

Fair Lakes Crossing Community Association

Design Guidelines and Standards

A Handbook for the Fair Lakes Crossing Community

Revision History

Change Description	Revision	Date
Original plus changes through March 10, 2015	-	March 10, 2015
Converted scanned PDF to MS Word. Updated Solar Panel requirements, added new fence design option, updated deck materials, privacy screen, and storage shed guidelines.	A	July 21, 2022

Table of Contents

1. Purpose of the Handbook	1
2. Basis and Objectives of Protective Covenants	2
3. Role of the Architectural Review Committee (ARC).....	3
4. Alterations Requiring Review and Approval.....	4
5. Application and Review Procedures	5
6. Enforcement Procedures	7
7. Design Guidelines.....	10
Appendix I - Design Review Application.....	21
Appendix II - A - Standard Four Board Paddock Fence Detail	22
Appendix II - B - Standard Five Board Paddock Fence Detail.....	23
Appendix II - C- Standard Spaced Picket with Gothic Top Fence Detail	24
Appendix II - D - Standard Spaced Picket with Mount Vernon Dip Fence Detail.....	25
Appendix II – E – Aluminum 3 Channel.....	26
Appendix II – F - Standard Alternating Board-on-Board Fence Detail.....	27
Appendix III - Approved Storm Door Styles.....	28

1. Purpose of the Handbook

The primary purpose of this handbook is to familiarize homeowners at Fair Lakes Crossing with the objectives, scope and application of design standards and guidelines that are intended and will be employed to maintain the aesthetic appearance and environmental quality of the Fair Lakes Crossing community.

The handbook enumerates specific design standards and guidelines that have been adopted by the Board of Directors of the Fair Lakes Crossing Community Association. It also explains the application and review process to which all homeowners must adhere if they are seeking approval for any exterior modifications or changes to their homes or lots that are subject to approval by the Association.

This handbook will serve as a valuable reference source and will assist homeowners in preparing acceptable applications for review by the Association's Architectural Review Committee (ARC). All homeowners are encouraged to familiarize themselves with its content and to retain this handbook for future use.

2. Basis and Objectives of Protective Covenants

The legal documents for the Fair Lakes Crossing Community Association contain covenants, including those pertaining to design standards and guidelines. Specifically, Article V of the Fair Lakes Crossing Declaration of Covenants, Conditions and Restrictions ("Declaration") establishes an Architectural Review Committee (ARC) and describes their duties. Among other things, the ARC is required to establish and enforce design standards and guidelines for external modifications to properties within the Fair Lakes Crossing Community. Incorporated by reference into the governing documents of our community, these guidelines are considered protective covenants that "run with the land." This means that the covenants are a part of the deed for each home and are legally binding upon all homeowners, irrespective of whether the homeowners are familiar with the covenants.

The primary purpose of these covenants is to maintain environmental and architectural design standards for the entire community. The promulgation and enforcement of these covenants is intended to achieve the following objectives:

- Maintain consistency with the overall design concept for the community
- Promote harmonious architectural and environmental design qualities and features
- Promote and enhance the visual and aesthetic appearance of the community

The enforcement of design standards not only enhances the physical appearance of a community but also protects and preserves property values. Homeowners who reside in community associations that enforce design covenants have more protection from neighbors whose actions might detract from the physical appearance of the community and, in some cases, thereby diminish property values. In fact, surveys of homeowners living in association communities consistently reveal that a harmonious appearance and consistency in rule enforcement was an important consideration in their decision to purchase a home.

3. Role of the Architectural Review Committee (ARC)

All homeowners at Fair Lakes Crossing are automatically members of the Fair Lakes Crossing Community Association ("Association"). The Association is a non-stock corporation that owns and is responsible for the upkeep and maintenance of all common properties within the community.

The Association is also responsible for the administration and enforcement of all covenants that apply to property owners, including design standards and guidelines. Article V of the Declaration of Covenants, Conditions and Restrictions ("Declaration") for the Fair Lakes Crossing Community Association provides that responsibility for the enforcement of design standards shall be exercised through an Architectural Review Committee (ARC), the members of which shall be appointed by the Board of Directors ("Board") of the Association.

The ARC is to consist of three or more people appointed by the Board and shall:

- Adopt, amend or modify architectural standards and guidelines, subject to the confirmation of the Board
- Enforce these architectural standards and guidelines with respect to exterior modifications to homes and lots proposed by homeowners¹
- Periodically inspect all properties for compliance with architectural standards and guidelines and approved plans for alteration
- Report to the Board any possible violations of the architectural standards and guidelines; and
- Review and approve, modify or disapprove applications submitted by lot owners for visible exterior additions, alterations or modifications to a home or lot²

¹ The ARC does not have approval authority over initial construction by the Developer or any participating builder

² The review process is governed by these Design Guidelines which are promulgated by the Board.

4. Alterations Requiring Review and Approval

All changes, permanent or temporary, to the exterior appearance of a building or lot are subject to review and approval by the Architectural Review Committee (ARC). The review process is not limited to major additions or alterations, such as adding a room, deck, or patio. It includes such minor items as changes in color or materials. Approval is also required when an existing item is to be removed.

There are a number of exceptions to this otherwise inclusive review requirement:

- Building exteriors may be repainted or re-stained provided there is no color change from the original. Similarly, exterior building components may be repaired or replaced so long as there is no change in the type of material and color.
- Minor landscaping improvements will not require an application. This includes foundation plantings or single specimen plantings. In general, landscape improvements of a small scale that do not materially alter the appearance of the lot, involve a change in topography or grade and are not of sufficient scale to constitute a natural structure will be exempt from the design review process.

If there is any doubt as to whether or not a proposed exterior change is exempt from design review and approval, homeowners should first seek clarification from the ARC before proceeding with the improvement.

5. Application and Review Procedures

The Application and review procedures that will be used by the Architectural Review Committee (ARC) are detailed below.

1. Applications. All applications for proposed improvements must be submitted in writing using the application form authorized by the ARC. A copy of this form is included as an exhibit to this handbook. Applications must be complete in order to commence the review process. Incomplete applications will be returned to the applicant with a statement of deficiencies that must be remedied in order to be considered for review.

