

OFFICIAL

ARCHITECTURAL GUIDELINES FOR AUTUMN RIDGE

The Autumn Ridge Homeowners Association Architectural Committee (ARHOAAC) has prepared the following guidelines as a supplement to the Autumn Ridge Homeowners Association Bylaws to assist property owners in planning home improvement projects and to ensure that future ARHOAAC members have a basis for making decisions.

The Autumn Ridge Homeowners Association Architectural Committee was established to review modifications to homes and exterior projects (fences, decks, etc.) as required by the Bylaws and Covenants. The Committee meets as needed. During meetings, projects submitted since the last meeting will be reviewed for compliance. After the meeting, the Committee will notify those homeowners of the status of their project(s).

Any exterior modification to properties within Autumn Ridge requires written approval from the ARHOAAC. These architectural guidelines do not eliminate the need for a formal approval from the ARHOAAC prior to the beginning of any project. This approval process was instituted because many real estate agents require a written form from the Homeowners Association stating that all projects/improvements have been approved by the Architectural Committee. Without proper documentation, the Homeowners Association cannot, in good faith, respond to such requests. When submitting a request to the ARHOAAC, please be specific as possible with regards to the size, location, material, style and color of your particular project. Plans and/or plats should be submitted with the written request. Written requests can be submitted to the Autumn Ridge Homeowners Association (ATTN: Architectural Committee), c/o Landmarc Real Estate, P.O. Box 7268, Fredericksburg, VA 22404-7268 or e-mailed to Attn: M. Weisbrod at mweisbrod@e-landmarc.com.

These Architectural Guidelines as approved by the Autumn Ridge Board of Directors are effective 1 October 2011. All modifications made prior to this date and approved by the Committee, past Officers of the Homeowners Association or the Board of Directors remain valid.

These Guidelines were developed with the intent of guiding homeowners in the development of projects as well as giving the ARHOAAC a basis for future decisions. It is expected that all homeowners abide by these guidelines, and By Laws and Covenants of the Homeowners Association.

ENFORCEMENT OF VIOLATIONS TO THE GUIDELINES.

In order to encourage quick corrective action in cases where residents fail to adhere to these guidelines the following actions will be taken:

- Homeowners cited for a violation of the architectural guidelines will be notified in writing (via certified mail) of the nature of the violation. The homeowner will have 30 days from the date of notification to correct the violation, or, at a minimum, present a corrective plan, in writing, to the architectural committee. The homeowner also has the right, within 30 day period, to appeal the violation notice in writing to the Board of Directors. The Board of Directors will decide on the appeal within 30 days and notify the homeowner in writing (via certified mail) of their decision. If the cited homeowner is not satisfied with the officers' decision, he or she has the right to make a request in writing to the Board of Directors for a hearing. The hearing request must be delivered to the Board within 30 days of notification of the Board of Directors' decisions. If the homeowner requests a hearing, in accordance with applicable Virginia code (55-513), notice of a hearing including the charges or other sanctions that may be imposed, will be delivered by certified mail, return receipt requested, to the homeowner at the address of record with the association at least 14 days prior to the hearing. The hearing will be conducted within 30 days of receipt of the written request. The hearing result will also be delivered by certified mail to the homeowner within 7 days of the hearing.
- If the cited homeowner fails to address or correct the violations or request an appeal within 30 days, he or she will be charged, by the Board of Directors, up to \$10 per day for up to 90 days, until the violation is corrected, in accordance with the Virginia Property Owner's Association Act.
- If, after this additional 90-day period, the cited homeowner has failed to provide proof the violation has been corrected and pay any charges assessed, a lien may be placed on the property in question. The homeowner's association may, at its option, take action deemed necessary to correct the violation, based on recommendations from the architectural committee. The cited homeowner will be liable for the amount of all assessed charges, any legal fees incurred by the homeowner's association, and any expenses incurred in the corrective actions(s) taken.

This enforcement policy pertains to all violations cited from the date of this version of the architectural guidelines. All violations cited before publication of these guidelines are exempt.

