



**PRINCE WILLIAM COUNTY CENTER
OWNERS ASSOCIATION (PWCCOA)**

*Owners Association Design
And Maintenance Standards*

Rules and Regulations

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APPROVAL BY THE COUNTY

Prince William County VA requires a zoning approval before starting: erecting a structure or building, obtaining building permits, or obtaining certificates of use and occupancy. **Applications will be submitted in person** at the Zoning Office on the first floor of the Development Services Building, 5 County Complex Court, Prince William, VA 22192 from 8 a.m. to 4 p.m. Monday through Friday. Also, applications to the County can be submitted by the homeowner’s representative, e.g., contractor, subcontractor or materialman.

The following approvals and permits are routinely applied for on a walk-through basis. To receive walk-through status, applications must be presented to the Zoning Counter no later than 3:45 p.m.

- Decks
- Detached Accessory Structures (sheds, garages, gazebos, etc.)
- Fences
- Home Employment Certificate
- Home Office
- Home Occupation Certificate (HOC-1) Office within a residence
- Home Occupation Certificate (HOC-2) Child Care within a residence
- Live-Work Units Signage
- New Businesses in Commercial Buildings
- Patios
- Residential (attached) Additions
- Retaining Walls
- Solar Panels

OBJECTIVES

These Design Standards shall enhance and further develop the mutually beneficial covenants and restrictions established in the Declaration of the Prince William County Center Owners Association, Inc. The specific objectives of these Design Standards are:

1. To increase homeowners' awareness and understanding of the Covenants from which authority is granted for creating rules and use restrictions.
2. To define and illustrate design standards, which will assist the Covenants Committee, the Association staff, and homeowners to develop exterior alterations and improvements, which are in harmony with the existing home, the immediate neighborhood and the community as a whole.
3. To assist homeowners in preparing a complete and acceptable application to the Covenants Committee.
4. To relate exterior improvements to Prince William County Center's open space.
5. To ensure conformance with the proffered conditions accepted by the Board of Supervisors of Prince William County in the approval of Rezoning.

AUTHORITY

The authority and responsibility for maintaining the quality and design in Prince William County Center is founded in the Declaration, which is a part of the deed to every lot in Prince William County Center. The intent of Covenant enforcement is to assure homeowners that the standards of design quality will be maintained consistently throughout the community. This, in turn, protects property values and enhances the overall community environment. The specific language follows.

Article IX, Section 9.5 of the Declaration explicitly states that all exterior alterations require the approval of the Covenants Committee.

Section 9.5. Additions, Alterations and Improvements Requirement Approval

“No Person shall make any addition, alteration, improvement or change of grade in or to any Lot (other than for normal Upkeep or natural landscaping and not including areas within a building or dwelling visible from the exterior only because of the transparency of glass doors, walls or windows) without the prior written consent of the Covenants Committee. No Person shall make any addition, alteration or improvement to any common area owned by a Sub-Association or the common elements of any condominium or cooperative located within the Property (other than for normal Upkeep or natural landscaping and not including areas within a building or dwelling visible from the exterior only because of the transparency of glass doors, walls or windows) without the written consent of the appropriate Covenants Committee. No Person shall paint, affix a sign not permitted by the Rules and Regulations to or alter the exterior of

any improvement, including the doors and windows if Visible from Neighboring Property without the prior written consent of the doors and windows if Visible from the Neighboring Property without the prior written consent of the Covenants Committee. Approval by the Declarant, the Board of Directors, or the Covenants Committee shall not relieve an Owner or Sub-Association from any obligation to obtain required governmental approvals and permits. Upon request, the Owner shall deliver all approvals and permits required by law to the Declarant, the Covenants Committee or Board of Directors, as appropriate, prior to the commencement of the construction requiring such approval or permit. If any application to any governmental authority for a permit to make any such structural addition, alteration or improvement to any Lot or improvement located on any Lot requires signature by the Association, and provided consent has been given by the Declarant, the Board of Directors or the appropriate Covenants Committee, then the application shall be signed on behalf of the Association by an Officer only, without incurring any liability on the part of the Officer, the Board of Directors, the Association, the Covenants Committee members, the Declarant or any of them to any contractor, subcontractor, or materialman on account of such addition, alteration or improvement, or to any Person having a claim for personal injury or property damage arising there from. Any addition, alteration or improvement upon any Lot in violation of the Association Documents shall be removed or altered to conform to the Association Documents (including the Design Guidelines) within 30 days after notice from the Board of Directors or the appropriate Covenants Committee of the violation.”

This paragraph specifically states that the Covenants Committee must approve any change, permanent or temporary, to the exterior appearance of one’s property. Further, once a plan is approved, it must be specifically followed or a modification must be approved in accordance with current design standards.

It is important to understand that Covenants Committee approval is not limited only to major alterations, such as adding a room, a garage, a fence or deck, but includes such items as changes in exterior color, changes to landscaping, modifications to materials, the installation of a storm door, etc. Approval is also required when an existing item is removed.

Each application is reviewed on an individual basis. There are no “automatic” or administrative approvals, unless provided for specifically in these design standards. For example, a homeowner who wishes to construct a deck identical to one already approved by the Covenants Committee is still required to submit an application, and be approved prior to the start of construction.

NEW CONSTRUCTION, REPLACEMENT AND IMPROVEMENTS

These Design Standards apply not only to improvements contemplated by a homeowner to an existing home or lot; but also, to an unimproved or vacant lot owned by an owner or entity, other than a builder under contract to the Developer or Declarant. Builders under contract to the Developer or Declarant are exempt, however no improvements made by these entities may be in conflict with these Design Standards.

New construction or replacement of homes or portions thereof must be a comparable size, style and architecture as the adjacent homes; must use comparable construction materials as the adjacent homes; and must meet current Prince William County Center Owners Association Design Standards.

COVENANTS COMMITTEE **OVERALL REVIEW CRITERIA**

The Covenants Committee evaluates all submissions on the individual merits of the application, including the consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design in one specific instance may not be for another.

Design decisions made by the Covenants Committee in reviewing applications are not based on any individual's personal opinion or taste. Judgments of acceptable design are based on the following criteria, which represent in more specific terms the general standards of the protective Covenants:

- Relation to the Prince William County Center Community Open Space – Fencing, in particular, can have a damaging effect on open space. Other factors, such as removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off, also adversely affect Prince William County Center's open space.
- Validity of Concept – The basic idea must be sound and appropriate to its surroundings.
- Design Compatibility – The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, use of like or similar building materials, color and construction details.
- Location and Impact on Neighbors – The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage. For example, fences may obstruct views, breezes, airflow or access to neighboring property; decks or larger additions may cause unwanted shadows on adjacent patios or infringe on a neighbor's privacy and view. As another example, an inappropriate "clutter" of play equipment, or an "ill-planned" landscape scheme may also affect existing neighbors.

- Scale – The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.
- Color – Color may be used to soften or intensify visual impact. Parts of an addition that is similar in design to an existing house, such as roofs and trim should match in color and composition.
- Materials – Continuity is established by use of the same or compatible materials as were used on the original house. The options may be limited somewhat by the design and materials of the original house. For instance, horizontal siding on the original house should be retained in an addition. On the other hand, an addition with horizontal siding may or may not be compatible with a brick house.
- Workmanship – Workmanship is another standard, which is applied to all exterior alterations. The quality of work should be equal to, or better than, that of the surrounding area. Poor practices, besides causing the owner problems, can be visually objectionable. The Prince William County Center Owners Association assumes no responsibility for the safety or structural validity of new construction by virtue of an approved design. It is the responsibility of each applicant to obtain a Building Permit where required and comply with County, State and Federal codes and regulations where required.
- Timing – Projects, which remain uncompleted for long periods of time, are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must include an estimated completion date. If such time period is considered unreasonable, the Covenants Committee may disapprove the application. Typically, projects must be commenced within 6 months of an approval, and completed within 12 months.

AMENDMENTS TO THE DESIGN STANDARDS

These Design Standards may be reviewed and amended from time to time. It is anticipated that changes will involve clarification rather than substantive modification of the existing Design Standards. They may also be amended to reflect changed conditions or technology. Amendment procedures will involve a public hearing of the members and shall be adopted, as were the original Design Standards by the Board of Directors.

APPLICATIONS

Applications for alteration or improvements must be submitted on the approved Prince William County Center Owners Association form. The application form requires information which will assist the Covenants Committee in reviewing plans for your proposed alteration or improvement. Specific information is detailed below. Action on applications submitted without the required information will be delayed until all information is provided. The information required includes:

- Description – The application form requires a complete description of the alteration or improvement. This includes a complete listing of materials to be used; overall dimensions height, length, width, height above ground level, etc.; colors of the existing house, trim and roof colors; and colors of the proposed alteration or improvement.
- Site Plan/Plat – A site plan is a scaled drawing of your lot (plat) showing dimensions of the property, adjacent properties if applicable, and all existing improvements on your lot. You must draw your proposed improvement of this plat and provide it with your application. Contour lines may be required where drainage is a consideration and more complex applications may require larger scale (10 to 20 feet to the inch scale) enlargements of the County approved development or site plans.
- Drawings/Photographs – Complete scaled drawings showing all dimensions, elevations, and details of the proposed improvement or alteration are required. Drawings should show the relation of the improvement or alteration to the existing home. Drawings, which are unclear, slow the process, and may be returned to the applicant for clarification. Photographs, catalogue clippings or manufacturers’ “cut sheets” are acceptable for items such as lighting fixtures, storm doors, and other standard items.
- Signatures – The applicant is required to sign the application form. In addition, the signatures of all adjoining or affected property owners are required on all applications. The signatures do not constitute approval or disapproval of the proposed project; rather they indicate that the adjoining property owners are aware that an alteration or improvement is contemplated. **Applications received without signatures will not be reviewed.**
- Construction Schedule – Applications must contain the proposed construction schedule indicating both a commencement and completion date. All alterations or improvements must be commenced within 6 months and completed within 12 months of the approval.

REVIEW PROCEDURES

All applications should either be mailed, e-mailed, or delivered to the Prince William County Center Owners Association at the Association’s office:

Community Manager
 Prince William County Center Owners Association
 4799 Wermuth Way
 Woodbridge, VA 22192
 Email: manager@pwcchoa.com

The General Manager of the Prince William County Center Owners Association, prior to the Covenants Committee review, will review each application for complete information. After Covenants Committee review and action, a letter of Covenants Committee decision will be mailed to each applicant at the address provided on the application. Letters of approval or denial will be sent by first class mail. Letters of denial will reference specific reasons for the denial and are always subject to appeal.

The Association reserves the right to deny applications for modifications where the applicant is currently in violation of the governing documents or rules and regulations of the Association. For the purposes of this provision, an owner will be deemed to be currently in violation if the owner has been provided written notice by the Association of the violation, but the violation has not been satisfactorily remedied by the deadline, indicated in such notice or a resolution of the matter has not been agreed to by the Association, or if the owner has unpaid covenants violation charges (regardless of whether the violation has been corrected or not).

APPEALS PROCEDURES

All appeals procedures exist for those affected by a Covenants Committee decision who believe that:

- Proper procedures were not followed during the administration and review process.
- The applicant and any other affected homeowner attending the meeting were not given a fair hearing.
- The Covenants Committee was arbitrary, or did not have a rational basis for a decision.

To initiate the appeal procedure, the appellant must submit a written request for an appeal within **15 days of receiving the Covenants Committee decision**. The written request must be delivered to the Association's office at 4799 Wermuth Way, Woodbridge, Virginia 22192. Other affected homeowners or neighbors must submit written notice **within 15 days after the Covenants Committee rendered its decision**. The Board of Directors will review those cases and shall conduct a hearing.