Unless otherwise notified, homeowners should mail applications to the following address:

Capitol Management Corporation
12011 Lee Jackson Memorial Highway
Fairfax, VA 220033
Attention: Peyton Harris, Fair Lakes Crossing HOA

2. Supporting Documentation. The application must include a complete and accurate description of the proposed improvement(s). In order for the ARC to be able to evaluate the application, supporting exhibits will frequently be required. Examples include: a site plan showing the location and dimensions of the proposed improvement; architectural drawings or plans, as applicable; landscape plans; material and/or color samples, etc. The design guidelines and application form provide guidance with respect to the specific documentation required for various types of improvements.
3. Time Frame for Completion of the Review. The ARC is required to approve or disapprove any proposed amendment within forty-five (45) days after the receipt of a properly completed application. It is important to note that a "properly

completed application" is one that includes all required exhibits and/or supporting documentation. The forty-five (45) day review period will not begin until the ARC has received both the completed application form and all required exhibits. It is therefore advisable for homeowners contemplating substantial improvements to ensure that they are aware of all required supporting documentation prior to submitting a design review application.

4. Notice of Approval/Disapproval. Homeowners who have submitted design review applications will be given written notice of the decision of the ARC. The notice of the decision will be sent to the address the Association has on file for the homeowners who submitted their application. It is up to homeowners to make sure the Association has their correct contact information. If an applying homeowner wishes to enable communication via email, s/he is encouraged to so advise the Board and Managing Agent in writing.

5. Appeals Procedure. Homeowners who have submitted design review applications may appeal decisions of the ARC to the Board of Directors. The appeal must be submitted in writing to the Board within ten (10) days of the date of the ARC written decision notice. The request must include any new or additional information that might clarify the requested change or demonstrate its acceptability. The Board may, at its discretion, conduct an informal hearing related to the appeal. The Board will respond in writing to the appeal within sixty (60) days from the date of receipt of the appeal notice. As with the initial application, commencement of the sixty (60) day period will begin once the underlying request for appeal and all supporting documentation has been received.

6. Enforcement Procedures

The Declaration and Bylaws of the Association empower the Architectural Review Committee (ARC) and the Board of Directors to enforce compliance with the Association's Design Guidelines. The following enforcement procedures may be used to ensure compliance. These enforcement mechanisms may also be set forth in the Association's Rules Enforcement Policy Resolution.

1. A violation may be observed and reported to the ARC by any of the following individuals: an ARC member, a member of the Board of Directors, the managing agent, or a homeowner. Any person who desires to report a potential violation should provide written notification of the potential violation to the Association through the Association's managing agent.
2. The alleged violation may be confirmed by a site visit by the managing agent, one or more Board members, and/or an ARC member.
3. The ARC and/or an authorized representative of the Association will contact the resident in violation by letter advising them of the violation and requesting appropriate action to remedy the violation. Notice will be sent by certified mail where the violation is deemed to involve an immediate emergency or where such violation, if not remedied, will increase or cause further damage with the passage of time.
4. If the violation continues for thirty (30) days after notification to the resident in violation (or if no substantial progress is made in curing the violation, where such remedy would require more than thirty (30) days' time for completion) a letter will be sent by certified mail to the resident in violation. This letter will provide notice that the violation must be remedied a specified period of time, usually fourteen (14) days from the date of mailing the letter. The letter will also provide the opportunity to be heard if desired by the relevant homeowner. If the violation cannot be cured within that timeframe, the resident in violation must submit to the ARC a written plan, including timing, for the abatement of the violation.

5. If the violation is not abated within the time frame set forth in the violation notification letter, or if progress is not being made to abate such violation in accordance with a plan agreed to by the resident in violation and the ARC, the ARC may send the resident in violation a certified mailing informing the resident of the time and place of a formal hearing by the ARC.
6. If the ARC determines that the violation has either not been abated or that the resident is not making a good faith effort to abate the violation in a timely manner, the ARC shall refer the violation to the Board of Directors for enforcement of the Association's Design Guidelines in accordance with the provisions of the Association's governing documents, policies approved by the Board, and/or the law.
7. The above procedures do not preclude the ARC or the Board from taking accelerated measures in the case of a violation that constitutes an emergency situation. Similarly, either the ARC or the Board may establish longer or shorter notification periods for the correction of violations of the Design Guidelines where appropriate.
8. The above procedures do not apply to situations where the owner has failed to maintain a lot in good order and repair and free of debris, as required by Article VI of the Declaration. All owners must maintain their lots in accordance with the general maintenance standards detailed below. In the event of non-compliance with maintenance standards, the Board of Directors may, after ten (10) days written notice to the owner authorize the Association to enter upon the owner's lot for the sole purpose of performing any required maintenance. Any expense incurred by the Association in performing required maintenance shall be treated in the same manner as a special assessment to that lot owner and will be due and payable upon receipt by the owner.

Property Maintenance Standards

- A. All portions of a lot that are not improved by an impervious surface or a structure must be maintained with grass or other vegetation installed by a builder or approved by the ARC. No bare earth may be exposed on a lot, except for flower beds with appropriate approvals, as required.
- B. All turf areas on a lot must be kept neatly mowed during the growing season. Grass should not be permitted to exceed four (4) inches in height.
- C. Turf areas and other vegetation should be watered during dry periods, subject to any County water restrictions that might apply. Any dead plants, shrubs or trees should be promptly removed.
- D. Turf areas should be kept as weed free as possible. At no time should weed cover exceed twenty-five percent (25%) of the total turfed area.
- E. No trash or debris may accumulate or be stored in a visible location on a lot. Construction materials required for the improvement of a home or lot should be neatly stored in as unobtrusive a location on the lot as possible when not in use.
- F. All hedges, trees and shrubs must be neatly trimmed and maintained, and their size maintained in proportion to the lot and home through pruning.
- G. The exterior of a home must be maintained in an attractive manner. No significant blistering or peeling of exterior painted surfaces is permitted. Any exterior building components (i.e., siding, gutters and downspouts, roof shingles, windows and doors) that are missing, broken or otherwise in a state of disrepair must be repaired promptly.

7. Design Guidelines

The specific Design Guidelines detailed below have been adopted by the Board of Directors.

AIR CONDITIONING UNITS/HEAT PUMPS - Application and approval are not required to replace a heat pump or air conditioning unit in the original location. The relocation of exterior central air conditioning units and heat pumps require approval and will be considered if there is no adverse visual or noise impact upon adjoining properties. The ARC will not approve applications for the installation of window or wall air conditioning units or fans.

ANTENNAS AND SATELLITE DISHES - Satellite dishes that are one meter or less, television antennas and MMDS (multichannel, multipoint distribution) antennas are permitted. Satellite dishes that are larger than one meter in diameter are prohibited. Antennas and satellite dishes are subject to the guidelines below and do not require prior approval from the ARC.

