

EDGE HILL HEIGHTS HOMEOWNER'S ASSOCIATION

ARCHITECTURAL GUIDELINES

PREAMBLE

The Edge Hill Heights Homeowners Association has the responsibility and authority under Article IV of the Articles of Incorporation to promote the health, safety and welfare of the residents with the "...specific purpose for which it is formed are to promote for or assure maintenance, preservation and architectural control of lots and common area. To maintain the community's building standards and preserve home values, the Board of Directors is enacting, as authorized in the Bylaws, under Article VII, Section 1, Paragraph (a), the following set of guidelines and regulations. These provisions are enforceable under the Declaration of Covenants Conditions and Restrictions (DCCRs).

GENERAL

All Edge Hill Heights residents, owners and renters, are responsible for reading, understanding and complying with the Guidelines and Regulations (GRs) herein. The GRs define the requirements and conditions that we, as a community, have accepted for the common good as our neighborhood standards. The GRs will be periodically reviewed and revised as necessary.

GR development and enforcement is the primary responsibility of the Architectural Review Committee (ARC). More specifically, the ARC is charged with routinely monitored and enforcing all GRs in an impartial manner. The committee may take all appropriate action to require any owner/occupant to remove, modify and/or replace any exterior change, alteration, modification or new construction that does not have written ARC approval and is found to deviate from the originally defined DCCRs or Architectural GRS.

The ARC responsibility includes interpretation of neighborhood harmony standards based upon the original DCCRs and approved GRs a consideration that all owners subscribed to upon purchase of the property.

OVERVIEW

- A. All changes, permanent or temporary, to the exterior appearance of a house or lot are subject to review and prior approval by the Architectural Review Committee (ARC). Homeowners are encouraged to seek the advice of the ARC to ensure their applications meet the Architectural Guidelines and are afforded every opportunity for approval.

I. REVIEW PROCESS

- A. A homeowner wishing to make a change must submit a completed ARC application (attached), as required, to the ARC for review. After its review, the ARC Committee will vote to approve, or not approve, the homeowners' application. The total review process, from the ARC receiving the proposal to the final decision, should take no longer than 30 days from the date received of the application request.
- B. If the homeowner plans to deviate in any way from the approved application or wishes to make other changes to the homeowner's house or lot, the homeowner **MUST** submit an amended application. Amended applications will be treated in the same manner as the original application approval process. If the homeowner is not sure whether a proposal is necessary, the homeowner should consult with the ARC.

II. NOTIFICATION

Homeowners will be notified in writing once an application has been approved. If an application cannot be approved, the ARC will advise the homeowner, in writing, of the area(s) where the application fails to meet, or conform, to the Architectural Guidelines. In such cases, the ARC will return the application to the homeowner. Applications not approved, the homeowner shall have 20 days to respond back to the ARC in writing from the date notified by the ARC in order that the ARC can make a fair review and determination of the amended/completed application by the original application deadline request. Failure to provide additional information back to the ARC within 20 days of being notified by the ARC, shall void the original application and the full review process must begin. The Board will be copied on all ARC decisions.

III. HOMEOWNERS RIGHT OF APPEAL

Homeowners have the right to appeal to the Board of Directors any denial by the ARC. All appeals must be made in writing and mailed to the Edge Hill Homeowner's Association. All appeals must include the original application, the ARC letter of denial and a detailed explanation as to why the Board of Directors should reverse the ARC decision. Upon receipt of the written appeal and within 30 days, the Board of Directors shall review the letter of appeal and conduct a meeting with the ARC. Absent of the ARC committee, the Board of Directors shall then vote to determine the decision of the appeal, and the homeowner will be notified in writing within 15 days. It is understood that the

appeal process shall take no longer than 45 days. The Board reserves the right to include any denial process as an agenda item at the Board of Directors regular business meeting.

