

ARCHITECTURAL GUIDELINES

for the

KINGSTREAM COMMUNITY

Herndon, Virginia

Amended January 19, 2023

Kingstream Community Council, Inc.  
Architectural Guidelines

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KINGSTREAM COMMUNITY COUNCIL, INC.  
ARCHITECTURAL GUIDELINES

**I. PROCEDURE**

**A. Overview**

These Architectural Guidelines (“Guidelines”) are presented to help ensure architectural continuity and attention to exterior maintenance of property within the Kingstream Community Council, Inc. (“KCC”). These Guidelines are authorized under the “Declaration of Covenants Conditions and Restrictions of the KCC” that run with the land and are binding on all homeowners and residents. Adherence to these Guidelines will help advance the standards of design quality within the KCC as well as ensure a proper level of maintenance to enhance the community’s overall environment and property values.

These Guidelines are broad-based and are not intended to be comprehensive. Exceptions may be considered under special circumstances.

The objectives of these Guidelines are:

1. To *maintain* aesthetic and architectural harmony within our neighborhood and in the community as a whole;
2. To ensure that property is well maintained in good condition and appearance;
3. To increase homeowners’ awareness and understanding of the responsibilities that members of our community must assume with respect to alteration and maintenance of property exteriors;
4. To outline and describe the architectural standards and the associated guideline enforcement procedures established for this community;
5. To describe the organization and procedures for developing and amending these Guidelines established for this community;
6. To assist homeowners who are planning exterior alterations in preparing and submitting an Application for Exterior Alteration to the ARC; and
7. To provide a uniform basis under which Applications for Exterior Alteration will be reviewed by the ARC.

**B. Applications**

In order to ensure the architectural continuity of KCC, Homeowners shall submit an application for exterior alteration (an “Application”) to the Architectural Review Committee (“ARC”) prior to making any changes, additions, or alterations to the exterior of their home or on their property (including, but not limited to, each item listed in Section II below), except where specifically waived by these Guidelines. For clarity, Section II below is not a comprehensive list of all projects

that require ARC approval. The ARC’s approval, or approval of The KCC Board of Directors (the “Board”) upon appeal of ARC disapproval, is required before commencing any changes, additions, and alterations to the exterior of a home or on a property. ARC approval of one homeowner’s Application does not exempt another homeowner from seeking approval for a similar or identical exterior alteration.

An Application form is included on the KCC website at [www.kccherndon.org](http://www.kccherndon.org). Applications may be submitted one of the following two ways:

1. **Email: (THIS IS THE PREFERRED METHOD)** You may scan and email your Application to, [Lisa@SpectrumPropertyMGT.com](mailto:Lisa@SpectrumPropertyMGT.com)
2. **US Mail:** Send your Application by mail to the following address:

Kingstream Community Council  
c/o Spectrum Property Management  
PO BOX 1562  
Great Falls, VA 22066

The homeowner should retain a complete copy of any Application made to the ARC for verification and personal records.

An Application that lacks the necessary information for an adequate evaluation of the proposed change will not be reviewed but will either be held for additional clarification or rejected in full until adequate information is provided with a new submission.

The ARC strongly recommends that building materials not be purchased and deposits not be paid to any contractors until Application approval has been obtained.

### C. **Application Content**

Please consult the Submittal Requirements Matrix at the end of these Guidelines for a quick reference of required content for each kind of Application. If submitted electronically, all components of the Application should be submitted as a single file, not separate files.

Each Application should contain proposals that comply with the Guidelines. All Applications must include an estimated maximum time period from start to completion of construction. If the proposed time period is considered unreasonable, the ARC may disapprove the Application. If the project is not completed within the time frame specified in the Application, an amended Application must be submitted to the ARC. This is to ensure a timely completion of the project without leaving the community with an “eyesore” situation.

All Applications must state the location of the proposed changes. All physical structures, such as fences, sheds, sunrooms, additions, etc., should be clearly shown on a plat plan. The plat provides the property lines and additional information like the utility right of way locations. This information will be useful in planning the location of any structure as the county or utility has the right to remove any structure in a right-of-way. If the homeowner does not have a plat and the exterior modification or physical structure is added, the homeowner shall provide a written

document that states the homeowner is solely responsible for any property line issues.

Information on design, dimensions, materials, color, and any structural changes needed to accommodate the design must be provided. Please see the matrix which is included with the ARC Application to assist you in determining if you have submitted all the required information.

When submitting electronically, a scanned photo or brochure must be included which clearly depicts the color, dimensions, style and any other details of the proposed materials or items to be used. In lieu of a photo/brochure, a website link may be provided. The link must take the user to the exact page where the item can be viewed.

If changes in grade of more than six (6) inches or other conditions which affect drainage are anticipated, they must be indicated on the Application. Any pictures, sketches, etc., submitted with the Application will be retained by the ARC. The homeowner is encouraged to include any additional information that may be useful in determining the scope and detail of the proposed modifications as well as the impact on neighboring properties. In the case of larger or complex projects, the ARC reserves the right to request proof of county permit prior to approval of the Application.

Two signatures from adjoining or surrounding neighbors should be obtained on the Application. The purpose of the neighbor's signatures is a common courtesy notification of desired changes to the property. Neighbors signatures on the Application does not constitute an approval from the ARC.

#### **D. Review Process**

The ARC's review of all projects is totally independent of and in addition to any required Fairfax County reviews, approvals or permit processes. It is the homeowner's responsibility to obtain all necessary Fairfax County reviews, approvals and building permits. See the Fairfax County web site for information on permits, zoning, Miss Utility and other important construction related topics. Receipt of a building permit in no way guarantees approval by the ARC as the ARC reserves the right to reject any exterior modifications not conforming to these Guidelines or community standards.

Each Application will be logged upon receipt. A thirty (30)-day approval period begins when a complete Application is received by the management company listed in Section I.A. All Applications will be checked for completeness and reviewed by the ARC, which in certain instances may require a site visit to complete the review process. If an Application is deemed to be incomplete, the ARC may request additional information. The thirty (30)-day period does not begin until all the necessary information has been submitted. If the ARC fails to act upon an Application within the thirty (30)-day period slated above, the homeowner may contact the Board to request that the Board review the submitted application at the next regularly scheduled Board meeting.

