



**Armfield Farm Homeowners Association  
Architectural Design  
And Maintenance Standards**

**Ver 5.0  
July 2024**

# Contents

<b>I GENERAL INFORMATION .....</b>	<b>1</b>
Policy .....	1
Objectives .....	1
Functions .....	2
Items Requiring ARB Approval .....	2
Application Form .....	3
Application Review Procedures .....	4
Appeals .....	4
Appeal Procedures .....	5
Enforcement Procedures .....	5
ARB Review Criteria .....	5
<b>II STANDARDS AND GUIDELINES .....</b>	<b>8</b>
Air Conditioners and Heat Pumps .....	8
Artificial Turf .....	8
Attic Fans/Ventilators and Metal Flues .....	9
Barbeque Grills (Permanent) .....	9
Chimneys and Chimney Caps .....	9
Clotheslines .....	9
Compost Piles .....	9
Decks and Patios .....	9
Dog Houses, Runs, Animal Cages, and Pet Access Doors .....	11
Doors - Entry .....	11
Doors – Garage .....	11

Doors - Storm .....	12
Driveway Additions or Replacement.....	12
Electronic Insect Traps .....	13
Exterior Decorative Objects / Holiday Decorations.....	13
Exterior Painting / Color Changes .....	13
Fences .....	14
Firewood.....	15
Flagpoles .....	16
Garages and Carports .....	16
Gas Lanterns .....	16
Greenhouses, Sunrooms, Screened Porches and Additions .....	16
Gutters and Downspouts .....	17
Handicapped Access Facilities .....	17
Home-Based Businesses .....	17
House Numbers.....	18
Landscaping and Gardens .....	18
Lighting - Exterior.....	19
Mailboxes and Newspaper Tubes .....	20
Portable Storage Containers .....	20
Rain Barrels.....	20
Recreation and Play Equipment .....	21
Satellite Dishes and Television Broadcast Antennas .....	23
Sidewalks and Pathways.....	24
Siding and Trim.....	24
Signs.....	25

Skylights .....	25
Solar Collectors .....	26
Sun Control Devices and Awnings .....	27
Swimming Pools and Hot Tubs.....	28
Trash Cans .....	29
Tree Removal .....	29
Vehicle Parking (also see Appendix A) .....	29
Windows .....	29
Appendix A – Storage of Commercial Vehicles, Boats, Trailers, Campers, Mobile Homes, Recreational Vehicles, or Inoperable Vehicles.....	30
Appendix B – Lot Maintenance Standards .....	32
Appendix C – Fence Styles .....	35



# I General Information

## Policy

The Governing Documents of the Armfield Farm Homeowners Association established the basic authority for maintaining the quality of design in Armfield Farm. The Governing Documents also established guidelines and administrative procedures for architectural standards and review for Association members. Since agreement to abide by these documents are recorded as a part of the deed to every property within Armfield Farm Homeowners Association, all homeowners and property owners are subject to the provisions of the Architectural Standards and Guidelines stated in this document. The governing documents also obligate the Architectural Review Board to adopt architectural standards subject to the confirmation of the Board of Directors, in accordance with *Article VII, Section 4 (1-5)* of the Declaration.

This document supersedes General Resolution I.C.1-1996, Architectural Standards.

## Objectives

The intent of the Governing Documents is to assure homeowners that the character and appeal of the neighborhood will be maintained. This, in turn, protects property values and enhances the community's overall environment. This booklet, the Armfield Farm Architectural Design and Maintenance Standards, serves as a guide to aid members of the Architectural Review Board (ARB), the Board of Directors, and homeowners in maintaining and enhancing the community's designed environment in accordance with the Governing Documents. The guidelines described in this booklet address improvements for which homeowners most commonly submit applications to the ARB. They are not intended to be all-inclusive or exclusive, but rather serve as a guide to what may be done.

The specific objectives of this booklet are to:

- Increase homeowners' awareness and understanding of the Covenants.
- Describe the organizations and procedures involved with the architectural standards established by the Covenants and the ARB.
- Illustrate design principles that will aid homeowners in developing exterior improvements that are in harmony with the immediate neighborhood and the community as a whole.
- Assist homeowners in preparing an acceptable application to the ARB.
- Provide uniform guidelines to be used by the ARB in reviewing applications in accordance with the goals set forth in the Association's Governing Documents and actions of the Association Board of Directors.
- Enhance the preservation and continuation of environmental qualities that contribute to the overall benefit of the Armfield Farm community.

## Functions

### ***Armfield Farm Homeowners Association***

The role of the Association, of which every homeowner is a member, is not only to own and maintain common grounds, but also to conserve and enhance the resources of the total community. The Association accomplishes these functions in a variety of ways, one of which is by ensuring, through the ARB, the retention of harmonious, though diverse, design qualities of the community.

### ***Architectural Review Board (ARB)***

*Article VII, Section 4 (1-5) of the Declaration* states that the Architectural Review Board shall:

Review and approve, modify or disapprove, within thirty (30) days, all written applications from Owners and of the Association for improvements or addition to Lots or Common Areas; and

Periodically inspect the Properties for compliance with the architectural standards and approved plans for alteration;

Adopt architectural standards subject to the confirmation of the Board of Directors;

Adopt procedures for the exercise of its duties and enter them in the Book of Resolutions; and

Maintain complete and accurate records of all actions taken.

The ARB, a permanent Board of the Association, was established in the Founding Documents, and its authority is contained in the Governing Documents. The ARB performs its task of ensuring and maintaining aesthetic quality of homes and their environs by establishing and monitoring the architectural review process. The ARB ensures that proposed exterior alterations comply with the objectives set forth in the Covenants.

## Items Requiring ARB Approval

*Article VI, Section 10 of the Declaration* explicitly states that all exterior alterations require approval of the ARB, as follows:

"No structure or addition to a structure shall be erected, placed, altered or externally improved on any Lot until the plan and specification, including elevation, material, color and texture and a site plan showing location of improvement with grading specification shall be filed with and approved in writing by the Architectural Review Board".

The above articles requires that any changes, permanent or temporary, to the exterior appearance of one's property require prior written approval of the ARB or full compliance with any guidelines as specified which do not require submission of an ARB application. It is important to understand that ARB approval requirement is not limited to major

alterations, but includes such items as change in colors or materials, or removal of existing items. Each application is reviewed and approved on an individual basis.

Additionally, all such additions, alterations, and improvement must comply with all local and state building codes and requirements as applicable, and the homeowner is solely responsible and liable for insuring such additional mandatory compliance.

## **Application Form**

Generally, unless otherwise stated in this booklet, an application must be submitted for every exterior change desired, using the Armfield Farm Homeowners Association Exterior Alteration Application which is available from the management office (also see Appendix D). The information provided in the application is required for the ARB to make a decision and must be complete in all circumstances. Incomplete applications will be returned. No project may be commenced prior to ARB written approval. This applies to contractors and homeowners alike. If the homeowner have begun a project that subsequently is disapproved, the homeowner will be responsible for dismantling, and/or taking all actions necessary for compliance with the ARB Guidelines at the homeowners expense.