ANIMAL HOUSING.

The ARHOAAC will consider requests for structures for the care, housing or confinement of generally recognized domestic pets under appropriate circumstances. Sensory impact of such structures and the proximity to neighboring properties are of primary concern. Housing for pets shall be located in the rear yard. Approved structures shall be well maintained at all times and the surrounding area kept neat and clean. Dog runs (metal/chain link enclosures) will be approved provided they are not being erected along property boundary lines or in lieu of standard fence. Dog runs inside existing fences do not require approval. Wire guided dog runs, in

- ❖ Mechanical equipment used to operate and maintain the pool is not screened from the view of adjacent lots by appropriate landscaping or fencing.
- ❖ A minimum distance from the property lines per county code was not established/maintained.
- ❖ Pool was not fenced with a minimum height as required by the county.
- ❖ Above ground pool is not located in the yard behind the residence and screened from the view from all streets.

Satellite Dishes and Antenna

- ❖ Satellite dish exceeds 2' (two feet) in diameter.
- ❖ Antenna is non-typical, non-conventional television and FM receiving antennas.
- ❖ Antenna extends higher than the highest ridgeline of the roof.

Exterior Energy Saving Devices

Solar Heating Devices

- ❖ Solar panels are installed on other than the rear roof (only solar collectors or panels which cannot be viewed from any street may be installed and maintained on a lot; ARHOAAC will consider requests for panels installed on the rear roof to be raised or tilted).
- ❖ Solar panels are not flush mounted (see exception next bullet).
- ❖ Raised or tilted panels installed on the rear roof (with ARHOAAC approval) are not boxed in with acceptable materials and finished to blend in with background colors.
- ❖ Solar panel rises above the peak of the roof.
- ❖ Piping is not located directly below each panel so as not to be outside the perimeter of the panels.

Firewood

- ❖ Wood is not neatly stacked and inconspicuously stored.
- ❖ Stack exceeds 5' in height.
- ❖ Firewood is not inside the property boundaries and inside exterior fencing, where fencing exists (firewood may be stacked along the side of the house as long as it is inside the fence).
- ❖ Firewood is not stacked in the rear of the property, not further forward than the rear foundation of the house (if no side yard fence).

Property Maintenance

General

- ❖ Lot is not free of weeds, undergrowth, garbage, trash, and unsightly debris and litter.
- ❖ Shrubs and hedges are unsightly and need trimming.
- ❖ Height of the grass exceeds six inches.
- ❖ Structures on lot are not in good shape and need repair and/or painting/staining as applicable.
- ❖ Lot has excessive clutter.

Walkways and Sidewalks

- ❖ Walkway (leading up to the home) and sidewalk (parallel to a road) is not clear of weeds, grass, and/or snow.
- ❖ Walkway leading to house has major cracks [sidewalks are owned by the state and if in need of repair should be brought to the attention of the Virginia Department of Transportation.

Street Lights/Posts

- ❖ Homeowners need to notify Dominion Virginia Power that the light post on his/her property needs upkeep (burned out bulb, leaning post, etc.). *Note:* Only DVP is authorized to move/remove light posts.
- ❖ Homeowner has turned off streetlight without approval of the ARHOAAC.

Driveways

- ❖ Resident does not have ARHOA Board/Architectural Committee-approved application on file for driveway widening and extension, or for construction of concrete slabs on the side of a home.
- ❖ Is not paved with asphalt or concrete (gravel and dirt prohibited).
- ❖ Contains major cracks.
- ❖ Driveway construction, alteration, or repair is obstructing or interfering with the normal drainage of the adjacent street or adjacent lot(s).

Motor Vehicles, Boats, and Trailers

Parking

- ❖ Vehicle is not on a driveway, street, or in a garage.
- ❖ Vehicle is parked on lawn or grassy area (violation of this guideline may subject the vehicle to towing at the owner's expense).

- ❖ Vehicle parked on the property do not have current state licenses (except an unlicensed, disabled, antique, or specialty vehicle which is being restored may be kept on the property so long as such vehicle is parked in an enclosed garage).
- ❖ Disabled vehicle is being maintained on the property.