A letter of approval or disapproval will be mailed to the homeowner. All Applications and a copy of the response will be kept on file. If the Application is approved, the homeowner may proceed to implement the proposal specifically described in the approved Application. If the Application is disapproved, Section I.E applies.

**E. Disapproved Applications and Appeals Process**

Disapproved Applications may be modified and re-submitted to the ARC. If the Application is denied a second time, the homeowner may appeal the decision to the Board, as follows:

1. Within fifteen (15) days after receipt of notice of a disapproved Application, the homeowner may submit a written appeal to the Board outlining the proposed project and the reason for disapproved Application.
2. The Board will establish a date and time to hear the appeal. Normally, this will be at the next scheduled Board meeting. A majority vote of the Board members present is required for reversal or modification of an ARC decision.

Changes implemented without an approved Application or not in accordance with an approved Application are in violation of these Guidelines and are subject to Article VI below.

**II. ARCHITECTURAL STANDARDS**

The following architectural standards are based on the desire to preserve the safety and welfare of residents, maintain an open and natural community setting, and preserve the property values within the KCC.

To accommodate evolving standards and options, the ARC may update these Guidelines periodically. When new or revised items within these Guidelines cause an existing feature of a property to now be non-conforming, the nonconforming features will be permitted to stay in place, or “grandfathered”, until the next time the feature is modified or updated, at which point it will be required to and shall be brought into conformance with the then-current Guidelines.

**A. Exterior Maintenance**

1. Property ownership includes the inherent responsibility for maintenance of all structures and grounds that are part of the homeowner’s property as specified in the Declaration of Covenants, Conditions and Restrictions, Article V. Architectural Control. Homeowners shall comply with these Guidelines and shall maintain their premises in a reasonably safe manner and shall promptly address any hazards that arise on or originate from their property.
2. The homeowner is responsible for maintaining the structural integrity, grounds maintenance, and repair of his property. This includes, but is not limited to:
  - a. painting when surfaces are faded or peeling;
  - b. reattaching/replacing damaged/missing siding or cleaning dirty siding;
  - c. reattaching/replacing damaged/missing gutters and downspouts;
  - d. maintaining lawns and landscaping;

- e. replacing fascia boards, or any wooden trim that is rotten;
  - f. repairing, replacing, and repainting sheds, decks, fences, play structures or elements thereof; and
  - g. straightening, painting, replacing or repairing, mailbox and/or post.
3. When a property is not occupied by the owner but is used as a rental property, the owner is still responsible for the maintenance and shall not rely on notification from the renters that something on the exterior is in need of repair.

## B. Fences

1. General. It is the intent of these Guidelines that all homeowners attempt to retain as much of the open, natural setting as possible, but all KCC homeowners have the right to install a fence on their property as long as these Guidelines and Fairfax County Zoning Ordinances are followed. Fences must be restricted to rear and side yards (using Fairfax County definitions of “front yard,” “side yard”, and “rear yard”). Fences must have a set-back of at least four (4) feet from the front corner of the house and from any pavement, sidewalk, or path. Homeowners are responsible for identifying their property lines. Each Application for fences should include photographs of the property and either an aerial view of the property with measurements or a plat with the location with the proposed fence as part of their Application. Care should be taken so that the proposed location does not obstruct sight lines of adjoining properties or of vehicular traffic. Please refer to the illustrative examples at the end of the Guidelines or consult with a member of the ARC for help in developing acceptable proposals.
2. Site Visits. Certain Applications for new fences may require a site visit by the ARC in order to clarify details and visualize the proposal. The ARC will use reasonable efforts to meet the homeowner at a mutually convenient time as soon as practicable, but please allow for additional Application processing time. If the ARC requires a home visit, a member of the ARC will provide a summary of the discussion following the visit, including a list of any required actions. Please note that a meeting with the ARC is not an approval of an Application.
3. Neighbor Notifications. Neighbors are encouraged to communicate with each other in the hopes of agreement on fences surrounding adjoining property lots. If a homeowner needs to remove or replace a neighbor’s existing fence in order to comply with these Guidelines, or needs to repair or modify a neighbor’s existing fence, the homeowner submitting an Application must submit a written confirmation from each such neighbor acknowledging the alteration or removal to the neighbor’s existing fence. Note that such written confirmation does not guarantee approval of an Application.
4. Variances. Corner lots, properties bordering on pipestems, and some properties bordering on recreational pathways may be granted a variance to certain

fence restrictions: however, all properties must allow a minimum four (4) foot clearance between the fence and the roadway or path.

5. Corner Lots. Note that, for corner lots:

- a. Fairfax County's guidelines restrict to no more than four (4) feet in height any portion of a fence extending from the house toward the street or sidewalk, and
- b. these Guidelines require a setback from the sidewalk or road of one-half the distance from the closest point of the house to the sidewalk or road.

These same criteria will be applied to KCC lots on the corner of pipestem drives and county roadways.

6. Specifications.

- a. Whenever possible, the design and style of the fence should be compatible with other fences in the surrounding area and relate to or complement the architectural design of the house. Fences shall be constructed of the same material and in the same style surrounding a single property, with exceptions permitted when connecting to a neighbor's existing fence.
- b. Fences may not be less than three (3) feet nor greater than six (6) feet high. If the homeowner has changed the original grade of the property (e.g., through building a retaining wall), the modified gradient will be considered part of the height of the fence. By way of example, if a homeowner creates a two (2) foot retaining wall, the maximum height of a fence that can be placed on top of that retaining wall would be four (4) feet.
- c. Chain link and metal "security" fences may not be used for perimeter fences.
- d. Green, welded wire fencing material (with 2"x3" openings) may be used on the interior of split wood fences to create a more secure boundary.
- e. Fencing which is finished on one side only must be constructed with the finished side facing out.
- f. Gates must be compatible in design, height, material and color with the fence.
- g. Sheds may not be used as part of the fence.
- h. Parallel fences are not permitted (i.e., two fences shall not be placed on each side of a property line to delineate the same property line).
- i. Fences must be constructed of pressure treated or rot-resistant wood, composite wood, or vinyl (PVC) (including textured vinyl). For vinyl (PVC) fences, white or earth tone color fencing is permitted and the material should be virgin vinyl, not recycled and the material should be verified to be ultra



violet protected. Vinyl (PVC) fences must have slats (see **Exhibit A** for examples), and no solid PVC fencing is permitted.