## **Signatures**

The owner's signatures of all adjacent lots that touch the applicant's property at any point or visually affected property owners as determined by the ARB are required on all applications. Their signature indicates awareness of the project only and does not constitute approval of the application. An affected neighbor is defined as one who lives adjacent to the applicant or one who has a direct view of the proposed change. In the rare instance where an affected neighbor refuses to sign the application, annotate the relevant facts (date, time person spoken to, address, etc.) on the form. The application form must be signed and dated by the applicant or the ARB will not review the application.

## **Site Plan**

A site plan is a scale drawing of the lot (site) that shows exact dimensions of the property, adjacent properties if applicable, existing conditions and all proposed improvements on the site described in the application. A site plan is required as part of most applications and contour lines are required where drainage is a consideration. In most cases, the site plan should be developed from the plat plan provided when the homeowner purchased the home. Any site details, noted on a property owner's site plan but not completed with the transfer of ownership through purchase of the property, shall not constitute or be interpreted as having ARB approval without full compliance with the outlined provisions. Additional copies of the plat can be obtained from the Fairfax County Zoning Administration, Office of Comprehensive Planning, 12055 Government Center Pkwy, Suite 800 Fairfax, VA 22035.

## **Application Review Procedures**

### ***Filing***

Please submit the completed form as a new ARC request within the homeowner portal at this link: <https://home.keymontcm.com/login>.

When received, the application will be date and time-stamped and reviewed for completeness and accuracy. An application is not accepted until complete. Incomplete applications will be returned to the applicant for further information.

### ***ARB Review***

After receipt of the complete application from the management office, the ARB will review the application on an individual basis, and may approve the application if it is not contested and if it meets all architectural standards and guidelines contained in this booklet. If the application does not meet all standards and guidelines the ARB may disapprove the application. The ARB will meet monthly to review the applications referred to the board. ARB meetings are normally held on the first Wednesday of the month. An ARB approved application becomes final when the applicant receives written approval. Homeowners will be notified by mail of the ARB decision, including approval, rejection, request for more information or modification. Work on the requested improvement cannot commence before written approval is received, and should be completed within 120 days of receipt of approval of the application. For major modifications, a building permit and/or final inspection will be requested.

## **Appeals**

Decisions of the ARB can be appealed if the affected applicant or HOA Board Member feels that:

Proper procedures were not followed during the administrative and review process;

The applicant and any other affected homeowners attending the meeting were not given a fair hearing;

The ARB decision was arbitrary and did not have a rational basis; or, that all applicable information was not considered.

If a HOA Board member feels that the ARB did not appropriately follow the architectural standards in its decision.

If the affected applicant feels that the ARB did not follow the above criteria, the member can continue the appeal to the Association Board of Directors.

## Appeal Procedures

To initiate the appeal procedure to the ARB, applicants must submit a written request for an appeal to the ARB within 15 business days of the date of the letter addressing the ARB's decision. The appeal will be heard at the next regular scheduled meeting of the ARB, at which time all affected homeowners will be heard. If any affected homeowner desires to take the case further, then they again must file a written request to the Association for a Board of Directors hearing which must be received at the Association Office no later than fifteen working days from the date of the ARB hearing and notification of the applicant. This final appeal will normally be heard at the next regularly scheduled meeting of the Board of Directors, which will either sustain or overrule the ARB's decision. The homeowner and other affected homeowners will be notified of all procedures applicable to his or her case so that he/she may be represented. Homeowners may provide written testimony and comment or appear in person. Likewise, members of the ARB may provide clarifying comments to the Directors at the hearing. The decision of the Board of Directors at appeal is final.

## Enforcement Procedures

The Governing Documents require the ARB to ensure that all lots are in compliance with the Association's Architectural Guidelines. In instances where non-compliance is observed or reported, the following enforcement procedures will occur:

- The violation will be confirmed by a site visit by the Association Administrator or an ARB member and the homeowner notified of the violation by letter.
- If the violation is not resolved within fifteen (15) calendar days of the date of the initial violation notice, a second notice will be sent by certified mail requesting compliance and/or inviting the homeowner to the next regularly scheduled Board of Directors meeting to discuss the issue at a public hearing. This notice must be sent at least fourteen (14) days prior to the scheduled hearing date. If a violation will require more than fifteen (15) days to resolve due to extenuating circumstances, the homeowner must contact the management office within the fifteen day period to discuss to request an extension.
- The Board may, at their discretion, at the conclusion of the hearing suspend voting rights and rights to use the recreational facilities constructed on Common area for a period not to exceed sixty (60) days.
- If this action does not result in correction of the violation within fifteen days after the date of the hearing, the Board of Directors may file suit for injunctive relief or any other appropriate legal action, including damages against the offending member. The Association may also place a lien against the property. The Association will seek reimbursement for all court costs and reasonable attorneys' fees.

## ARB Review Criteria

The ARB evaluates all submissions on the individual merits of the application for conformity with the overall Architectural Design Guidelines and Maintenance Standards of Armfield Farm. Besides evaluation of the particular design proposal, this includes

consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design of an exterior in one instance may not be for another.

Design decisions made by the ARB in reviewing applications are not based on any individual's personal opinion or taste. Section II of the Standards and Guidelines are based on the following criteria that represent the general standards of the Protective Covenants.

### ***Conformance with the Covenants and Standards***

All applications are reviewed to confirm that the project is in conformance with the Restrictive Covenants and Architectural Standards as described in Section II of this document and in Article VI of the Declaration.

### ***Validity of Proposed Change***

The basic idea must be sound and appropriate to its surroundings as defined herein.

### ***Design Compatibility***

The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as, but not limited to, similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

### ***Location and Impact on Neighbors***

The proposed alteration should relate favorably to the landscape, the existing structure, the neighborhood, surrounding neighborhood boundaries and follow the overall architectural guidelines of the community. The primary concerns include access, view, sunlight, ventilation, drainage, etc. For example, fences may obstruct views, breezes or access to neighboring property; decks or larger additions may cause unwanted shadows on an adjacent patio property, or infringe on a neighbor's privacy or environmental quality.

### ***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 is generally inappropriate.

### ***Color and Materials***

Color may be used to soften or intensify visual impact. Additions should match existing architectural features and provide visual continuity. Materials, such as roofs and trim, should be chosen to harmonize and blend with the housing type/style and the surrounding community

Continuity is established, in part, by use of the same or compatible materials as were used in the original house; retention of the architectural style; and continuation of color/trim combinations, etc. 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 reflected in an addition. On the other hand, an addition with siding may be compatible with a brick house.

### ***Workmanship***

The quality of work should be equal to or better than that of the surrounding area. Armfield Farm Homeowners Association assumes no responsibility for the safety of new construction by virtue of design or workmanship. Building permits will be requested for major exterior construction projects, such as decks and additions, to ensure adherence to county code. When requested, copies of building permits shall be mailed to the Architectural Review Board within thirty (30) days of completion of the project.