V. PENALTIES FOR VIOLATIONS

- A.** Any homeowner making any exterior alterations, without submitting an application shall at their own expense, return their property to its original condition. Approval is a precondition for commencement of any exterior alteration or modification.
- B.** Homeowners wishing to report apparent architectural violations can report this anonymously to the ARC, Board Member or Managing Agent, who will then ascertain if there is in fact a violation and act accordingly.
- C.** Failure to bring a house or lot into compliance may subject the homeowner to fines and/or legal action. Pursuant to Section 55-513 of the Virginia Property Owners' Association Act, homeowners may be fined up to fifty dollars (\$50) per single infraction of the guidelines, or ten dollars (\$10) per day for a continuing violation. In addition, homeowners found to be in violation may be ordered by the court to pay the Association's court costs and reasonable attorney's fees. Section 11 Article VI (USE RESTRICTIONS) Declaration of Covenants, Conditions and Restrictions - Edge Hill.

VI. REVISING THE ARCHITECTURAL GUIDELINES

- A.** Any homeowner wishing to make a change to these guidelines must submit a request in writing to the ARC. The request should describe the proposed change and the rationale for it. The ARC will have 60 days to review the request and present it to the Board, along with its recommendation on whether to approve or disapprove.

VII. ARCHITECTURAL GUIDELINES

- A.** To aid homeowners wishing to create or make a change or improvement to the exterior of a house or lot, the ARC has adopted the following architectural guidelines. While it is impossible to envision all changes that homeowners may wish to make, it is hoped that these guidelines will cover a wide enough variety of changes so that the homeowner will understand the community's standards. A failure to mention a possible change does not free a homeowner from his obligation to submit a proposal to the ARC, nor does it imply automatic approval or disapproval by the ARC.

- 1. ADDITIONS.** A major addition to a home such as a room, porch, or

portico, must have the approval of the ARC. In reviewing the proposed addition, the ARC will consider several factors:

- The proposed addition must be consistent with the architectural style of the house and the neighborhood;
- The scale of the proposed addition must be proportional for the house and lot;
- The addition's siding, trim, windows, and doors must match the style and color of the those on the preexisting home;
- Shingle roofs should be made of materials that match those already on the home in color and texture. Copper raised-seamed metal roofs and flat roofs are acceptable;
- Architectural details, such as soffits, should match those already on the home; and,
- The final goal of the design should be to create an addition that blends into the original architectural style of the pre-existing house.
- All County permits and approvals must be obtained by the homeowner and copies of such be submitted to the ARC.

2. TELEVISION RECEPTION (ANTENNAS/ SATELLITE DISHES)

Receptors may be installed on the homeowner's property. These receptors may not be installed in the common areas. If at all possible, receptors should be installed within the home's interior (e.g. the attic).

If a receptor must be located on the exterior of a home, the homeowner must limit the visibility of the receptor to nearby lots and common areas. If it is possible to receive an adequate signal, receptors must be installed in the rear yard, on the rear facade of the home, or on the rear roof preferably below the peak. If an adequate signal is not available in any of these locations, the side yard or the side of the home may be used. If adequate signal is not available in any of these locations, the front yard, the front roof, or the front facade of the home may be used only as a last resort.

The ARC reserves the right to require screening to limit visibility of the receptors to nearby lots and common areas. All other receptors must receive the approval of the ARC before being installed. Ham radio antennas are prohibited.

3. ATTIC VENTILATORS. Attic ventilators and fans are permitted on the roof or gable end. Fans mounted on the gable end must be painted the same color

as the house siding or trim, fans located on the roof should be a dark color to match the roof. Fans must be mounted on the least visible side of the house so as to minimize their visibility from the front facade and street. Turbine ventilators are prohibited. All other attic ventilators must receive the approval of the ARC before being installed.

4. AWNINGS. In general, exterior awnings are prohibited, except for awnings to cover rear patios and decks and to shade rear windows and doors. All awnings require the approval of the ARC. If approved, awnings must meet the following criteria:

- a) Awnings must be compatible with the architectural design of the home;
- b) Awning color must be compatible with the color scheme of the house and community;
- c) The awning should be consistent with the visual scale of the house to which it is attached; and,
- d) Pipe frames or structural supports should be painted to match the trim or dominate color of the house.