PROPERTY MAINTENANCE STANDARDS

LOT MAINTENANCE STANDARDS

Property ownership includes the responsibility for maintenance of the lot and all improvements constructed as part of the property. This includes, but is not limited to, items such as: structural maintenance, lot maintenance, and removal of trash. Maintenance affects the visual character and economic values of the property and neighborhood and, in some cases, safety. All residents should seek to preserve and protect the investment in their homes and to limit their personal liability by keeping all improvements on their lots in good condition.

Exterior Appearance of dwellings and other structures: Owners are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences, sheds and playground type of equipment. The Association expects that all residents will do this necessary maintenance to prevent any of the below cited conditions from occurring in Prince William County Center. The following represent some (but not all) of the conditions which the Covenants Committee considers a violation: peeling paint; cracked or broken siding; recreation equipment which is either broken or in need of repainting; guttering in need of painting, repair or replacement; fencing with broken or missing parts, or which are leaning; sheds

with broken doors or in need of painting or repair; decks in need of repair or re-staining; concrete or masonry block foundations and/or party walls in need of repainting.

Lot Maintenance: All portions of a lot, which 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 Architectural Review Board). No bare earth may be exposed on a lot (except for flowerbeds or vegetable gardens with appropriate approvals as required).

Lawns: Mowing, trimming, and edging. Lawns and turf areas shall be mowed, trimmed and edged at regular intervals, maintaining a maximum height of 6” and a minimum height of 2-1/2”. Grass must be trimmed along structures (dwellings, fences, etc.) and edged along sidewalks, driveways and other borders.

Weeds: Turf areas should be kept as weed free as possible. At no time should weed cover exceed more than 25% of the total lawn areas. Special attention should be given to lawns contiguous with other property owners so as to not spread weed infestation from one property to another.

Watering: Watering is recommended during extended dry periods, typically deep watering once per week if there has been no significant rainfall.

Planting Beds and Gardens: Areas shall be kept in a neat and orderly manner, free of significant weeds and debris. Any dead plants, shrubs and trees shall be immediately removed. All hedges, trees and shrubs shall be neatly trimmed and maintained and their size maintained in proportion to the lot and home.

Tree Maintenance: Trees should be kept pruned so that dead or dangerous limbs do not cause damage to property or injury to persons should they fall. Low hanging branches should be removed regularly. Water, flowing from a hose at a slow to medium rate, should be applied to a tree mulch ring for about 30 minutes at a time, about once per week. This should wet the soil to a depth of between 4” and 6”. This usually requires the equivalent of 1/2” to 1” of rainfall. Consult your nursery professional.

Fertilization: All soil should be tested before fertilizer is added, especially in areas where drainage will flow into waterways and ponds. Special care should be taken not to over fertilize, or to fertilize lawns and gardens when there is a chance of run-off. Soil test kits are typically available free of charge from the County Libraries or County Extension Office.

Construction Materials: Materials required for the improvement of a home or lot should be neatly stored in as unobtrusive a location on the lot as possible.

Trash Removal: Each resident is responsible for picking up litter on his own lot and preventing wind-blown debris from originating on his lot. No trash or debris may accumulate or be stored in a visible location on a lot. Incinerators are not allowed nor can trash be openly burned. Each lot owner is also responsible for keeping all trash secured in containers designed for such trash storage. Trash containers must be stored in garages or otherwise out of view of adjoining lots, common areas and adjacent and nearby streets. Trash may be placed out for pick up after dusk the

evening prior to a scheduled pick up or early in the morning of scheduled pick up. Empty trash containers should be removed from public view as soon as possible after pick up and in no case should they remain in public view after dusk the evening of a scheduled pick up.

Dumping of Debris: At no time is the Association open space to be used as a dumping ground for any debris. Organic debris such as leaves, grass clippings and branches may not be dumped on open space. These materials take many years to decompose and do not create good habitat for wildlife. Yard waste is required to be recycled according to County specifications. Removal of accumulated trash and debris from Association common areas will be completed as necessary.

Pesticides and Herbicides: Pesticides and herbicides may be applied according to label instructions for a specified problem. Emphasis should be placed on organic/biodegradable materials in order to ensure the least harm to the natural environment. Care in application is extremely important along ponds and waterways, near neighborhood play areas and tot lots, and near adjacent residences. Avoid the use of pesticides and herbicides if at all possible but, when necessary, use with caution and follow the manufacturer's instructions.

Snow Removal: Residents are required to clear snow and ice from their own driveways and from the sidewalks in front of or adjacent to their homes. Sand should be used as an abrasive when necessary. The use of any rock salt or any other de-icing salts or chlorides which cause deterioration to concrete, brick or mortar surfaces, is prohibited.

GENERAL DESIGN STANDARDS AND RESTRICTIONS

Any exterior modification, change, or deletion require approval unless specified in the Owners Association Design and Maintenance Standards.

AIR CONDITIONERS – Air conditioning units require approval. Air conditioning units extending from windows or protruding from the existing structure are prohibited. Additional exterior air conditioning units which are typically installed on a level pad on the ground, or the relocation of existing units may be considered so long as they are placed near existing units and do not have an adverse audible or visible impact on adjoining lots or open spaces. Replacement air conditioners comparable in size to existing units do not require approval.

ANTENNAS – Installation of antenna and/or satellite dish units require approval. Prior notice will allow the Covenants Committee to assist the homeowner in selecting the best possible location for the equipment, while complying with the requirement for the least visible and least obtrusive location. Antennas and satellite dishes of a diameter of 1 meter or less are permitted on the property; however, they must be installed in the least obtrusive and least visible location on the lot. Satellite dishes in excess of 1 meter are not permitted. To comply with the Federal Telecommunications Act of 1996, prior approval of the Covenants Committee is not required for the installation of a satellite dish or antenna less than 1 meter in diameter. More specifically:

Roof Mount: Roof Mount is most preferred and should be located on the rear of the roof, below any ridge pole or peak. If a front roof mount is necessary, all

equipment should be installed to one side of the roof, rather than in the center.

Ground Mount: Should be located on a rear lot location. When front or side yard locations are necessary, all equipment should be installed near other utility equipment and must be screened with landscaping. (Call Miss Utility at **811 or 1-800-552-7001**)

Structure Mount: Should be located such that the equipment is adjacent to a chimney or other structure on the home; if on a deck, the equipment should be installed off to one side of the deck or adjacent to the house, if possible. Screening may be required.

ARBORS/TRELLISES – Arbors and trellises require approval. An arbor is a decorative bar supported by vertical shafts for the purpose of supporting vines or hanging plants. It shall not exceed 8’ in height from ground or deck floor level, and shall not be enclosed to create a solid barrier. If attached to a deck, patio or fence, the material and color must be the same. A trellis is a framework of light wooden or metal bars, chiefly used as a support for fruit trees or climbing plants. Metal trellises are prohibited.

ATTIC VENTILATORS – Attic ventilators require approval. Attic ventilators may be considered when painted to match the color of the roof (if roof mounted) or the color of the house siding or trim (if mounted on a gable end). Ventilators must be mounted on the least visible side of the peak so as to minimize their visibility from public areas and adjoining lots.

AWNINGS – Awnings require approval. In general, only retractable awnings will be considered on a case-by-case basis if demonstrated to be clearly compatible with the architectural design and qualities of the home.

If approved, awnings must meet the following criteria:

- Located in the rear yard as part of a decking or patio design.
- Solid colors, which are compatible with the color scheme of the house, should be used, rather than stripes or patterns. Color scheme of the home must be attached to the application.
- They should be consistent with the visual scale of the house to which attached.
- Structural supports for canvas awning (or similar material) should be painted to match the trim or dominate color of the house. If awnings are removed for winter storage, frames should be secured or removed to the extent possible.

BARBEQUE GRILLS – Permanent grills require approval. Temporary grills do not require approval. Permanent grills, barbecue pits, and smokers will be considered on a case-by-case basis. Construction design, scale and materials of permanent grill areas must complement the existing

house and lot. Temporary grills must be stored out of view from the front of the home when not in use. All grills must be used in the rear of the home and must be covered when not in use. Use of barbeque grills in garages is prohibited.

CHIMNEYS AND METAL FLUES – Chimneys and flues require approval. Full chimneys should be constructed of brick or stone to match or complement the existing house. Direct vent gas fireplaces may be permitted so long as they are constructed of materials to match the existing house and designed as an architectural feature of the house. Metal flues and chimney caps must be painted and any vent protruding through the roof must be painted the same color as the roof.

CLOTHESLINES – Clotheslines or similar apparatus for the exterior drying of clothes or bedding are prohibited.

COMMON AREAS – Common Areas are the responsibility of the Association. Individual property owners shall not make alterations/improvements to any Common Area, including open space, natural areas, any activity area, tot lot, streets, parking lots, lighting, mailboxes or any other Common Area elements.

COMPOST BINS – Compost bins require approval. Compost bins will be considered on a case-by-case basis and must be compatible with the size and configuration of the property. Small earth-tone commercial bins and tumblers are appropriate for townhomes and smaller detached house lots. Larger and substantial earth-tone custom built units may be considered for detached homes located on lots of ½ acre or larger, or those contiguous with wooded areas. Methods and manner of construction not allowed are: wire-mesh, snow-fence, heap composting, and scrap barrel rotating system. Bins must be located to the rear of the property and must be fully screened from the street, open space and adjoining and affected neighbors. All active compost must be treated at all times to prevent odors from escaping. Failure to maintain a satisfactory compost bin and/or the point at which the compost becomes a public nuisance shall indicate an abandonment of the compost pile. Violation of these Design Standards may result in direction to remove the bin.

DECKS – Decks require approval. Decks provide for an extension of a home’s living space. They may be designed to include bench seating areas, overhead timbers and trellises for shade and hanging plants, planter areas, and hot tubs with appropriate scale privacy screening. When deck design schemes include other exterior changes, such as fencing, lights, plantings, etc., other appropriate sections of the Design Standards should be consulted prior to application. All decks must meet Prince William County building codes.

- **Location** – Decks shall generally be located in rear yards and not extend past the side plane of the home. Side yard locations may be considered when lot size or topography prohibits rear yard locations. In all cases, the view of adjacent and affected owners will be considered.
- **Size and Scale** – Deck size should be appropriate to the scale of the home as sited on the lot. Decks must meet Prince William County minimum setback specifications, and should not be constructed across Building Restriction Lines (BRL) shown on individual site plans (plats).

- Decks on Interior Town Homes – Must be set in 1 foot on each side and set back a minimum of 6 feet from the rear property line (or according to the Prince William County setback requirements. End unit town homes must be set in 1 foot on the side, which abuts an interior unit. This separation allows for ease of maintenance and provides a measure of privacy.
- Under Deck Storage – Elevated decks include an under-deck area which has a visual impact on adjacent and nearby areas. When using an under-deck area for informal storage, the visual impact should be kept in mind. Storage must be maintained to present a neat, uncluttered appearance. Lattice or similar screening or landscaping will be required to screen objectionable views.
- Material and Color – Deck additions are allowable in two material types and color schemes: **(1) natural wood or man-made low maintenance products** that are designed to look like natural wood. The required color is natural wood tones (ebony, gray, brown, and white). Because of the variety of different shades of natural wood tones that comply with this standard, the Covenants Committee shall reserve the right to exercise its reasonable discretion when reviewing the color of proposed decks in applications submitted by owners. Cedar, oak, and pine are generally acceptable colors; however, due to the variety of manufacturers and shades of brown that are marketed, owners are required to submit a photograph of their proposed deck material or a sample brochure so that the Committee can review the actual color of the proposed deck. If the owner applies for a deck made of man-made material, the owner shall submit the specifications for that material with the application; **(2) man-made composite materials** that are natural wood tones or gray for the deck surface and have a wood-like appearance with a visible grain. The color of all vertical surfaces must be natural wood tones, white, or black.