### ***Time Restrictions***

The majority of alterations may be constructed or installed by the homeowners themselves, rather than a contractor. The alteration authority granted by the application will be revoked automatically if the alteration requested has not been completed within 120 days of the completion date specified in the approved application. If an extension in time is required to complete the exterior improvement previously approved by the ARB and absolutely no changes to the original application are proposed, a written request to the ARB may be submitted to revise the completion period. Written ARB approval of any extension is required.

## II STANDARDS AND GUIDELINES

### Air Conditioners and Heat Pumps

Window air conditioning units are prohibited where they may be visible from the front of the house. Additional exterior air conditioning units may be added or relocated only when they are not visually or physically intrusive to neighbors.

An application is required for all actions associated with air conditioners/heat pumps, including relocation associated with other exterior improvements.

### Artificial Turf

As a general rule artificial turf is not allowed in Armfield Farm. There are very limited situations where it will be approved by the ARB. If the ARB approves the application the homeowner must install and maintain the artificial turf as described below.

Artificial turf installations must follow these guidelines:

- Turf can only be installed in the rear of the home with NO sight lines from the street and any community walking paths.
- Turf should have very limited sightlines from neighboring homes.
- Turf must be screened by trees and/or fencing
- Turf must be natural in appearance.
- Turf pile height must be at least 1.5 inches and less than 2.5 inches
- Turf must provide adequate drainage
- Turf must be professionally installed by a manufacturer certified contractor.
- Turf must be installed on a prepared surface as recommended by the manufacturer
- Turf cannot be placed directly on top of existing grass, dirt or Hardscape Turf must be adequately secured – no ripples or seams showing
- Turf edges must be finished.
- If artificial turf area will meet a neighboring natural area, it must be separated with a barrier of at least 12 inches of hardscape or mulched bed.
- Turf must be cleaned and the pile raked/fluffed periodically to maintain its appearance.
- Turf must be replaced at least every 10 years or sooner if tears develop and/or it discolors.

ARB applications must include:

- Photo of the area to be covered by the artificial turf and photo of proximity areas
- One 6 inch by 6 inch or larger sample of the turf to be installed
- Description of the turf specifications
- Description of the method of installation

## **Attic Fans/Ventilators and Metal Flues**

Attic ventilators are permitted, but must match the siding or trim color on the house if mounted on a gable end, and must be galvanized or painted to match the roof if placed on a roof. Gable vents shall be louvered. Roof location shall be on the least visible side (usually the rear) of the roof.

An application is required for new attic ventilators, turbines, and metal flues/vents in which any portion is visible or extends through the exterior walls/roof of any residence.

## **Barbeque Grills (Permanent)**

Permanent grills should be placed in the rear of the house and must not be located within ten (10') feet of the side and rear property lines. Permanent grills must also be not visible from the street.

An application is necessary and will be considered on an individual basis.

## **Chimneys and Chimney Caps**

Chimneys must be masonry or enclosed in the same material as the exterior of the building.

Chimney caps do not require an ARB application.

## **Clotheslines**

Clotheslines are not permitted.

## **Compost Piles**

The use of prefabricated compost containers which are earth tone in color is encouraged. Compost piles shall be used only for yard waste, and must be placed in rear yards and not be visible from the street.

Applications for compost piles must include a specific plan for screening if visible from open space or adjoining property. Compost piles are not allowed on common grounds.

## **Decks and Patios**

Decks and patios shall be located only in rear yards. Side yard locations will be evaluated on an individual basis when lot size or topography prevents rear yard locations.

When patio or deck schemes include other exterior changes such as fencing, lattice, lights, planting, sheds, air conditioners, grade changes, etc., other appropriate sections of these Standards and Guidelines must be fully addressed within the application.

Decks shall be constructed of pressure-treated wood, cedar, redwood, or composite material with a wood-like appearance. Decks may be left with the natural finish or sealed

with clear sealer, or transparent or semi-transparent stain in natural wood tones. Decks may also be painted to match the trim or dominant color of the applicant's house. Color changes require an application, to include a sample color chip. Applications must clearly state which portions of the design are to be painted and include a color sample.

Applicants are reminded that painted trim is maintenance intensive and maintenance requirements must be adhered to.

All homeowners are responsible for obtaining required Fairfax County building permits associated with the construction, and all decks must meet Fairfax County building codes.

An application is required for all decks and patios.

### ***Ground-Level Decks:***

A ground-level deck is thirty (30") inches or less in elevation at any point. Ground-level decks may have, but do not require, guardrails. Otherwise all other standards for elevated decks shall apply.

### ***Patios:***

An application is required for all patios. Decorative perimeter treatments may be used with the patio. However, when these treatments constitute a direct extension of a ground level or elevated deck, the standards for elevated deck guardrails shall apply.

### ***Elevated Decks:***

All elevated decks higher than thirty (30") inches at the highest point above grade require guardrails. Guardrail height (measured from deck floor) shall be at least thirty-six (36") inches high. Guardrails may have decorative design (e.g., Sunburst, Chippendale, etc.), provided that minimum Fairfax County code requirements are met.

Applications for all decks shall include the following:

- Site plan showing the relationship of the deck to the house, lot, and adjacent properties.
- A description of materials to be used and finish color.
- Dimensions and style of railings, posts, stairs, steps, benches, and other details as required to clearly describe the proposal.
- Height of deck above the ground.
- Lattice work and/or evergreen landscape screening is recommended for all decks; however, it is required if applying for under deck storage. Evergreen screening is described as vertical growth plantings that will cover sixty percent (60%) of the height within one year.
- Indicate whether or not the under deck area will be used for storage. If so, a trellis wall must be used. Approval must be obtained for under deck storage.
- Area under a second story deck must be maintained in a neat and orderly fashion.
- Details of changes to windows or doors, if applicable.
- If a detached roof is approved, such as a gazebo structure, it shall match the roof on the main structure; however, a wood shake shingle roof is permitted.

## **Dog Houses, Runs, Animal Cages, and Pet Access Doors**

Applications for doghouses will be considered on a case by case basis. Doghouses must be located in the rear of the property and be screened from view of the street and adjoining lots. Pre-manufactured doghouses may be permitted if of an appropriate style and color and appropriately placed and screened. Applicant-constructed doghouses should complement the existing home in color and material and should not exceed 16 square feet or be higher than 4 feet above ground level. Doghouse areas are to be kept free of animal waste and debris.

Dog runs are small fenced areas within a rear yard for dogs requiring more security than is provided by the property line fences. Dog runs are not allowed in Armfield Farm.

Some homeowners may desire pet access doors. Doors shall be builder's quality (the same or better than the original builder's door). A diagram and dimensions must be included with the application. Color must match or blend with other colors on the house.

A completed application requires the following information:

- Site plan showing the relation of dog house to house, property line and adjacent neighbors.
- Picture and/or detailed drawing of dog house or pet access door, to include dimensions.
- Description of materials used. Color of house and dog house.
- Estimated start date and completion date.