- j. All painting or staining of fences must complement that of the primary structure and be in harmony with the neighborhood. No Application is necessary when repainting or re-staining in the same color.
- 7. Plant Materials as Fences. When shrubs or trees are planted five (5) or more in a row, they are considered a fence for the purpose of these Guidelines and must comply with these Guidelines in all respects.
- 8. Pipestems Fences. Homeowners who live on pipestems within KCC may find their front yard or side yard facing a neighbor's rear yard or side yard fence. When a homeowner applies for a fence, if a neighbor does not sign, that does not mean it will not be approved.

### C. **Screened Porches**

- 1. Location. Screened porches are only permitted as an addition to the rear of the home and cannot extend beyond the original side planes of the house.
- 2. General. The design and style of screened porches must compliment the architectural design of the house and be in harmony with the general style and architecture in the KCC. The homeowner is responsible for obtaining all necessary Fairfax County reviews, approvals and building permits for a screened porch.
- 3. Specifications.
  - a. Construction materials shall be of pressure treated lumber as appropriate for decking or similar grade of materials in accordance with existing house construction materials. Exterior materials shall be in accordance with the current house construction material to include the gutters.
  - b. The porch roof shall be pitched to match as close to the existing roof pitch as possible. Where window locations do not allow a pitched roof, a flat roof will be allowed.
  - c. All screened porches shall be one story high.
  - d. All stain and paint colors must remain in accordance with existing color scheme.
  - e. Shingles must match those presently used on residence.

#### **D. Patios, Decks and Pergolas**

1. Location. Patios and decks are only permitted in rear yards and cannot extend beyond the original side planes of the house.
2. General. The design and style of patios and decks must compliment the architectural design of the house and be in harmony with the general style and architecture in the KCC. The homeowner is responsible for obtaining all necessary Fairfax County reviews, approvals and building permits for patios, decks and pergolas.
3. Specifications.
  - a. Deck structure must be constructed of pressure treated wood and exterior grade hardware. Deck planking can be pressure treated lumber or other weather resistant material.
  - b. A visible barrier (i.e. lattice or landscaping) is required to maintain a neat, uncluttered appearance if the area under a deck is used for storage.
  - c. All painting or staining of decks and pergolas must complement that of the primary structure and be in harmony with the neighborhood. No Application is necessary when repainting or re-staining in the same color.

#### **E. Sunrooms/Four-Season Rooms**

1. Location. Sunrooms and four-season rooms are only permitted on the rear of the home and cannot extend beyond the original side planes of the house.
2. General. The design and style of sunrooms and four-season rooms must compliment the architectural design of the house and be in harmony with the general style and architecture in the KCC. The homeowner is responsible for obtaining all necessary Fairfax County reviews, approvals and building permits for sunrooms and four-season rooms.
3. Specifications. All materials used in sunrooms and four-season rooms must be similar in grade or better than those used in the original home construction. Exterior construction materials (e.g., roofing, siding, gutters, downspouts) must be of the same grade or better and identical color as the existing primary structure. Windows and doors must be consistent with the design, style and quality in use in the home, including color. Roof styles shall be consistent with existing styles in the community.

#### **F. Detached Sheds and Detached Structures**

1. Location. Detached sheds and detached structures are only permitted in rear yards **and** must be centrally located (within the width of the house) to minimize its view from the street.

2. General. The design and style of detached sheds and structures must compliment the architectural design of the house and be in harmony with the general style and architecture in the KCC. Applications for a detached shed or structure should include location in the rear yard the design picture, size and color to include a description of the current house color scheme. The homeowner is responsible for obtaining all necessary Fairfax County reviews, approvals and building permits for any shed or structure larger than 250 square feet. *Note that any structure attached to a house in an addition, not a shed or detached structure, and must comply with Section II.E above.*
3. Specifications.
  - a. Sheds may not be greater than ten (10) feet, six (6) inches in height, to the top of the roof. Examples of pre-manufactured sheds are included on **Exhibit B**.
  - b. Any shed that exceeds 8 ½ feet in height must meet the minimum required setbacks in Fairfax County, and shall be located no closer than a distance equal to its height to the rear lot line.
  - c. Pre-manufactured sheds are permitted provided the materials are resin, vinyl (PVC), wood, or equivalent and colors complement those of the house.
4. Animal Houses. Only dog houses are permitted, provided they otherwise comply with these Guidelines. Any other structure for fowl or other barnyard animals, such as chicken coops, pens or any fenced in enclosure around the structure or shed are not permitted, including movable or portable coops.

**G. Siding and Roofing**

1. General. Any change to material, style, or color of siding or roofing must be submitted for approval. The design and style of siding and roofing must compliment the architectural design of the house and be in harmony with the general style and architecture in the KCC.
2. Damage. When damage requires patching of the siding or the roofing, the patch shall be seamless and invisible. If the patch is unable to blend in, then that face of the house shall be resided or re-shingled.

## H. **Painting**

1. General. When painting any exterior surface a different color from what then exists, the homeowner must submit an Application to the ARC specifying the existing colors and the new colors that have been selected. It is the intent of the ARC to approve colors that are harmonious with the color scheme of the community and conform with the original Randolph Williams scheme for our community. For clarity, Applications need not be submitted to the ARC for repainting with existing colors or for touch-ups that replicate existing colors.
2. Specifications.
  - a. The trim work (e.g., soffit, fascia, window surround, door surround detail) and the garage doors shall be painted the same neutral color.
  - b. The shutters and the front door can be painted matching or complementary accent colors.

## I. **Driveways, Front Steps, Walkways, and Parking of Vehicles**

1. Driveways. Driveways and extensions may only be constructed of concrete, stamped concrete, asphalt, or concrete pavers suitable for vehicular traffic, and the entire length and width of a driveway may only use one type of material. Asphalt driveways may only be sealed black and concrete driveways (including stamped concrete and concrete pavers) may only be the natural color of concrete. ARC approval must be obtained for any construction or expansion of existing driveways. For clarity, driveways or extensions cannot be made of gravel, pea gravel, stone dust, wood chips, sod strips between pavers, or similar non-monolithic material.
2. Front Steps and Walkways. Front steps and walkways from the driveway to the front door may only be constructed of concrete, stamped concrete, asphalt, flagstone, slate, bricks, or pavers, and the entire length and width of a walkway may only use one type of material. For clarity, walkways cannot be made of gravel, pea gravel, stone dust, wood chips, sod strips between pavers, or similar non-monolithic material. Each home must have a walkway leading to the front door. Front steps and walkways must compliment the architectural design of the house and be in harmony with the general style and architecture in the KCC.
3. Pipestems. The maintenance of pipestem driveways and the signs that serve them are the responsibility of the owners of the lots served by the pipestem. For more information please refer to Policy Resolution 2015-1.