Wooden portions of decks may not be painted. Stains and preservatives are permitted so long as they are transparent allowing the original wood grain to remain visible and do not change its color from natural wood tones (ebony, gray, brown, and white).

- Railing and Post Details – Railings of decks must be the Windowpane, Traditional, or Chippendale design as shown in **Exhibit “C”**. The maximum permissible railing height is 42”. Wood support posts must be a minimum of 6” in diameter. Star burst and Sunburst designs are prohibited.
- Stairs – When the use of stairs is desired, the Covenants Committee encourages the practice of interrupting the flight of stairs with a landing for both safety and appearance. Stairs, as well as tread and riser dimensions must meet Prince William County building codes.
- Drainage – If changes in grade or other conditions, which will affect drainage, are anticipated, they must be indicated on the application, with drainage areas are to be shown on the site plan. Approval will be denied if adjoining properties are adversely affected by changes in drainage. Serious consideration should be given in making ground level surfaces of porous material or to provide mulched beds to offset additional impervious deck or patio area.

DOGHOUSE/PET STRUCTURES – Doghouses/pet structures require approval. Doghouses must be located in the rear of the property and must be screened from view of the street and adjoining lots. Pre-manufactured doghouses may be permitted if of an appropriate style and appropriately placed and screened. Applicant-constructed doghouses should complement the existing home in color and material and should not exceed 12 square feet or be higher than 4 feet above ground level at the highest point (roof included). Doghouse areas are to be kept free of animal waste and debris. *Dog runs are prohibited.*

Dogs must be on a leash at all times when off the owner's property. Dog owners are responsible for cleaning up after their pet on common area and on their own lot. Dogs must be kept quiet so that they do not create a nuisance for adjoining lot owners. Owners of all pets shall comply with the Prince William County Laws and Ordinances.

DOORS – EXTERIOR – Exterior doors require approval.

Single Family Homes – Front doors on single-family homes must be of a style and color compatible and complementary with the style of the home and the existing colors on the applicant's home. New hardware should be compatible and complement that installed by the builder.

Town homes – Front doors on town homes should be of the style originally installed by the builder. The color of the front doors should be compatible and complementary with the color of the applicant's home and on adjacent homes. New hardware should be compatible with and complement that installed by the builder.

DOORS – STORM – Single Family and Town Homes – Storm doors require approval. Storm doors should be full view, without significant decoration, ornamentation or edging. (For example, half view and crossbuck storm doors with scalloping are not to be permitted). Storm doors should match the color of the entrance door or the trim around the entrance door. Exceptions may be made depending upon the style of the front entrance and facade.

DRIVEWAYS – Driveways require approval. Extensions, modifications, or additions to driveways will be considered only if there is no adverse aesthetic or drainage impact on adjoining lots. Driveway modifications must be constructed of the same material as found in the existing driveway. Driveway extensions must be of a size and scale, which will complement the property, rather than become a focal point. Extended driveways may not be used for parking inoperable, commercial, recreational or unused vehicles. Driveways shall not be painted nor shall symbols or art be permanently applied.

ELECTRONIC INSECT TRAPS – Electronic insect traps do not require approval. Electronic insect traps will be regulated based on the same criteria as for exterior lighting. In addition, no device shall be installed or maintained in such a way as to cause discomfort to adjacent owners from noise, and may only be operated during those times when the immediate area protected by the trap is occupied by the owner or guests.

EXTERIOR DECORATIVE OBJECTS – Exterior decorative objects exceeding 30 inches in height and 18 inches in width or depth, including natural and man-made objects, require approval. Decorative objects will be considered based on their size, color, scale, appropriateness with the surrounding area, and their visual impact of adjoining lots and open space. Exterior decorative objects include such items as sculptures, fountains, small decorative pools, stumps, driftwood, free standing poles of any type, and items attached to approved structures. Lawn ornaments such as fountains, sculptures, bird baths, decorative balls, etc., are discouraged; however, depending upon their size, ornaments may be allowed in a rear yard within the context of an approved landscape design.

EXTERIOR SURFACES – All alterations require approval. Exterior materials and colors have been selected and approved to present a uniform architectural theme for the community. Any replacement roofing, siding, trim, etc., must match the existing. In the event a material or color is not available or if there is a problem with any material, the Covenants Committee may approve a similar alternate material and/or color. Generally, painted surfaces may only be painted; stained surfaces may only be stained; and unstained surfaces (brick, siding, etc.) may only be replaced with like material and may only be left unpainted or unstained.

FENCES AND WALLS – Fencing can have a unifying effect upon a neighborhood. Improper fencing can detract from the appearance of a neighborhood. Chain link fences will not be approved under any circumstances. Chain link fencing material may not be used for any purpose on a lot. No walls are allowed except as specified in “Landscaping” and “Vegetable Gardens.”

All fence tops shall be level or slope with the grade. The bottoms of fences may either step with or be parallel to the ground.

Detached Homes

- **Fence Style Finished Height** – All fencing is to be consistent throughout the community and made of natural wood Board-on-Board fencing or Staggered design, as shown in **Exhibit “D”** with a 4’ minimum and a 6’ maximum height requirement. All other fence styles are prohibited. When tied into an existing fence, the height difference shall be within 1’.
- **Material and Colors** – All lot-line perimeter fencing shall be made of wood or light-colored composite materials with a wood-like look. Wood may be cedar and/or pine. Fences must not be painted. Stains and preservatives are permitted so long as they are transparent, allowing the original wood grain to remain visible and does not change its color from a light brown.
- **Hardware** – Nails used in the wood deck construction shall be aluminum or galvanized steel to eliminate rusting. Posts may have caps of black, copper or subdued metallic material and/or those with subdued, low intensity lighting.
- **Location and Screening** – Fences shall be restricted to the rear yard except in neighborhoods where originally designed or anticipated as a neighborhood feature by the

builder or developer. This means fences must be attached to the rear corner of the home and shall extend to the side yard and then precede back to the rear property lines, making sure no easements or save areas are violated. Exception: Consideration for variances to the rear yard location requirement may be given because of the topography and siting of the applicant's house in relation to adjacent houses; rear yard size; the desire to enclose builder-installed side entry door areas; and the desire to conceal utilities. In no case, when such a variance is granted, may a fence be installed within 12' of any front corner of a structure. The only exception to this requirement will be in the cases where a fence may be located closer to the front corner when required by County ordinance as a connecting link. Landscaping, consisting of evergreen hedges, should fully screen the front of the fencing so that the front elevation is "softened" by the landscaping with the exception of any gates that are incorporated.

- Fencing around Swimming Pool – When fencing around a swimming pool for safety, a non-climbable, Traditional/Classical style, black wrought iron or aluminum fence shall be used. Such fencing must meet Prince William County pool safety codes.

Attached Homes

- Fence Style and Height – All fencing is to be consistent throughout the community and be Board-on-Board style. Town home fencing shall have a height requirement of 6'. All other fence styles are prohibited.
- Material and Colors – All lot-line perimeter fencing shall be made of natural wood or composite material with a wood-like look. Wood can be cedar and/or pine and left natural in color. Fences must not be painted. Stains and preservatives are permitted so long as they are transparent, allowing the original wood grain to remain visible and does not change its color from a light brown.
- Hardware – Nails used in the wood deck construction shall be aluminum or galvanized steel to eliminate rusting. Posts may have caps of black, copper or subdued metallic color and/or those with subdued, low intensity lighting.
- Fence Location – Fences shall be restricted to the rear yard except in neighborhoods where originally designed or anticipated as a neighborhood feature by the builder or developer. This means fences must be attached to the rear corner of the home and shall extend to the side yard and then proceed back to the rear property lines, making sure no easements or save areas are violated. Exception: Consideration for variances to the rear yard location requirement may be given because of the topography and siting of the applicant's house in relation to adjacent houses; rear yard size; the desire to enclose builder-installed side entry door areas; and the desire to conceal utilities. In no case, when such a variance is granted, may a fence be installed within 12' of any front corner of a structure. The only exception to this requirement will be in the cases where a fence may be located closer to the front corner when required by County ordinance as a connecting link. Landscaping, consisting of evergreen hedges, should fully screen the front of the fencing

so that the front elevation is “softened” by the landscaping, with the exception of any gates that are incorporated.

FIREWOOD – Firewood does not require approval. Firewood shall be kept neatly stacked and shall be located in the rear of the property in such a manner as to avoid adverse visual impacts for adjoining properties or open space. The use of brightly colored tarps will not be permitted. Where such a cover is required, the color shall be a muted brown or tan and shall be securely affixed to the woodpile. Firewood may not be stored on community open space.

FLAGPOLES – Temporary flagpoles do not require approval. Permanent, freestanding flagpoles are prohibited. Temporary flagpole staffs cannot exceed six feet in length and must be attached at an incline to the house or dwelling unit.

GARAGES – Garages are required to be maintained as installed by the Builder without modification. Garage additions, such as detached garages, will not be permitted unless installed by the builder.

GARAGE USE – To avoid parking problems within the community garages must be used for their intended purpose of storing vehicles. A one-car garage shall have enough open space to store one vehicle in the garage at all times. A two-car garage shall have enough open space to store two vehicles in the garage at all times. Garages may not be converted into living spaces.

GARAGE DOORS – Garage doors require approval. Garage doors must remain consistent with the style and color installed by the builder. Garage doors should be left in a fully closed position when not in use. Using a garage as an obvious pet confinement area (leaving garage doors partially open with or without screening) will not be permitted.

GAZEBOS/PERGOLAS – Gazebos/pergolas require approval.

Size and Scale – Gazebos/pergolas should be appropriate to the size of the home as sited on the lot. They must meet Prince William County minimum setback requirements and should not be constructed across Building Restriction Lines (BRL) shown on the individual plat or site plan.

Location and Style – Gazebos/pergolas shall be located in the rear yard. Particular attention will be given so that views from adjoining and adjacent lots are not adversely impacted. (The Covenants Committee will determine adjoining and adjacent lots at the time of application.)

Material and Color – Gazebo/pergola additions are allowable in two material types and color schemes: **(1) natural wood or man-made low maintenance** products that are designed to look like natural wood (brown tones). All rails, landing, supporting posts and other accessories must be the color of natural wood (brown tones). Because of the variety of different shades of natural wood (brown tones) that comply with this standard, the Covenants Committee shall reserve the power to exercise its reasonable discretion when reviewing the color of proposed gazebos/pergolas in applications submitted by owners. Cedar, oak and pine are generally acceptable colors; however, due the variety of manufacturers and shades of brown that are marketed, owners are required to submit a photograph of their proposed gazebo/pergola material

or a sample brochure so that the Committee can review the actual color of the proposed gazebo/pergola. (2) **Man-made composite materials** that are natural wood (brown tones) in color and have a wood-like appearance with a visible grain. When incorporated with a deck, the gazebo/pergola must match the color of the deck railing. Roof material shall be the same as that of the existing home. Screen material must be consistent with existing material on the house.

GREENHOUSES/SCREENED PORCHES – Greenhouses/screened porches require approval. Greenhouses will be reviewed as room additions, with special attention given to visibility of interior activities.

Location – Greenhouses and screened porches shall be located on the rear of the house or lot.

Size and Scale – Greenhouses and screened porches should be appropriate to the scale of the home as sited on the lot. They must meet Prince William County minimum setback requirements and should not be constructed across Building Restriction Lines (BRL) as shown on individual plats or site plans.

Material and Color – Greenhouses shall be a glass enclosure. Screened porches should match the existing house in materials and color and must be painted to match the siding or trim of the home. Screened porches shall be constructed with black or dark bronze screen color. The use of a shed type roof is prohibited. In all cases, the screened porch roof must be shingled to match the existing house.

GREENHOUSE WINDOWS – Greenhouse windows require approval. Greenhouse windows may be installed on the rear area of a home so long as the color and materials in the window match those in the existing house.