## **Doors - Entry**

The color of the entry door should be consistent with the color of other doors, garage doors, or trim. An application is not required to replace entry doors that are similar in appearance and color to the original door. Approval is required for doors that are different in appearance, including color and style, and will be considered on case-by-case basis.

A completed application requires the following information:

- Description of materials to be used, including pictures and color of the proposed door.
- Estimated installation dates.

## **Doors – Garage**

As a matter of courtesy, garage doors should be left in a fully closed position when the garage is not being accessed by the home owner. Using a garage as a pet confinement area is not permitted.

Replacement of a garage door with a pre-finished door in a color that matches the existing color scheme of the home does not require an application. For example, if a home has beige/almond siding or trim color, then a pre-finished beige/almond door may be installed without prior approval. However, if the available pre-finished colors do not match the existing color scheme, then the door must be repainted to match the color of the old door.

Alternatively, if the use of a pre-finished color that does not match the existing color scheme is desired, then an application is required.

A completed application requires the following information:

- Illustration showing the style of the garage door and color if different than the original.
- Estimated installation date.

## **Doors - Storm**

Storm/screen doors shall be full-lite and compatible with the architectural style of the home and the entry door. Doors must be the same color as the entry doors or immediate surrounding trim. However, since many doors are available only in white, black, or brown, these colors are allowed. Consideration will depend upon the design of the particular door and its relation to the design of the house.

Full view doors that are the same color as the entry door or the immediate surrounding trim do not require an application.

## **Driveway Additions or Replacement**

For the purposes of storage, parking, or any other implied recurring use, vehicles of any type may not be parked on turf/lawn areas inclusive of homeowner and open space property. In addition, walkways adjacent to a driveway may not be used for vehicle parking. All vehicle parking spaces/lots must be hard surfaced, dustless areas. Vehicles must be stored in homeowner garages, on driveways or on-street parking areas only.

Driveways which are repaired or replaced with either asphalt or plain concrete in the same configuration as the original do not require an application.

Extension, modification, or additions to driveways are prohibited without prior approval and will be considered only if there is no adverse aesthetic or drainage impact on adjoining lots. Homes with a single car garage may not have a driveway widened to accommodate two or more vehicles. Homes with a two car garage may not have a driveway widened to accommodate three or more vehicles. Driveway additions that significantly widen the original configuration are prohibited. Existing driveways cannot be painted or color changed in any way.

Driveway additions and/or replacements must: (1) be completely hard-surfaced and of the same material and color throughout; (2) utilize the existing driveway entrance for ingress/egress; (3) not extend closer than three (3') feet to property lot lines; (4) utilize maximum landscape screening to soften sight lines from adjacent neighbors, streets, etc. (if required); and (5) shall not utilize any color additives or pattern including stamped concrete. In the application for ARB approval, justification must be included which provides the full scope of intended uses. Extended driveways may not be used for long-term storage, automotive repairs, or parking inoperable vehicles

A completed application requires the following information:

- Purpose(s) of addition and full description of use.

- Site plan showing the relationship of the addition to the residence, neighborhood, and property lines, etc.
- Description of materials to be used, landscaping and screening.
- Dimensions of addition and relationship/clearance to property lines, residences, sidewalks, easements, etc.
- Estimated start and completion dates.

Re-sealing an asphalt drive is encouraged and does not require an ARB application.

## **Electronic Insect Traps**

Electronic insect traps are not permitted.

## **Exterior Decorative Objects / Holiday Decorations**

Approval is required for all natural or man-made exterior decorative objects located in front yards or which are visible from the street. Exterior decorative objects include such representative items as bird baths, ponds, wagon wheels, sculptures, fountains, lighting, light fixtures, stumps, driftwood, free standing poles of all types, and items such as decorative signs, gingerbread and/or additional moldings that are attached to approved structures. A single birdhouse and/or feeder does not require applications, but are restricted to the rear or side of the house. Decorative objects will be considered based on their size, color, scale, appropriateness with the surrounding area, and their visual impact on adjoining lots and open space. Decorative objects must be adjacent to and within the landscape beds and not in the middle of the lawn. This includes exterior ground level lighting such as solar powered and wired lights. Flower pots are only allowed on the front porch and in the rear of the house. They are prohibited from front lawns, driveways, walkways and mulch beds.

A completed application requires the following information:

- Site plan showing the relation of object to the house, property line, and adjacent neighbors.
- Picture and/or detailed drawing of object to include dimensions.
- All special features such as, but not limited to, rotating objects, shooting water, rolling units, etc., must be specified.
- Color and material of object.
- Estimated installation date.

Exterior holiday decorations do not require an application. They are considered temporary and should not be installed 30 days before the holiday, and must be removed no later than 30 days after the holiday.

## **Exterior Painting / Color Changes**

All color changes shall be approved by the ARB (*Article VI, Section 8 of the Declaration*). Color changes apply not only to the house siding, but also the doors, concrete, shutters, trim, roofing, and other secondary structures. Change of exterior color for single-family

houses should relate to the colors of the houses in the immediate area. Consideration must be given to the visual impact of color change on the improvements on neighboring lots. Re-painting or staining a specific object to match its currently approved color does not need an application. Painting of vents to match house color does not require an application. Any change in current color scheme requires an application.

A completed application requires the following information:

- Complete description of color change, including the existing house color.
- A color chip/sample of proposed color change.
- The exterior colors of the houses on both sides of the house to be painted.
- Estimated installation date.

## Fences

Proper fencing can have a unifying effect upon a neighborhood. Improper fencing can detract from the appearance of a neighborhood. Fencing should be appropriate for its intended purpose.

All fences shall be constructed from unpainted wood, composite material that has the appearance of wood or wood treated to withstand the elements. White vinyl fencing is not permitted. Wood fencing may be treated using a wood-color stain, but the color must be approved by the ARB. If using composite fencing, you must provide a detailed model and description of the fence and a color sample. In all cases, when fencing is constructed it is to be constructed with the finished side facing out (i.e., support rails on the inside). In accordance with Article VI, section 11 of the Declaration, "All fences or enclosures must be approved by the ARB as to location, material, and design..."

Each application is evaluated on its individual merit and what may be an acceptable design in one instance may not be acceptable in another. Due to the varied property lines in Armfield Farm, no fence may be constructed until the ARB has approved the placement of the fence.

- Gates must be compatible with fencing in design, material, height, and color.
- Wire mesh, factory coated in black, green, or brown vinyl, used to increase security as part of an "open fence" will be considered in special cases. The wire mesh must be attached on the inside of the fence and will not extend above the top rail. Screening by plantings may be necessary and will be considered on a case-by-case basis.
- Chain link fencing is prohibited.
- Fencing shall be constructed with the "finished" side facing out.
- Double line fencing is not permitted (i.e. a fence up against another fence).
- All fence heights are measured from the existing grade unless a change in grade has been previously approved by the ARB or is proposed in the current application.
- Fence should be restricted to the rear yard; however side yard fences are permitted up to the midpoint of the house. Special cases will be considered on an individual basis.
- Property line fencing should not exceed sixty (60") inches in height and must be confined within the owner's property limits per county setback regulations. Fencing should not be installed directly on the property line as post twisting and/or settlement

may result in the fence extending beyond the property limits, resulting in eventual relocation/resetting.