Repairs

- ❖ Resident is performing long-term repair on a vehicle that cannot be garaged and that is not approved by the ARHOAAC (routine maintenance, e.g., oil changes, rotating tires, etc. is permitted without approval).
- ❖ Vehicle has excessive fluid leaks.
- ❖ Resident has flushed vehicle fluid (e.g., such as oil, antifreeze, and gasoline) into streets or storm drains (prohibited due to environmental restrictions).
- ❖ Fluid leak from vehicle has damaged common area.

Boats and Trailers

- ❖ Boat and/or trailer are parked on public/private streets, or otherwise not maintained on lot parked at least 25 feet from nearest street.
- ❖ Boat and/or trailer is parked in front of the home for more than 72 hours (homeowners who require an exception to this policy must make a request to the ARHO AAC).

Trash Containers and Collection

- ❖ Trash storage areas are not kept in clean and sanitary conditions at all times.
- ❖ Trash has accumulated outside the home and poses a hazard to neighbors or attracts animals.
- ❖ Trash containers are placed front of the property earlier than 24 hours prior to pick up.
- ❖ Homeowner is burning trash/garbage on lot.

Signs

- ❖ Sign was permanently placed on property without prior approval from the ARHOAAC.
- ❖ Temporary signs may be placed in common areas on private property on weekends and holidays to advertise open houses or garage sales. However, these signs must be removed by 5:00 p.m. at the end of the weekend or holiday. Exceptions to this rule are security signs and small, tasteful "No Soliciting" signs.
- ❖ "For Sale" or "For Rent" signs placed on property exceed 6 square feet in size and is of permanent design.
- ❖ Multiple "redundant" signage is posted on property.

Common Areas

- ❖ Homeowners has erected playground equipment, stored personal belongings, or erected a fence on common area.
- ❖ Homeowner has disregarded material on the common area.
- ❖ Pet owner did not clean up common area. It will be the responsibility of the pet owner to remove the excrement of their pets when it happens.

Mailboxes

- ❖ Mailbox/post and area is not well maintained.
- ❖ Mailbox exceeds the size of the original mailbox provided by the developer and otherwise does not conform to the standards established by the ARHOAAC (deviations in mailbox size, color, construction materials, or other aspects of the guidelines above require architectural committee approval prior to mailbox installation).
- ❖ Mailbox does not measure approximately 3.75 feet from the bottom of the curb (street) to the door of the mailbox (when opened).
- ❖ Mailbox/post is not placed in the same location as the original mailbox provided by the developer, with the base of the post approximately 2 feet from the curb.
- ❖ More than one plastic newspaper delivery box is attached to the side of the post.
- ❖ Mailbox has sharp corners or edges (safety concern).
- ❖ Mailbox inhibits access to the side walk or street.
- ❖ Mailbox covers are not tasteful.
- ❖ Plantings around the mailbox impede mail delivery or use of the street and sidewalk.

Pets/Pet Housing

- ❖ Housing not located in the rear yard.
- ❖ Housing not well maintained; surrounding area not neat and clean.
- ❖ Pets are producing odors or noises which are annoying beyond the homeowner's property lines.
- ❖ Dog runs (metal/chain link enclosure) erected along property boundary lines or in lieu of a standard fence.
- ❖ Dog run not inside existing fence.
- ❖ Wire guided dog run does not constrain dog within owner's property boundary.
- ❖ Wire guided dog run does not constrain dog from being a threat to neighbors.
- ❖ Homeowner's dog(s) are unattended and running free in the neighborhood and/or common are (are not permitted and are subject to county impoundment and/or monetary charges by the county and/or ARHOA).

which the animal is leashed to a wire that allows the animal to be restrained while also allowing it a path to run, are acceptable as long as the animal remains within the boundary of the property lines, is within the backyard of the residence, and is not a threat to neighbors. Dogs are not permitted to run free throughout the neighborhood. Homeowners must keep dogs under their physical control at all times when outside a fenced yard.