GUTTERS – Gutters require approval. As part of new construction by a homeowner, gutters must match or complement the existing trim color or area of the home to which they are attached. Extensions of downspouts at ground level are discouraged because of drainage considerations on adjoining properties and open spaces. All downspout extensions must be buried in such a manner to adequately manage runoff, according to correct engineering practices and local codes.

HEATING – All outdoor heating devices, such as chimneys, require approval and will be considered on a case-by-case basis. Construction design, scale, and materials should complement the existing house and lot.

HOSES – Hoses do not require approval. All hoses and related equipment must be stored out of view from the adjacent street and neighbors when not in use.

HOT TUBS/SPAS – Hot tubs/spas require approval. Exterior hot tubs or spas must be located in the rear yard adjacent to the dwelling unit. The incorporation of hot tubs as an architectural feature of decks and/or patios is encouraged. The exterior finish of an elevated hot tub should blend with the exterior finish of the home, deck or patio to which attached or most closely related. *Landscaping or other proper screening will be required.*

HOUSE NUMBERS – House numbers require approval. House numbers shall match or complement existing house numbers. House numbers should be legible, and be of a size and color appropriate for the applicant’s house.

LANDSCAPING – Landscaping additions require approval. All approved materials can be replaced in the same location with the same materials (same plant type and same height at maturity) without approval.

Mowing – Turf areas should to be mowed at regular intervals, maintaining a maximum height of 6” and a minimum height of 2½”.

Planting Beds – Gardens and planting beds must be kept in a neat and orderly manner, free of significant weeds and debris.

Tree Maintenance – Trees should be kept pruned so that dead or dangerous limbs do not cause damage to property or injury to persons should they fall. Low hanging branches should be removed regularly.

Lawn Watering – Water is recommended during extended dry periods, typically once a week if there has been no significant rainfall. For trees, water, flowing from a hose at a slow to medium rate, should be applied to a tree mulch ring for about 30 minutes at a time, about once per week. This should wet the soil to a depth of between 4” and 6”. This usually requires the equivalent of ½” to 1” of rainfall. Consult your nursery professional.

Lawn and Garden Fertilization – All soil should be tested before fertilizer is added, especially in areas where drainage will flow into waterways and ponds. Special care should be taken not to over-fertilize or to fertilize lawns and gardens when there is the least chance of run-off. Soil test kits are typically available free of charge from the County libraries or County Extension office.

An application is required when plant materials are planted as hedges, fences, barriers, or screens, or which meet or exceed (either at installation or maturity) 24” in height. Hedges and the like will only be considered for rear and side yard (not extending forward of the front plane of the home into the front yard) installations. An application is also required when the use of landscape timbers or stone is contemplated, and timbers or stones will meet or exceed 12”. The tops of such retaining or decorative walls must not adversely impact drainage and may require landscaping to soften the visual impact.

Sand, rocks, bricks, timber, mulch, and similar materials may be used minimally as design elements, but should not dominate the landscape design. Monolithic paving or covering front or side yards or portions thereof with gravel, stones, or pebbles as the principal design element will not be permitted.

Edging, boundaries, and borders around the landscaped bed require approval. Stone (natural or natural looking) and brick should be considered. Timber items shall not be permitted. Height should not extend beyond 12” high and edging must be maintained at all times.

Location – Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular and pedestrian traffic, as well as to preserve views of open space areas. Hence, shade and branch patterns of larger trees should be carefully considered.

Scale – Care must be exercised in selecting plant materials which, upon maturity, will be an appropriate size in height and breadth for the intended location. Mature size, in height and diameter, should always be considered especially when planting close to walkways and houses. Consideration will be given to the effect plantings will have on views from neighboring lots.

Trees should be clustered rather than widely spread. A three-dimensional appearance of planting is improved by augmenting trees and taller shrubs with low spreading shrubs and/or ground cover.

LANDSCAPE WALLS – An application is required when plant materials are planted as hedges, barriers, or screens. Hedges and the like will only be considered for rear and side yard (not extending forward of the front plane of the home into the front yard) installations.

An application is also required when the use of landscape timbers or stone is contemplated. The tops of such retaining or decorative walls must be level and step down to accommodate grade changes. Retaining or decorative walls must not adversely impact drainage and may require landscaping to soften the visual impact.

LAWN FURNITURE – Lawn furniture does not require approval. The use of interior furniture, particularly overstuffed furniture, on patios, decks, porches and in yards is prohibited. Furniture left outdoors must be kept in good repair. Outdoor furniture must be of a scale and style which does not detract from the appearance of the area.

LIGHTING – All alternate exterior lighting requires approval. Replacement of exterior lighting does not require approval as long as the fixture and color match that as originally installed. In the event a fixture or color is not available, the Covenants Committee may approve a similar alternate fixture and/or color. Exterior fixtures and colors have been selected and approved to present a uniform architectural theme for the community.

Applications for exterior lighting should include wattage, height of light fixture above ground, and a complete description of the light fixture and its proposed location on the property.

Individual property light fixtures including post lights must match or be compatible with the fixtures originally installed by the builder. Exterior lighting (flood lighting, motion sensors, entrance lighting, etc.) shall not be directed outside the applicant's property. All rear yard security lighting should be provided with wall-mounted decorative fixtures (with or without motion detectors).

Light sources must be a "white" light or incandescent light. High-pressure sodium (yellow-orange) lights are prohibited.

Landscape lighting located along a walkway or among shrubbery will be considered so long as it does not detract from or overwhelm the overall lighting appearance of the home and property.

LIVE-WORK UNITS SIGNAGE – Standards for signage for the mixed-use units are contained in the document “Signage and Exterior Maintenance Standards for Mixed Use Units.”

MAILBOXES – Mailboxes require approval. Mailboxes are required to be maintained as installed by the builder without modification, as mailboxes were selected to create a unifying appearance in the community. All numbers must be replaced with brass. For replacement materials and installation information, you must contact **Mainstreet Mailboxes (571-379-8454)**.

PAINTING – Changes in material and/or color require approval. An application is not required for re-painting or re-staining a specific object to match its original color. Color changes apply not only to the house siding, but also to the doors, shutters, trim, roofing and other appurtenant structures. Change of exterior color for both single-family and town homes should relate to and complement the colors of the houses in the immediate area. Single-facade town homes must be painted the original builder-applied color, unless all owners in a particular building agree on a change. That change must still complement the homes in the adjacent area.

PATIOS – Patios require approval. Patios provide a means for ground level extension of indoor space with less visual impact than elevated decks. Patios should be located in the rear yard and should be installed within County setback required limits, and not across Building Restriction Lines (BRL). Patios may be constructed of wood, concrete, brick, landscape slate, flagstone, etc.

When patio design schemes include other exterior changes, such as fencing, lights, plantings, etc., other appropriate sections of the Design Standards should be consulted prior to application.

Serious consideration should be given in making ground level surfaces of porous material or to provide mulched beds to offset additional impervious deck or patio area.

PORCHES – See Greenhouses/Screened Porches.

RAIN BARRELS – Rain barrels require approval. A rain barrel is a decorative device to catch rainwater and store and conserve it for later use. Only subdued earth, natural wood or tan colors are allowed. Rain barrels may only be located at the rear corners of the house or behind a fence or other screening.

RECREATION AND PLAY EQUIPMENT – Permanent recreation and play equipment, including but not limited to play houses, swings, climbing equipment, large trampolines (a size that is intended for multiple persons use), etc. require approval. Temporary recreation and play equipment does not require approval. Creatively designed play equipment is encouraged. These standards are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact. Careful thought should be given to location and kinds of equipment to be installed since neighborhood facilities will be of a larger scale and have greater usage. Play equipment must be made of wood with natural color tones to blend with the natural surroundings.

Location and Site – Permanent and temporary play equipment, including but not limited to play houses, swings, climbing equipment, trampolines, etc., must be placed in rear yards in such a location where it has a minimal impact on adjoining lots and is not visible from the adjacent or nearby street. Consideration will be given to lot size, equipment size and design, amount of visual screening proposed or required, etc.

Temporary/Portable Play Equipment – Including plastic play houses, small sliding boards, and sand boxes, does not require an application, but should be used in the rear yard and stored out of sight when not in use for extended periods. Portable basketball hoops are not included and are not permitted. Consideration must be given to the visual impact of adjacent and nearby residents when using such equipment.

Basketball Hoops – Basketball hoops require approval.

- From the end of Daylight Savings Time to the beginning of Daylight Savings Time, Portable Basketball Hoops must be stored out of sight.
- Hours of play shall be in accordance with the Prince William County Code of Ordinances relating to noise.
- No Portable Basketball Hoops are allowed in the street per the Prince William County Code of Ordinances.
- **Permanent Basketball Hoops are permitted only in the back/rear of fenced-in Single-Family Homes and shall not be permanently affixed to the homes.**
- For Permanent Basketball Hoops, an Application for Exterior Modification must be submitted to the Covenants Committee.
- As Management has no authority to enforce Prince William County ordinances, residents should call the non-emergency number for the Prince William County police to report complaints.

ROOM ADDITIONS/SUNROOMS – Room Additions/Sunrooms require approval.

Room additions are considered to be those, which substantially alter the existing structure and become as an original fixture of the existing home.

If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.

Location – The location of major alterations should not impair views or the amount of sunlight and natural ventilation on adjacent properties. Room additions and sunrooms must meet Prince William County setback requirements and may not be constructed across Building Restriction Lines (BRL).

Design and Materials – The design of room additions or sunrooms should be the same or compatible in design, scale, materials and color with the applicant’s house and adjacent houses. Roof pitches must match or be compatible with the roof slope on the applicant’s existing house. Generally, shed type roofs are discouraged and may only be used when the design of the house does not accommodate a gable roof. Roofing materials must match that of the existing house; siding must match existing siding in color, material, size and style. Windows and doors must match those used in the existing house, and should be located in a manner which relates well to the location of exterior other windows and doors in the existing house.

Colors – The colors of all such improvements must match the colors used on the existing house.

SECURITY DEVICES – Security Devices require approval. Any security equipment, including cameras, fixtures and conduits, shall be designed, located, and installed so as to be an integral part of the architecture of the building and not detract from its design and appearance. Barred or ornate metal security doors or grilles are prohibited.

SIDEWALKS AND PATHWAYS – Sidewalks and Pathways require approval. The installation of sidewalks or pathways on a lot will be considered if they are appropriate for the intended use and are appropriate to the size and scale of the lot. Stone, stamped concrete, concrete pavers, slate, flagstone, or brick pavers would be appropriate materials. Pathways or sidewalks must be set back from any VDOT rights of way and out of any easements.

SIGNS – No signs may be posted on any lots with the following exceptions:

- 1) One real estate sign listing a property “For Sale” may be displayed in the front yard of the available property. It must meet applicable County regulations with respect to size, content, and removal.
- 2) A security sign posted within 10’ to the immediate left or right of, and/or extending 2’ forward of the front and rear entrance of a home.
- 3) Small non-solicitation signs posted near the entrance.
- 4) Small “Beware of Dog” notices near gates or entrance doors.
- 5) Other signs required by applicable laws or ordinances such as non-smoking signs when medical oxygen is being used on the premises. All other temporary or permanent signs, whether provided by the homeowner or others, are prohibited, e.g., advertisement of products and/or services; supporting or opposing political cases or candidates; announcing events; signs denouncing another person, place, entity or thing. Additional placement of “bandit” and directional signs are prohibited in the community.
- 6) “No Trespassing” signs posted on the building or fence.

SKYLIGHTS – Skylights require approval. Skylights may be mounted on a rear roof location, parallel with the roof plane. Bubble or elevated types of skylights are not permitted. The glass or surface material should be clear or dark tinted. White tinted material is not permitted.

