical boxes.

All Corporate Center Lot signs will conform to this standard. Fabrication drawings, specifications and recommended suppliers can be obtained from the Covenants Committee.

All Corporate identification signs must be fabricated, installed and operational by the time a certificate of occupancy is issued.

FIGURE 18
CORPORATE IDENTIFICATION
SIGN

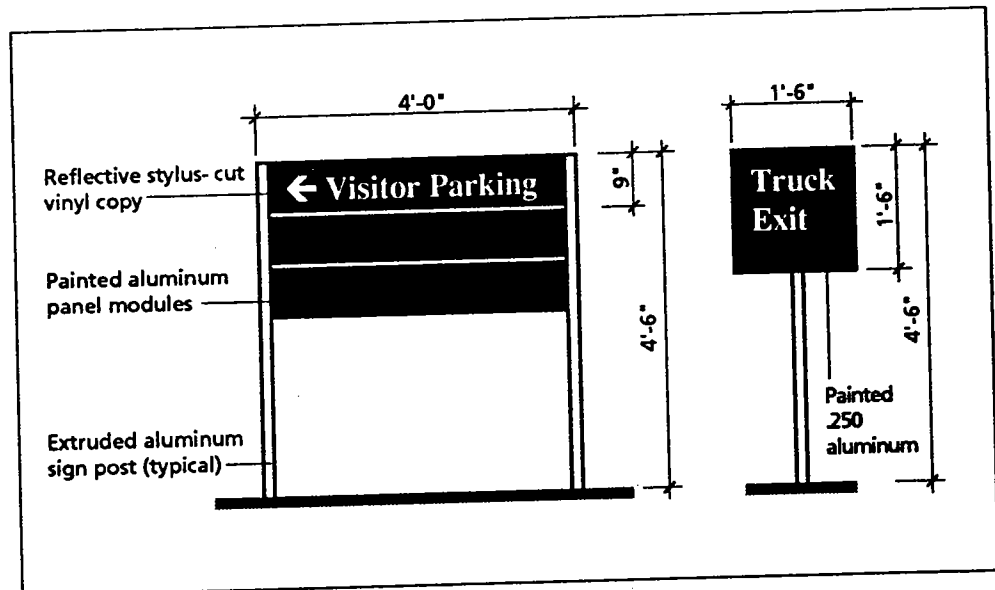


6.4 DIRECTIONAL SIGNS

Within each Lot, directional signs may be placed as needed on roadways beyond the control point zone to direct visitors and employees into and out of parking areas, building entrances and other facilities on the Lot. Owners may use a sign of their own design or adapt the Lansdowne standard directional sign as shown with the review and approval of the Initial Construction Subcommittee. The post and panel permits larger typography for legibility at long viewing distances. The smaller scale sign may be used near buildings or as a pedestrian directional where the smaller typography provides adequate legibility. Directional signs may not be internally illuminated. Detailed drawings, specifications and recommended suppliers can be obtained from the Covenants Committee.

All signs shall be uniformly mounted throughout each Lot, including the distance away from the edge of the road, the height of the sign, and the type of post. Generally, all signs shall be mounted perpendicular to the approaching viewer. Signs viewed from vehicles should always be on the driver's right. All signs should be placed an adequate distance (relative to the speed of travel) in advance of the decision point to allow for safe traffic circulation.

FIGURE 19
POST AND PANEL
DIRECTIONAL SIGNS

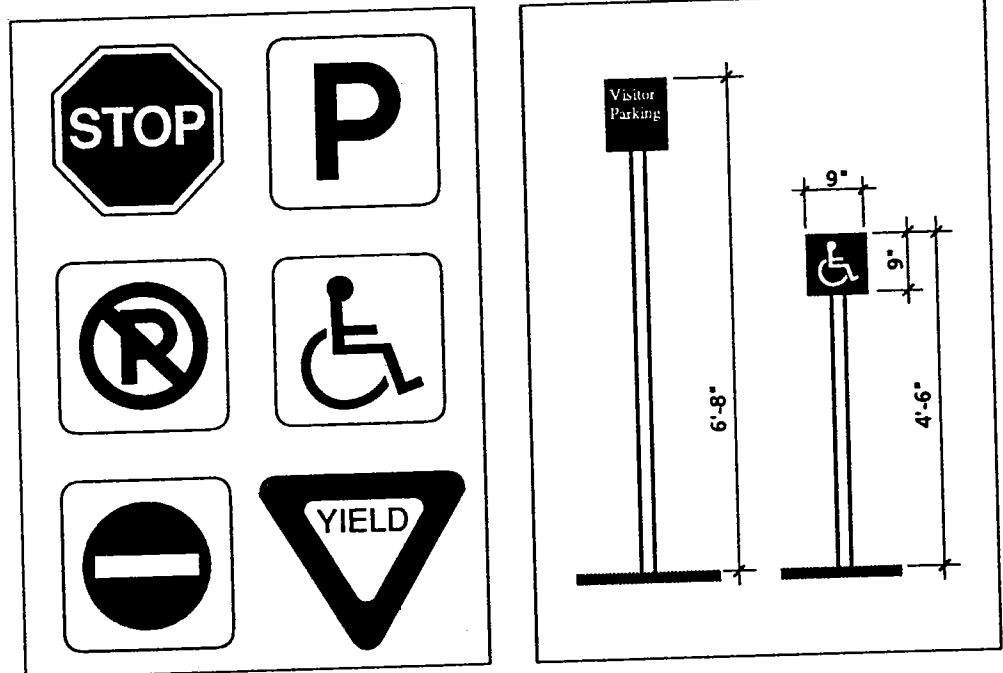


VI

6.5 VEHICLE REGULATORY SIGNS

**FIGURE 20
VEHICLE REGULATORY
SIGNS**

All traffic signs must comply with the Virginia Department of Transportation and the U.S. Manual on Uniform Traffic Control Devices. Sign mounting will comply with the Design Guidelines Standards, Section 6.4. All sign posts and back faces of sign panels are to be dark bronze anodized or painted to match. Sign posts will be round and 3 1/2" in diameter. Sign panels will be 1/4" thick. Detailed drawings, specifications and recommended suppliers can be obtained from the Covenants Committee.



6.6
BUILDING-MOUNTED
IDENTIFICATION SIGNS

The owner or tenant of a building may elect to place the identification of the primary tenant on the surface of the building. This may be a sign mounted over the entrance or on an upper corner of the structure. General guidelines for the placement of building-mounted signs are described below.

The sign graphic should be placed on the building in a way that aligns with the existing architecture. The sign should not cross building windows or extend beyond the parapet wall.