5. BOATS, RECREATIONAL VEHICLES, COMMERCIAL VEHICLES, AND UNLICENCED VEHICLES. No commercial, industrial, recreational vehicle, boat or unlicensed vehicle shall be parked on a lot, street or common area within the community without the written consent of the ARC.

No motorized vehicle may be used or maintained on the yards or sidewalks of any lot or common area and no unlicensed vehicles will be allowed. The ARC has the right to tow any improperly parked vehicle or any vehicle violating the covenants upon forty-eight (48) hour notice, posted on the vehicle.

6. CHIMNEYS. Chimneys must either be masonry or enclosed in the same finish material as the exterior of the home to which attached. To add or modify a chimney, approval is required.

7. CLOTHESLINES. Permanent clotheslines or similar apparatus for the exterior drying of clothes are prohibited.

8. DECKS. All decks must be approved by the ARC. Homeowners are advised to consider the following factors:

- a) Decks should be located in rear yards only, although specific exceptions may be allowed by the ARC;

- b) Decks, particularly elevated decks, should be of a scale and style that are compatible with the home to which they are attached, adjacent homes and the environmental surroundings;
- c) All decks, including their rails, landings and supporting posts, must be constructed of cedar, redwood, pressure treated lumber or Trex (tm). Transparent stains that allow the wood grain to be seen are permitted. Paint or tinted stains must be compatible with the house's trim and siding colors;
- d) Elevated decks have an under-deck area that can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space. The use of decorative screening or landscaping to minimize adverse visual impacts is encouraged and may be required, particularly in the case of high decks;
- e) Decks may be roofed and screened. Shingle roofs should be made of materials that match those already on the home in color and texture. Copper raised-seamed metal roofs and flat roofs are acceptable; and,
- f) Under deck areas are not to be used as storage unless appropriate screening has been installed.
- g) All County permits and approvals must be obtained by the homeowner and copies of such be submitted to the ARC.

9. DOG HOUSES. Approval for a doghouse is required. Doghouses will be approved if compatible with the applicant's house or fence in terms of color and material (to include pre-fabricated houses). They must be located in the rear yard and where visually unobtrusive to neighbors. The use of appropriate screening is encouraged and may be required in some cases. In all cases, the doghouse must be limited to the smallest reasonable size and cannot exceed the minimum dimensions proportional for the breed of dog.

10. DOG RUNS. Dog runs are prohibited. A dog run is defined as:

- a) Any fenced or walled structure (other than privacy) constructed to allow Dogs or other animals to exercise or otherwise move about portions of the owner's property without escaping; or,
- b) Any other constraining devise such as a post and leash which allows an animal to roam unattended beyond the boundaries of the owner's property.

11. **EXTERIOR AIR CONDITIONERS/ FANS.** Individual air conditioning units or fans extending from windows (or through holes in a wall) are prohibited. Exterior air conditioning units or heat pumps may be relocated or added only if there is no adverse visual or aural impact to adjoining properties. Plans to move or add exterior units must be approved.
12. **EXTERIOR LIGHTING.** The exterior lighting that was supplied by the builder may be replaced by items of similar size, finish, style, and wattage. Changes to the builder-supplied lights that are made in accordance with these guidelines are approved. The fixtures must remain in their original locations. Fixtures mounted by the front door or the garage door must have a brass finish. Fixtures located in the yard must have a black pole with a brass or black fixture on top. All fixtures must use clear glass. Fixtures arranged in groups, such as those that bracket the front door or the garage door, must be a matching set.

Low voltage lighting that is used to illuminate footpaths, plant beds and similar areas are approved if they follow these guidelines. The low-voltage fixtures must be less than 24 inches high and must be consistent in style, size and finish with the house and community. All cabling must be buried or otherwise hidden. The number of fixtures must be limited to a small proportional number. The fixtures may not unreasonably illuminate areas outside the homeowner's property. In particular, care must be taken with lights that highlight a home's front facade, and that shine easily onto neighbor's property and/or a common area.

The ARC may require a homeowner to remove any lights that unreasonably illuminate areas outside the homeowner's property, are excessively bright, or exceed a reasonable number.