IMPROVEMENTS AND ALTERATIONS.

Modifications to the interior of units do not require approval from the Architectural Committee. However, any changes/modifications to the exterior walls of the existing structure (e.g.; additions, etc.) require written approval. Additionally, the following guidelines are set forth for the most common projects.

Timeliness of Projects. Approved projects must be completed within 90 days of starting the project. This does not mean 90 days from receiving approval from the Architectural Committee but from the actual start of the project after approval has been granted. Written requests for extensions must be submitted to the Architectural Committee for approval. Material for projects may be stored for 14 days in the front of the property. After 14 days the material must be moved into the garage or the rear of the house.

Fencing. Normally, fencing will not be extended forward of the forward foundation wall of the house being fenced. All approved fencing must be constructed of pressure treated wood or other material commonly used by professional contractors with all fence posts located to the interior of the fence with the finished side out. For the specific purpose of enclosing a rear yard, the ARHOAAC has found the following styles of fences acceptable:

Style	Min	Max
	Ht	Ht
Split Rail	48"	48"
Picket*	36"	72"
Privacy Fence	48"	96"
Board-on-Board	48"	96"

*see definition below

Perimeter Fencing. With the exception of some corner lots, pipe stem lots, irregularly shaped lots and where necessary to avoid natural obstacles, fencing will be installed on the property line, unless an exception is granted by the ARHOAAC.

Fencing may be painted or stained if the construction material is compatible and presents a clean professional appearance.

Wire Fencing. The ARHOAAC recognizes that the types of fencing suggested herein may not perform the necessary function of keeping children and pets contained. Under appropriate circumstances, the ARHOAAC will permit the attachment of fine gauge, vinyl-coated wire to the inside of a split rail fence. Only fine gauge, vinyl-coated wire that is not normally visible from the neighboring property or the street will be considered for such fencing. Chain link and chicken wire fencing, vinyl-coated or otherwise, will not be permitted as a primary enclosure.

Prohibited Fencing;

-Metal fencing, including but not limited to chain link and chicken wire.

-Picket fences enclosing the front yard are strictly forbidden. Picket fencing is defined as a fence designed as a yard enclosure to be constructed along the property lines of the back yard, no further forward than the forward most boundary of the foundation of the house.

Applications for Fencing. All the applications for the fencing must contain a standard cover letter accompanied by two enclosures: (a) a detailed plan for the fence and (b) a standard plat with the location of the fence outlined.

Storage Sheds. The ARHOAAC recognizes the needs of individual homeowners to provide additional storage space for garden tools, equipment, or workspace. Sheds will be properly maintained and the following criteria will be used by the ARHOAAC when considering proposed storage sheds:

Location. All approved structures must be located in the rear of any property, in a location selected to minimize impact on neighboring property.

Size. Storage sheds should not exceed 144 square feet of floor space and 8 feet wall height.

Material. The structure shall be constructed of material that will maintain the standards of the community. Metal sheds are not permitted. All approved sheds must be placed upon a solid foundation (concrete, Pressure treated lumber, brick, etc.).

Architectural Style. The structure's style shall be in keeping with the unit, the unit's fence, siding or foundation.

Color. Sheds shall be stained or painted or sided in a color compatible with the unit's siding, fence or color pattern of the house or foundation.

Decks, Porches, and Patios. The ARHOAAC will consider requests for the construction of decks, porches, and patios on all private property within Autumn Ridge. The county must also issue a building permit and zoning approval for all deck and porch construction. Decks shall be constructed of pressure treated lumber or other such material used by professional deck builders. Staining of decks is permitted. Decks can be painted if the construction material is compatible and presents a clean professional appearance. Porches shall be constructed of materials that match the existing structure or trim in color, style, and roof.

Improvements to existing decks that alter the size, shape, style, or color of the deck require written approval from the Architectural Committee. However, deck repair, to include

rebuilding of a previously approved deck without significantly changing the design, does not require approval.