- Partial fencing is prohibited.
- Corner lot fencing must conform to Fairfax County Zoning Ordinance. No fence, tree, hedge, and/or shrub plantings shall be maintained in such a manner as to obstruct sight lines for vehicular traffic.

Several fence types have been approved for use in Armfield Farm and are shown in Appendix C. Acceptable fence styles include Split-Rail, Cross-Buck (or Paddock), Standard Picket, Mt. Vernon Dip, or Board-on-Board. Prohibited fence styles include chain link, wire mesh, and stockade. The homeowner is reminded that these types are for general consideration. Special circumstances may allow variations in certain areas.

Six (6') foot board-on-board or solid fences in areas with high visibility to Lee's Corner Road will be considered on a case by case basis.

Applications must include the following information:

- Site plan that shows the relationship of the fence to adjacent houses, common area, and property lines. Most fencing involves boundary line considerations. Therefore, applications must show exact relationship with property lines, etc.
- Specific fence style and materials to be used. A picture or drawing of fence style is required with the application.
- Description of color and sample chip if fence is to be stained.
- Dimensions of fence materials and any wire mesh or plantings as applicable.
- Types and location of fences in all immediately adjacent lots must be shown on site plan.
- Landscaping plans to complement and/or screen the fence (existing and planned). Carefully review the introductory paragraphs to the fencing section.
- All associated requirements/improvements/modifications occurring as a direct result of, or with a relationship to, the installation of a fence, for example grade changes, drainage revisions, tree relocations (over one (1") inch in diameter), etc.), must be noted in application.
- Estimated installation date.

Removal of fences also requires an application and subsequent approval by the ARB.

## **Firewood**

Firewood shall be kept neatly stacked and located to the rear of the residence, within owner's property line and not readily visible from the street. Stacks must not exceed the height of any nearby fence. Firewood stacks must contain firewood only, with no storage of debris.

Location should be selected in such a manner as to minimize visual impact. In cases of year-to-year use, screening is recommended and may be required. Where a tarp must be used, a clear plastic is suggested.

## **Flagpoles**

Permanent freestanding flagpoles must be of a height, color, and location that is appropriate for the size of the property and background. Homeowners may install a temporary flagpole staff that does not exceed six (6') feet in length and is attached at an incline to the front wall or pillar of the house without an application. Flags must be well maintained.

A completed application requires the following information:

- Site plan showing location of flagpole.
- Height and materials of flagpole and mounting.
- Size and description of flag to be flown.
- Estimated installation date.

## **Garages and Carports**

### ***Carports***

Carports are not permitted in Armfield Farm.

### ***Garages***

Some houses have been constructed without garages. If the homeowner desires to construct a garage, the architecture of the garage, including the siding, roofing, windows, and trim must match those on the existing house. If a brick face is used, it must match the existing brick as nearly as possible. In addition, the garage shall meet all required Fairfax County building code standards.

A completed application requires the following information:

- Site plan showing the proposed location of garage, including expansion of driveway, sidewalks, etc. as necessary, and distance from property line.
- Detailed architectural drawings including plans, elevations, and dimensions of garage and house.

## **Gas Lanterns**

Homes equipped with gas lanterns are required to keep them lit at all times. Alternatively, the lanterns may be converted to electricity and equipped with a sensor that turns on the light after dark. Gas lanterns and posts may not be removed without an application.

## **Greenhouses, Sunrooms, Screened Porches and Additions**

Greenhouses are prohibited.

Attached sunrooms and additions will be reviewed under the same criteria as garages as to compatibility of design proportion, roof style and pitch, and materials. Screened porches will be reviewed under the guidelines for decks or garages depending upon the materials

to be used. Sunrooms and screened porches shall comply with all Fairfax County code requirements, including setback restrictions.

During winter months, plastic sheeting is not acceptable as a temperature/window screen. Only glass or solid clear plastic will be approved.

A completed application requires the following information:

- Site plan showing the proposed location of the screened porch or addition including any expansion of driveway, sidewalks, etc, as necessary and distance from property line.
- Detailed architectural drawings including plans, elevations, and dimensions of greenhouse, screened porch, or addition and house, materials to be used, and color samples.
- Type of window/temperature screen (if any) to be used during winter months.
- Indication of building permit.

Homeowners are responsible for obtaining a final County inspection upon completion of the project.

## **Gutters and Downspouts**

All house gutters and downspouts must be white or match the existing trim color of the home and must not adversely affect drainage on adjacent property and must be maintained in a reasonable manner.

No application is needed.

## **Handicapped Access Facilities**

Easy and unhindered entry/exit for handicapped homeowners and their guests is considered a valuable asset. Special walkways, railings, ramps and other similar supporting facilities must be constructed to blend with the existing house and landscaping.

An application is necessary and requires the following information:

- Site plan showing position of access improvements and their relationship to the existing structure.
- Plan and elevation drawings and dimensions of access improvements.
- Materials and finishes to be used plus estimated start and completion dates.
- Include/identify any effects to drainage, existing grades, etc.

Removal of facilities also requires an application and subsequent approval by the ARB.

## **Home-Based Businesses**

Fairfax County regulates in-home businesses. In addition to County control, the Association is concerned about the impact of in-home business on the residential character of the Neighborhood and on adjacent neighbors.

While in-home business is recognized as a source of income and community diversity, customer-intensive businesses that regularly attract large numbers of vehicles to the homeowner's neighborhood are not allowed.

The following special requirements must be met:

- Permit obtained from Fairfax County.
- No sign or other advertising device of any nature shall be placed upon any lot.
- No exterior storage of business-related materials will be allowed.

## House Numbers

Fairfax County requires house numbers to be placed on the house; mailbox and curbside numbers do not legally suffice. House numbers should be of a size and color which are appropriate for the applicant's house and shall be readable from the street. Although the Association does not specify exact requirements for the numbers, flat stickers with numbers are prohibited.

## Landscaping and Gardens

### *Landscaping*

Care should be exercised in the planting and maintaining of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic (*Article VI, section 3*). All landscaping must be neatly maintained – this includes removal of all dead growth.

Consideration should be given to the effect of which planting will have on views from neighboring houses and property. Also, the views of neighboring units and shade patterns of larger trees should always be considered.

Flower beds may be mulched using only natural colored or color enhanced with brown, black or red, shredded/chipped wood or natural color stone (not white). Synthetic mulch is prohibited. The color of any rock, river stone, or gravel used in landscaping should be neutral earth tones (such as gray, blue-gray, brown, brownish-red, tan or a mixture of these colors.) Such landscaping materials must not contain colors or color combinations considered excessively bright, garish, jarring, overly reflective or luminescent. Accordingly, the use of any rock, river stone, or gravel that has been painted, dyed, or otherwise treated to appear a bright or unnatural color (such as red, pink, green, jet black, or pure white) is specifically prohibited.