SOLAR PANELS – Solar panels require approval. See “**Exhibit B**” for approval process and application for approval

STORAGE BINS – Exterior storage bins require approval. Storage bins must match or complement the existing house in color and design. Combinations of storage bins may not exceed 1/3 of the width of the home and may require screening. Generally, storage bins shall be no greater than 4’ in height and 3’ in depth. Consideration for variances to the size requirement may be given due to locations where visibility is minimal (e.g., underneath a deck) from adjacent neighbors and nearby streets.

STORAGE CONTAINER UNITS (i.e., PODS) – Temporary containers or units require approval. Date of drop off and pick up are required to be scheduled with management prior to delivery. Storage containers are provided a 7-day period, additional time requires approval.

STORAGE SHEDS – Storage sheds require approval. The structure and location are considered on a case-by-case basis. Any storage shed has an aesthetic impact on neighboring lots. Inconsiderately placed or poorly designed sheds can visually and functionally negate an otherwise desirable residential area. Therefore, it is important to remember in choosing and locating a shed that there are needs other than storage which must be considered. Generally, the shed must be designed to appear as part of the house or improvement and/or compatible with the lot. Prefabricated sheds are permitted if they are consistent with the design and materials of the house such as the same color siding and black roof shingles. Sheds made of plastic and/or rubber-like or resin materials are not permitted.

Shed Design Guidelines

Sheds have been placed into four categories based upon the shed’s relationship to the house: 1) Attached to the Home; 2) Integral to a deck or other improvement; 3) Integral with fencing; and 4) Free Standing.

Type 1: **Attached to the Home.**

Design – The architectural design of the shed should be compatible with the design of the home, i.e., same materials, same color scheme, same roof pitch, same detailing. The size (in three dimensions) of the proposed shed must relate well to the house.

Materials – The finished materials used for the shed must be the same as the exterior finish of the house.

Color – The color scheme must be the same as that on the house.

Roof – The roof slope and the type and color of the roofing material (shingles, etc.) must be consistent with those of the house.

Type 2: **Integral to a deck or other improvement.**

Design – The architectural design of the shed must be compatible with the design of the improvement. The size (in three dimensions) of the proposed shed must relate well to the house.

Materials – Must be consistent and compatible with the materials of the improvement.

Color – The color scheme must be the same as the improvement.

Roof – Care should be taken to assure that water does not intrude into the shed due to the flat roof and that materials such as commercial under decking are considered.

Type 3: **Integral with fence.**

Design – The architectural design of the shed must be compatible with the fencing. In no case will a shed integral with a fence be larger than 8 feet by 10 feet (8' x 10').

Materials – The finished material of the shed should be consistent and compatible with the finished material on the fence or may match the vinyl siding on the house.

Color – The color shall be the same as the fence or may match the color scheme of the house.

Roof – Shingles must be black to match the roof of the house.

Type 4: **Free Standing.**

Design – Free standing sheds not integrated with a fence may be allowed along the rear property line of those lots abutting wooded areas. The sheds must be consistent in style with the house such as for vinyl siding and black shingled gable roofs. Free standing sheds may not exceed 8 feet by 10 feet (8' x 10') and a height of 10 feet (10') at the peak of the roof.

Materials – The finished material of the shed shall be consistent with the home such as for vinyl siding.

Color – The siding color must match the home.

Roof – Only black shingled gable roofs are allowed.

STORM WINDOWS – Storm windows require approval. Exterior storm windows may be considered where the style of the windows and frames match the style and color of the existing window. White colored frames may be acceptable in certain specific cases.

SUN CONTROL DEVICES – Sun control devices require approval. The manner in which sun control is implemented can have a significant effect on the exterior appearance of a house and the desirable benefits of sun exposure in the winter, fall and spring. Materials are available for application on inside of windows to reduce thermal transmission and glare, however no shiny surfaces may be visible to the exterior of the home. These materials may provide effective and economical alternatives to awnings and trellises. Effective sun control can often be provided by such simple measures as planting deciduous trees to shade windows from undesired sun exposure.

Location – Sun control devices may not adversely affect views, light, winter sun or natural ventilation of adjacent properties.

1. Sun control devices should be compatible with the design character of the house in terms of style, color and materials.
2. Arbors/Trellises. (See page 13)
3. Awnings. (See page 13)

SWIMMING POOLS – Swimming pools require approval. Prince William County Center amenities are designed to provide swimming opportunities for all residents through association and community facilities. However, when a swimming pool is desired, only in-ground swimming pools will be considered. Swimming pools must be located in the rear of the property and must meet all Prince William County building and health codes. Comment from surrounding and/or affected owners may be solicited by the Covenants Committee to determine if a swimming pool is appropriate for the neighborhood in which it is proposed.

Temporary summer wading pools may not exceed six (6) feet in diameter and be no more than (1) foot in height and do not require an application, but must be used in the rear yard, emptied and removed from view on a daily basis.

Swimming Pool Fencing – Swimming pool fencing requires approval. When fencing around a swimming pool for safety a non-climbable, Traditional/Classical style, black wrought iron or aluminum fence shall be used. Such fencing must meet Prince William County pool safety codes.

TRASH/RECYCLING CONTAINERS – Trash/recycling containers do not require approval. Trash cans and recycling containers must be stored out of view of the street or adjoining properties at all times, except on scheduled pickup days. Containers should be placed out at curbside very early in the morning on pick up days or after dark the evening before. Screened areas for trash and recycling container storage may be incorporated into a deck design.

Commercial trash containers are only approved for home construction projects and must be identified on any application and must be removed within 7-days after construction.

TREE REMOVAL – Tree removal requires approval. No live deciduous or evergreen tree with a trunk 4 inches or more in diameter, and no live ornamental or flowering tree with a trunk 2 inches or more in diameter as measured approximately 12 inches above ground, may be removed without specific approval from the Board and notification to the County unless there is imminent danger to people or property.

VEGETABLE GARDENS – Such gardens shall be neatly maintained throughout the growing season, including removal of all unused stakes, trellises, weeds and dead growth.

Location – All such gardens must be confined to the space behind the house, or with approved fence. The view of adjacent and nearby residents must be considered when planning a garden. Gardens may not be installed on Association space.

Runoff – Gardens should not be planted on a grade exceeding a ratio of 5’ to 100’; runoff patterns should be considered prior to installation and care must be taken to prevent damage to property below it through the flow of water onto lower property, including common area.

Size – Vegetable gardens should not exceed 120 square feet (10’ x 12’ area).

VEHICLES – No junk or derelict vehicles, or other vehicles on which current registration plates and current state inspection permits (if required) are not displayed, shall be kept on any portion of the property that is visible to adjacent property or common areas.

WATER GARDENS – Water gardens require approval. Location of such a feature should be in the rear yard.

STORAGE OF BOATS, TRAILERS, CAMPERS, MOBILE HOMES OR RECREATIONAL VEHICLES

No recreational vehicle may be parked or stored in open view of residential property, residential streets or any common area. Further, the Board of Directors has defined “recreational vehicle” as follows:

1. Any boat or boat trailer, canoe, jon-boat, paddle boat, jet skis, sailboats, catamarans, rafts or inflatables and the like.
2. Any motor home or other self-contained camper.
3. Any camper slip-ons where the camper backs are 12 inches or higher than the roofline of the cab of the truck.
4. Any mobile home, trailer, fifth wheel trailer or horse trailer.

5. Any pop-up camper/tent, trailer or other similar recreation oriented portable or transportable facility or conveyance.
6. Any other vehicle not defined above which could not normally or regularly be used for daily transportation, including dune buggies or non-operative automobile collections or other automotive equipment not licensed for use on the highways of Virginia.

COMMERCIAL VEHICLES

Except in connection with construction activities and with respect to commercial lots, no commercial vehicles may be parked or stored in open view of residential property, residential streets, or any common area. Further, the Board of Directors has defined “commercial vehicle” as follows:

1. Taxicabs or commercial limousines.
2. Vehicles with a load capacity in excess of 1 ton.
3. Vehicles with a gross weight of over 3,500 pounds.
4. Any trailer such as those used for transport of commercial equipment.
5. “Oversized” being: higher than 8 feet; wider than 8 feet; or longer than 18 feet.
6. Any vehicle with commercial license plates or which is included in a State Code or County Ordinance as being defined as commercial (exception: normal passenger vehicles used for commercial purposes, but not modified for commercial purposes) may be permitted on a case-by-case basis. For example, a passenger vehicle, a pickup truck not exceeding ½ ton, or a passenger van used also for commercial purposes and having the name of the business written on the front doors in an area not exceeding 2.25 square feet may be permitted. Any vehicle described above having exterior equipment/ladder racks, compartments, fixed boxes or the like will not be permitted.
7. Any private or public school or church bus.
8. Any grounds maintenance equipment.

LOT MAINTENANCE STANDARDS

Property ownership includes the responsibility for maintenance of the lot and all improvements constructed as part of the property. This includes, but is not limited to, items such as mowing grass, removal of trash and structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhood and, in some cases, safety.

Exterior Appearance – Residents are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences, sheds and playground type of

equipment. The following represent some (but not all) of the conditions, which the Covenants Committee considers a violation:

1. Peeling paint and/or rotting trim.
2. Cracked or broken siding.
3. Recreation equipment which is either broken or in need of repainting.
4. Guttering in need of painting, repair, or replacement.
5. Fences with broken or missing parts, or which are leaning.
6. Sheds with broken doors or in need of painting or repair.
7. Decks in need of repair or re-staining.
8. Concrete or masonry block foundations and/or party walls in need of repainting.
9. Missing screens and/or shutters.

Most residents would not allow any of the above conditions to exist as they seek to preserve and protect the investment in their homes and to limit their personal liability by keeping all improvements on their lots in good condition. The Association expects that all residents will do this necessary maintenance to prevent any of the cited conditions from occurring in Prince William County Center.

Lot Maintenance

Trash Removal – Each lot owner is responsible for keeping all trash secured in containers designed for such trash storage. Trash containers must be stored in garages or otherwise out of view of adjoining lots, common area and adjacent and nearby streets. Trash may be placed out for pick up after dusk the evening prior to a scheduled pick up or early in the morning of scheduled pick up. Emptied trash containers should be removed from public view as soon as possible after pick up and in no case shall they remain in public view after dusk the evening of a scheduled pick up.

Each resident is responsible for picking up litter on his own lot and preventing wind-blown debris from originating on his lot.

At no time is the Association open space to be used as a dumping ground for any debris. Organic debris such as leaves, grass clippings and branches may not be dumped on open space. These materials take many years to decompose and do not create good habitat for wildlife. Yard waste is required to be recycled according to County specifications.

Removal of accumulated trash and debris from Association common areas will be completed as necessary. Removal of trash and debris costs the Association dollars and voluntary resident and neighborhood clean up, in addition to controlling the litter at the source saves Association resources.

Pesticides and Herbicides – Pesticides and herbicides may be applied according to label instructions for a specified problem. Emphasis should be placed on organic/biodegradable materials in order to ensure the least harm to the natural environment. Care in application is extremely important along ponds and waterways, near neighborhood play areas and tot lots, and near adjacent residences. Avoid the use of pesticides and herbicides, if at all possible; when necessary, use with caution and follow manufacturer’s instructions.