Seasonal lighting decorations are approved, but must be installed and removed in a timely manner; that is, approximately 30 days prior to, and after, the seasonal/holiday event. (This includes lawn holiday decorations.)

All other changes to exterior lighting require the submission of an ARC application and approval. Proposed replacements or additions must be compatible in style and scale with the applicant's house, and proposals to the ARC must include their location, number, style, bulb color, and wattage. Recommended fixtures include low voltage ground-mounted styles that may be wholly or partially concealed by plantings.

Colored bulbs designed to repel insects may be installed only in lighting

fixtures located at the rear and side of houses. Lighting which illuminates either common areas or private property other than that on which it is installed is prohibited. Proposed lighting shall not be approved if it will otherwise result in adverse visual impact to any other property, due to factors including but not limited to location, color, or wattage. As the effects of proposed lighting may be difficult to assess prior to installation, the ARC reserves the right to require correction, including but not limited to, removal or modification of lighting found to cause adverse impact after installation.

13. **EXTERIOR COLORS.** Approval is not required for any repainting or re-staining which does not change a house's original colors and finish. However, owners must obtain approval before changing the color of any externally visible portion of a house, including siding, doors, shutter, trim, or roofing. The decision whether to approve each proposal will be based on a judgment as to whether the proposed change would be noticeably inconsistent or visually incompatible with the originally established color scheme of the applicant's property and surrounding neighborhood.
14. **FENCES.** All fences on homeowner lots must approved. In addition, approved fences must conform to these guidelines:
 - a) Fences must be constructed of cedar, redwood or pressure treated lumber;
 - b) Fences may not be painted, but they may be stained or otherwise treated with a transparent stain or preservative which allows the original wood grain to remain visible and does not change the fence's color to other than that of the types of wood cited above;
 - c) Fences may be located only on or within the lines bordering the rear yard of the house and may extend no farther forward than the rear corners of the house. The main body of the house determines the location of the rear corners of the house. For the purposes of identifying the house's rear corners, additions that extend into the rear yard such as sunrooms, decks and porches are ignored. The ARC may approve specific exceptions to this requirement;
 - d) All fencing must conform to the privacy fence and authorized by the ARC. These fences are a 6-foot high solid board-on-board construction with a 1-foot high lattice on top. Both sides of the fence must be identical in appearance; and,
 - e) The only exception to (d) is for lots that abut the Fairfax County parkland. To prevent obstructing their view of the parkland,

homeowners on these lot may use a 4-foot high variant to the 6-foot high solid board-on-board, and must include the 1-foot lattice on to with ARC approved privacy fence along the rear property line. Fences on all other side of the rear yard must conform to the builder-approved privacy fence.

15. FIREWOOD. Firewood shall be kept neatly stacked, only on the ground level of the rear yard. Firewood shall be stacked in piles which do not exceed six feet in length and four feet in height. Screening may be required.

16. FLAGPOLES. Permanent, freestanding flagpoles are prohibited. Temporary flagpole staffs that do not exceed six feet in length and are attached to a wall or pillar of a house do not require approval.

17. GARAGES. Garages may not be converted to living space or for any use other than for parking and storing vehicles, and other small personal effects of the homeowner.

18. GAZEBOS. As independent structures, a gazebo can have significant visual impact on an area. Therefore, approval is required. In reviewing a proposal, the ARC will use the following considerations for guidance:

- a) Gazebos will be located in rear yards only;
- b) The design should be of a scale and style that are compatible with the home to which it is associated, adjacent homes and the environmental surroundings; and,
- c) The gazebo, including their rails, landings and supporting posts, may be constructed only of wood or Trex(tm). Transparent stains that allow the wood grain to be seen are permitted. Paint or tinted stains must match or compliment the associated home's trim and siding colors.

19. GREENHOUSES. An attached greenhouse will be treated as a major alteration to a house and will be subject to the same level of ARC review (see ADDITIONS). Attached greenhouses must meet the following criteria to be approved:

- a) They must be attached to the rear of the house;
- b) The scale and design must be architecturally compatible with the house and surrounding neighborhood; and,

- c) There shall be no adverse visual impact for adjoining properties.