Storage of landscaping materials (i.e., top soil, mulch, etc) either in bags or bulk piles is allowed only for a reasonable time, not to exceed one month, following delivery of such materials.

An application is not required for foundation plantings, single trees or single plantings. However, an application is required for hedges more than two (2) feet in height at maturity which in effect become structures, fences, or screens.

Applications, when required, should include (a) description of the types and sizes of shrubs to be planted and (b) site plan showing the relationship of plantings to the house and adjacent dwellings, and (c) height of shrubs/trees at maturity.

Landscape edging shall be of the same type of material and color when viewed from the front of the home, and less than six (6") inches high. If the height is required to be significantly higher due to terrain contour, then an application is required. The application must include (a) site plan showing the location of borders or walls and materials to be used, and (b) information on landscaping plans and any grading changes.

### **Rock Gardens**

Rock Gardens are prohibited.

### **Vegetable Gardens**

All vegetable gardens must be located between the rear line of the house and the rear property line unless otherwise approved by the ARB. The garden size must not exceed 100 square feet. It must not damage property below it through the flow of water onto lower property. Temporary, low-visibility wire fences no higher than 3 feet are permitted during the growing season.

All gardens must be neatly maintained; this includes removal of all unused stakes, weeds, trellises, and dead growth. Year-end dead growth may be turned into the soil, but may not be piled in the yard for potential future use. The Guidelines regarding compost piles fully apply.

## **Lighting - Exterior**

Exterior lighting, in addition to that initially provided on the house, may be desired to enhance a deck or patio or to improve visibility on a driveway, path, or walkway, or to improve security between, in back or around a house. Lights added to the front of a house, porch, or garage must match or complement existing lamp styles or existing lamps must be replaced with the new lamp fixture representing a matching style. Lighting, decorative or otherwise, in the front or rear yard must be placed so that light does not shine outside the property in a manner that could disturb neighbors. In particular, care must be taken in arranging the angle of any light.

Landscape lighting located along a walkway or among shrubbery that is low wattage (less than 14 Watts), is less than 18" in height, and projects downward, will be permitted without an application.

Otherwise a completed application is required that includes the following information:

- Purpose of lighting addition/revision.
- Site plan showing the relation of the lighting to house, property line, and adjacent neighbors.
- Picture and/or detailed drawing of the lighting to include all dimensions and height of fixture above ground.
- Wattage of bulbs to be used.
- Estimated installation date.

## **Mailboxes and Newspaper Tubes**

Mailboxes are a functional necessity, not a decorative item. Since they are usually in a very visual location, they must be straightforward in design and mounted on simple natural wood or metal posts. Posts may be natural or painted in earth tone colors of black, dark brown, dark green or the same color as the trim\* of the house. The post must be made of wood or metal. Plastic posts and or sleeves are not permitted.

The boxes shall be standard U.S. Postal Service rural type (approximately 19" long x 8-1/2" high x 6-1/2" wide) and may be black, brown, green or the same color as the trim\* of the house.

Mailboxes and posts must be kept in good condition and plumb. Rusted mailboxes or damaged posts must be repaired or replaced as soon as possible.

One-piece polyurethane mailbox and post combination units are not allowed. These are typically one piece units that slide over a post.

Names and/or house numbers may be placed on mailboxes and/or posts. Other decorative items or treatments/finishes are not permitted.

Standard newspaper delivery boxes may be placed on mailbox posts. No other items are permitted on mailbox posts.

\*Trim is defined as the fascia boards and window trim. Trim does not include siding, shutters and front door colors.

## **Portable Storage Containers**

Portable storage/moving containers (commonly known as PODs) or any similar units designed for the temporary storage or transportation of a resident's personal household goods must be located in the resident's own driveway for no more than 30 consecutive days in accordance with Fairfax County code.

Such containers may not be located on Common Areas or in designated fire or traffic lanes, and may not block public sidewalks or obstruct the access of other residents. Such containers may be located in a neighboring resident's driveway or reserved parking space with the neighboring resident's prior written permission.

Use of such containers for commercial or home business storage or for a period in excess of 30 days is expressly prohibited.

## **Rain Barrels**

Rain barrels are permitted, but they must be in the rear of the house and not visible from the road or sidewalk. Location should be selected in such a manner as to minimize visual impact. In cases of year-to-year use, screening is recommended and may be required.

## **Recreation and Play Equipment**

The guidelines listed below are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact and the effect the use of such equipment will have on neighbors.

Play equipment must be constructed of wood or engineered materials. All metal playgrounds are prohibited.

All play equipment must be maintained in good state of repair.

The ARB cannot rule on, nor is the Association liable for, any safety aspects in regard to any play equipment.

Consideration should be given to neighbors with respect to location, sight, sound and color. General courtesy is expected when using any outdoor play equipment.

A completed application for play equipment requires the following information:

- Site plan showing layout and relationship of proposed play equipment to adjacent property lines, applicant's house, and adjacent houses.
- Photograph and/or drawing of proposed play equipment.
- Dimensions.
- Color and material to be used.
- Estimated installation date.

### ***Location and Size***

Equipment other than basketball backboards must be placed in rear yards. Consideration must be given to lot size, equipment size and design, amount of visual screening, etc.

### ***Basketball Backboards and Poles***

Basketball backboards must be free standing and adjacent to paved surfaces where play will not interfere with neighbor's property. Basketball backboards may not be permanently attached to a dwelling.

Freestanding poles for basketball backboards should be painted black, dark brown or dark green to blend with the natural surroundings, or if located adjacent to a dwelling or fence, painted to match the background or screening structure.

Hard surfaced basketball pads in the front or rear of a home are not permitted.

Fiberglass basketball backboards may remain all white as they come from the factory.

Homeowners must comply with current Fairfax County ordinances. Fairfax County specifications: "Poles must be located at least twelve (12') feet from the side property line and fifteen (15') feet from the front property line, and shall not be used between 8 p.m. and 8 a.m." (*Section 10-104 Par 12C*)

Portable basketball goals will be considered permanent and, therefore, follow the same criteria of permanent goals.

## ***Playhouses***

Freestanding playhouses shall be confined to the rear yard only and shall not be used as storage sheds. Maximum dimensions shall not exceed 6' x 5' (length x width) and 6' to the roof peak. Playhouses are considered temporary structures and shall not be built on common areas or concrete slabs. Exterior finish shall be of natural wood or painted/sided to match the host house; roof color to the playhouse shall be natural or match that of host house. Single-width doors only are permitted in playhouse designs.

Exceptions to these criteria will be considered as sheds. Playhouses that are integral components of play-yard or swing set designs will be considered under the Guidelines for that equipment as to size, materials and color. An application is required for playhouses.