Snow Removal – Residents are required to clear snow and ice from their own driveways and from the sidewalks in front of or adjacent to their homes. Sand should be used as an abrasive when necessary. *The use of any rock salt or any other deicing salts or chlorides, which cause deterioration to concrete, brick or mortar surfaces, is prohibited.*

FROM THE DECLARATION SECTION 7.2

Upkeep by the Owners

- (a) Individual Upkeep. Each Owner shall keep such Owner's Lot and all improvements located on the Lot in good order, condition and in a clean and sanitary condition, including without limitation all necessary grounds maintenance and snow removal, in accordance with local ordinances, except within the easement areas maintained by the Association and except as may be otherwise provided in this Declaration or in a Supplementary Declaration.
- (b) Each Owner shall maintain the lead sidewalk, driveway, driveway apron and utility laterals serving each Owner's Lot, even if located on Common Area. Each Owner shall also provide snow removal for any sidewalks located adjacent to such owner's Lot.
- (c) Each Owner shall perform these responsibilities in such manner as shall not unreasonably disturb or interfere with the reasonable enjoyment by the other Owners of their Lots. If any Owner shall fail to keep such Owner's Lot in as good repair and in a neat and orderly condition, consistent with such Rules and Regulations as the Board of Directors may promulgate, then the Board or appropriate Covenants Committee may, pursuant to resolution, give notice to that Owner of the condition complained of, describing generally the action to be taken to rectify that condition. If the Owner fails to take the actions described or to otherwise rectify the condition within thirty days after the date the notice is given, or such other period as may be specified in the notice if the circumstances warrant a different period, the Board of Directors or appropriate Covenants Committee shall have the right, but not the obligation, pursuant to Section 3.3 and Subsection 12.1 (e) and any resolutions adopted by the Board of Directors, to rectify that condition by taking such action (or by causing such action to be taken) as was generally described in the notice. The costs incurred in rectifying the condition shall be assessed against such Owner's Lot in accordance with Subsection 6.2(c) and Section 12.1. The Owner shall reimburse the Association within thirty days after delivery of a statement for such expenses.

ARTICLE 8

RESTRICTIONS ON USE OF LOTS AND COMMON AREA; RULES AND REGULATIONS

Section 8.1. Permitted Uses.

Except as otherwise provided in the Association Documents, each Lot and the Common Area may be occupied and used for any purpose for which such Lot is zoned and designed and which is permissible under local zoning ordinances. Notwithstanding the foregoing, nothing in the Association Documents shall be construed to prohibit the Declarant or its designees from using any Lot owned by the Declarant (or any other Lot with the permission of the Owner thereof) or any portion of the Common Area for promotional, marketing, display or customer service purposes (such as a visitors' center) or for the settlement of sales of Lots. Further, the Declarant specifically reserves the right to operate a construction office or a rental, brokerage and management office at any time on Lots owned or leased by the Declarant (or any other Lot with the permission of the Owner thereof) and on any portion of the Common Area, to the extent permitted by law. The Declarant may assign its rights under this subsection to or share such rights with one or more other Persons, exclusively, simultaneously or consecutively with respect to the Common Area and Lots owned or leased by the Declarant or such Persons.

Section 8.2. Restrictions on Use.

(a) No Unsafe Activities or Waste. Nothing shall be done or kept on the Property which will increase the rate of insurance for the Common Area or any part thereof applicable for permitted uses without the prior written consent of the Board of Directors; including without limitation any activities which are unsafe or hazardous with respect to any person or property. No Person shall permit anything to be done or kept on the Property which will result in the cancellation of any insurance on the Common Area or any part thereof or which would be in violation of any law, regulation or administrative ruling. No waste will be committed on the Common Area.

(b) Compliance with Laws.

No improper, offensive or unlawful use shall be made of the Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction thereof shall be observed; provided, however, that the Association and the Board of Directors shall have the power but not the obligation to enforce such laws, ordinances and regulations, enforcement being the primary responsibility of government officials. All laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof relating to any portion of the Property shall be complied with, by and at the sole expense of the Owner, the Association or any Sub association whichever shall have the obligation for the Upkeep of such portion of the Property, and, if the Association, then the cost of such compliance shall be a Common Expense or Limited Common Expense, as appropriate.

(d) Harmful Discharges.

There shall be no emissions of dust, sweepings, dirt, cinders, odors, gases or other substances into the atmosphere (other than normal residential chimney or grill emissions or as produced by normal restaurant or food preparation activities), no production, storage or discharge of hazardous wastes on the Property or discharges of liquid, solid wastes or other harmful matter into the ground or any body of water, if such emission, production, storage or discharge may adversely affect the use or intended use of any portion of the Property or may adversely affect the health, safety or comfort of the occupants of the Lots. No waste nor any substance or materials of any kind shall be discharged into any public sewer serving the Property or any part thereof in violation of any regulation of any public body having jurisdiction over such public sewer.

(e) Noise.

No Person shall cause any unreasonably loud noise (except for security devices) anywhere on the Property, nor shall any Person permit or engage in any activity, practice or behavior for the purpose of causing annoyance, discomfort or disturbance to any Person lawfully present on any portion of the Property.

(f) Obstructions.

No Person shall obstruct any of the Common Area or otherwise impede the right access of any other Person on any portion of the Property upon which such Person has the right to be. No Person shall place or cause or permit anything to be placed on or in any portion of the Common Area without the approval of the Board of Directors. Nothing shall be altered or constructed in or removed from the Common Area except with the prior written approval of the Board of Directors.

(g) Association Property.

The Common Area shall be used only for the finishing of the services and facilities for which the same is reasonably suited and which are incident to the use and occupancy of the Lots. The improvements located on the Common Area shall be used only for their intended purposes. Except as otherwise expressly provided in the Association Documents, no Owner shall make any private, exclusive or proprietary use of any of the Common Area (except those areas, if any, designated as Limited Common Area or Reserved Common Area) without the prior written approval of the Board of Directors. No Person shall engage or direct any employee of the Association on any private business of the Owner or otherwise direct, supervise or in any manner attempt to assert control over such employee during the hours such employee is employed by the Association.

(h) Mining.

No Lot shall be used for the purpose of boring, mining, quarrying, exploring for or removing oil or other hydrocarbons, minerals, gravel or earth except with the prior written approval of the Declarant during the Development Period or the Board of Directors thereafter.

(i) Signs and Flags.

Except for such signs, flags and banners as may be posted by the Declarant or a Builder (as permitted by the Declarant) for promotional or marketing purposes or by the Association, no signs, flags or banners of any character shall be erected, posted or displayed in a location that does not comply with Design Guidelines without the prior written approval of the Covenants Committee. An American Flag and the flag of any one of the United States may only be flown in the size, manner and place permitted by the Covenants Committee. No free-standing flagpoles are permitted, except as may be installed by the Declarant during the Development Period or the Association. The Covenants Committee shall allow signs reasonably necessary for commercial purposes on Commercial Lots, Multifamily Lots, Civic Lots and Single Family Lots intended for and containing nonresidential uses, if in compliance with the applicable Design Guidelines.

(j) Trash.

Trash storage and collection shall be in accordance with the Rules and Regulations. Except in connection with construction activities, no burning of any trash and no accumulation or storage of litter, refuse, bulk materials, building materials or trash of any other kind shall be permitted on any Lot. Trash containers shall not be permitted to remain in allocation Visible from the Neighboring Property except on days of trash collection. No incinerator shall be kept or maintained upon any Lot without the prior written approval of the Declarant during the Development Period or the Board of Directors thereafter.

(k) Landscaping/Utility Lines.

No tree, hedge or other landscape feature shall be planted or maintained in a location which obstructs sight-lines for vehicular traffic on public or private streets. Pavement, plantings and other landscape materials shall not be placed or permitted to remain upon any Lot: (i) if such materials may damage or interfere with any easement for the installation or upkeep of utilities; (ii) in violation of the requirements of such easements; (iii) unless in conformity with public utility standards; or (iv) if such materials may unreasonably change, obstruct or retard direction or flow of any drainage channels. Except for hoses and the like, which are reasonably necessary in connection with construction activities or normal landscape upkeep, no water pipe, sewer pipe, gas pipe, drainage pipe, television or telephone cable, electric line or other similar transmission line shall be installed or maintained upon any Lot above the surface of the ground, except for those existing prior to the recordation of the Declaration or except with the prior written approval of the Declarant during the Development Period or the Board of Directors thereafter.

(l) Trees.

No live trees with a diameter in excess of 4 inches, measured 12 inches above ground, nor trees in excess of 2 inches in diameter, similarly measured, which are generally known as flowering trees (such as dogwood or redbud) or as broad leaf evergreens (such as holly, laurel, or rhododendron), no live vegetation on sloes of greater than 20% gradient or marked "no cut" areas on approved site plans may be cut without prior approval of the Covenants Committee. Further, no live trees planted by the Declarant or a Builder to comply with applicable ordinances or other governmental

requirements shall be cut without the prior written approval of the Covenants Committee. The Association shall set rules for cutting of trees to allow for selective clearing or cutting. If any tree planted by the Declarant or a Builder as part of the original landscaping plan for the Property dies or requires removal, the Association shall replace the tree with a substantially identical species.

(m) Antennas.

No exterior antenna, satellite dish or similar exterior improvement shall be maintained upon the Property without the prior written approval of the Board of Directors or the Declarant; provided, however, that the Association shall not prevent access to telecommunications services in violation of applicable law. Exterior antennas, satellite dishes greater than one meter (39 inches) in diameter, or amateur radio equipment generally will not be allowed upon the Property; provided, however, that: (I) an Owner may install an antenna permitted by the Association's antenna rules upon prior written notice to the Board of Directors; (ii) the Board of Directors or the Declarant may approve other antennas in the appropriate circumstances; (iii) a Commercial Owner may install an antenna required for business purposes if it is not Visible from Neighboring Property or in compliance with the Design Guidelines; and (iv) the Board of Directors may establish additional or different guidelines for antennas as technology changes. Therefore, equipment that may have been unacceptable with the old technology may become acceptable as technology changes. In addition, equipment that may have been acceptable under old technology may be prohibited as technology changes. In which case, previously approved and installed equipment may remain, but future requests for outdated equipment could be. Denied and replacement equipment would have to meet the most current Design Guidelines. Notwithstanding the foregoing, the Board of Directors may install and maintain antennas, satellite dishes and similar equipment on the Common Area to serve the Property.

(n) Fences.

Except for any fence installed by the Declarant or a Builder (as Permitted by the Declarant) or by the Association, no fence shall be installed except in compliance with the Design Guidelines or with the written approval of the appropriate Covenants Committee. No chain link fence shall be permitted on the Property without the prior written approval of the Board of Directors or the Declarant; provided, however, that the Declarant or its designees may erect a chain link fence for the temporary storage of building materials for the protection of building sites or ground storm water management ponds or for other construction or safety purposes.

(o) Vehicles.

Except in connection with construction activities and as provided herein with respect to Commercial Lots, no commercial vehicles over 3500 pounds gross weight, taxicabs or trailers, campers, recreational vehicles, boats and other large vehicles, including grounds maintenance equipment, may be parked or used on any portion of the Property if it is Visible from Neighboring Property, unless expressly permitted by the Board of Directors and only in such parking areas or for such time periods (if any) as may be designated for such purpose. Except as may be modified by resolution of the Board of Directors, prohibited vehicles would include, without limitation, any vehicle: (i) with a load capacity in excess of one ton, (ii) oversized (higher than eight feet, wider

than eight feet or longer than eighteen feet), (iii) with commercial license plates or (iv) with commercial signage. Parking of all such vehicles and related equipment, other than on a temporary and non-recurring basis, shall be in garages or screened enclosures approved by the Covenants Committee or in areas designated by the Board of Directors, if any. The Board has no obligation to designate any such area or permit parking of such vehicles on the Single-Family Lots not containing nonresidential uses; provided, however, that parking of a reasonable number of commercial vehicles shall be permitted on the Property to serve commercial and multifamily needs. No junk or derelict vehicle or other vehicle on which current registration plates and current county and state inspection permits are not displayed shall be kept upon any portion of the Property if it is Visible from Neighboring Property. Vehicle repairs and storage of vehicles are not permitted, except in accordance with the Rules and Regulations; provided, however, that washing of vehicles and noncommercial repair of vehicles is permitted on all Lots as provided in the Rules and Regulations; provided, further that such activities shall be permitted on Commercial Lots in connection with commercial activities on such Lot, subject to reasonable Rules and Regulations adopted by the Board of Directors. All motor vehicles, including without limitation trail bikes, motorcycles, dune buggies and snowmobiles, shall be driven only upon paved streets and parking lots. No motor vehicles shall be driven on Trails or unpaved portions of Common Area, except such vehicles authorized by the Board of Directors for Upkeep of the Common Area. This prohibition shall not apply to normal vehicular use of designated streets and lanes constructed on Common Area the Private Streets and Roadways.