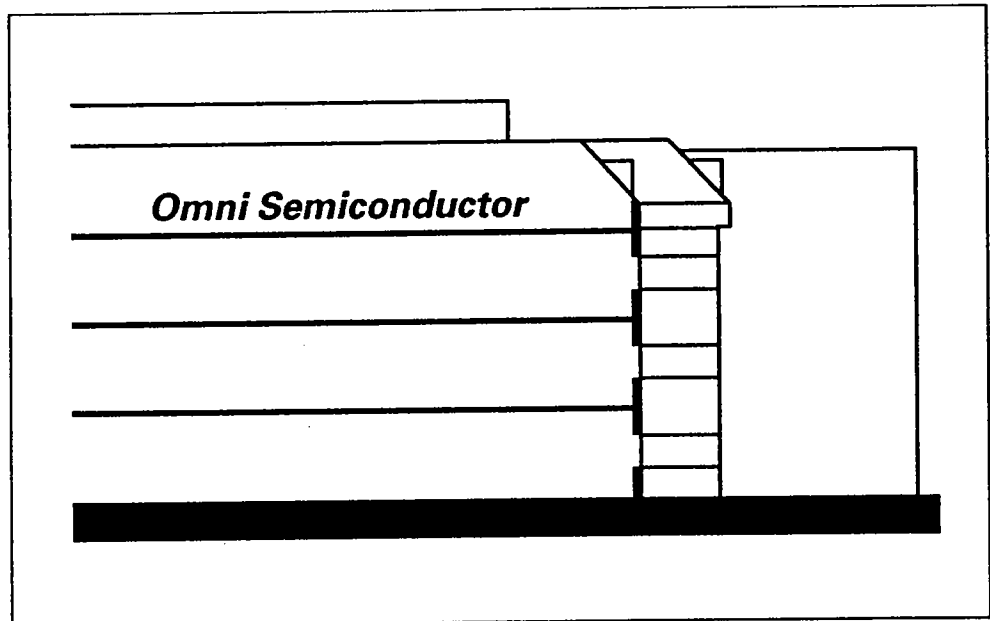
The sign should be integrated into the architecture or applied as individual letter forms of fabricated metal. Attachment of sign panels on the building is not permitted, except where necessary to render a logo/logotype. A variance by the Subcommittee is required for sign panels or cabinets.

The sign should be sized to fit appropriately on the building. It should not be overly large or unnecessarily commercial in appearance. The maximum letter height is 30", the maximum logo height is 36", and total sign area cannot exceed 100 square feet.

The sign may be illuminated as halo-lit reverse channel letters only. Exposed raceways, conduit, wiring or electrical boxes are not permitted.

The quantity is limited to one per tenant, maximum of two per building elevation. Tenants having a second street frontage may apply for a second building identity, subject to the approval of the Covenants Committee.

FIGURE 21
BUILDING MOUNTED
IDENTIFICATION SIGN

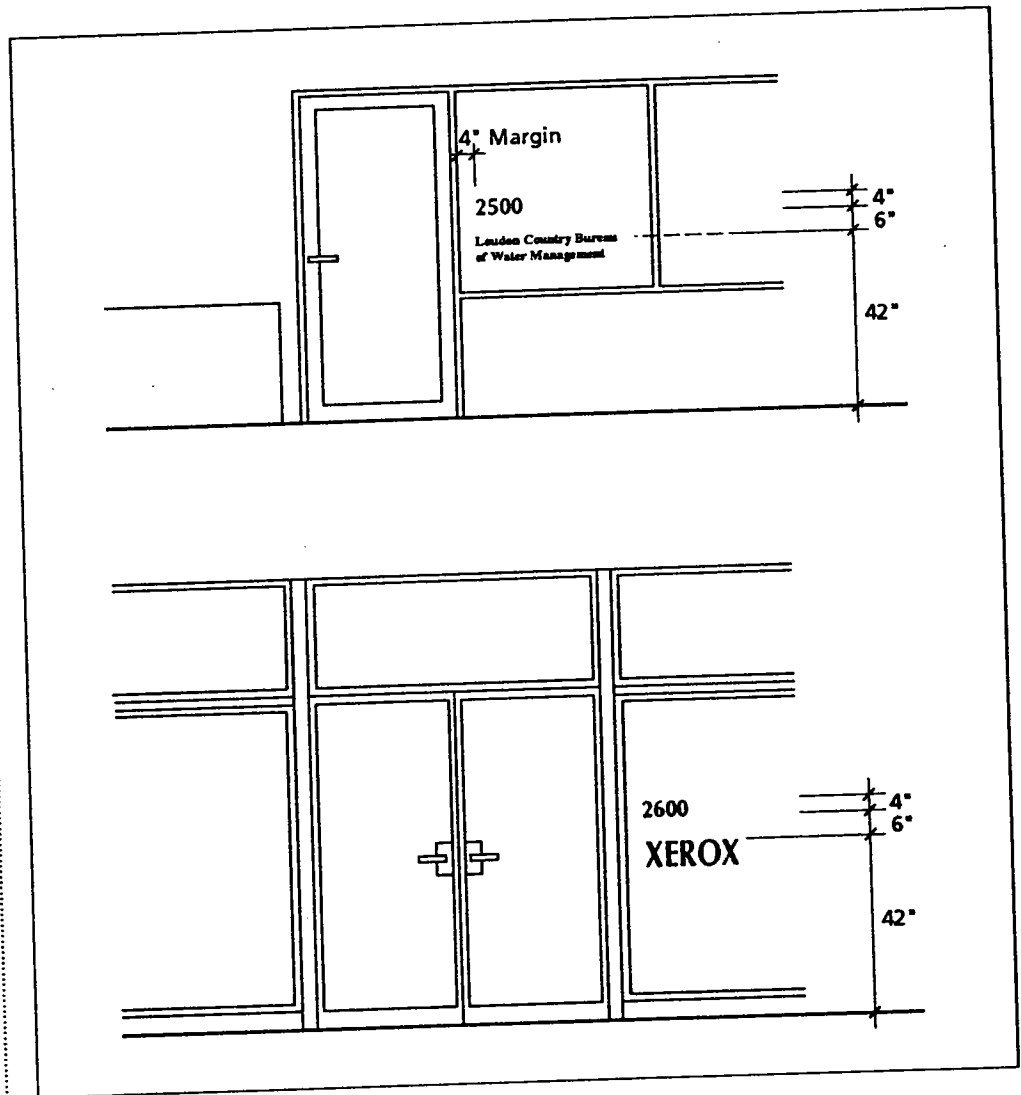


6.7 BUILDING ENTRY IDENTIFICATION

FIGURE 22
BUILDING ENTRY
IDENTIFICATION

Each principal tenant entry to a multi-tenant building is to display the tenant name and address with the standardized layout shown, except that tenants with existing graphics programs may use them upon review and approval by the Subcommittee.

All graphics are to be stylus-cut vinyl or silkscreened graphics applied to the glass sidelight adjacent to the entry door. All graphics are to be white or a single neutral color approved by the Initial Construction Subcommittee.