- Location. Devices are to be located so as to be as visually unobtrusive as possible, without unreasonably increasing the cost of installation, maintenance and use and without precluding the reception of an acceptable quality signal. Whenever possible, the devices should be located in the rear yard. If they must be installed at roof level, then they should be situated on the rear side of the roof ridge line, so as to have no, or minimal, visibility from the front of the house. Such devices are not to be installed in the front of the lot or on the front facade of a residence so long as another location exists on the lot or residence from which an acceptable quality signal can be received.
- Screening. To the extent possible, dishes and antennas should be screened so that they are not visible either from the street or to other lot owners.
- Color. In order to minimize any adverse visual impact, a device that is affixed to a residence should be painted to match the color of the portion of the house to which it is attached, so long as painting the device will not void the manufacturer's warranty.

ATTIC VENTILATORS. Attic ventilators and turbines should be mounted on the rear side of the roof ridge line so as to minimize their visibility.

CARPETING. Indoor/outdoor carpeting and synthetic grass on any exterior surfaces (front stoops, decks, patios, etc.) are prohibited and will not be approved.

CLOTHES LINES. Clothes lines or similar apparatus for the exterior drying of clothes are prohibited.

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

Elevated and ground level decks are an extension of the house which can impact its exterior appearance and may affect the privacy of adjoining homes. Drawings submitted with the application do not need to be professionally rendered, but they must be to scale and show dimensions.

Any adverse drainage requirements that might result from the construction of a deck, patio, or screened porch should be considered and remedied. The use of a partially porous surface or the installation of mulch beds adjacent to a deck, patio, or porch are ways to offset drainage concerns. Approval will be denied if the ARC determines that adjoining properties are adversely affected by changes in drainage. The following factors will be considered in the review of applications:

1. Location. Deck, patios, and screened porches should generally be located in rear yards. Side yard locations will generally not be approved, but may be evaluated on their individual merit. The privacy of adjacent homes will be considered in evaluating the location.
2. Scale and Style. Decks, patios, and screened porches, particularly elevated decks, should be of a scale that is compatible with the home to which attached, adjacent homes and the environmental surroundings.
3. Materials. Wood decks and screened porches should be constructed of composite decking such as Trex, high quality pressure-treated wood (#2 southern grade yellow pine or better) or cedar that remains stable in exterior applications.

4. Color. Decks may be left to age naturally, treated with a transparent preservative stain or stained/painted with a color approved by the ARC. Applicants who want to stain or paint a deck or screened porch must submit a color chip or sample as an exhibit to the design review application.
5. Underdeck Screening and Ground Cover. Elevated decks have an underdeck area that can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space for items such as lawn equipment, firewood, and similar items. The use of lattice screening or landscaping the perimeter of this area is required if the underdeck area is to be used for such storage. Lattice or vertical screening to be installed under an elevated deck will be reviewed on an individual basis. It is suggested that the area under an elevated deck where ground cover cannot be maintained should be covered with pea gravel or similar landscaping material (describe in application), or a patio should be installed.
6. Landscaping. Landscaping around decks, patios, and screened porches is strongly encouraged to soften corners and views from adjacent lots.
7. Privacy Screens/Walls. Privacy screens or walls appended to decks and patios will be considered on an individual basis. They will not be approved when they adversely affect neighbor's sightline past the deck or patio. Screens should generally be of the same quality, material and color as the deck.

DOG HOUSES AND DOG RUNS. Dog houses and dog runs are prohibited.

EXTERIOR DECORATIVE OBJECTS. All exterior decorative objects, whether natural or man-made, that were not part of the original construction design, either as a standard or optional feature shall not number more than five, shall not exceed 30" in length, shall not exceed 200 lbs, and shall be subject to being found in general violation of these Guidelines in accordance with the Enforcement Procedures section. Examples include but are not limited to: bird houses, bird baths, driftwood, weather vanes, sculptures, fountains, free standing poles of all types, house address numerals, and any items attached to approved structures.

These will be evaluated in terms of their general appropriateness, size, location, compatibility with architectural and environmental design qualities and visual impact on the neighborhood and the surrounding area. Sculpture, garden statues, bird baths, bird houses and similar items are restricted to rear yard locations and should not be visible from the front yard or a street. Decorative flags may be displayed and do not require approval if the flagpole complies with Design Guidelines.

EXTERIOR LIGHTING. Lighting that is part of the original structure may not be altered without prior approval of the ARC. Proposed replacement or additional fixtures must be compatible in style and scale with the applicant' s house. Such exterior lighting that requires replacement and is otherwise not being altered may be replaced without involvement of the ARC so long as the replacement is done in an appropriate manner consistent with the original style of the lighting.

No exterior lighting shall be directed outside of the applicant s property. Proposed additional lighting shall not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage or other features.

EXTERIOR PAINTING. An application is not required in order to repaint or re-stain an object to match the original color; however, all exterior color changes must be approved. This requirement applies to siding, doors, shutters, trim, roofing and other appurtenant structures.

FENCES. General guidelines for the construction and approval of fences are provided below.

1. Chain Link and Barbed Wire Fences. Chain link and barbed wire fences will not be approved under any circumstances. Chain link or barbed wire fencing material will not be permitted for any use.
2. Rear Lot-Line Fences for Townhouses. Rear yards may be enclosed with six (6) foot high alternating board-on-board fence. The fence support posts must be pressure treated wood and the boards must be either cedar or high quality pressure treated wood (#2 Southern Yellow Pine or better).

In the case of end units or corner lots, fences may not extend forward of the rear plane of the home, but may be extended to the side yard boundary. Fences shall be left to age naturally or may be treated with a clear preservative stain.