4. Parking of Vehicles.
  - a. Personal cars, trucks, vans, and motorcycles shall be parked only on the street, in the driveway, or in the garage.
  - b. Vehicles parked on the street, or the driveway shall be in running order. Vehicles which are being worked on shall be worked on in the garage or, if in the driveway, shall be stationary no more than forty-five (45) days.
  - c. Pull behind campers (popups), utility trailers, and watercraft / boats on trailers may be parked in the garage or kept in the rear yard as long as they are completely screened from view from the sidewalk and neighbors' yards. Any motorized recreational vehicle in class A, B, or C (including fifth wheel and pull behind campers that will not fit in the garage) should be stored off site and not on the homeowner's property. These types of vehicles may be temporarily parked in the driveway not to exceed one week.  
For clarity, no motorized vehicle, pull behind campers, boats, or trailers, in each case that is taller than six feet, can be parked in any part of the yard at any time.
  - d. Commercial vehicles (i.e., vehicles advertising a business or that are primarily used for commercial use) must be garaged. Section 82-5-7 of the Fairfax County Code does not allow commercial vehicles to be parked on a residential street.
  - e. No overnight parking of any vehicles in pool or recreational area parking lots is permitted.
5. No unauthorized motorized vehicles are allowed on common grounds or KCC trails.
6. Residential Permit Parking Districts (RPPD): Several streets within the community have been designated by Fairfax County as RPPD's due to their proximity to Herndon High School. Homeowners that have FXCO approved RPPD signs on their street or in front of their property should refer to the parking restrictions in accordance with current Code of the County of Fairfax, Chapter 82, Article 5A.
7. Electric Vehicle Charging: EV's that are in the charging mode, must be located inside the garage or driveway only while charging.

**J. Exterior Antennae and Satellite Dishes**

1. General. Owners should submit an Application before installing any antenna or satellite dish.
2. No Disruption. Owners may not install any type of antenna or satellite dish which transmits a signal of any sort that disrupts the reception of the radios and television sets of neighbors. Such antennas are prohibited.

3. Specifications.

- a. Owners are required to exercise their best efforts to install their antenna or dish in such a way and location where they can obtain adequate signal without incurring unreasonable costs and with the least adverse impact upon the lot's aesthetic appearance. It is preferred that the dish or antenna be placed on the rear side of the lot and in an area that is least visible from the street.
- b. Wires and cables should be tucked in tightly and secured to siding, fences or other structures that they are run alongside in order to maintain a neat appearance.

4. No Conveyance. Any previously installed exterior antenna (other than small DirecTV or DishTV-type dishes) cannot convey and must be removed when the residence is sold.

**K. Solar Panels**

1. Location. Solar panels must be mounted on the roof only. For clarity, panels can be mounted on the front or rear roofs of the main structure or garage roof to obtain the best source of sunlight. No panels on the side of the structure or on a detached structure.

**L. Swimming Pools**

1. Location. Swimming pools are only permitted in a completely fenced-in rear yard.
2. General. The design and style of swimming pools must compliment the architectural design of the house and be in harmony with the general style and architecture in the KCC. The homeowner is responsible for obtaining all necessary Fairfax County reviews, approvals and building permits for pools.
3. Specifications.
  - a. Only in-ground swimming pools are permitted.
  - b. All pools must be protected with a fence that is at least four (4) feet high and no more than six (6) feet high and otherwise complies both with these Guidelines and the requirements of the International Swimming Pool and Spa Code, Section 305.

**M. Attic Ventilators**

1. Roof mounted attic ventilators may only be installed in the rear of the house and shall be painted to match the roof color or prefinished dark.
2. Gable end ventilators may only be installed in the attic and the louvers shall match the siding or trim on the house.

**N. Hot Tubs and Spas**

1. Location. Hot tubs and spas are only permitted in a completely fenced-in rear yard.
2. General. The design and style of hot tubs and spas must compliment the architectural design of the house and be in harmony with the general style and architecture in the KCC. Hot tubs and spas are considered to be for the private use and enjoyment of their owners and shall not become a distraction or annoyance for their neighbors or the community. Therefore, each proposed installation will be evaluated on a case-by-case basis considering the visual impact of the tub on the neighboring homeowners and public. The committee will only consider those installations that include adequate provisions of privacy protection and screening from view provided by sufficiently mature plantings, lattice, or similar and that surround the hot tub or spa. The homeowner is responsible for obtaining all necessary Fairfax County reviews, approvals and building hot tubs and spas.
3. Specifications. All spas and hot tubs must be protected with a fence that is at least four (4) feet high and no more than six (6) feet high and otherwise complies both with these Guidelines and the requirements of the International Swimming Pool and Spa Code, Section 305.

**O. Porticos and Covered Porches**

1. Location. Porticos and covered porches are only permitted in the front of a home and cannot extend beyond the original side planes of the house.
2. General. The design and style of porticos and covered porches (including any columns, top and bottom railings, posts, post caps, balusters) must compliment the architectural design of the house and be in harmony with the general style and architecture in the KCC. The homeowner is responsible for obtaining all necessary Fairfax County reviews, approvals and building permits for porticos and covered porches.
3. Specifications.
  - a. The size of the proposed portico shall be limited to that necessary to cover the existing concrete or brick stoop on the home. When completed, the stoop and portico shall harmoniously and seamlessly blend into the front elevation of the home.
  - b. Materials used in the construction of the portico must be of equal or greater quality to that used in the original home construction.
  - c. Wooden portions of the completed portico must be painted to match the existing trim of the home and any shingles must match existing shingles currently in use on home. A proposed trim color change must be applied to the trim of the entire home.