6.8 EXTERIOR DIRECTORY

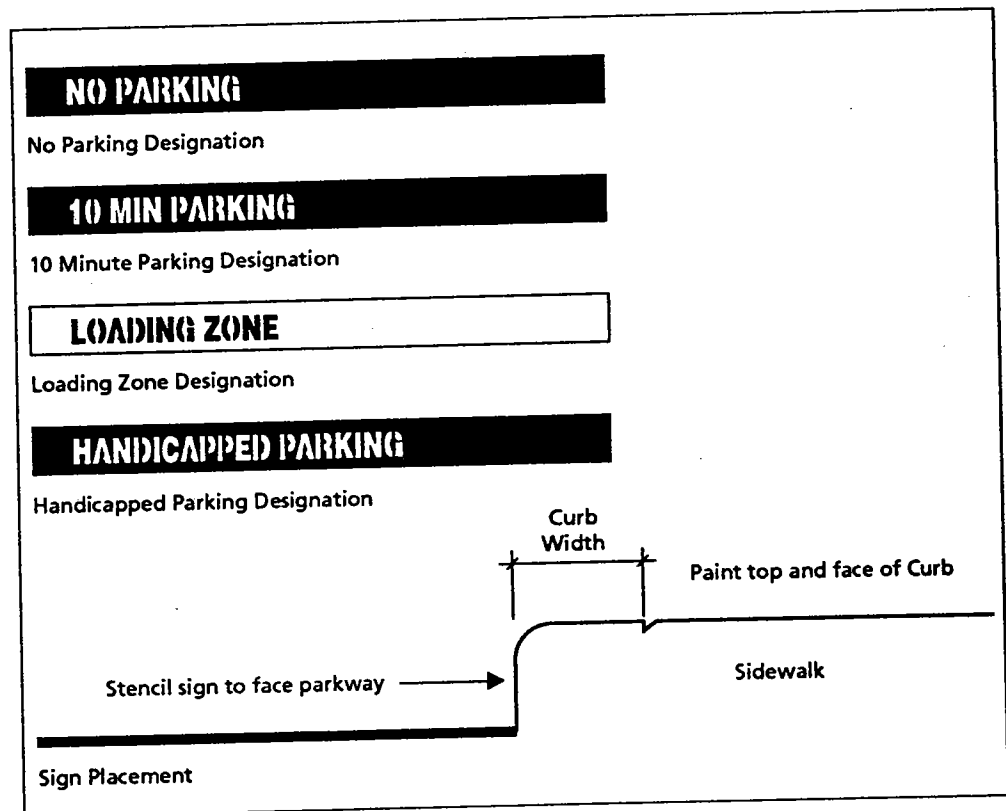
The owner of a multi-tenant structure may elect to place an exterior directory adjacent to the main entrance to the building. Major tenants up to a maximum of five (5) may be listed. The background color and typeface shall be consistent within the directory to neutralize competing logotypes.

The form, construction and finishes shall be compatible with the architectural treatment of the building. Placement shall be integral to the landscape/hardscape design of the entrance. Approval must be obtained from the Initial Construction Subcommittee.

6.9 CURB MARKINGS

All curb markings required to control stopping or parking are to be stenciled in 3" letters on the face of the curb as shown (see figure 23). All copy on red, green or blue curb paint is to be white. Copy on yellow curbs is to be black.