## ***Skateboard / Bike Ramps***

No permanent ramps of any size or material for use with skates, skateboards or bicycles shall be permitted in Armfield Farm.

Temporary, completely portable, ramps may be used on private property only and shall not be used between the hours of 8:00 p.m. and 8:00 a.m., with courtesy given to other homeowners during these hours. Temporary ramps shall not have a ramp surface area exceeding 4 feet by 8 feet and shall be stored inside an approved storage area or garage when not in use and between the hours of 8:00 p.m. & 8:00 a.m. daily.

## ***Swing Sets, Tot Lots, etc.***

Wood-color or unfinished wood, synthetic material, gray or earth tone in color, play equipment is acceptable.

Brightly colored equipment should be located to minimize visual exposure from the front of the residence and the front adjacent properties whenever possible.

Vegetation screening is strongly encouraged in those instances in which high visibility exists. Perimeter plantings are suggested. An application is required for play equipment.

Play equipment must be placed in rear yards.

Swing set including *\*accessory structures/\*\*playhouse* shall not be higher than 12 feet.

Swing set/*\*accessory structure/\*\*playhouse* shall have a minimum of 6 ft. of open area around the play equipment as measured from any point of structure.

Swing set/*\*accessory structure/\*\*playhouse* must be maintained in good working order.

*\*Accessories* include: slides, slide poles, climbing rungs, ladders, swings, buoy balls, tire swings, flags, rock climb walls, crawl tunnel, tunnel spiral, monkey bars, canopies, play deck, billygoat bridge, ramp, picnic table, swing beam, bubble panel, etc.

*\*\*Playhouse* is the same as a clubhouse, castle, penthouse, tower, etc.

## ***Trampolines***

Outdoor trampolines must be confined to the rear yard only and should be disassembled when not in use. Trampolines must be no larger than 14 feet in diameter. Permanent, in-ground types are not allowed.

## **Satellite Dishes and Television Broadcast Antennas**

The Telecommunications Act of 1996 grants specific rights to homeowners with regard to the installation of exterior receiving antennas. Specifically, the act allows satellite dish antennas (less than 1 meter in diameter), and broadcast television antennas. The Telecommunications Act grants communities and municipalities the ability to establish and enforce guidelines regulating the location, installation, and color of these antennas, when such rules do not adversely affect signal reception, unreasonably delay the installation of the antenna, or cause an unreasonable financial burden to the homeowner.

The Armfield Farm Homeowners Association acknowledges the rights of homeowners established by the Telecommunications Act of 1996. Exterior alteration applications pertaining to the Telecommunications Act of 1996 will be processed expediently.

A notice of installation and documentation of the size, location and color of the antenna is requested. The following criteria must be met for a successful installation:

### ***Satellite Dishes***

Direct Broadcast Satellite (DBS) dishes that are less than one meter (39" in diameter) may be installed when they meet the following criteria:

- Satellite Dish Antennas will be positioned to best minimize visibility from, and impact on, neighboring properties and streets, as follows:
  - On the ground, as close to the house as practical, at the rear of the house if possible, and in a landscaped area.
  - On a deck at the rear of the house, with minimal projection above the height of the deck railing.
  - On the rear or side wall of the house, as low as practical.
  - On the roof, not projecting above the ridgeline.
- No satellite dish antennas will be installed in common area or open space.

For satellite dishes larger than one meter an application is required and approval will be considered on a case by case basis.

Application Contents:

- Plat of the property showing the location of the antenna in relation to the applicant's home and existing site improvements.
- Description of the satellite dish including dimensions and mounting details.
- Color of the satellite dish, its components, and the color of the house siding, roof and trim.
- Estimated installation date.

### ***Television Antennas***

Television Broadcast Stations (TVBS) antennas may be installed when they meet the following criteria:

- Antennas will be mounted on the rear of the house or in the rear yard, except when such locations prevent adequate signal reception.

- Antennas will be positioned so they cannot be seen from the front of the home, except when such locations prevent adequate signal reception
- Antennas will be mounted no higher than twelve feet above the top of the roof.
- Antennas will be wired safely and neatly so as to be barely visible and reasonably protected from outside forces.
- No antennas will be installed in common area or open space.

Application Contents:

- Plat of the property showing the location of the antenna in relation to the applicant's home and existing site improvements.
- Description and picture of the antenna including dimensions and mounting details.
- Color of the antenna, its components, and the color of the house siding, roof and trim.
- Estimated installation date.

## **Sidewalks and Pathways**

The installation of sidewalk or pathways on a lot will be considered depending on the intended use and its relation to the size and scale of the lot. Stone, concrete, flagstone, or brick are appropriate materials. Pathways and sidewalks must be set back from any VDOT rights of way and out of any easements. Pathway should be set flush with the ground.

An application is necessary and requires the following information:

- Site plan showing relation of proposed pathways or sidewalks to adjacent property lines, applicant's house, and adjacent houses.
- Dimensions of proposed improvements.
- Materials and finishes to be used.
- Identify all effects to drainage, existing grades, etc.

## **Siding and Trim**

Replacement siding must be of the same style, surface finish/texture, and color originally installed by the builder unless approved by the ARB. Materials used for replacement siding may include aluminum, vinyl, or fiber cement. If replacing damaged siding with the original style, color, and texture, no application is required.

All trim work must be comparable to existing trim work in terms of color scheme(s). New trim work required incidental to the installation of siding shall match the existing installed trim. Corner posts, flat trim, soffits, fascia, rake boards, dentil moldings, door and window features, gable vents, fixture mounts, etc., may be aluminum coil wrapped around wood, vinyl, PVC, high density polyurethane or wood painted to match the siding, as appropriate and physically and aesthetically consistent with the siding to be installed.

Changes to the original siding require an ARB application and will be evaluated on a case by case basis.

## Signs

### ***Real Estate Signs***

Real estate signs must meet County regulations with respect to size, content, and removal. Signs may only be placed in the front yard of the property. Only one sign per property is allowed.

All signs must be removed within three (3) days after verification of complete sales closing or agreement of rental (*Article VI, section 5*).

Placement of directional signs will be allowed only on weekends and must be removed by sundown on Sunday evening.

### ***Permanent Signs***

The only approved permanent signs are security, no trespassing and animal control signs. Permanent signs shall not exceed one (1) square foot in area

### ***Temporary Signs***

Placement of temporary signs such as garage/yard sale, craft fairs, etc. shall comply with the Fairfax County Zoning Ordinance. Temporary signs shall not exceed four (4) square foot in area or exceed six (6) feet in height above grade.

Placement of temporary signs will be allowed only on weekends and must be removed by sundown on Sunday evening.

Political campaign signs are allowed no earlier than thirty (30) days of the primary or election, and must be removed within seven (7) days of the election.

### ***Construction/Repair Signs***

Commercial contractors and/or individuals contracted to perform residential improvements, repairs and/or modifications may temporarily display advertising signs and building permits within the community, at the site of the work during the period of construction or modification. Signs must be removed within seven (7) days of completion of the project.