**P. Landscaping**

1. General. Unless being used as a fence or screen (see Section II.B, Fences), changes or additions to the living elements (e.g., trees, shrubs, and flowers) of the landscape design of a home does not require ARC approval. Changes or additions to the hardscaping elements of the landscape design of a home require ARC approval. As used herein, hardscaping elements means non-living or man-made elements that are affixed to the property and are reasonably visible from the public street or pipe stems, including walkways (see Section II.I above), raised flower beds, or other permanent or semi-permanent elements made using concrete, bricks, pavers, rocks, stone, and wood, but excluding, for clarity, edging or mulching. Applications with respect to changes or additions to the hardscaping elements of the landscape design of a home should include the design, location, type, materials, and color of such hardscaping elements, and include a before picture of the property.
2. Location. Trees and shrubs must not be planted in locations that could obstruct the line of sight for vehicular traffic. Decorative fixtures, such as trees, rocks and tripod split rail corner fixtures must not be butted up against sidewalks, pathways or pipestems. A minimum set-back of four (4) feet is required.
3. Specifications.
  - a. Homeowners must trim trees and shrubs sufficiently to allow unobstructed pedestrian passage on all public and KCC walkways.
  - b. Storage or dumping of materials on common areas is prohibited.
  - c. Hedge row plantings (five or more bushes or trees), decorative fencing, or other materials designed to provide a barrier are subject to the architectural standards regarding location that apply to fences. See II.B. Fences.
  - d. Trees and shrubs should be trimmed in order to maintain a neat appearance.
  - e. Landscape materials (e.g., bulk or bagged mulch, bagged stone) should be installed within one month of delivery or stored out of public view.
  - f. Flower beds and tree rings should receive a fresh layer of mulch in the spring and be kept free of weeds. All other non-grass areas should be kept free of weeds.
  - g. Homeowners shall promptly remove dead trees and unused tree stumps that are visible from the public street.
4. Compost Piles. Compost piles may be located only in the rear yard. Compost piles must be properly maintained to eliminate offensive odors and prevent any threat to neighboring vegetation and trees.

**Q. Exterior Lighting**

1. Location. Exterior lighting, such as floodlights, must not be aimed in such a way



that they shine directly toward a neighboring property.

2. General. Decorative or landscape lighting must be harmonious with the surroundings.
3. Specifications. Decorative or landscape lighting will be limited to low voltage lighting and must be directed in such a manner so as not to create an annoyance to the neighbors or a hazard to motorists.

**R. Mail boxes and Newspaper boxes**

1. Size. Only Number 1 and 1-1/2 size Post Office approved mailboxes are allowed. Mailbox posts must be pressure treated wood, fiberglass, composite or metal.

**S. Storm Doors/Front Doors**

1. Storm Doors. Storm doors must be the color of the existing door or trim and must be compatible with the existing architecture. Storm or screen doors must have full-view windows.
2. Front Doors. The design and style of front door replacements must compliment the architectural design of the house and be in harmony with the general style and architecture in the KCC. Applications for a front door replacement should include the design picture, color, and a photo of the current house color scheme.

**T. Garage Doors**

1. General. The design and style of garage doors must compliment the architectural design of the house and be in harmony with the general style and architecture in the KCC. Applications for a garage door replacement should include the design picture, color, and a photo of the current house color scheme.
2. Specifications. When replacing garage doors, the door finish shall match the house trim. When repainting the garage doors, the doors shall be painted neutral to match the house trim.

**U. Recreational, Sports, and Play Equipment**

1. Location. Permanent equipment will be approved for installation in rear yards only.
2. Specifications.
  - a. Owners who wish to install permanent type play equipment are encouraged to use wood structures.
  - b. All equipment shall be maintained so as not to become an “eye sore”.
3. Sports Equipment. A portable basketball backboard and pole does not require an Application but shall not block any sidewalk or public walkway. Portable goals must be located on the homeowner’s property and shall be located such that the

goal or use thereof does not impede or block use of the street, curb or sidewalks. Basketball backboards which are to be mounted on the house or on a stationary pole require an Application and must be in compliance with county setback requirements (including at least fifteen (15) feet from front lot line).

**V. Flags, Flagpoles and Seasonal/Special Occasion-Holiday Banners**

1. American Flags. The American flag can be flown from a temporary pole which is attached to the front of the home. The flagpole shall be six (6) feet in length or less and shall display a single American flag of appropriate size. An application does not need to be submitted to the ARC for installation of temporary poles attached to the front of the home. The American flag can also be flown from a free-standing flag pole no more than ten (10) feet high and must be in compliance with county setback requirements (including at least fifteen (15) feet from front lot line). A prefinished white pole is encouraged. The installation of free-standing flag poles requires ARC approval. A maximum of three flags are permitted per lot.
2. Seasonal, Holiday, Special Occasion. Seasonal and special occasion banners are considered temporary items and may be displayed by homeowners on poles attached to the home or otherwise located on the property without ARC review or approval for a reasonable period of time appropriate to the applicable season, holiday, or occasion.

**W. Additions and Accessory Living Units.**

1. General. All additions must compliment the architectural design of the house and be in harmony with the general style, size, and architecture of other homes in KCC. The homeowner is responsible for obtaining all necessary Fairfax County reviews, approvals and building permits for additions. Demolition of all or substantially all of the home is not permitted for additions, reconstructions, or any other purpose, unless reasonably required due to circumstances beyond the reasonable control of the homeowner (e.g., fire, flood).
2. Specifications. Additions shall not exceed two (2) stories high. All materials used in additions must be similar in grade or better than those used in the original home construction. Exterior construction materials (e.g., roofing, siding, gutters, downspouts) must be of the same grade or better and identical color as the existing primary structure. Windows and doors must be consistent with the design, style and quality in use in the home, including color. Roof styles shall be consistent with existing styles in the community.
3. Accessory Living Units. Detached accessory living units are not permitted. Attached accessory living units must comply with Fairfax County zoning requirements.

**X. Windows.**

1. Replacement Windows. The design and style of replacement windows or new windows must compliment the architectural design of the house and be in harmony with the general style and architecture in the KCC. Homeowners have the choice whether to have window grids or not for their home, but windows must be consistent throughout the home (i.e., either all window grids or no window grids).
2. Basement Egress Windows. Basement egress windows are permitted on the side or back of a home only.