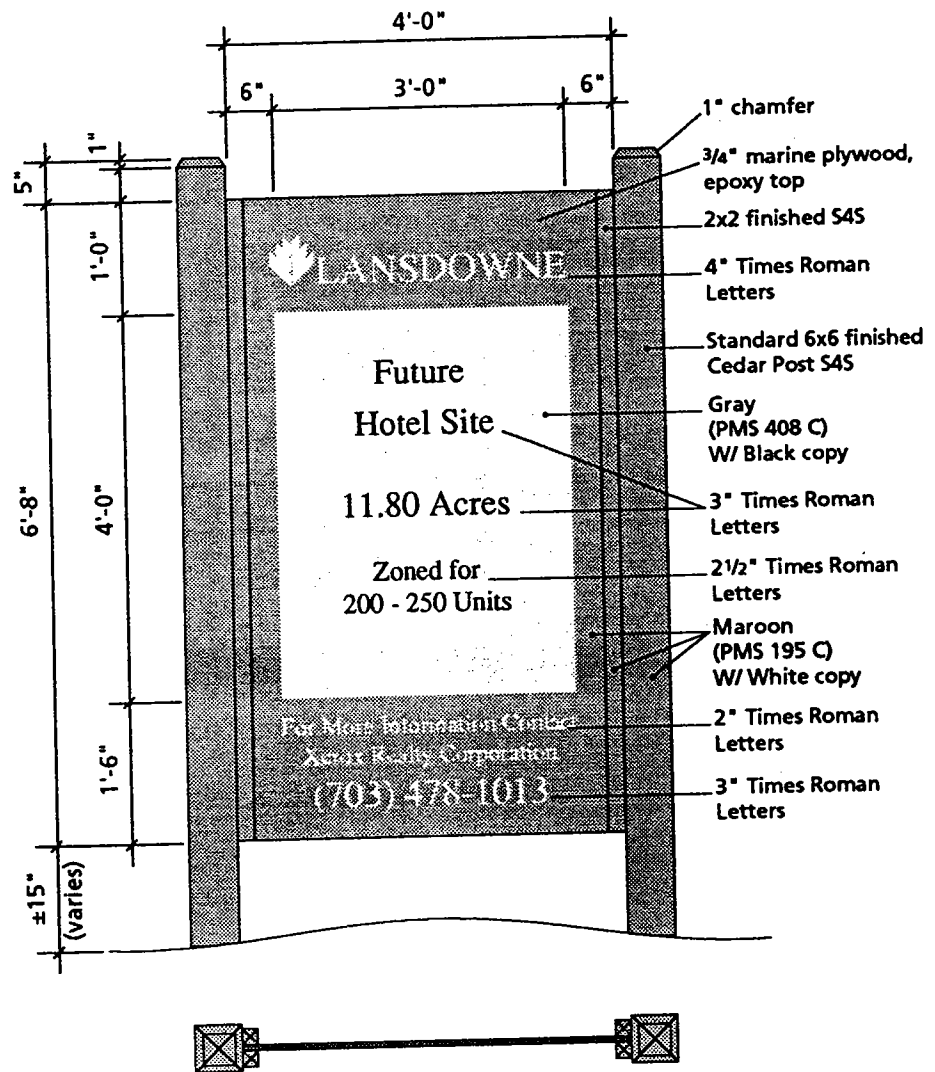
FIGURE 23
CURB MARKINGS



6.10 TEMPORARY MARKETING SIGNS

FIGURE 24
TEMPORARY MARKETING
SIGNS

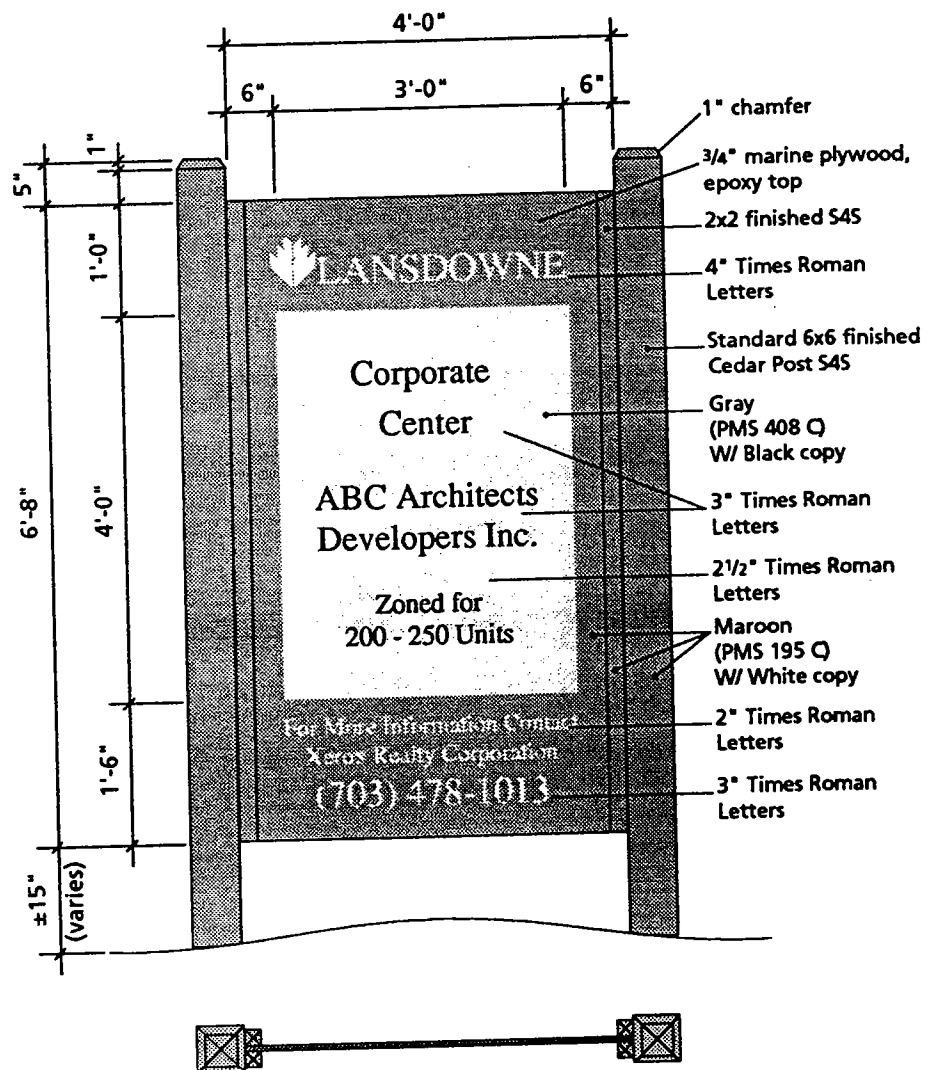
Each parcel is permitted to display one temporary marketing sign announcing the forthcoming improvements and an additional sign which identifies the Lot Owner, various Consultants and Financial Institution(s) responsible for the project. Marketing signs may not be illuminated.



6.11 TEMPORARY CONSTRUCTION SIGN

All projects under construction will be identified using a special project information sign. This sign shall describe the project and list the names of participating developer, architects, landscape architects, engineers, contractors, and financial institution. No other construction project signs will be allowed on the site without prior approval of the Rules Enforcement Committee.

FIGURE 25
TEMPORARY CONSTRUCTION
SIGNS



VI

6.12 PROJECT TYPEFACE

The project typeface is *Times Roman*, with *Times Bold* used for emphasis where appropriate. All letter spacing should be slightly "open" as shown to enhance legibility from a distance and from passing vehicles.

TIMES ROMAN

ABCDEFGHIJKLM
NOPQRSTUVWXYZ

abcdefghijklm

nopqrstuvwxyz

1234567890

TIMES ROMAN BOLD

ABCDEFGHIJKLM
NOPQRSTUVWXYZ

abcdefghijklm

nopqrstuvwxyz

1234567890

VII

LANDSCAPE DESIGN STANDARDS

7.1 INTENT	This chapter provides standards for the development of landscape designs and general specifications for plant material, landscape grading and irrigation within each Lot.
7.2 DESIGN CONCEPT	Together with building design, the proper planning and design of outdoor spaces are critical in fostering the intended atmosphere of the Corporate Center. The overall landscape concept for this area is to ensure that buildings and related improvements are subservient to the scenic beauty of the natural landscape. Thus, all development proposals must respect the area's natural setting. This goes far beyond the preservation of existing trees. It also includes new plantings that harmonize with the existing environment while accommodating the development of new buildings and parking lots. To accomplish this, separate criteria will be applied to the landscape within the Buffer and Development Zones. Buffer Zones will be left in a primarily natural condition to maintain the scenic woodland setting for corporate facilities while reducing the visual impact of buildings and parking lots from adjacent public areas and buildings. The preservation of existing vegetation, the careful placement and selection of new plant materials, and the installation of landscape features will serve to implement an inviting parkway and to ensure the visual quality of the golf course. Landscape improvements in the Development Zone should reflect specific functional requirements for outdoor eating areas, building entrances, and front yards. Throughout the Corporate Center, landscaping will be the primary means used to mitigate the visual impacts of parking lots and service areas.
7.2.1	Tree Preservation The preservation of significant areas of existing woodland vegetation should be a primary concern in the development of Corporate Lots, especially within the Buffer Zones. Special care must be taken to retain this important asset. Establishment of a realistic tree preservation program for each Lot is required. Such a program should be coordinated with the tree preservation program for Lansdowne. Buildings, roads, and paved areas must be set back at least ten (10) feet from the dripline edge of wooded areas to be preserved. Existing trees that are six (6") inches in diameter or larger, measured at four (4') feet above the existing finish grade, shall not be removed without approval by the Covenants Committee. The use of wooded areas for passive recreation is encouraged. The concentration of seating and picnic areas at the base of trees should be avoided to prevent excessive compaction of the soil. Tree relocation and new woodland planting should be used to enhance and supplement preserved existing vegetation. The clearing of understory vegetation other than selective removed and cleaning of debris is not permitted except with the approval of the Covenants Committee.

7.2.2

Parkway Reserve The Parkway Reserve is an essential component of the Corporate Center. It functions to serve as a front yard and unifying element to the Corporate Lots, but also as an important social and recreational amenity for the people who work at Lansdowne. The Parkway Reserve is the natural wooded area adjacent to Woodridge Parkway and Riverside Parkway. (See figures 3 and 4, pages 15 and 16). Where buildings are planned, the setback and resultant reserve is 100' feet wide. Where parking lots are planned, this reserve is 200' feet in width.

Within the Lot Owner's segment of the Parkway Reserve the Lot Owner will be responsible for the construction of an approved six (6') wide asphalt pedestrian trail which provides access to features within the Corporate Center. Technical specifications and layout plans for the asphalt trail will be provided by the Subcommittee. Every effort shall be made by each Lot Owner to preserve this area within its natural state for both their enjoyment and the enjoyment of others.

The Parkway Reserve is an amenity intended for the entire corporate community. However, it is recognized there may be a need for controlled access to certain Lots. Security structures such as gates and guardhouses must be located within the Development Zone adjacent to the Parkway Reserve. No fences or security equipment may be located within the Parkway Reserve.

7.2.3

Golf Course Protection Throughout the Corporate Center, landscaping should be used to delineate clearly the boundary between the golf course and adjacent public and private areas. Also, along the golf course, scenic views can be enhanced and unsightly or distracting areas screened through the use of landscaping.

Unless otherwise noted, a zone of fifty (50) feet from the property line adjacent to the golf course fairway is designated as a golf course protection zone where no buildings, paths, walls or plazas are allowed for safety reasons and to protect the visual character of the golf course. Landscaping within this zone must be in accordance with the overall landscape plans for the golf course. Additional planting and/or clearing for views must be approved by the Covenants Committee.