3. Rear Lot-Line Fences for Single Family Detached Homes. Fences should not exceed six (6) feet in height in order to maintain a sense of "openness" in the community. The five (5) permitted fence styles are illustrated in Appendices IIA-IIF. The five styles, four board paddock, five board estate, spaced picket with a gothic top, spaced picket with a Mount Vernon dip, and aluminum 3 channel, all maintain a degree of visual continuity between private yards and common area. The four (4) foot height limitation for the spaced picket fence with a Mount Vernon dip applies to the height above grade at the lowest point of the "dip." Alternative fence styles may be considered on a case-by case basis. Lot-line fences should not extend forward of the rear plane of the home. Exceptions may be considered on a case-by-case basis. In no case may a fence extend forward of the rear plane of the home more than one-half of the depth of the home. Any fence that extends beyond the rear plane of the home must be screened with landscape material approved by the ARC. The fence support posts must be pressure treated wood and the boards must be cedar or high quality pressure treated wood. Fences shall be left to age naturally, may be treated with a clear preservative stain or may be stained or painted a color that has been approved by the ARC. A thin gauge wire mesh may be attached to the interior side of a fence to enclose the yard for pets.
4. Fencing Surrounding Pools, Hot Tubs/Spas. Fencing surrounding hot tubs/spas must conform to County rules regarding fencing requirements for "attractive nuisance" (ie a pool). Fairfax County requires that all pools, hot tubs and/or spas of more than 24 inches in depth be protected with a barrier fence and have a cover. Here is a link to all related information and requirements:

<https://www.fairfaxcounty.gov/landdevelopment/pools-spas-and-hot-tubs>

FIREWOOD. Firewood may be stored on a lot, but shall be kept neatly stacked and shall be located to the rear of the residence and in such a manner as to avoid adverse visual

impacts for adjoining properties. Screening may be required in certain cases in the ARC's sole discretion.

Firewood should be stacked in piles that do not exceed eight (8) feet in length and four (4) feet in height for both aesthetic and safety considerations.

Other than a limited quantity of firewood intended for immediate use, firewood shall not be stacked on patios or decks.

FLAGPOLES. Permanent, free-standing flagpoles are prohibited subject to applicable law. Flagpole staffs that do not exceed six (6) feet in length and are attached at an incline to the wall or pillar of the dwelling unit do not require approval by the ARC.

GREENHOUSES. A greenhouse will be treated as a major alteration to a dwelling unit and will be subject to the same level of review. Only greenhouses that are attached to the dwelling unit are permitted if and only if they are approved in writing by the ARC. Greenhouses must meet the following additional criteria to be approved:

1. The scale and design must be architecturally compatible with the home and surrounding homes.
2. There can be no adverse visual impact for adjoining properties. The installation of landscape materials to provide a visual screen is encouraged and may be required as a condition of approval.

GUTTERS AND DOWNSPOUTS. All replacement gutters and downspouts must conform in color and design to those originally installed in order to be replaced without the involvement of the ARC. Either the addition of new, different gutters or downspouts or a change in location of an original gutter or downspout require ARC approval. Gutters and downspouts must be located in such a manner as to not adversely affect drainage onto neighboring properties. Black tubing used for additional drainage purposes must be buried underground and directed away from adjacent properties. Splash blocks should be black or green plastic, or unpainted concrete.

HOT TUBS/SPAS. Exterior hot tubs or spas must be located on the ground level of the rear yard adjacent to the dwelling unit and require approval. The incorporation of hot tubs

as a design feature of a deck or patio is encouraged. The exterior finish of an elevated hot tub or spa should blend with the exterior finish of the home, deck or patio to which it is attached or most closely related. Hot tubs or spas that are recessed into decks are preferred over those that are free standing. If free standing, a hot tub or spa should be screened with landscaping or other form of privacy screening in order to minimize its visibility. All proposals for the installation of a hot tub or spa must include protective cover and/or fencing details that adhere to Fairfax County guidelines for pools and other attractive nuisance. Fencing surrounding hot tubs/spas must conform to County rules regarding fencing requirements for "attractive nuisance" (ie a pool). Fairfax County requires that all pools, hot tubs and/or spas of more than 24 inches in depth be protected with a barrier fence and have a cover. Here is a link to all related information and requirements:

<https://www.fairfaxcounty.gov/landdevelopment/pools-spas-and-hot-tubs>

LANDSCAPING. Application and review of landscaping modifications is not required for the following alterations:

1. Planting of annuals or perennials in existing beds.
2. Installation of new beds less than four (4) feet wide around the perimeter of the house foundation (and deck, patio or fence if present) and perimeter of the rear of the lot, provided that plants installed have a mature height of less than three (3) feet.
3. Installation of new beds less than three (3) feet wide adjacent to walks from the driveway to the front of the home, provided that plants have a mature height of less than three (3) feet.
4. Installation of new beds less than two (2) feet wide around a mailbox post and around transformer/utility boxes, provided that plants have a mature height of less than three (3) feet.
5. Installation of black plastic edging or green metal edging around existing or approved beds, provided it is installed to be below the height of the top of the grass.

6. The installation of individual trees or shrubs on the lot, provided that such plantings at maturity are in scale with the home and lot.

Any other landscaping modifications, including the following, require application and review by the ARC.

1. Removal of grass and replacement with mulch, gravel or some other type of ground cover, except in the case of the pre-approved locations above. This will be considered for limited areas on steep slopes, for example.
2. Any installation of landscape timbers. Timbers should not define the individual front yards or walkways, and cannot be used on property lines. Timbers may be used in rear yards to line flower beds or to aid in preventing soil erosion. Any use of landscape timbers above one timber height must be pre-approved by the ARC. Timbers must be natural in color, not stained.
3. Stone or masonry landscape walls. Walls intended as a landscape feature should not exceed two (2) feet in height. The use of natural stone is preferred; however, brick or artificial materials (e.g. keystone) may be approved if consistent with design characteristics of the home and adjoining properties.
4. Any modifications that require construction (including retaining walls or garden structures such as trellises, gazebos, etc.) or result in a grade change.
5. Any shrubs or trees that are intended to form a hedge or natural screen which will be more than three (3) feet in height at maturity. Landscape screens or barriers may be approved in order to define private space or block undesirable views; however, the ARC will also consider any adverse impact on adjoining lots, including the disruption of sight lines for adjoining properties. Landscape screens or barriers are not permitted on front yard lot lines.
6. Any proposed improvement that is of such scale or type as to be potentially inconsistent with the scale and design features of the home, adjacent homes and the surrounding area.

PATIOS. All patios require approval. Patios must be located in rear yards. Any adverse drainage requirements that might result from the construction of a patio should be considered and recommended.

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 residence are advised to consider alternatives, including alarms and sophisticated door and lock systems.

SIGNS. Subject to the following restrictions, security signs are permitted on lots or common areas without the prior approval of the ARC. Up to two security signs may be posted on the property. Each sign should be no larger than sixty-four (64) square inches, may be posted on the property. Only one such sign may be posted forward of the front plane of the home. The approved location shall be within ten (10) feet of the front door.