**Y. Miscellaneous Items**

1. Clotheslines. Clotheslines or other structures used for drying clothes must be located in the rear yard, must be retractable or dismountable, and must be taken down when not in use. The hanging of clothes in in the front yard is prohibited.
2. Gutters and Downspouts. Gutters and downspouts should match those existing in color and design and must not adversely affect drainage on adjacent property.
3. Radon Ventilation System. Radon ventilation systems should match the existing gutters and downspouts in color. There is no restriction on the location of radon ventilation systems as there are commonly connected to the sump pump. No Application is needed for radon ventilation systems.
4. Trash Receptacles. Trash receptacles must be stored out of sight. No garbage or trash may be deposited any place on premises other than in a proper receptacle. The receptacle should be placed at curbside no earlier than the night before collection and should be returned to storage the same day as trash is collected.
  - a. Yard waste to be picked up by a refuse hauler shall be placed at curbside no earlier than the evening before the scheduled pick up day.
  - b. The accumulation of junk, equipment, building materials or any other such items on the exterior of the lot is prohibited.
5. Firewood. Firewood should be kept neatly stacked in the side or rear yard.
6. Real Estate Signs. Real Estate signs must meet county regulations with respect to size, content and removal.
7. Decorations. Homeowners shall remove seasonal, holiday, and celebratory decorations within one month after completion of the season, holiday, or celebration (as applicable), provided, that longer time periods are permissible if appropriate to the applicable holiday or celebration.

8. A/C Units. Window air conditioner units are prohibited front side of the structure but not prohibited from other sides of the structure.
9. No Dumping. No dumping of yard waste, trash, junk or other materials is permitted into the Kingstream Community Council common areas, Fairfax County Park areas or the streams and waterways that flow through the community.
10. Numbering. Homeowners shall have house numbers on their home and mailbox.

### **III. PIPESTEMS**

Homeowners whose lots are located on a pipestem should be aware of the unique set of circumstances that this creates regarding shared maintenance responsibilities as well as the location of their lot behind another homeowner's lot. All lot owners who use the pipestem driveway have a shared responsibility for the maintenance of the asphalt and snow removal. Pipestem owners may also share a single mailbox post and pipestem street number signage, both of which are the responsibly of those owners to collectively share in the maintenance of. Please see Policy Resolution 2015-1 for additional information on this topic.

### **IV. THE ARCHITECTURAL REVIEW COMMITTEE ("ARC")**

The ARC will consist of at least three (3) members and no more than five (5) members. At least one member of the ARC will be a member of the Board and shall serve as liaison to the Board. The Board can remove members at any time for lack of participation.

The functions of the ARC are:

1. to review and approve or disapprove homeowner Applications submitted under these Guidelines;
2. to conduct periodic reviews of these Guidelines and recommend changes to the Board, as required;
4. to work together with the Board and / or property management on issues relating to Applications, these Guidelines and violations; and
5. to review properties when a disclosure package is requested.

### **V. AMENDMENTS TO THE ARCHITECTURAL GUIDELINES**

These Guidelines may be amended as needed with the approval of two-thirds of the members of the Board. Homeowners may submit to the Board written requests for changes in these Guidelines. ARC recommendations for amendments will be submitted to the Board for consideration. Changes become effective immediately upon approval by the Board. Approved Applications are bound by the Guidelines in effect at the time of approval. Any approved alteration that is contrary to an amendment to the Guidelines and for which construction has not been commenced before the date of the amendment approval is considered void, and a new Application must be made.

## **VI. VIOLATIONS**

The KCC has the right to enforce, by a proceeding at law or in equity, the restrictions and covenants of the KCC and these Guidelines, including notifying Fairfax County authorities of any violation of Fairfax County regulations. If legal remedies are necessary against a homeowner, the homeowner will be responsible for all costs and legal fees incurred in the suit process. In addition, for any change or modification to the exterior of the home or the property for which the homeowner did not timely submit an appropriate application and receive approval from the ARC, the Board may require such changes to be removed or altered to conform to these Guidelines at the homeowner's expense.

In addition to approving exterior modifications within the KCC, these Guidelines include requirements for maintenance of existing yards and structures. In order to maintain the value of homeowners' properties, it may become necessary to advise homeowners, from time to time, that maintenance work must be performed.

Spectrum Property Management conducts an annual assessment of the homes in the KCC and their compliance with the guidelines. Following such assessment, Spectrum Property Management will send letters to homeowners notifying them of any violations. The homeowner shall promptly resolve such violation, with commencement of such resolution to occur no later than thirty (30) days after receipt of the letter.

In extreme or chronic cases, Spectrum Property Management will notify homeowners of delinquent lawn care or tree or shrub trimming and provide not less than seven (7) days in which to correct the deficiency. If the homeowner fails to correct the deficiency in the specified time period, the matter will be reported to the Fairfax county department of code compliance.

Individual homeowners may report instances of failure to maintain exteriors or yards in accordance with these Guidelines to the attention of the ARC. Reports must be written and sent to the address listed in Section I.B. All reported violations must be signed by a KCC resident, but names will be withheld upon request. When so notified, the ARC will verify the alleged violation and, upon confirmation by one or more ARC member(s), will notify the offending homeowner, in writing, of the violation.