7.2.4

Building Landscape The key landscape concerns within the Development Zone of each Lot are to ensure an attractive setting for the building and to reduce the visual impact of surface parking Lots. The following guidelines allow considerable flexibility in the design and implementation of landscaping while ensuring a level of compatibility among Corporate Lots.

Areas around buildings should be configured to create "outdoor rooms," such as eating areas and garden meeting areas, that extend the interior function of the building into the outdoors. The design of building entrances and of pedestrian circulation from parking lots should receive particular attention. Provision of ample and comfortable outdoor eating areas is encouraged. In all outdoor areas, landscaping should be used to make the spaces more comfortable, as well as make buildings more energy-efficient by blocking wind and providing shade. Specifications for outdoor Landscape Furniture Elements are available through the Covenants Committee.

Plant material selected for use within the Development Zone should be compatible in specie with the existing vegetation. (See Master Plant List, Table C.)

7.2.5

Parking Lot Landscape Parking lot landscaping shall consist of a minimum of three (3) to three and one-half (3-1/2) inch caliper canopy tree for every four (4) cars. Additional landscaping of islands within parking lots is encouraged. Care should be given to the selection of plant materials which screen and shade the cars while allowing sufficient views of the parking lot for surveillance and safety. Parking lots must be screened with plantings that will grow to a height of thirty (30) inches above the top of curb. The effective screening height of plant materials is their anticipated height twelve (12) months after installation. Plant materials used for screening should provide at least fifty (50) percent effective screening during dormant periods.

When there is more than one bay of parking planned, each parking bay shall be separated from the other by a mounded landscape strip at least nine (9) feet wide (face of curb to face of curb). Not more that twenty (20) adjacent car spaces may be continuous without a nine (9) foot x eighteen (18) foot landscape island which is graded to a minimum height of ten (10) inches above the adjacent top of curb. The tree planting requirement as mentioned above, shall apply unchanged. (See figures 7, 8 and 9, for typical parking lot landscape requirements.)

7.3

PLANT MATERIAL USE

The preservation of quality trees and underbrush is encouraged within the Development Zone and required within the Buffer Zone. As such, additional plantings shall be installed wherever, during construction, there has been damage to the existing vegetation. Plant species which are compatible with the existing native species is encouraged. Avoid the use of exotics in the selection of plant material to be used around the finished site improvements or plants, shrubs or trees which are particularly attractive to the indigenous deer.

The following basic guidelines will be used to evaluate submitted landscape plans for a Corporate Lot.

Generally, trees should be planted in masses of one (1) type per mass and with a minimum of three (3) trees per mass whenever possible.

Generally, shrubs and ground covers should be planted in masses of one (1) type per mass and in sufficient numbers to create beds or "drifts" of plants.

Screen or buffer hedges should be composed of one (1) type of plant. Hedges which are intended to be clipped should be selected and consistently maintained in order to sustain an opaque, to the ground character.

Trees and shrubs should be clustered to frame views of open space areas.

Small individual circles of shrubs or ground cover shall not be designed at the base of single trees, but rather groups of trees.

Shrubs, mulch or ground covers, rather than sod, should be planted under existing tree masses. The existing trees are adapted to less water (i.e., no irrigation). Shrubs and ground covers require less irrigation than sod, which is more suitable to the natural conditions of the existing trees.

7.3.1 Plant Material List The following list of trees and plants emphasizes species which are either indigenous to the existing woodlands or are in keeping with the character of the natural setting at the Corporate Center. See Master Plant List. (Table C, page 53)

7.3.2 Plant Material Quality and Size The landscape plan required for approval by the Covenants Committee must be prepared by a qualified landscape architect. Landscaping should be installed prior to occupancy of the building when season permits.

An additional consideration in the selection of particular plant materials should be the grazing habits of the deer population on site. Plants which are evergreen or have thorns should be considered when appropriate.

Natural areas, including understory growth, are encouraged. The use of water, conserving and indigenous species, along with transplanting of existing trees, is also encouraged. Undeveloped land held in reserve for future development must be seeded with turf but need not be fully landscaped or irrigated.

Trees Proposed trees should either blend well with the existing trees or should complement them with an interesting or distinguished character and conform to the minimum standards as set forth by the American Nurseryman's Association Standards for Nursery Stock.

Deciduous canopy trees shall have a minimum caliper at installation of 3-1/2" and conform to the minimum standards as set forth by the American Nurseryman's Association Standards for Nursery Stock.

Small Flowering Accent trees shall have a minimum height of 10' - 12' with a 5' - 6' spread at time of installation.

Evergreen trees shall have a minimum height of 12' with a 6' minimum spread at time of installation.

Shrubs and Hedges The plant materials should be chosen based on their relationship of ultimate height and width in regards to the space in which they are planted. Layering of plant materials is encouraged. Taller plants should be placed behind lower plants.

Plant material foliage and flower colors should be chosen to be complimentary.

Varying textures of fine, medium and coarse plant materials are encouraged.

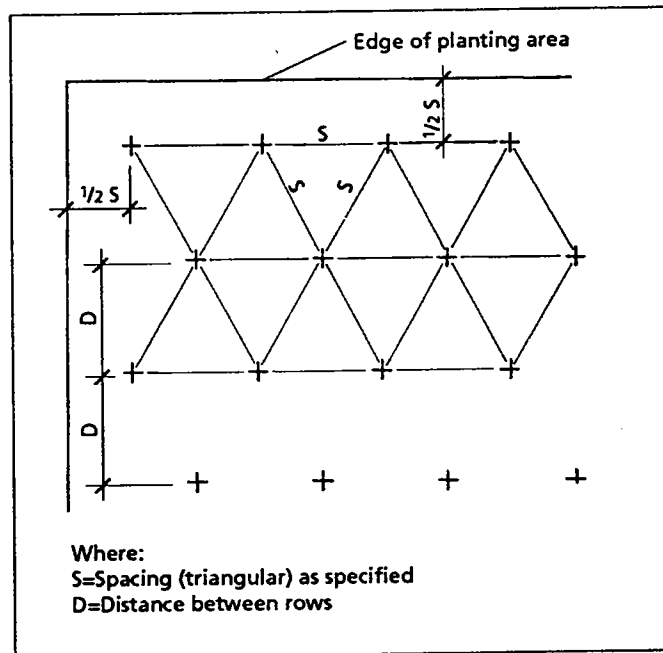
TABLE C
MASTER PLANT LIST

	Botanical Name	Common Name
Deciduous Canopy Trees:	<i>Acer saccharum</i>	Sugar Maple
	<i>Fraxinus pennsylvanica</i> "Summit"	Seedless Green Ash
	<i>Liriodendron tulipifera</i>	Tulip Poplar
	<i>Platanus acerifolia</i>	London Plane Tree
	<i>Quercus phellos</i>	Willow Oak
	<i>Quercus rubra</i>	Red Oak
	<i>Salix babylonica</i>	Weeping Willow
Evergreen Trees:	<i>Ilex</i> spp.	Evergreen Holly
	<i>Juniperus virginiana</i>	Eastern Red Cedar
	<i>Pinus strobus</i>	White Pine
	<i>Pinus sylvestris</i>	Scotch Pine
	<i>Tsuga canadensis</i>	Canadian Hemlock
Flowering Trees:	<i>Cercis canadensis</i>	Red Bud
	<i>Cornus florida</i> "Cherokee Princess"	Dogwood
	<i>Prunus yedoensis</i>	Yoshino Flowering Cherry
	<i>Pyrus calleryana</i> "Bradford"	Bradford Pear
Shrubs:	<i>Azalea</i> spp. (protected area)	Evergreen Azalea
	<i>Berberis</i> spp.	Barberry
	<i>Cotoneaster</i> spp.	Cotoneaster
	<i>Cytisus</i> spp.	Flowering Broom
	<i>Juniperus</i> spp.	Juniper
	<i>Prunus caroliniana</i>	Cherry Laurel
	<i>Rhododendron</i> spp.	Rhododendron
	<i>Taxus</i> spp.	Yew