20. GRILLS (Permanent). Permanent grills must be placed in the rear yard of the house. Approval is required. {NOTE: Owners are encouraged to maintain proper safety and maintenance practices (i.e., store grill in close proximity to a fire extinguisher, appropriate disposal of ashes, etc.)}.

21. HOT TUBS/SPAS. Exterior hot tubs or spas must be located in the rear yard. The exterior finish of an elevated hot tub should blend with the exterior finish of the house, deck, or patio to which it is attached or most closely related. Privacy screening may be required. Approval is required.

22. LANDSCAPING. All major landscaping must be approved. In distinguishing between minor and major landscaping, use the following guidelines:

- a) Planting spring flowers, small shrubs, and similar plants is approved;
- b) Re-seeding or resodding of grass is approved;
- c) All trees or other plantings with a mature height of up to 6 feet are approved;
- d) Approval is required for all plantings, or trees, that form a hedge or natural screen that will attain a mature height of more than 7 feet in the rear yard, or two feet in the front yard;
- e) Approval is required for any tree that will achieve a mature height over 25 feet;
- f) Approval is required for the installation of concrete pavers, natural stone or similar structures that will form a wall over 12 inches high and 8 feet long. (Railroad ties and garden timbers are allowed only in the rear yard.);
- g) Approval is required if the planting will intrude onto a neighbor's lot or common area;
- h) Stone or other materials that surround flower beds and plantings are not considered walls, therefore are approved;
- i) Approval is required for any proposed improvement which is of such a scale or type as to be inconsistent with the existing design features of the home, adjacent homes and the surrounding area. Examples include the substantial or total removal of turf and replacement with another material, such as mulch or gravel;
- j) Vegetable gardens that are located between the rear line of the house and the rear property line approved. Screening may be required to limit visibility.

23. LAWN DECORATIONS. Any type of lawn ornament or decoration (such as statues of animals, birds, etc.) Should be under 12 inches in height and located on the front porch or step on the house. (Planters are excluded.) All other lawn decorations must be placed in the rear yard, so as not to be visible from the street.

24. MAILBOXES AND NEWSPAPER TUBES. The addition of tubes or other containers for delivery of newspapers is prohibited. Mailboxes may be replaced only with units that match the size, color, and style of those installed by the builder, and must be painted in the color used by the builder. Address plaques located on the mailbox require approval.

25. MAINTENANCE OF PROPERTY. Property ownership includes the responsibility for continued maintenance of all structures and grounds that are part of the owner's lot. This includes, but is not limited to, keeping buildings and structures in good condition and repair, removing all debris and unsightly material, and keeping all shrubs, trees, grass and other plantings neatly trimmed, properly cultivated, and free of weeds. Owners will not allow trees, shrubs, or plantings of any kind to overhang or otherwise encroach upon any sidewalk, street, pedestrian way, other owner's property, or common area, from ground level to a height of 12 feet, without prior ARC approval. Additionally, owners will not alter any common area or easements without prior written consent of the ARC. Such alterations include but are not limited to storing personal property, allowing debris to accumulate, establishing gardens, or otherwise adding, removing, or modifying trees or other plantings.

26. PATIOS. All patios require approval. Patios should be located in rear yards, specific exceptions may be approved by the ARC. No portion of the surface may be located above the bottom of lowest ground-level door to the rear of the property.

Any adverse drainage requirements that might result from the construction of a patio should be considered and remedied. The use of a partially porous patio surface or the installation of mulch beds adjacent to the patio are ways to eliminate drainage concerns.

27. PETS. No animals, livestock or poultry of any kind shall be raised, bred or kept on any area within the community, except that dogs, cats or other household pets may be kept on a homeowner's lot subject to rules and regulations as may be adopted by the ARC. Animals may not be kept, bred or maintained for any commercial purpose, or in unreasonable

numbers. Notwithstanding, the foregoing, no animals or fowl may be kept within the community, which results in an annoyance or are obnoxious to residents in the vicinity. Pets must be leashed while in the community and all pet waste collected and disposed of by the owner.