# ARC

## Submittal Requirements Matrix

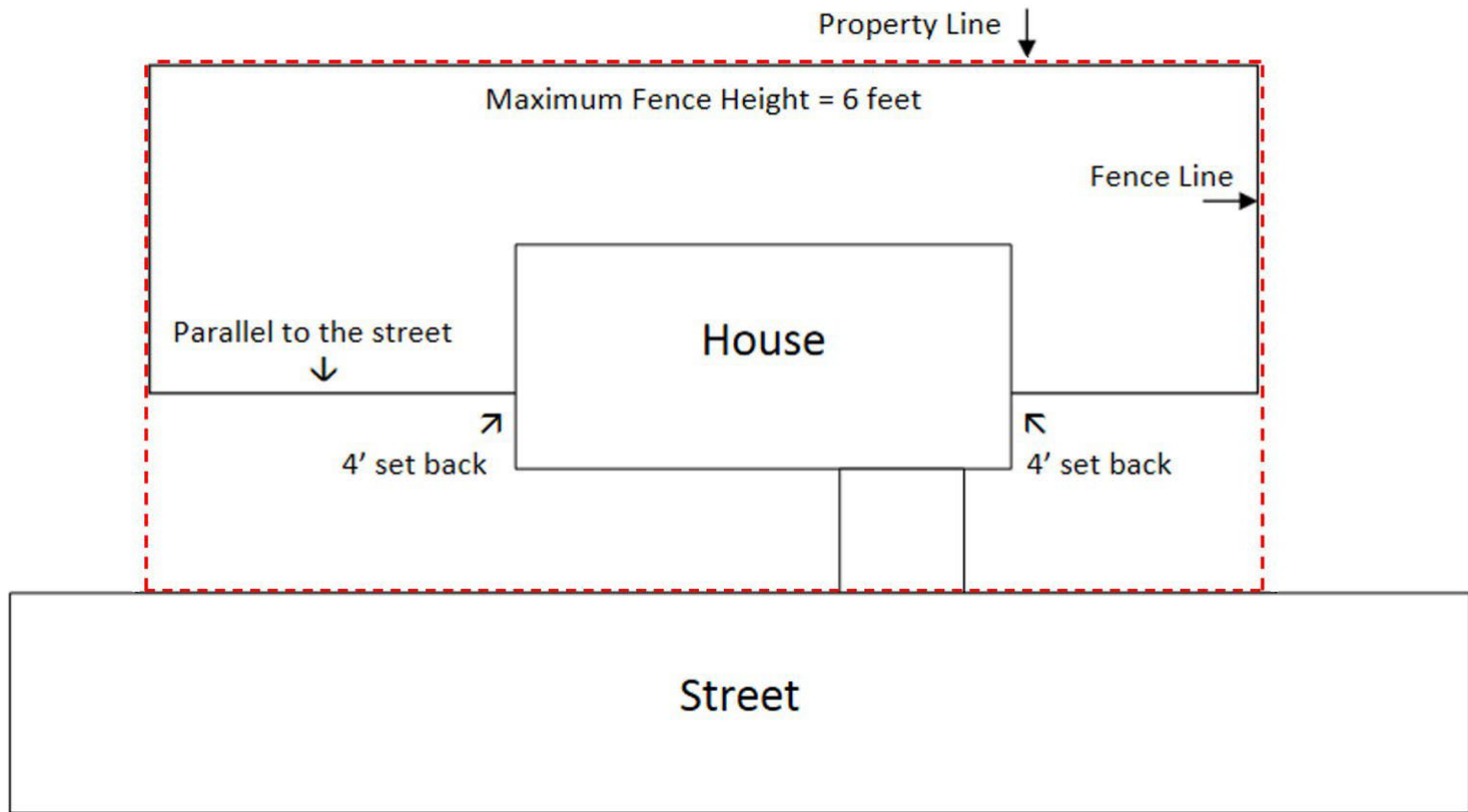
item	scaled plat indicating location of project and entire lot	description of material, size, style and color, include photo brochure, website link; impact on adjacent properties	scaled exterior elevation/drawing; photo of existing property, showing the finished project in relation to the house /neighbor  (whichever applicable)	scaled plan with measurements/ sizes
Fence	X	X	X	
Screened Porch	X	X	X	X
Patios /Deck/Pergola (over 6" above ground)	X	X	X	X
Additions / Sunrooms / 4 Season Room / Porticos	X	X	X	X
Sheds	X	X	X	X
Siding / Roofing		X	X	
Painting		X	X	
Driveways	X	X		X
Solar Panels	X	X	X	X
Swimming Pools, Hot Tubs, and Spas	X	X		X

item	scaled plat indicating location of project and entire lot	description of material, size, style and color, include photo brochure, website link; impact on adjacent properties	scaled exterior elevation/drawing; photo of existing property, showing the finished project in relation to the house /neighbor (whichever applicable)	scaled plan with measurements/ sizes
Attic Ventilators		X		
Porticos/ Covered Porches	X	X	X	X
Exterior Lighting	X	X	X	
Front Doors/Storm Doors		X	X	
Garage Doors		X	X	
Recreational and Play Equipment	X	X	X	
Flagpoles	X	X		
Replacement Windows		X		

**Additional Notes:**

1. If colors are being changed, the Application must include a sample or photo of the current colors.
2. If replacing aluminum siding with vinyl, an Application **is** required even if the color remains the same.
3. Be sure to include the size and style/profile of your siding. Example: Dutch lap, 4”
4. Unless requested by the ARC, proof of county permit is not required but helpful if submitted.
5. Website links must take direct the ARC to the exact page where the product can be viewed.