(p) Timesharing

No Single-Family Lot shall be subjected to or used for any timesharing, cooperative, licensing or other arrangement that would entail weekly, monthly or any other type of revolving or periodic occupancy by multiple owners, cooperators, licensees or timesharing participants.

(q) Temporary Structures: Accessory Improvements.

No structure of a temporary character, and no trailer, tent, shack, barn, pen, kennel, run, stable or other accessory building shall be erected, used or maintained on any Lot except in connection with construction or marketing activities by the Declarant or a Builder (as permitted by the Declarant) without the prior written approval of the Covenants Committee. No exterior air conditioning unit, solar panels, burglar bars or similar equipment attached to the exterior of a building may be installed or modified without the prior written approval of the Covenants Committee unless in compliance with established Design Guidelines. No basketball hoops, swings or other play equipment may be erected, placed or maintained on any Lot, except with the prior written approval of the Covenants Committee, unless in compliance with established Design Guidelines. No decorative items may be placed on the dwellings or in the yard of any Lot, without the approval of the Covenants Committee; unless in compliance with established Design Guidelines.

(r) Animals.

Keeping livestock, poultry or other animals on any Commercial Lot except as required for research and development activities or in connection with typical pet shop or pet care operations shall not be permitted, and in no event shall any stable, hutch, barn, coop or other housing or shelter for

animals or for the storage of materials be placed or maintained upon the Lot, except as approved in writing by the Board of Directors. The maintenance, keeping, boarding or raising of animals, livestock, poultry or reptiles of any kind, regardless of number, is prohibited on any Single Family Lot or Multifamily Lot or upon the Common Area, except that the keeping of guide animals and a reasonable number of orderly, traditional domestic pets (e.g., dogs, cats or caged birds) is permitted, subject to the Rules and Regulations adopted by the Board of Directors; provided, however, that such pets are not kept or maintained for commercial purposes or for breeding on a Single Family Lot or Multifamily Lot. Any pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the Property upon ten days written notice from the Board of Directors. Pets shall not be permitted upon the Common Area unless accompanied by someone who can control the pet and unless carried or leashed. The person walking the pet shall clean up pet droppings. Any Owner who keeps or maintains any pet upon any portion of the Property shall be deemed to have indemnified and agreed to hold the Association, each Owner and the Declarant free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Property. All pets, which regularly leave the Lot shall be registered with the Board of Directors and shall otherwise be registered and inoculated as required by law. The Board of Directors may establish reasonable fees for registration of pets not to exceed the additional costs incurred by the Association due to the presence of such pets. The appropriate governmental authorities shall have an easement across the Property to enforce local animal control laws and ordinances.

(s) Hunting, Firearms and Fishing.

No hunting, trapping or fishing of any kind or discharge of any firearm or other weapon shall be permitted without the prior written approval of the Board of Directors.

(t) Watercraft.

No person may use any watercraft propelled by motor on any lake, stream or other body of water within the Property without the prior written approval of the Board of Directors.

(u) Operation of Recreational Vehicles.

No person may operate a motorcycle, trail bike, motor bike, or similar vehicle on a Trail; such vehicles may only be operated on the paved roadways intended for vehicular use.

(v) Open Fires.

Open burning is not permitted on the Property, except that outdoor fireplaces, grills, and chimneys may be used if equipped with fire screens to prevent the discharge of embers or ashes.

(w) Lighting.

No exterior lighting shall be directed outside the boundaries of a Lot without the prior written approval of the appropriate Covenants Committee.

(x) Mailboxes and Newspaper Tubes.

Only mailboxes and newspaper tubes meeting Design Guidelines or approved by the appropriate Covenants Committee.

(y) Clothes Drying Equipment.

No exterior clotheslines or other clothes drying apparatus shall be permitted on any Lot, unless approved in writing by the appropriate Covenants Committee.

(z) Pools.

No swimming pool shall be erected or maintained on any Lot unless approved by the appropriate Covenants Committee and unless screened from view and enclosed by a fence.

(aa) Garages.

No garage shall be converted to living space or altered or used for purposes which would prevent the use of the garage for the parking of the intended number of vehicles for which it was constructed without the prior written approval of the appropriate Covenants Committee.

Section 8.3 Rules and Regulations

(a) Adoption. Distribution and Variances.

The Board of Directors shall have the power to adopt, amend and repeal Rules and Regulations restricting and regulating the use and enjoyment of the Property or of any portion thereof, which may supplement, but may not be inconsistent with the provisions of the Association Documents. Copies of the Rules and Regulations shall be furnished by the Board of Directors to each Owner and to each occupant requesting the same. Changes to the Rules and Regulations shall be published prior to the time when the same shall become effective and copies thereof shall be provided to each Owner and to each occupant requesting the same. Also, the Board of Directors may issue temporary or permanent exceptions or variances to any prohibitions expressed or implied by this Article, for good cause shown, in accordance with the procedures set forth in Subsection 9.1 (d).

(b) Limitation.

The Rules and Regulations shall not unreasonably interfere with the use or enjoyment of the Lots or Common Area or the reasonable conduct of business on the Commercial Lots.

Section 8.5 Leasing of Lots

No Single-Family Lot or any portion thereof shall be used or occupied for transient or hotel purposes. No Single-Family Lot shall be leased for an initial period of less than six months. No portion of any dwelling (other than the entire dwelling or an Accessory Unit) shall be leased for any period; provided, however, that a reasonable number of roommates is permitted. No Owner of

a Single Family Lot shall lease a Lot other than on a written form of lease: (i) requiring the lessee to comply with the Association Documents; (ii) providing that failure to comply constitutes a default under the lease; and (iii) providing that the Board of Directors has the power to terminate the lease or to bring summary proceedings to evict the tenant in the name of the lessor thereunder after forty-five days prior written notice to the Owner, in the event of a default by the tenant in the performance of the lease. The Board of Directors may suggest or require a standard form lease for use by Owners of Single-Family Lots. Upon request, each Owner of a Single-Family Lot shall, promptly following the execution of any lease of a Lot, forward a conformed copy thereof to the Board of Directors. The foregoing provisions of this subsection shall not apply to Multifamily Lots, Commercial Lots, Civic Lots or Lots owned by the Association, by the Declarant, or a Mortgagee in possession of a Lot as a result of foreclosure, judicial sale or a proceeding in lieu of foreclosure.

EXHIBIT A

**APPLICATION FOR EXTERIOR MODIFICATION
PRINCE WILLIAM COUNTY CENTER OWNERS ASSOCIATION**

Name: _____ Phone (W): _____
E-Mail: _____ Phone (H): _____
Phone (Cell): _____
Indicate Preferred Phone

Property Address: _____

Mailing Address (if different): _____

Section: _____ Lot: _____ Builder: _____

PROPOSED IMPROVEMENT

The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage.

Location of Proposed Improvement: _____

Style: _____ Color: _____

Dimensions: _____

Materials: _____

Other details (i.e., color scheme of the home; deck, fence, etc.) _____

Attachments:

- Drawings, sketches, photographs, colored pictures of the proposed improvement.
- Plat plan (survey) of your lot indicating where the proposed improvement(s) is to be installed. (Refer to Prince William County Center Design and Maintenance Standards for additional detailed information.)

SIGNATURES OF AFFECTED NEIGHBORS/OWNERS (THOSE ADJACENT TO YOUR LOT ON ALL SIDES) ARE REQUIRED FOR NOTIFICATION PURPOSES ONLY; HOWEVER, WITHOUT SIGNATURES, THE APPLICATION MAY BE DELAYED FOR FUTURE REVIEW. Signature by the adjacent owners do not constitute approval of the modification. It is for notification purposes of the proposed modification only.

Printed Name

Signature

Lot #

Printed Name

Signature

Lot #

Printed Name

Signature

Lot #

APPLICATION FOR EXTERIOR MODIFICATION
PRINCE WILLIAM COUNTY CENTER OWNERS ASSOCIATION

INITIAL EACH BOX – (Owners Acknowledgement)

I hereby certify that the information I have provided is accurate and to the best of my knowledge. I further certify that, once approved, I shall construct the proposed project according to the approved plans, schedule and specifications. I agree to resubmit this application if I choose to change the project's specifications.

Permission is hereby granted to members of the Prince William County Centers Owners Association Covenants Committee, and its representatives, to enter on my property, as necessary, to review the proposed project prior to, during and after construction.

I understand and agree that no work requested in this application, shall commence until written approval by the Covenants Committee is received.

I understand and agree that my contractor and I am responsible for timely removal of any debris resulting from construction and that removal and disposal of construction debris will be done in accordance to Prince William County laws and regulations. The Community's trash company will not be responsible to pick up construction debris. I will not store construction debris on my or HOA property.

I understand and agree that all construction projects must meet all zoning, building codes and laws of Prince William County. I understand that I am responsible to contact the County and submit modification plans to them directly. For further information regarding zoning, call 703-792-6830, and for construction specification (building permits) call 703-792-6924. Further, nothing herein contained shall be construed as a waiver or modification of any such code or law. The County approval(s) are attached to this application.

When applicable, utility easements are to be marked *before* excavation is started. This service is provided free of charge by Miss Utility and is required in order to provide for safety. For location of underground telephone, cable TV, electric, gas, water and sewer lines, call 48 hours before you dig: Miss Utility at 811 or 1-800-552-7001.

I understand and agree that all exterior modifications must meet Prince William County minimum setback specifications and may not be constructed across Building Restrictions Lines (BRL) shown on individual site plans (plats).

I certify that I have read this application fully and the completed project will comply with and meet all applicable requirements of the Prince William County Centers Owners Association Design and Maintenance Standards. The Owner will contact the County for a decision on the project prior to submitting the application to the Covenants Committee. (Refer to Design and Maintenance Standards for projects that require County approval.)

I understand and agree that this project will commence within 6 months of approval and be completed within 12 months. If project is not completed within 12 months of approval, I understand I must resubmit the application to the Covenants Committee for review and decision or request an extension with detailed explanation.

*I will submit completion notice and pictures for Association records once completed.

UNIT ADDRESS: _____

APPLICATION FOR EXTERIOR MODIFICATION
PRINCE WILLIAM COUNTY CENTER OWNERS ASSOCIATION

I have attached a plat diagram showing the location of the proposed modification(s), drawn in and easily identified in contrasting colors (i.e. Red, blue, green, purple).

I understand and agree that my contractor and/or I am responsible for obtaining any and all approvals and permits required by Prince William County and displaying them appropriately.

I understand and agree to submit finished photo and completion notice to Management.

Owners Signature(s)

Signature

Printed Name

Date

Signature

Printed Name

Date

FOR FENCES ONLY

Any newly constructed fence that is to be connected to an existing fence must be at the same height as the existing fence and have express written approval from all owners allowing connection. Signature is required for each owners connection, provide signature pages separately as needed.

I (printed name) _____, owner of the property at
(address) _____ hereby approve of the attachment of the proposed fence on
the property of (address) _____ to the existing fence on my property.

(Signature) _____ Lot _____

UNIT ADDRESS: _____

**APPLICATION FOR EXTERIOR MODIFICATION
PRINCE WILLIAM COUNTY CENTER OWNERS ASSOCIATION**

Prince William County Centers Owners Association General Manager will review the application. If additional information is required, this application will be considered incomplete and you will be notified. Your application will be put on hold until all required information has been received. When the application is considered completed, it will be submitted to the Covenants Committee for review and decision.