Newly planted shrubs shall be installed at a minimum size of twenty-four (24") inch overall height by twenty-four (24") inch spread depending on type of shrub. Plant spacing shall be twenty-four (24") inches, thirty (30") inches or thirty-six (36") on center depending on the type of shrub. See figure 26 for examples of typical spacing.

Screen, buffer and hedge plantings composed of shrubs shall be planted to achieve a minimum height of thirty (30") by twenty-four (24") overall spread at time of installation. All screen plantings shall be eventually maintained at a height suitable for the intended purpose and pruned in order to maintain a dense branching habit all the way to the ground.

FIGURE 26
PLANT SPACING



7.4 LANDSCAPE GRADING

Site grading should attempt to enhance the existing topography, protect the existing vegetation and provide positive on-site drainage. Landscape mounding shall be implemented with smooth transitions resulting in subtle forms to enhance the existing conditions. Landscape mounding shall not be "lumpy" and "abrupt" resulting in an artificial look.

7.4.1 Existing Grades Where existing vegetation is saved, the existing grades will be maintained with positive drainage from the trunk to the dripline of the vegetation.

7.4.2 Drainage Run-off should be directed away from building pads at a minimum slope of two (2%) percent cross slope.

Walkways and patios shall have a one and one half (1-1/2%) percent cross slope.

Landscape swales shall have a one and one-half (1-1/2%) percent minimum slope to achieve positive drainage. Swales shall not retain standing water for extended periods of time.

7.4.3

Mounding and Swales Mounds and swales shall be designed so as to be an integral part of the grading, and shall have smooth transitions between changes in slope.

Mounds shall not interrupt swale drainage or be placed between the trunk and dripline of existing vegetation.

Mound slopes shall not be greater than a ratio of 3:1.

Swale side slopes should be between the ratio of 6:1 to 7:1.

7.5 IRRIGATION

All landscape areas that are installed as improvements to the development of a Lot within the Corporate Center shall have an automatic irrigation system.

7.5.1

Coverage Landscape improvements shall have one hundred (100%) percent coverage. However, within areas where existing trees or other vegetation remain, the watering intensity shall be reduced by design of the system.

7.5.2

Design and Materials System shall be designed such that there is no overspray on to adjacent lots and paved surfaces.

Any exterior irrigation equipment such as back flow preventors shall be screened from view with plant material.

Irrigation heads in turf areas should be either impact drive, ball drive, gear drive or spray type pop-ups. Pop-up spray heads are to have a minimum four (4") inch pop-up height. Risers may be used in shrub areas not adjacent to pavement.

PVC pipe used should be a class no less in thickness than SDR 26/Class 160 PVC.

The irrigation system shall be operated in an automatic mode.

Sprinkler heads with widely different precipitation rates are not to be mixed on the same zone.

Installation of moisture sensor control's is recommended to conserve water use.

Well water shall be tested for quality and mineral content and results submitted to the Subcommittee prior to commencement of installation of irrigation system. A deironization system must be used if water quality tests indicate a potential of mineral staining or discoloration.

A county water source must be used within landscape areas immediately adjacent to the building.

7.6 LANDSCAPE MAINTENANCE

This section deals with the provision of general standards by which lot owners shall maintain the landscaping on their lots and enable the growth of the Corporate Center landscape character to continue over time thereby retaining strong property value.

7.6.1 Responsibility It is the responsibility of each property owner to maintain their lot at a high level of quality. The area includes property lines except at lakes which is limited to the top of the water line. Front or side yard area to be maintained includes the area to the edge of pavement at the street frontage less those areas to be maintained by the Conservancy.

7.6.2 General Maintenance Trees, shrubs, ground cover, vines and sod shall be pruned, fertilized, sprayed for pests and fungus, weeded and watered at their required times as recommended by industry standards.

Pruning Shall be performed in accordance to industry standards for trimming and degree of pruning.

Fertilizing Fertilizer shall be applied according to manufacturer's instructions and according to schedules as set in this Section. If there is any evidence of nutrient deficiency, corrective measures shall be taken.

Pest and Fungus Control Careful inspection of plants on a weekly basis should be undertaken and the spraying of insecticide/miticide or fungicide should be done in response to a particular problem. Spraying shall be done in accordance to manufacturer's recommendations and standards of the profession.

Edging All edges between grass, shrub beds, and walkways in building-related areas should be maintained by use of sharp edging tool at least once a month or more often if rain or other events cause edge damage.

Weed Control All planting areas and lawn areas shall be weeded as necessary to maintain a clean and weed free condition. If a chemical weed control is used, manufacturer's instructions must be followed exactly and care must be taken to prevent injury to all plant materials in planting bed. If chemical weed control is not satisfactory, use necessary mechanical or human methods to control weeds.

Mulching Mulch shall be maintained in a clean and neat condition. Restore as necessary with mulch which is clean and free from foreign material and seed. Mulch should match that of the initial installation.

Soil Erosion Topsoil, mulches, etc. which may be lost from washouts or slumped and damaged areas on lake edges or sloped berms shall be repaired in a timely fashion after the disturbance.

Irrigation Irrigation systems shall be maintained in proper working order at all times and necessary repairs must be made immediately.

Watering Schedule Irrigation should be cycled to provide a deep watering and to minimize runoff. Hand water as necessary in areas not obtaining full irrigation coverage.