28. REAL ESTATE SIGNS. No sign or billboard of any kind shall be displayed to the public view on any home, lot or common area. The only exceptions are the permanent entrance sign to the community and one sign per lot, no more than 18 inches by 24 inches, advertising a home for sale or rent.

29. RECREATION AND PLAY EQUIPMENT. All recreation and play equipment must be stored in the rear yard. Small portable play equipment, such as children's wading pools and plastic toddler slides, do not require approval. In addition, pre-fabricated steel and wooden play sets that are less than 8 feet high, 12 feet long and proportionate in width are approved. All equipment must be maintained in good repair.

Proposals and approval are required for all other play equipment, including play equipment that exceeds the 8 foot height and/or 12 foot length restriction, playhouses or custom-made structures.

- a) Such equipment must be placed in rear yards, so as not to be visible from the street;
- b) The equipment should be generally compatible with the lot size. The equipment design and any visual screening are additional considerations in evaluating whether or not there will be an adverse visual impact;
- c) Basketball backboards will be considered on a case-by-case basis. To receive approval, basketball backboards must be temporary, freestanding units that are put away at night; and,
- d) All play equipment must be maintained in good repair. Screening may be required.

30. RECREATIONAL VEHICLES. See **BOATS, RECREATIONAL VEHICLES, AND COMMERCIAL VEHICLES.**

31. ROOFS. Replacement roofing for the architectural grade shingles supplied by the builder must be architectural grade shingles, cedar shakes

or a similar material. Color changes must receive prior approval.

32. **SECURITY BARS.** In general, the use of security bars or grates on windows and doors will be prohibited. Exceptions may be made where the security apparatus will not be visible from the street and from adjoining properties. Homeowners concerned about the security of their homes are advised to consider alternatives, including alarms and sophisticated lock systems.

33. **SIDEWALKS AND PATHWAYS.** Sidewalks and pathways should be set back from the property line and installed flush to the ground. Only stone, brick, concrete, or similar durable construction material should be used. The scale locations and design should be compatible with the lot, home and surroundings. Consideration must be addressed regarding any drainage impact. Approval is required before construction.

34. **SOLAR PANELS.** Solar panels are prohibited.

35. **STORAGE SHEDS.** Storage sheds are defined as exterior enclosures capable of hiding or storing equipment, materials or supplies for protection from theft, visibility or weather.

In general, prefabricated storage sheds are prohibited because they are not specifically designed to be consistent with the neighborhood's architectural style. As a result, they can detract from an otherwise visually harmonious residential environment. Sheds designed to be consistent with the neighborhood's architectural style may be approved. Approved sheds must follow these guidelines:

- a) A shed on a lot without privacy fencing must be located so as to abut the rear wall of the house.
- b) For shed abutting the rear of the home, the color, style and finish of exterior materials must create the appearance of an enclosure that is an integral part of the house. Shed roofs must be similar in color and materials to that part of the house;
- c) Lots with a privacy fence may attach a shed to the fence;
- d) The exterior walls and doors of sheds attached to privacy fencing must be constructed of wood whose color and finish is similar to that of the fence;
- e) The height of the shed may not exceed seven feet, and the remaining dimensions shall be proportional and visually appropriate for the lot and the surrounding neighborhood;

- f) Removable storage sheds or lockers that are made of heavy duty rubber, unbreakable plastic or composites and are portable and temporary in nature (i.e., not permanently attached to the house or a fence) may be considered. They may be approved provided that they are: not visible from common elements; minimally visible to neighbors, e.g., secured under decks with screening; and aesthetically harmonious with the home in terms of color and texture/finish (e.g., pebble/muted/dull).

36. **STORM/SCREEN DOORS.** Storm and screen doors which meet the following guidelines are approved. The door must be full view, with a kick plate (optional) no greater than 12 inches in height and no panels other than glass or transparent screening intended to impede insects. A "full view" door is defined as one which allows an uninterrupted view of the underlying door. Discreet decorative etching on the glass border of single panel glass doors will generally not disqualify the door as "full view". "Split full view" doors with two separate removable panels and "self-storing" doors that have screening permanently installed behind the glass (like a storm window) are prohibited.