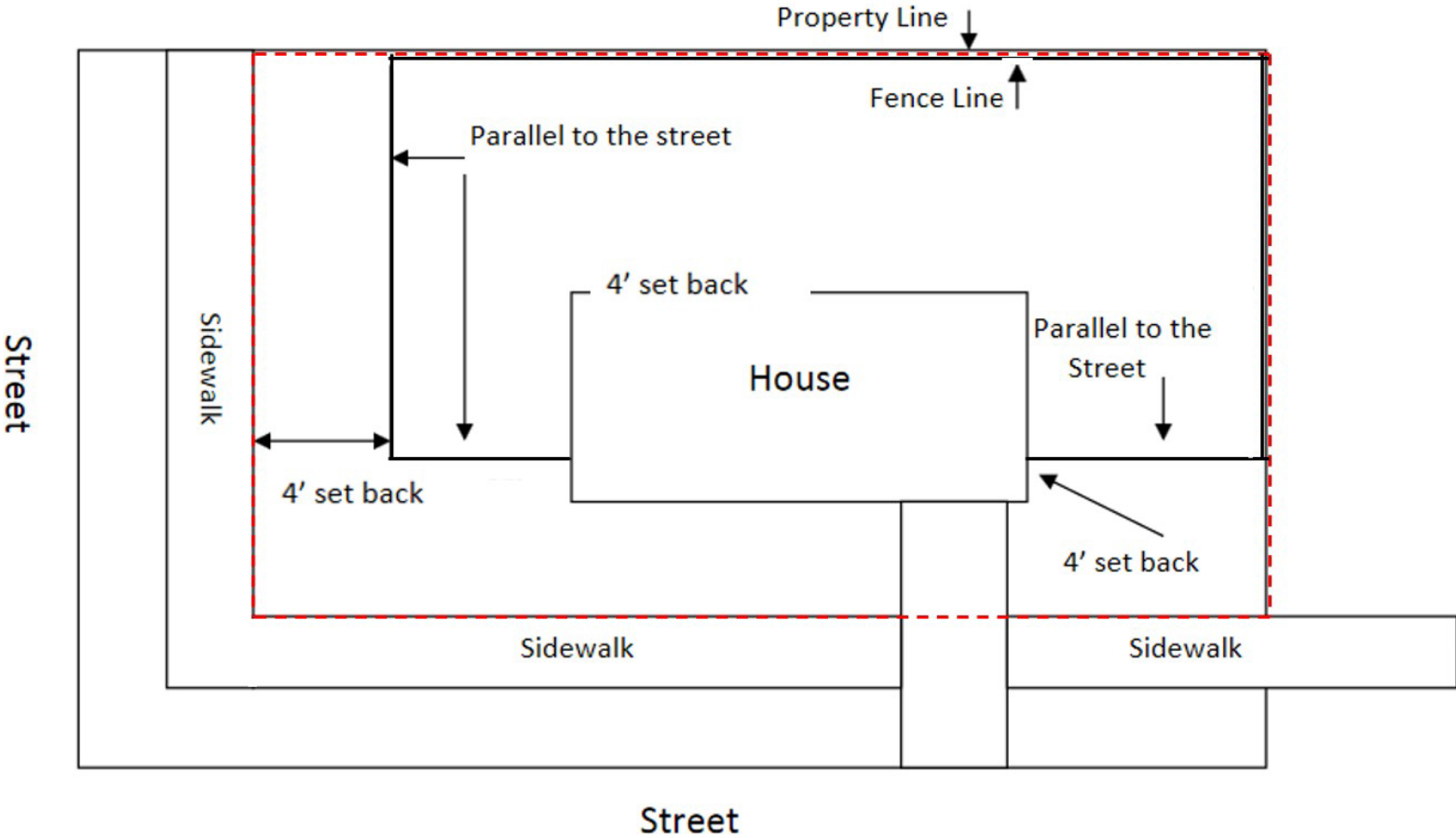
# 1. Typical House Fence Limits





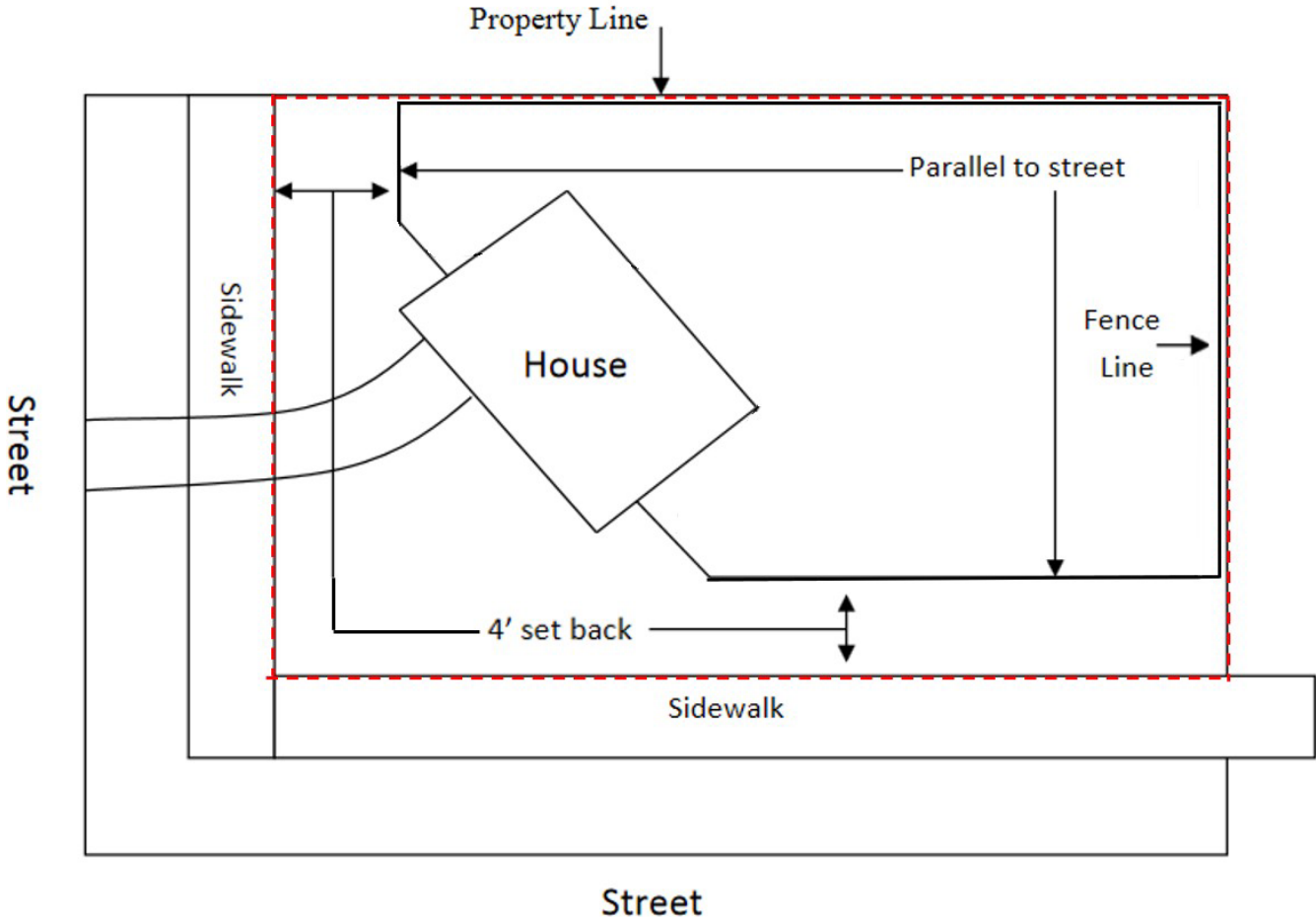
2. Corner Lot- Fence Limits  
(Near Perpendicular Placement of House)  
Includes: Pipe Stem Corner Lots

Maximum Fence Height in Front Yards = 4'



3. Corner Lot- Fence Limits  
(Diagonal Placement of House)  
Includes Pipestem Corner Lots

Maximum Fence Height in Front Yards = 4'



**Exhibit A**  
**Examples of Permitted Vinyl (PVC) Fences**



**Exhibit B**  
**Examples of Permitted Sheds**