VIII

APPENDIX

- 8.1**
LANSDOWNE TECHNICAL SPECIFICATIONS
- The purpose of the following guidelines is to set minimum maintenance standards to ensure that Lansdowne will be kept in a neat and uniform condition.
- 8.2**
MAINTENANCE
- Each owner, lessee or occupant of any Lot shall at all times keep his premises, buildings, improvements, and appurtenances in a safe, clean, neat, and sanitary condition and shall comply with all laws, ordinances, and regulations pertaining to health and safety.
- 8.3**
REPAIR OF BUILDINGS AND PARKING LOTS
- No buildings or other improvement must be permitted to fall into disrepair, and each improvement shall at all times be kept in good condition and repair and adequately painted or otherwise finished.
- All access drives, parking lots, curbs, and other structures will be kept in good repair and free of debris and litter. All roadways and pedestrian areas must be plowed and sanded during the winter months when required to provide dependable safe access.
- 8.4**
TEMPORARY FACILITIES
- No temporary buildings or other improvements of a temporary nature, including trailers, incomplete buildings, tents or shacks, will be permitted on the Lot, except with the prior written approval of the Rules and Enforcement Subcommittee to maintain such facilities on the Lot.
- 8.5**
LANDSCAPE MAINTENANCE
- Tree Pruning Procedures* Those trees that have overextended, dead and unsightly branches shall be pruned and trimmed. Damage from wind, etc., shall be repaired. All trees shall be pruned and trimmed only as necessary to maintain their natural form.
- Corrective pruning to remove rubbing and cross branching shall be completed while the plant material is dormant. Pruned branches two (2") inches in diameter and greater must be painted for protection.
- Trees should be pruned to maintain a central leader and to remove branches which form narrow crotches. Prune trees to develop permanent Scaffold Branches which have a radial orientation and do not overlay one another.
- Remove lower branches for adequate clearance of vehicles and pedestrians.
- Trees shall not be topped, "hat-racked", "lolly-popped", or sheared or pruned in any manner which alters the natural growth habit of the tree.
- Inspect each tree on a continuing basis for broken branches, cross branches, damage from mowing equipment, etc. All corrective pruning and surgery should be carried out immediately.
- Perform "same-day" clean-up of all pruned and trimmed material and dispose of this material properly.
- Tree Fertilizer* Trees shall be given yearly fertilization to maintain optimum growth. Quantities cannot be set since it is not the intent to force growth. High nitrogen,

quick-release fertilizers should not be used. A slow-release organic fertilizer shall be used. Method of application shall be deep-root injection for stimulation of root development.

Shrub Pruning Shrubs shall be pruned and trimmed to remove winter kill and wind damage, etc. Remove one quarter (1/4) to one third (1/3) of major branches to one (1") inch stumps to control size and promote growth and flowering. All shrubs shall be pruned and trimmed only as necessary to maintain natural form.

Hedges shall be pruned so that lower branches are uniformly wide, tapering to top.

Shrub Fertilizing Fertilize shrub planting in the early spring before the plants leaf out (February or March). Fertilizer shall be a particularly organic fertilizer. Broadleaf evergreen and other acid-loving plants shall be fertilized with an appropriate acid fertilizer. Make an additional application, in early summer, of a slow-release organic fertilizer. If shrubs appear chlorotic or show yellowing of new growth, apply chelated iron as per the recommendation on the package.

Ground Cover Pruning All pruning shall be done in a manner to produce a natural effect and not a sheared effect. Prune, as necessary, all ground cover plantings to prevent them from overtaking shrub plantings.

Ground Cover Fertilization Fertilizer should be watered in as soon as application is complete. Water sufficiently to wash all fertilizer off the foliage of the plants.

Lawn Mowing All mowing equipment shall be maintained in a sharp condition and in proper adjustment at all times.

Lawn cuttings shall be collected during cutting with a bag attachment or raked and collected manually immediately after cutting.

Trimming Trim grass around all trees, shrubs, plant beds, curbs, buildings, poles, fixed objects, etc., using hand or other tools in order to present a neat appearance at all times in building-related and road-related areas. Weed eaters should not be used within six (6") inches of tree trunks.

Sweep grass off pavements and streets after mowing and remove all grass clippings from building related lawns immediately after clipping. Clippings and grass must not be thrown onto adjacent property.

Lawn Fertilizing Soil tests should be conducted and all fertilizer requirements should be based upon the conclusions of the soil tests.

Fertilizer shall be applied in a solid dry form. Liquid applications shall not be used on lawn areas.

Fertilizers shall be applied when the grass is dry to minimize foliar burn.

Fertilizer shall be watered in immediately after application to minimize foliage burn.

Fertilizer shall be applied after lawn is mown to minimize the pick-up and removal of fertilizer by mowing equipment.

Fertilizer application shall be coordinated to anticipated rain events. Fertilizer shall not be applied if drought periods are anticipated. If fertilizer is applied and sufficient rainfall is not present, irrigate lawn areas to minimize fertilizer burn. Irrigation shall continue until sufficient moisture is available.

Fertilizer shall be applied uniformly. Overlapping and missed areas shall be minimized. Banding and streaking of fertilizer shall not be permitted.

8.6

LANSDOWNE CONSERVANCY CONSTRUCTION GUIDELINES

8.6.1

General Lansdowne Conservancy ("Conservancy"), acting through its Board of Directors, has adopted the following Construction Guidelines ("Guidelines"). These Guidelines may be amended from time to time by resolution of the Board of Directors.

Wherever in these Guidelines reference is made to "owners," such terms shall apply to the owner of any lot, to such owners' tenants whether or not in occupancy, and such owners' (or tenant's) employees, agents, visitors, guests, invitees, contractors or licensees. Wherever in these Guidelines reference is made to the Conservancy, such reference shall include the Conservancy and the managing agent when the managing agent is acting on behalf of the Conservancy. Wherever in these Guidelines reference is made to a contractor, such reference shall include a general contractor or subcontractor.

The Conservancy reserves the right to alter, amend, modify, repeal or revoke these regulations and any consent or approval given hereunder at any time by resolution of the Conservancy or the Board of Directors; provided, however, that such change shall not be retroactive.

All construction in Lansdowne shall conform to the following Guidelines.

An owner shall notify the Conservancy at least twenty-four hours prior to commencement of construction on a lot within Lansdowne.

An owner shall post a building permit on the job site prior to commencement of construction.

The owner and contractor shall meet with the Initial Construction Subcommittee of the Covenants Committee for the Conservancy prior to commencement of construction on a lot for complete orientation of construction policies and procedures.

8.6.2

Temporary Facilities and Engineering The Conservancy will designate a site for use by the contractor for field offices, staging areas, vehicle parking and other site facilities needed by the contractor. *No signage and* no other locations may be used for these purposes without the prior written consent of the Initial Construction Subcommittee.

The contractor shall obtain all water necessary for work to be performed on a lot or within the common area at the contractor's sole expense. No owner or contractor shall dig wells or tap streams, rivers or other water sources without the prior written approval of the Initial Construction Subcommittee.

An owner or contractor, at such owner or contractor's expense, shall provide all temporary connections and local distribution for electrical power, light and telephones. *No method of service and location of such temporary connections may be made without the prior written consent of the Initial Construction Subcommittee.*

An owner or contractor, at such owner or contractor's expense, shall install and provide all portable sanitary facilities. Such sanitary facilities must be self-contained, approved by the appropriate governmental health agencies and comply with all applicable governmental health regulations.

An owner or contractor shall carefully preserve all construction and survey stakes and marks. If such survey stakes and marks are destroyed or removed by an owner, the contractor or an employee, the owner or contractor shall, at owner's or contractor's sole expense, retain such contractor's engineer to replace such stakes or marks.

8.6.3

Utilities An owner or a contractor, shall take all necessary precautions to protect all existing utilities, services, roads, curbs and gutters in the vicinity of the lot in which work is being performed.

Upon award of contract the contractor shall establish contact with all concerned utility companies:

Utility Companies	Miss Utility	Emergency
Washington Gas Light Co.	1-800-257-7777	750-4501
Virginia Power	1-800-257-7777	777-2050
Chesapeake & Potomac Telephone Company	1-800-257-7777	777-9980
Loudoun County Sanitation Authority	1-800-257-7777	771-1095
Cablevision of Loudoun	1-800-257-7777	430-8200

Before proceeding with any proposed construction in proximity to electric, telephone, gas, water or liquid petroleum lines, an owner or contractor must *give reasonable advance notice to the Initial Construction Subcommittee* and arrange to have a representative of the appropriate utility company on site during such construction.