A second sign may be posted in the rear of the yard.

Real estate signs offering a property for sale or rent are permitted, provided that the sign does not exceed six (6) square feet in area. Such signs must be removed within the week following the sale or rental of the home.

SKYLIGHTS. Skylights should be located such that they are not visible from the front of the dwelling unit or a street. Skylights are not permitted on the front side of the roof ridge line. Skylights that are constructed flush with the roof line are preferred.

SOLAR PANELS. Solar panels shall be installed in accordance with current Virginia code. To the greatest extent possible, solar panels shall be located such that they are not visible from the street. Solar shingles approved by the ARC may be visible from the street. Solar panels and shingles shall be installed by licensed roofing contractors or solar panel provider.

STORAGE SHEDS.

1. General. Storage sheds that meet the design criteria listed below may be attached to the home or be a free-standing structure, subject to the approval of the ARC.

- a. Design. The architectural design of the shed should be compatible with the design of the home.
 - b. Size. Sheds for full size homes should not exceed one hundred (100) square feet of floor space and ten (10) feet in height at the highest point. Sheds for city homes and townhomes should not exceed forty-eight (48) square feet of floor space and seven (7) feet in height at the highest point.
 - c. Materials. The finish materials must be very similar to those of the home.
 - d. Colors. The color scheme must be the same or very similar to that of the home, or may be stained or natural to match an adjacent fence or wood line.
 - e. Roof. The roof slope and the type and color of roofing material should match that of the house.
2. Townhomes. If the shed is a free-standing structure, the lot must be enclosed with a conforming privacy fence.
 3. Single Family Homes. If the shed is a free-standing structure, the shed should be located to minimize any adverse visual impact on adjoining lots. The use of landscape materials to create a visual screen and to soften the appearance of a free-standing shed is encouraged and may be required.

STORM/SCREEN DOORS. Only full view storm doors, defined as doors where the glass covers at least eighty percent (80%) of the door surface, are permitted. Doors must be white or painted the same color as the unit entry door. Provided these criteria are met, the ARC has pre-approved a number of door styles that do not require additional ARC comment before installation. These styles are illustrated in Appendix III. Doors of any other design must be approved on a case-by-case basis. Doors with other decorative treatment, such as grills, are not permitted.

TREE REMOVAL. No live trees with a diameter in excess of four (4) inches, measuring twelve (12) inches above ground, nor flowering trees in excess of two (2) inches in diameter and similar height, no live vegetation on slopes of more than twenty percent

(20%) gradient or marked "no cut" areas on approved plans, may be cut without the prior written approval of the ARC.

VEGETABLE GARDENS. The ARC must approve all plans to plant vegetable gardens. Applications will be evaluated on a case-by-case basis. Generally, vegetable gardens will be restricted to rear yard locations and should not exceed sixty-four (64) square feet in size.

WALKWAYS. ARC approval is required for a change in an existing walkway or the construction of a new walkway. Materials used should be compatible with existing materials in the community (e.g. flagstone, brick, or poured concrete). Long stretches of poured concrete should be avoided, and walkways of wood decking will generally not be approved.

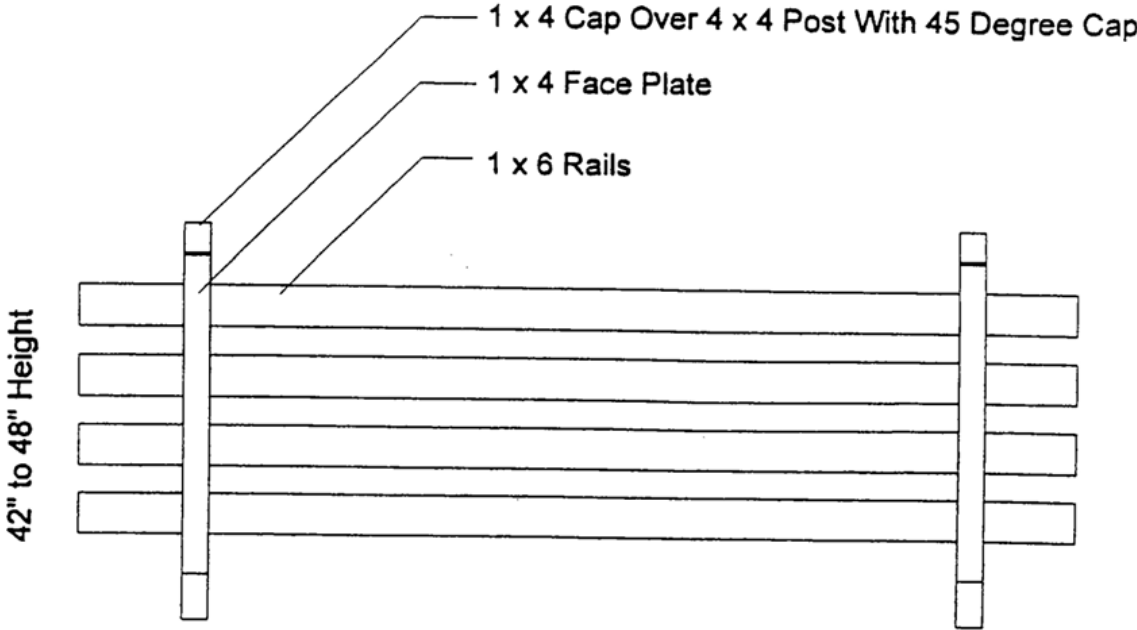
WINDOWS

1. New Windows. ARC approval is required to add new windows in walls. New windows must match the existing house windows. The size of the window trim and frame must match that of the other windows as closely as possible. All trim details must be duplicated. The color of the window frame and trim must match the existing windows.
2. Replacement Windows. Provided that replacement windows are identical to the existing windows, ARC approval is not required. Application and ARC approval is required for replacement windows that differ in design from the original windows.
3. Window Dividers. Generally, the window dividers installed in original windows must be retained and replaced with a comparable divider in either new or replacement windows. As noted above, application and ARC approval is required for replacement windows that differ in design from the original windows including in their divider design.