Storm or screen doors over the front door must match the color of the underlying door or that of the immediately surrounding trim. Storm or screen doors at the side or rear of the house should also match the underlying door or the surrounding trim. Homeowners who must paint storm doors to match (the door or the trim) are advised against the purchase of vinyl doors, to which paint may not adhere adequately.

37. **SWIMMING POOLS.** In-ground and above-ground swimming pools (excluding portable pools which are play equipment for children) must be approved before installation. To receive approval, above-ground pools will require screening to limit the visual impact. All pools must be located in the rear yard. The yard must be fenced for an application to install a pool to receive approval. Consideration must be addressed regarding any drainage impact. All County permits and approvals must be obtained by the homeowner and copies of such be submitted to the ARC.

38. **TRASH CONTAINERS.** Trash located outside residences will be kept only within covered, rigid metal or plastic containers manufactured specifically for trash purposes, or in tightly closed heavy-duty trash bags manufactured specifically for exterior use, except that newspapers only may be left for pick-up in grocery type paper bags or bound in twine.

Containers must be kept out of view at all times, except when placed at curbside no earlier than sunset the day before regularly scheduled trash or newspaper pick-up.

39. **WIRES AND CABLES.** Wires and cables, including those installed to convey radio or television signals, shall be hidden, buried or secured flush with the side of each house so as to minimize their visibility.

VIII. INTERPRETATION

- A. **CONFLICT.** These guidelines are subordinate and subject to all provisions of the Declaration of Covenant, Conditions, and Restrictions, to the provisions of the Articles of Incorporation of the Association, and to the Association's By-Laws. All terms hereof, except where clearly repugnant to the context, shall have the same meanings as they are defined to have in the Declaration, the provisions of the Declaration shall control; in the even of any conflict between these guidelines and the Articles of Incorporation of the Association, the provisions of the Articles of Incorporation shall control; in the even of any conflict between these guidelines and the By-Laws of the Association, the provisions of the By-Laws shall control.
- B. **SEVERABILITY.** In the event that any provision or provisions of the guidelines shall be determined to be invalid, void or unenforceable, such determination shall not render invalid, void or unenforceable any other provision hereof which can be given effect.
- C. **WAIVER.** No restriction, condition, obligation or provision of these guidelines shall be deemed to have been abrogated or waived by reason of any failure or failures to enforce the same.
- D. **CAPTIONS.** The captions contained in these guidelines are for convenience only and are not a part of these By-Laws and are not intended in any way to limit or enlarge the terms and provisions of these guidelines or to aid in the construction thereof.
- E. **GENDER, ETC.** Whenever in the guidelines the context so requires, the singular number shall include the plural and the converse, and the use of any gender shall be deemed to include all genders.

EDGE HILL HEIGHTS HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

APPLICATION

ARCHITECTURAL REVIEW APPLICATION
EDGE HILL HEIGHTS HOMEOWNERS ASSOCIATION

Proposals to the Architectural Review Committee (ARC) must be submitted by the 21st day of each month to be considered at the next monthly meeting of the ARC. ARC meetings typically are held sometime during the first fourteen days of each month. At the monthly ARC meeting, the ARC intends to review all proposals from the previous month. Therefore, a homeowner generally will learn, in writing, whether a proposal was approved 45 days after submission.

Please Complete this Application and Mail or Deliver To:

- Edge Hill Architectural Review Committee
- Donald Howell, Chairman
- 6774 Edge Cliff Drive
- Alexandria, Virginia 22315

1. HOMEOWNER NAME: (Please Type or Print):

2. PROPERTY ADDRESS OF PROPOSED CHANGE:

3. HOME TELEPHONE & E-MAIL :

4. WORK TELEPHONE:

5. MAILING ADDRESS IF DIFERENT THAN PROPOSED

ADDRESS: _____

6. GENERAL DESCRIPTION OF PROPOSED CHANGE : Please provide a description of the proposed change(s), including the purpose or reason for the change(s), the type and color of materials to be used, location on the property, and any other pertinent information required for evaluating this request.