The owner or contractor shall notify the Conservancy of any proposed connections to existing utilities, *drainage*, irrigation lines, existing pavement and any other common area facilities that are in existence prior to the tap or connection being made.

The owner or contractor *must* obtain the approval of the Initial Construction Subcommittee prior to any emergency use of existing utilities or irrigation lines or other common area facilities at least twenty-four hours prior to use to be at the expense of the owner or contractor. The Conservancy's approval shall be required for any contractor or subcontractor that is to perform work on any common area facility system.

All driveway curb cuts and median breaks must be coordinated with and are subject to the approval of the Initial Construction Subcommittee so as to protect against damage to any Common Area irrigation, utilities or underground power systems. Any damage caused by this construction must be repaired and completed as soon as possible after approval from the Conservancy. All costs for this work will be paid for or charged back to the owner or contractor.

8.6.4

Parking and Traffic Control No storing or parking of vehicles, materials or equipment is permitted in the common area or road right-of-way area. A temporary parking lot shall be constructed for all construction and employee parking.

The contractor shall utilize only ingress and egress points and access routes approved by the Initial Construction Subcommittee. The contractor shall confine all vehicles to roadways approved for such traffic. Parking of private vehicles shall be as directed by the Initial Construction Subcommittee. The contractor shall coordinate all access with the Initial Construction Subcommittee.

The contractor shall install fences or barricades at ingress and egress points to prevent entry by unauthorized vehicles or persons. These points shall be guarded as necessary to prevent unauthorized entry to the site.

The contractor shall develop procedures for the safe ingress and egress of all vehicles between Route 7 and the site and shall cooperate and coordinate with the Initial Construction Subcommittee in establishing and implementing such procedures.

The contractor shall use only haulage roads designated by the Initial Construction Subcommittee. If new haulage roads are required in connection with the contractor's work, the contractor shall, subject to the approval of the Initial Construction Subcommittee, build such temporary roads at its sole expense.

The contractor shall ascertain the weight limits of all on-site roads and shall not use the roads to move any equipment or vehicles or carry any loads in excess of these limits. *The owner and contractor must comply with all state agency standards and requirements for all roads once accepted by such agency into the state road system.* If any damage occurs to existing or newly-constructed permanent hard surface roads as a result of contractor's use of such roads, contractor shall immediately repair such damage at its sole expense to the complete satisfaction of the Initial Construction Subcommittee.

8.6.5

Signs All signage, whether temporary or permanent, including without limitation signs advertising the general contractor, subcontractor, source of financing, real

estate sales or leasing must be reviewed and shall comply which applicable Design Guidelines and approved by the Initial Construction Subcommittee prior to installation.

8.6.6

Environmental Protection The owner or contractor shall take erosion control measures which shall protect the existing storm drainage system and shall submit an erosion control plan to the Initial Construction Subcommittee prior to commencing construction.

A contractor shall confine work to the areas specified in drawings and specifications approved by the Initial Construction Subcommittee and shall protect all trees, shrubbery and foliage unless removal is authorized in the plans approved by the Initial Construction Subcommittee.

Trees to be saved will be marked with yellow ribbon; clearing limits will be flagged in white. Any yellow-ribboned trees or shrubs appearing within the white-marked clearing limits shall not be removed.

If trees or shrubs which are within the clearing limits are removed or damaged, the owner or contractor shall, at the Initial Construction Subcommittee's option, (i) replace the tree or shrub with a tree or shrub of similar quality and size; or (ii) pay damages to the Initial Construction Subcommittee for the full value of the item damaged as appraised by a qualified landscape nursery selected by the Initial Construction Subcommittee. All trees shall be appropriately barricaded, armored or protected based on the Initial Construction Subcommittee's prior review and approval.

If the owner or contractor uncovers any structure, artifact, human or animal remains or other thing of probable historical or archaeological value during any excavation at the site, the owner or contractor shall immediately cease work in the vicinity of such discovery and notify the Initial Construction Subcommittee.

No blasting shall be permitted without the prior written approval of the Initial Construction Subcommittee. All approved blasting shall be in compliance with local, state and federal requirements, including those requirements of the Loudoun County Fire Marshal and the Virginia Bureau of Alcohol, Tobacco and Firearms. Special emphasis shall be placed on avoiding damage to trees. An owner or contractor shall obtain any required permits for blasting prior to performing the work.

Burning is not permitted *without the prior written consent of the Board of Directors or Initial Construction Subcommittee, as appropriate.*

8.6.7

Site Management and Clean Up The owner or contractor shall protect all adjacent areas and secure areas where work is being performed.

The owner or contractor shall protect and clean up grounds, walkways, parking lots *and construction area access, if necessary, on a daily basis. The owner or contractor shall install and use wash racks, prior to street access areas where required by the Initial Construction Subcommittee.* Street sweeping on all streets within the construction area as defined by the Initial Construction Subcommittee in approving the construction plans shall be done by the owner or contractor in the immediate area as detem-

ined by the Initial Construction Subcommittee, on a weekly basis during the excavation, site work and landscape installation phases. Sweeping shall be done every two weeks during all other phases of construction.

The owner or contractor shall be required to provide sufficient manpower to accomplish all cleanup as may be required on a continuing basis; all cleaning equipment is to be supplied by the owner or contractor. No areas shall be designated as trash areas. No accumulation of trash is permitted. All trash shall be removed from the site by the owner or contractor performing the work. The owner or contractor shall use a "dumpster type" facility which is emptied on a continual basis. The location and installation of the dumpster shall be coordinated with and subject to the approval of the Initial Construction Subcommittee.

The owner or contractor shall leave the job site clean and orderly in appearance at the end of each work day. With the exception of erosion control risers and berms, the owner or contractor shall leave all areas free draining overnight each night. While work is in progress, the owner or contractor shall keep storm water inlets and drainage courses from eroding and falling into the storm drainage system or any other natural or temporary drainage. Areas subject to erosion may have to be seeded and straw mulched to produce roots and erosion protection; the Initial Construction Subcommittee will instruct when such seeding is required.

8.6.8

Final Clean Up The owner or contractor shall make a final clean-up of all parts of the work before final acceptance by Initial Construction Subcommittee. This clean-up shall include the removal of all objectionable rocks, pieces of concrete and other construction materials, and in general leave the site in a clean, orderly condition.

The owner or contractor shall be responsible for the safe and legal disposal of all rubbish, refuse, spoil, vegetation and other waste created by his Work. No waste may be left on or disposed of on the site.

With the prior written approval of the Initial Construction Subcommittee, wood chips may be deposited in on-site locations designated by Initial Construction Subcommittee, provided that spreading of chips is carried out immediately after they are produced and in a manner acceptable to Initial Construction Subcommittee.

AMENDMENTS

LANSDOWNE CONSERVANCY
19391 LANSDOWNE BOULEVARD
LANSDOWNE, VIRGINIA 22075



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