Privacy Screens, Awnings, etc. For the purpose of providing limited privacy on decks in the rear of the yards of homes, these items will be considered by the ARHOAAC. Privacy screens, awnings, etc. will not be permitted for the purpose of enclosing a rear yard in lieu of an approved AROHAAC approved fence.

Recreational Equipment

Swimming Pools/Spas. All such structures must be located so as to minimize sight and noise impact on neighboring properties. Such requests should include any proposed landscaping and fencing plans. A minimum distance from the property lines per county code should be maintained. All pools will be fenced with a minimum height as required by the county.

Satellite Dishes. Satellite dishes are permitted; however, they cannot exceed 2' (two feet) in diameter.

Exterior Energy Saving Devices.

Solar Heating Devices. Solar panels are only permitted to be installed on the rear roof and should be flush mounted. Under no circumstances are solar panels allowed on the front roof. As an exception, the ARHOAAC will consider requests for panels installed on the rear roof to be raised or tilted. However, the ARHOAAC may require that raised or tilted panels be boxed in with acceptable materials and finished to blend in with background colors. The highest point of the panel should not rise above the peak of the roof. All piping must be located directly below each panel so as not to be outside the perimeter of the panels.

Firewood. Any and all firewood located on property within Autumn Ridge shall be neatly stacked as inconspicuously as possible; with the individual stacks not to exceed 5' in height. Firewood will be located inside the property boundaries and inside exterior fencing, where it exists. If fencing does not exist, firewood must be stacked in the rear of the property, not further forward than the rear foundation of the house.

PROPERTY MAINTENANCE.

General. Each homeowner is responsible for maintaining his property. Routine maintenance includes but is not limited to regularly mowing the lawn; trimming shrubs and hedges; weeding; and keeping the property free of excessive clutter.

Walkways and Sidewalks. For the purposes of these guidelines, a walkway is the path leading up to a home and a sidewalk is a path that runs parallel to a road. It is the responsibility of the homeowner to keep his walkway and the sidewalk in front of his property clear of weeds/grass and, after winter storms, snow. Major cracks in the sidewalks should be brought to the attention of the VDOT so proper repairs can be initiated.

Driveways. Homeowners are responsible for maintaining their driveway. Gravel or dirt driveways are not permitted. Maintenance includes repair of major cracks, cleaning of excessive fluid leaks, and snow removal. The Architectural Committee must approve requests for driveway

widening and extension, or for construction of concrete slabs on the side of a home. Alterations to driveways will not have an adverse effect on property drainage.

MOTOR VEHICLES, BOATS AND TRAILERS.

Parking: Any vehicle parked in Autumn Ridge must be on a driveway, street, or in a garage. No vehicle will be parked on lawns or grassy areas. Violation of the Guideline may subject the vehicle to towing at the owner's expense. Vehicles are not to be parked in the common area, except in the designated parking lots.

Repairs. Routine maintenance (oil changes, rotating tires, etc.) is permitted without approval. Generally, anything that needs long-term repair that cannot be garaged must be approved.

Fluids. All vehicles are to be free of excessive visible fluid leaks. Flushing of vehicle fluids such as oil, antifreeze or gasoline into streets or storm drains is prohibited due to environmental restrictions. Any damage to common areas due to fluid leakage is the responsibility of the vehicle/property owner.

Boats and Trailers. Boats and trailers are not to be kept on any street (public or private) within Autumn Ridge. Boats and trailers may be maintained on a lot provided that they are in good repair, licensed and are parked at least 25 feet from the nearest street. Requests for driveway extensions and concrete slabs on the sides of houses in order to store boats and trailers need to be approved by the ARHO AAC. Boats and trailers in violation of this restriction will be subject to towing at the owner's expense. Boats and trailers may be parked in front of the home for not more than 72 hours for the purpose of preparing for travel or cleaning up after travel. Homeowners who require an exception to this policy must make a request to the Officers of the Association.

TRASH CONTAINERS AND COLLECTION.

Storage. Trash cans may be stored on properties at the discretion of the homeowner; however, under no circumstances will trash be allowed to accumulate outside to a degree that is poses a hazard to neighbors or attracts animals. The intent is to ensure that roaming animals, whether pets or wild animals, do not get into trash containers and spill trash in the neighborhood.