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7. REQUIRED EXHIBITS AND SUPPORTING DOCUMENTATION.

The supporting documentation listed below must accompany this architectural review application, as applicable for the proposed change. An application submitted without all required submissions will be considered incomplete. In such case, the Architectural Review Committee's 30 day review period will not commence until all required submissions have been provided. In general, an applicant should provide all documents and exhibits required by Fairfax County for the proposed improvements.

- A. **Paint or Stain Colors** - A sample and model number of the color(s) to be used must be provided, both for repainting or restaining existing improvements and for structural additions, together with a list of existing paint colors on the house or adjacent structures which will remain unchanged.
- B. **Finish Materials** - A description and/or sample of all finish materials to be used for the exterior surface of proposed improvements must be provided.

- C. Site Plan - A site plan, drawn to scale, showing the location and dimensions of the proposed improvement, including orientation with respect to the property lines, unit, and adjacent dwelling units must be provided for decks, patios, walls, storage sheds, fences, major landscape changes which require approval, and structural additions to the home.
- D. Architectural Drawings and Landscape Plans - Detailed architectural drawings or plans must be provided for decks, storage sheds, any structural additions to the home and major landscape improvements which may change the topography of the lot or landscape plan originally provided by the builder.
- E. Photographs - The inclusion of photographs, drawings or similar pictures (i.e., advertising pieces) is appropriate for exterior lighting fixtures, decorative objects and similar cosmetic additions to the unit or lot.
- F. Other Exhibits - Other exhibits may be submitted or required in order to permit adequate evaluation of the proposed change. Homeowners are advised to seek guidance from the Architectural Review Committee or Managing Agent prior to the submission of an application.

8. ESTIMATED STARTING DATE OF CONSTRUCTION:

9. ESTIMATED COMPLETION DATE:

NOTES:

- A. Nothing contained herein shall be construed to represent that alterations to lots or buildings in accordance with these plans shall not violate any of the provisions of the Building and Zoning Codes of Fairfax County, to which the above property is subject. Further, nothing contained herein shall be construed as a waiver or modification of any said restrictions.
- B. Where required, appropriate building permits shall be obtained from Fairfax County prior to the start of any construction. Nothing contained herein shall be construed as a waiver of said requirement.
- C. Owner understands and agrees that no work on this request may commence until written approval has been obtained from the ARC.
- D. Owner further understands and agrees that any exterior alterations undertaken before written approval is obtained is not permitted and that the Owner may be required to restore the property to its former condition at Owner's own expense if such alterations are made and subsequently disapproved in whole or part. Further, owner understands that any legal expense associated therewith shall be the responsibility of Owner.

- E. Owner hereby gives the Architectural Review Committee express permission to enter on the Owner's property at a reasonable time to inspect the proposed project, the project in progress and the complete project.
- F. Owner understands that any approval is contingent upon the completion of alterations in a workmanlike manner and in accordance with the approved plan and specifications for said alterations.
- G. Owner acknowledges that he is familiar with, and understands, the architectural review requirements and procedures for the Edge Hill Heights Homeowners Association.
- H. Owner understands that the authority to perform an alteration granted by this application will automatically expire if the work is not begun within 180 days following approval, and completed 180 days following commencement of work, unless another time frame is specifically authorized, in writing, by the ARC.
- I. Owner agrees to store construction materials only on his own property, rather than on common areas, easements or parking areas, to bear the cost of repairing any damage caused to such areas, and to remove all unused construction materials from public view within 7 days following the completion of work.

Owner's Signature and Date: _____

Date received by the Architectural Review Committee: _____

Committee Recommendation:

1. Chairperson Recommendation : _____

Date - Signature _____

2. ARC Member Recommendation : _____

Date - Signature _____

3. ARC Member Recommendation : _____

Date - Signature _____

FINAL RECOMMENDATION: **APPROVED** _____

DISAPPROVED _____

If disapproved, reasons are attached.