Appendix I - Design Review Application

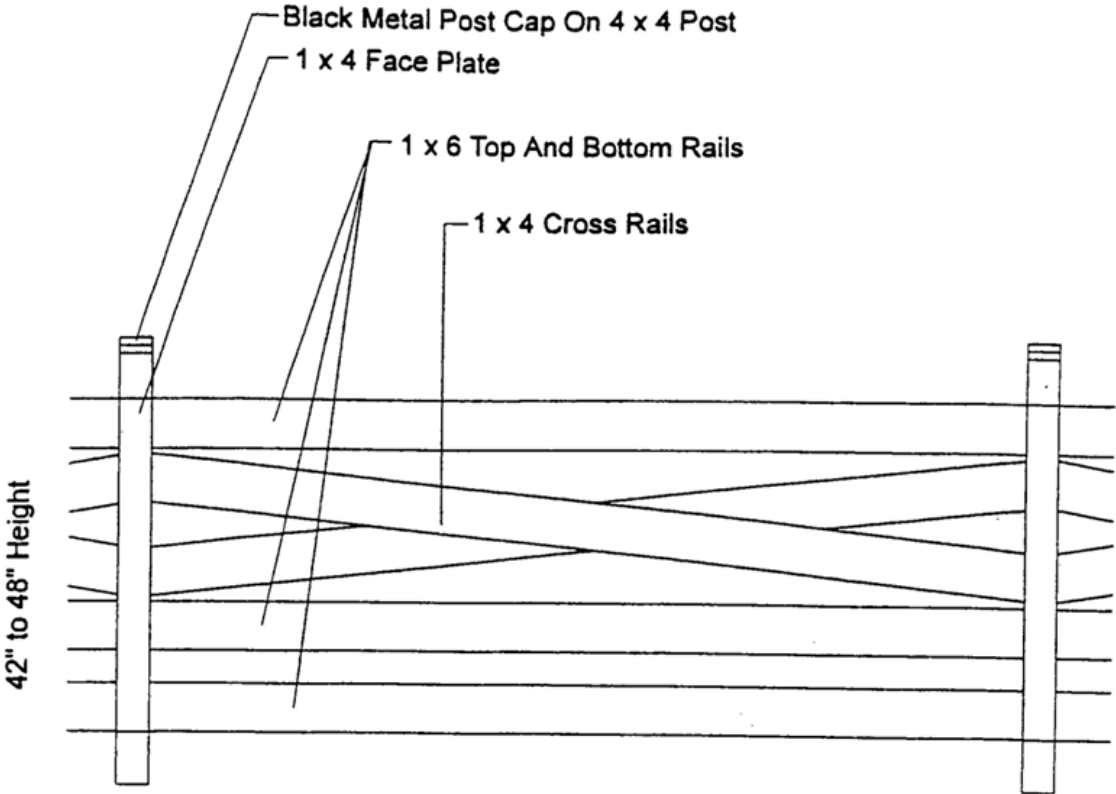
See <https://www.fairlakescrossinghoa.org/home-owner-info/> for application.