Timeliness. Trash and trash containers should be placed in front of your property for the shortest time necessary (no earlier than 24 hours prior to pick up) before scheduled trash collection and then promptly returned to their storage location. Exceptions are understandable for homeowners who put trash out prior to going away for extended periods.

SIGNS.

No sign of any nature shall be permanently placed on any property within Autumn Ridge without prior approval of the ARHOAAC. Temporary signs may be placed in common areas or private property on weekends and holidays to advertise open houses or garage sales. However, these signs must be removed by 5:00 p.m. at the end of the weekend or holiday. Exceptions to this rule are security signs and small, tasteful "No Soliciting" signs.

All "for sale" or "for rent" signs placed on any property within Autumn Ridge must not exceed 6 square feet in size and will be of temporary design. Redundant signage will not be permitted.

COMMON AREAS.

The common areas of Autumn Ridge will not be used to erect playground equipment, store personal belongings of any kind, or to erect fences. The common areas also will not be used for discarding any material. It will be the responsibility of pet owners to remove the excrement of their pets when it happens. Unleashed pets left unattended on the common areas are not permitted and are subject to county impoundment and/or monetary charges by the county and/or the association.

MAILBOXES.

Each home will have a well-maintained black mailbox on a dark brown post, similar in design to the original mailbox provided by the developer, to promote uniformity throughout the community.

Mailboxes should not exceed the size of the original mailbox provided by the developer. To facilitate mail delivery the height of the mailbox (measured from the bottom of the curb (street) to the door of the mailbox (when opened) should be approximately 3.75 feet. The mailbox should be placed in the same location as the original mailbox provided by the developer, with the base of the post approximately 2 feet from the curb. Additionally, one plastic newspaper delivery box can be attached to the side of the post.

For safety reasons, mailboxes should not have sharp corners or edges and will not inhibit access to the sidewalk or street.

Residents can customize their mailboxes with tasteful accessories such as magnetic mailbox covers and address numbers. Plantings around the mailbox are also acceptable but will not impede mail delivery or use of the street and sidewalk.

Deviations in mailbox size, color, construction materials, or other aspects of the guidelines above require architectural committee approval prior to mailbox installation.

APPEALS.

Homeowners may appeal any decision made or action taken by the ARHOAAC. The following are guidelines for appeals:

-Appeals must be made within 30 days of notice of Non-Compliance or rejection of Architectural Plans.

Plans.

-All appeals must be in writing.

- Initial appeals in writing to the Board of Directors.
- Secondary appeals for a hearing must be made to the Board of Directors.
- The decision of the Board of Directors is final.

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AUTUMN RIDGE HOMEOWNERS ASSOCIATION ARCHITECTURAL AND LOT USE AND MAINTENANCE VIOLATION CHECKLIST

Based on Declaration of Covenants (Articles V and VI) and Architectural Guidelines for Autumn Ridge

General Lot Use

- ❖ Noxious or offensive activity is occurring on the property, which is or may become an annoyance or nuisance to the neighborhood.
- ❖ Homeowner has erected a structure temporary in character (e.g., trailer, tent, shack or other like structure), which is prohibited.
- ❖ Homeowner has allowed dirt or other solid material to wash from lot.
- ❖ Homeowner has not cleaned mud/debris on the State or private roadway as a result of the construction on, or traffic to, his/her lot.

Improvements and Alterations

- ❖ Resident does not have ARHOA Board/ Architectural Committee-approved application on the file for exterior modification (“No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, location, color(s) and lighting of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association,..”)
- ❖ Project not completed within 90 days of start date; no extension request on file.
- ❖ Project materials stored in front of the property for more than 14 days (must be moved into garage, back yard, or indoors).

Fencing*

- ❖ Resident does not have ARHOA Board/Architectural Committee-approved application on file (also required for improvements that alter the size, style, or color of the existing fence).
- ❖ Fencing is extended forward beyond the foundation wall of the house being fenced.
- ❖ Fencing not constructed of pressure treated wood or commercially available material.