Submit application to:
Community Manager
Prince William County Center Owners Association
4799 Wermuth Way
Woodbridge, VA 22192
Email: manager@pwcchoa.com

COVENANTS COMMITTEE (USE ONLY)

Homeowners Name: _____

Address: _____

Mailing Address (if difference): _____

COMMITTEE ACTION: _____ **APPROVED** _____ **DENIED** _____ **INCOMPLETED**

Stipulation/Reason: _____

Authorized Covenants Committee Chair Signature: _____

Print Name: _____ Date: _____

Covenants Committee Acknowledgement of Decision:

(initials) (initials) (initials) (initials) (initials)

UNIT ADDRESS: _____

EXHIBIT B

SOLAR PANELS

Applications for solar panels must be submitted to the Covenants Committee for approval.

In Prince William County, the Building Development Policy establishes the overall policy requirements for installing Solar Energy Systems. The Policy includes requirements for plan preview, licensing, permits, inspections and the Count Tax Exemption for installation of Solar Energy Systems. General Application Guidelines include:

For the HOA

- 1) Completion of the Prince William County Center Modification Form for Solar Panels (In its entirety) along with any attachments that are required as outlined on the form. A special and separate form has been drafted for the sole purpose of the installation of solar panels which differs from the exterior modification form already in use. Please see attachment # TBD (to be placed in Design Standard Handbook as a form attachment)

There are three (3) approval phases.

Phase 1 -- Once the Covenants Committee reviews an application, a **“Conditional”** approval will be granted.

Phase 2 -- A copy of the completed County documents (see below) must then be provided in order for the committee to grant an **“Extended Conditional”** approval by the Committee. Below are the guidelines and documents for the county:

For the COUNTY

- 1) Building Permit Application
- 2) Site Diagram
- 3) Plans
- 4) Specifications
- 5) Zoning Approval

Phase 3 -- **FINAL APPROVAL** will not be granted until the HOA receives written confirmation that COUNTY has made the FINAL INSPECTION OF THE INSTALLATION. THE COUNTY MUST ISSUE AN APPROVED FINAL INSPECTION.

Failure to provide the final approval from Prince William County could result in a violation being issued.

Application for Solar Panel Installation

PRINCE WILLIAM COUNTY CENTER OWNERS ASSOCIATION

DATE OF REQUEST:

Lot Owner(s): _____ Lot # _____

Community Address:

Mailing Address (if different)

Telephone (Day): _____ Telephone (Evening): _____

Email: _____

Type of Solar Panels (s): _____

(You MUST attach detailed drawings and specifications, showing size, exact location, materials, color, etc.)

Company Performing Installation: _____

Identify Installation Location on Roof

(Please provide copy of engineering drawings provided by installer)

Date Installation To Be Performed: _____

Is the installation intended to comply with all Association guidelines (which include manufacturer's guidelines and applicable building codes)? Yes · No ·

If no, please attached detailed explanation on a separate page:

I/we hereby agree to comply with all of the Association's rules for installing, maintaining, and using Solar Panels. I/we assume liability for any damage to Association's property, and other Owner's property that may occur due to Solar Panel installation, maintenance, and use.

I hereby certify that the information I have provided is accurate to the best of my knowledge. I further certify that, once approved, I shall construct the proposed improvement according to the approved plans, schedule, and specifications. Permission is hereby granted to members of the Prince William County Center Owners Association Covenants Committee, and its representatives, to enter on my property as necessary to review the proposed project.

Owner Signature: _____ Date _____
Signatures of affected neighbors (those adjacent to your lot) are required for notification purposes only, however, without signatures the application may be delayed for review.

NAME: _____ LOT# _____ ADDRESS _____

NAME: _____ LOT# _____ ADDRESS _____

NAME: _____ LOT# _____ ADDRESS _____

Stipulations and Conditions

Completion of the Prince William County Center Modification Form for Solar Panels (In its entirety) along with any attachments that are required as outlined on the form.

There are three (3) approval phases.

Phase 1 -- Once the Covenants Committee reviews an application, a **“Conditional”** approval will be granted.

Phase 2 -- A copy of the completed County documents (see below) must then be provided in order for the committee to grant an **“Extended Conditional”** approval by the Committee. Below are the guidelines and documents for the county:

For the COUNTY

- 1) Building Permit Application
- 2) Site Diagram
- 3) Plans
- 4) Specifications
- 5) Zoning Approval

Phase 3 -- **FINAL APPROVAL** will not be granted until the HOA receives written confirmation that COUNTY has made the FINAL INSPECTION OF THE INSTALLATION. THE COUNTY MUST ISSUE AN APPROVED FINAL INSPECTION.

1. All exterior modifications must meet the requirements of the Prince William County.

2. All exterior modifications must meet the requirements of the Prince William County Center Owners Association and Maintenance Standards.

3. The proposed improvement must be constructed according to the approved plans, schedule (*commenced within 3 months and completed within 9 months of the approval*), and specifications.

Conditional Approval Granted:

Date: _____

By: _____

Extended Conditional Approval Granted:

Date: _____

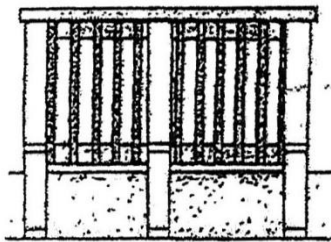
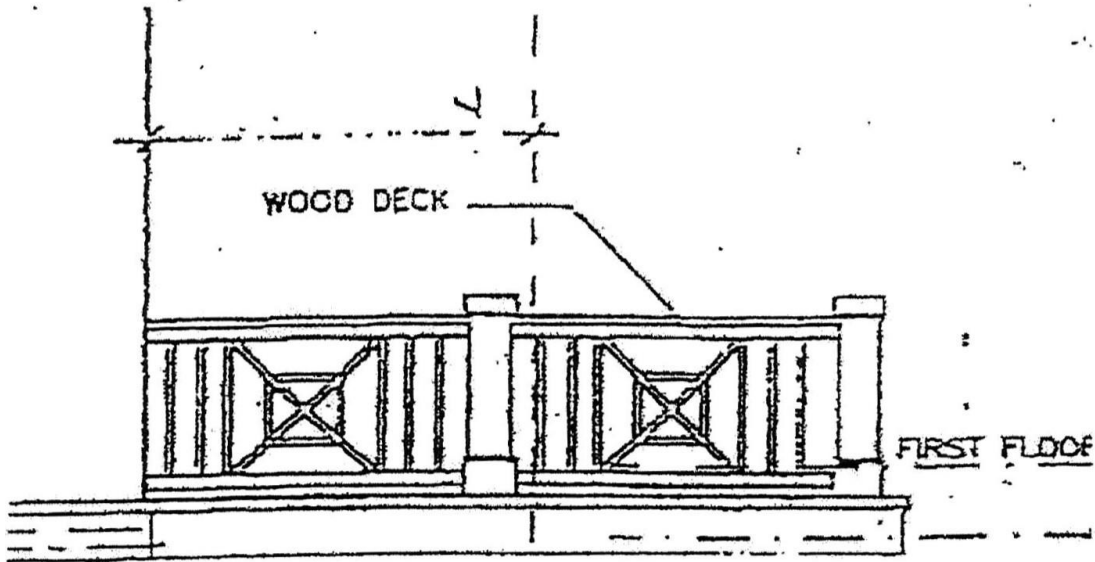
By: _____

Final Approval Granted:

Date: (received final inspection by County) _____

By: _____

EXHIBIT C
DECK FENCING STANDARDS
Windowpane Deck Design



TRADITIONAL

CHIPPENDALE PANEL

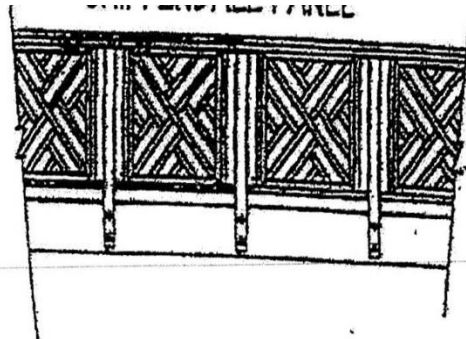


EXHIBIT D FENCING STANDARDS Board-on-Board

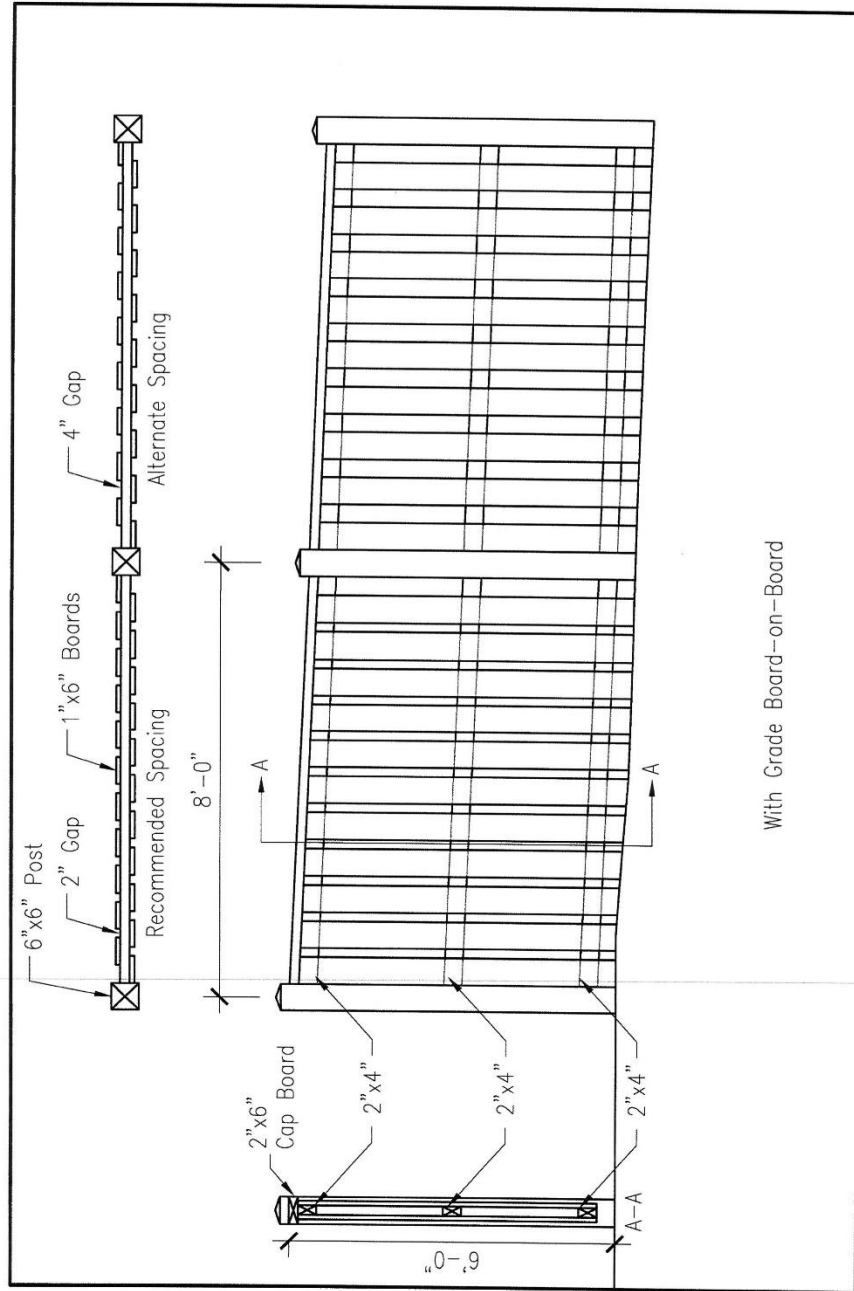


EXHIBIT D FENCING STANDARDS Staggered