Appendix II - A - Standard Four Board Paddock Fence Detail



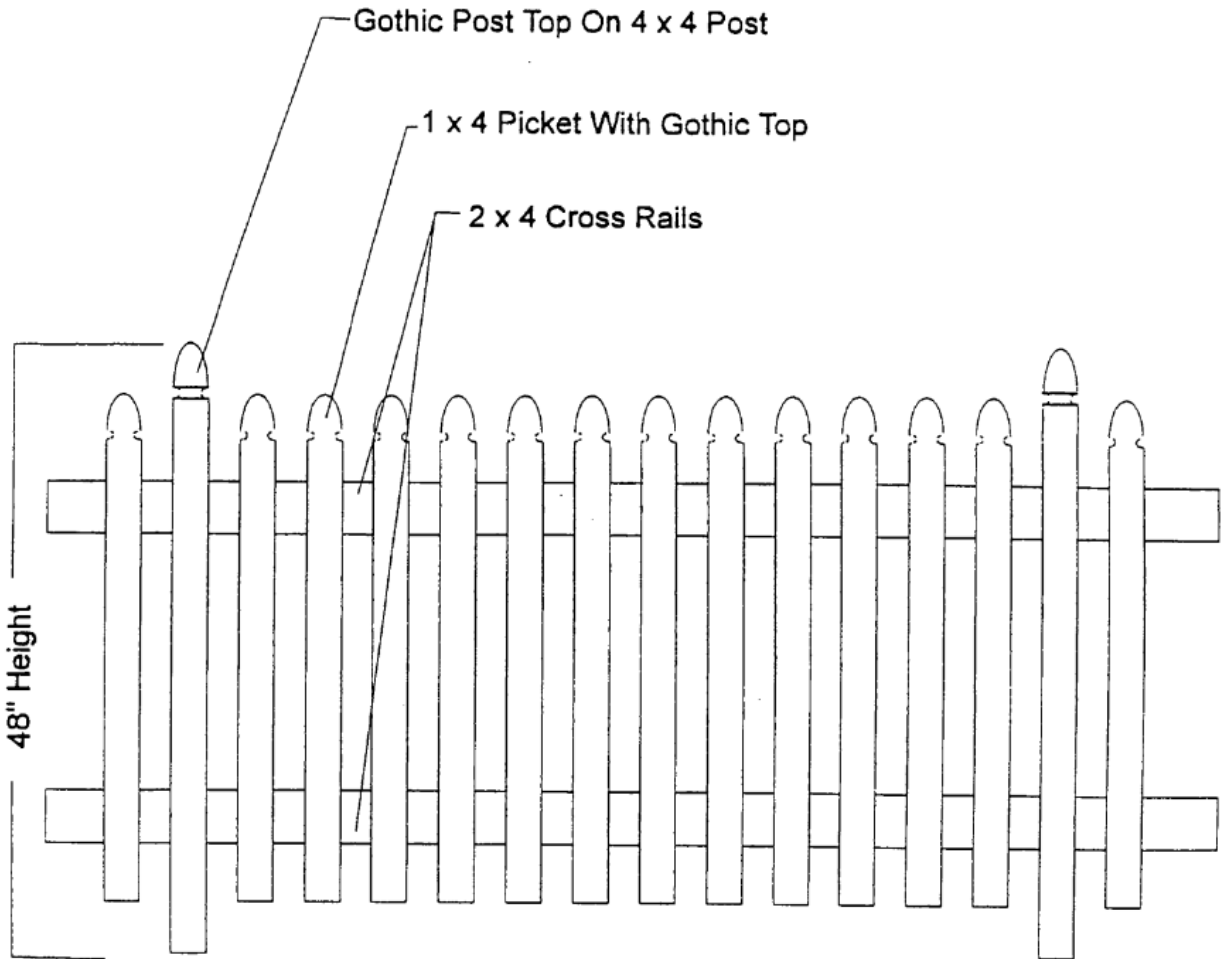
Fence Type:
Four Board, Paddock Fence

Appendix II - B - Standard Five Board Paddock Fence Detail



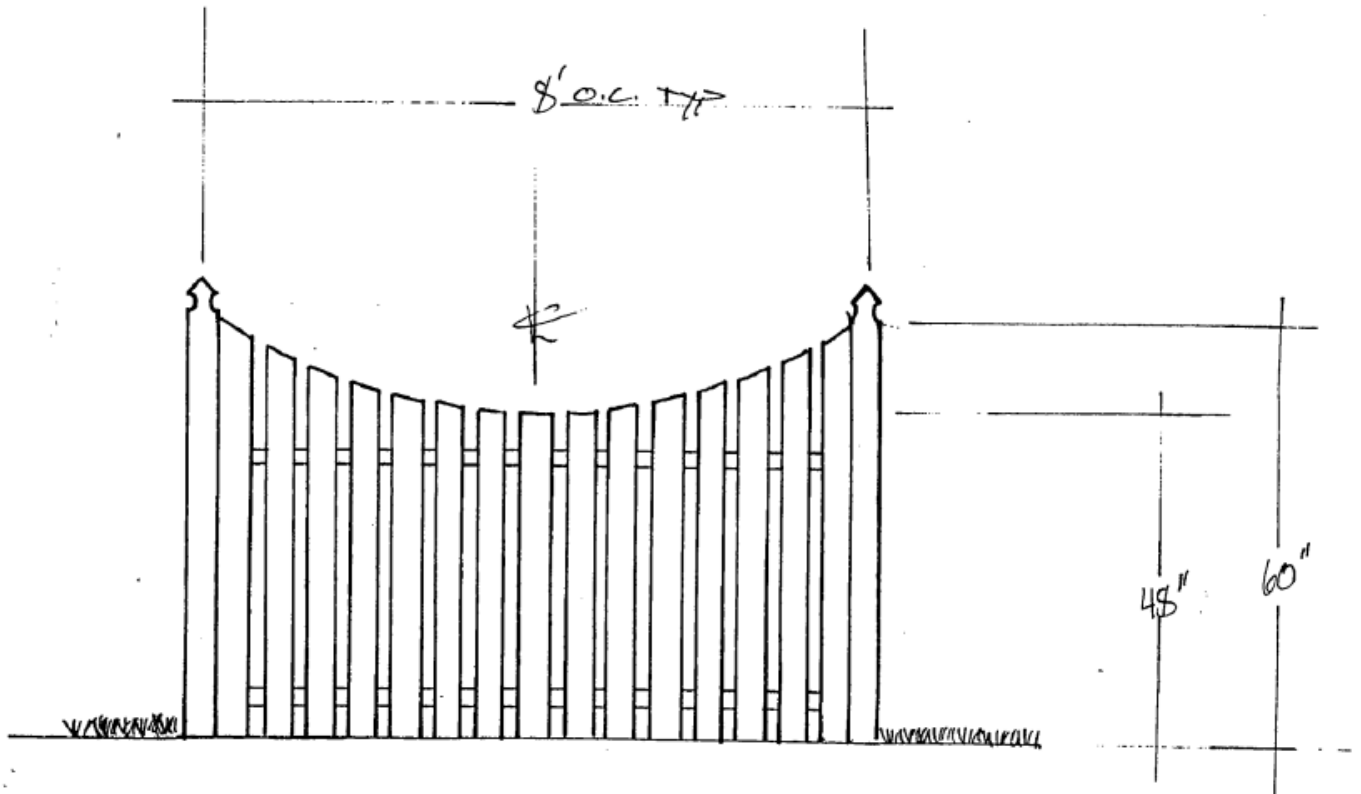
Fence Type:
Five Board, Estate Fence

Appendix II - C- Standard Spaced Picket with Gothic Top Fence Detail

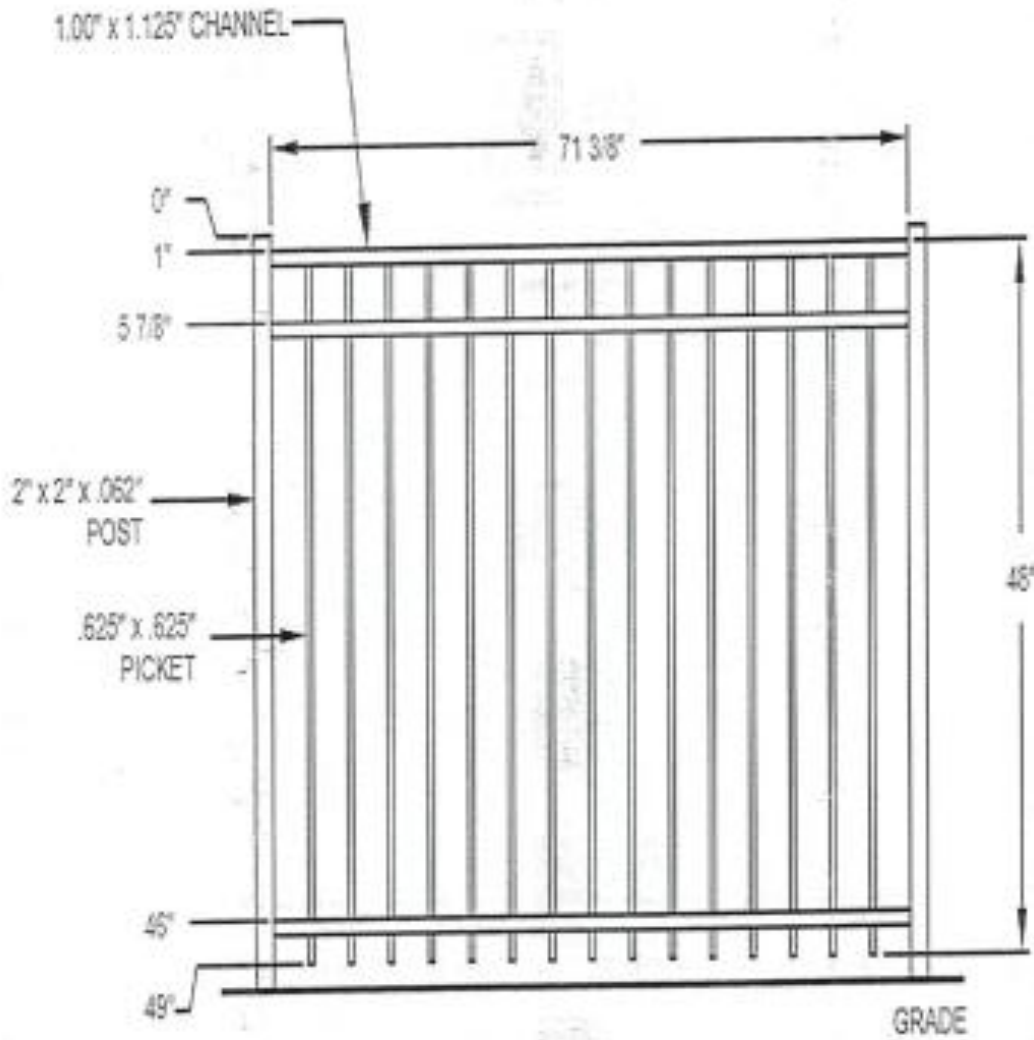


Fence Type:
Spaced Picket Fence

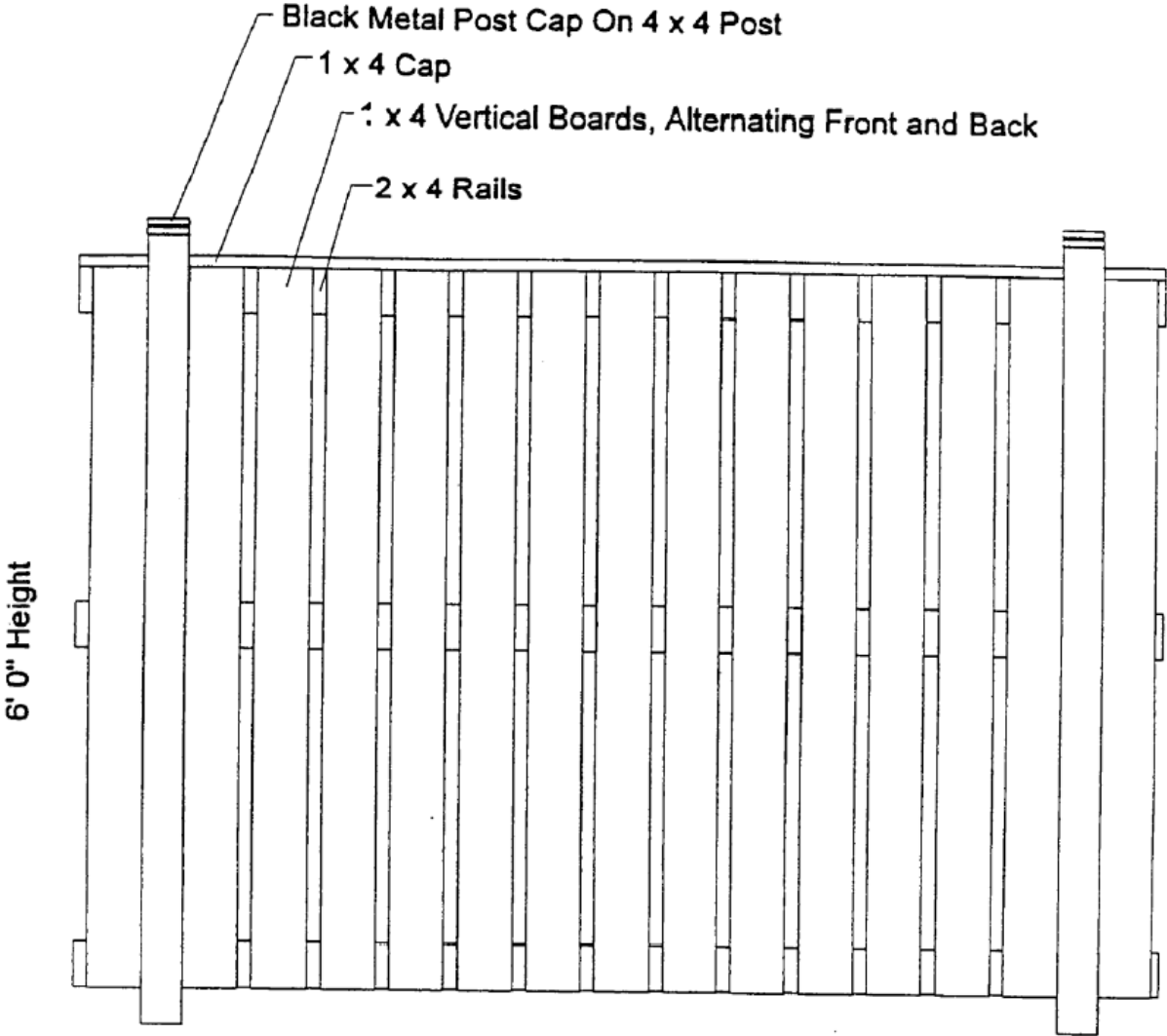
Appendix II - D - Standard Spaced Picket with Mount Vernon Dip Fence Detail



Appendix II – E – Aluminum 3 Channel