- ❖ Fence posts are not located to the interior of the fence with the finished side out.
- ❖ For the specific purpose of enclosing a rear yard, the ARHOAAC has found the following styles of fences acceptable:

Style	Min Ht.	Max Ht.
Split Rail	48"	48"
Picket	36"	72"
Privacy Fence	48"	96"
Board-on-Board	48"	96"

- ❖ Perimeter fencing not installed on property line (ARHOAAC exceptions considered for some corner lots, pipe stem lots, irregularly shaped lots and where necessary to avoid natural obstacles).
- ❖ Fence is painted or stained and the construction material is not compatible thereby negatively impacting the appearance.
- ❖ Wire fencing not approved (ARHOAAC recognizes that the types of fencing suggested herein may not perform the necessary function of keeping children and pets contained. Under appropriate circumstances, the ARHOAAC will permit the attachment of fine gauge, vinyl-coated wire to the inside of a split rail fence. Only considered for such fencing. Chain link and chicken wire fencing, vinyl-coated or otherwise, will not be permitted as a primary enclosure).
- ❖ Fencing is constructed of metal (chain link and chicken wire).
- ❖ Fencing construction, alteration or repair is obstructing or interfering with the normal drainage of the adjacent street or adjacent lots(s).

Retaining Walls*

- ❖ Resident does not have ARHOA Board/Architectural Committee-approved application on (also required for improvements that alter the size, shape, or color of the existing wall).
- ❖ Retaining wall built for landscaping purposes is not constructed of authorized materials (brick, stone, wood timbers or other material approved by the ARHOAAC).
- ❖ Retaining wall construction, alteration, or repair is obstructing or interfering with the normal drainage of the adjacent street or adjacent lot(s).

Sheds*

- ❖ Resident does not have ARHOA Board/Architectural Committee-approved application on file (also required for improvements that alter the size, shape, or color of the existing shed).
- ❖ Not properly maintained.
- ❖ Not located in rear of property.
- ❖ Not located in a location to minimize the impact on neighboring property.

- ❖ Exceeds 144 square feet of floor space and 8 feet wall height.
- ❖ Not constructed of material that will maintain the standards of the community (e.g., no metal).
- ❖ Not on a solid foundation (concrete, pressure treated lumber, brick, etc.).
- ❖ Not stained, painted, or sided in a color compatible with the unit's siding, fence or color pattern of the house or foundation.
- ❖ Shed construction, alteration, or repair is obstructing or interfering with the normal drainage of the adjacent street or adjacent lot(s).

Decks, Porches, and Patios*

- ❖ Resident does not have ARHOA Board/Architectural Committee-approved application on file (also required for improvements that alter the size, shape, or color of the existing deck, porch, or patio).
- ❖ County did not issue a building permit and zoning approval.
- ❖ Deck is not constructed of pressure treated lumber or other such material used by professional deck builders.
- ❖ Deck is painted or stained and the construction material is not compatible thereby negatively impacting the appearance.
- ❖ Porch is not constructed of materials that match the existing structure or trim in color, style, and roof.
- ❖ Deck, porch, or patio construction, alteration, or repair is obstructing or interfering with the normal drainage of the adjacent street or adjacent lot(s).

Privacy Screens and Awnings*

- ❖ Privacy screens, awnings, etc. was constructed to enclose a rear yard in lieu of an approved ARHOAAC approved fence (for the purpose of providing limited privacy on decks in the rear of the yards of the homes, these items will be considered by the ARHOAAC).

**Note: repair or replacement of existing fences, retaining walls, sheds, decks, porches, and patios, do not need ARHOA Board approval if such repair and replacement does not change the size, shape, style, color, etc.*

Recreational Equipment

Swimming Pools/Spas

- ❖ Resident does not have ARHOA Board/Architectural Committee-approved application on file (also required for improvements that alter the size, shape, style, or color, of the existing structure; only one pool permitted).
- ❖ Structure not located as to minimize sight and noise impact on neighboring properties.