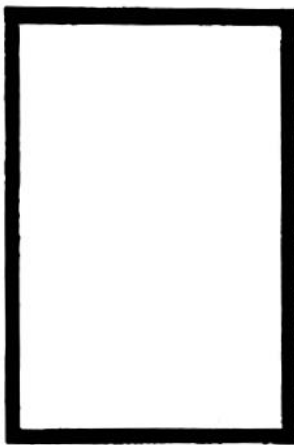
Appendix II – F - Standard Alternating Board-on-Board Fence Detail



Fence Type:
Board-on-Board Privacy Fence

Appendix III – Approved Storm Door Styles

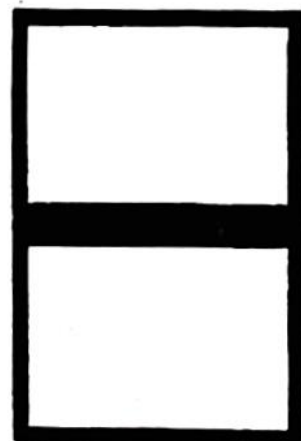
Five acceptable “full view” style storm doors are illustrated below. Door 1 is the preferred style. Door 2 has a wide border, Door 3 is a style which can either have removable glass and screen panels or which can have self-storage of glass or a screen in the lower panel, Door 4 has a kick plate and Door 5 has a wide border and kick plate.



Door 1



Door 2



Door 3



Door 4



Door 5