Visible, above-ground markers, such as, but not limited to, stakes, stakes with flags, strings, etc., used to delineate the property line for activities such as the sale or refinancing of a house, the construction of decks, fences, additions or gardens, are to be removed at the completion of the project, or within seven (7) days of completion of the project.

## Skylights

Skylights may be mounted on rear roofs only. An application is necessary and should include the following:

- Site plan indicating location and size of skylight and location of roof peaks. Photographs of similarly installed units may be included, but are not to replace a site plan.

- Signatures of all affected neighbors facing and adjacent to the skylight.
- .

## Solar Collectors

Panels may be mounted on any side of the roof. The rear roof is preferred, but not required. The frame of the solar panels must match the color of the roof or be in black. Solar panels must be aligned uniformly with the roofline, maintaining a consistent angle and orientation that matches the roof's slope. Panels must be arranged symmetrically and in straight lines. The array must form a cohesive and orderly pattern. Even spacing must be maintained between panels. Any gaps must be consistent and minimized to enhance visual uniformity. Solar panels should be placed at least 12 inches away from the edges of the roof to create a balanced look and avoid an overcrowded appearance.

**Inverters and Conduits:** All associated equipment such as inverters and conduits must be placed in inconspicuous locations, preferably on the side or rear of the property. Conduits must be painted to match the color of the surface to which they are attached and must be routed to minimize or eliminate visibility from public view.

**Mounting Hardware:** Exposed mounting hardware must be minimized and use hardware that matches the color of the roof or panels to blend in seamlessly.

**Regular Inspections:** Homeowners are responsible for the regular maintenance and cleaning of solar panels to ensure they remain in good condition and continue to look neat.

**Repairs:** Any damaged panels or components must be promptly repaired or replaced to maintain the uniform appearance and functionality.

The ARB will consider other panel locations on a case by case basis.

Detached solar collectors are prohibited.

A completed application requires the following:

- Site plan indicating location and size of panels and location of roof peaks. Photographs of similarly installed units may be included, but are not to replace a site plan.

## Storage Sheds

Any storage shed has an aesthetic impact on neighbors. Inconsiderately placed or poorly designed sheds can visually and functionally negate an otherwise desirable residential area. Therefore, it is important to remember when choosing and locating a shed there are needs other than storage that must be considered. The size requirements below have been developed based on an understanding that most residents will want the option to purchase prefabricated sheds that are then assembled on the property, rather than contracting for custom built sheds.

## Design Criteria

Proposed storage sheds shall comply with the following requirements:

- Sheds are to be located so as to minimize visibility from the front of the house and from neighboring yards. Evergreen landscape screening may be required to further minimize visibility, as judged by the ARB.
- Sheds shall be located against the back of the house under a deck, if at all feasible, and not in a side yard which would be visible from the street. For houses with a garage, sheds may not be larger than 80 sq. ft in area, and no side may be longer than 10' (i.e., 8' x 10' is the largest allowed). For houses without a garage, sheds may not be larger than 96 sq. ft in area, and no side may be longer than 12' (8' x 12' is the largest allowed).
- No part of the shed may be greater than 8.5 ft (102 inches measured from grade the lowest point of the foundation to the peak (usually known as "height to peak", "height at roof peak", or "exterior roof peak").
- The side walls shall be no taller than 7 ft (usually known as "sidewall height" or "wall height").
- The shed may have only one opening (excluding windows), and it may not exceed 6.5 ft in height or 56 inches in width.
- Sheds may be constructed from either wood or synthetic material with a wood-like appearance. Exposed particleboard and unpainted wood are not permitted.

The appearance of the shed shall be compatible with the appearance of the house, to include color. If the shed is to be painted, the color scheme shall match that of the house. If the shed roof has shingles, the color shall match the house roof shingles. Setback criteria and other criteria from Fairfax County zoning shall be met (see <http://www.fairfaxcounty.gov/dpz/faqs/zoning.htm>). While not required, consider the design elements and other information to ensure structural integrity at the following website: <http://www.fairfaxcounty.gov/dpwes/publications/garages.pdf>

Incomplete applications for sheds will be denied approval by the ARB. Approved sheds will be subject to an on-site inspection by the ARB after installation to verify compliance with the Association standards.

An application is required for all sheds. All applications must include:

- A copy of the survey plat showing the exact location of the shed as well as any existing landscaping or fencing that will screen the shed from view.
- A picture of the shed and description to include: materials, colors, length, width, and height.
- If screening (such as shrubs) is needed, the exact type, size, number and location must be shown on the copy of the survey plat.
- Estimated installation date.

## Sun Control Devices and Awnings

Awnings and trelliswork provide an effective means for controlling glare and excessive heat build-up on windows and door openings and help reduce summer energy consumption and utility costs. The manner in which sun control is implemented has considerable effect on the exterior appearance of a house and the desirable benefits of sun exposure in the winter, fall, and spring.

Sun control devices must be compatible with the architectural character of the house in terms of style, color, and materials.

Awnings and trellises should be consistent with the visual scale of the houses to which they are attached.

The location of any awning or trellis must be in the rear of the home and should not adversely affect views, light, winter sun, or natural ventilation of adjacent properties.

Trelliswork must match the trim, deck (if part of deck) or dominant color of the applicant's house.

The use of temporary awnings or pop-up shelters smaller than 11 feet by 11 feet is permitted without prior approval. They must be placed in the rear of the home. These structures must be maintained in good appearance. Landscaping features are very important and should be integrated with sun control devices. Either solid colors or patterns that compliment or blend with the dominant house color(s) are required.

A completed application requires the following information:

- Site plan showing location of trellis and/or awnings.
- Sketch and/or photograph of house.
- Sketch, photograph, or manufacturer's product information of proposed sun control device, including indication of dimensions, construction details showing how the awning or trellis is attached to the house, materials, and color. In the case of fabric awnings, submissions of a material and color must be included.

## **Swimming Pools and Hot Tubs**

Hot tubs should be built into existing or planned decks. Privacy fencing and/or year round landscaping must be provided as screening from and to all affected neighbors. Freestanding hot tubs are generally discouraged; although, they will be allowed when proper fencing and/or rear yard landscaping is provided.

Only in-ground pools will be considered. Pools for swimming must be located in rear of the house and must meet all Fairfax County building and health codes. In those instances in which the pool privacy fence functions as the property perimeter fencing, landscaping should be included with the fencing/pool application. All required pool fencing per County zoning codes shall comply with fencing standards contained in this document.

A completed application requires the following information:

- A site plan showing location and dimensions of the pool/hot tub, other related equipment, fences, etc., in relation to the applicant's house, property lines, and adjacent dwellings.
- Detailed drawings and plans of the pool/hot tub, deck area, lighting arrangements, walkways, fences, etc., and pertinent information concerning water supply system, drainage, and water disposal system.
- Landscaping plan for outside (exterior) of the fencing.
- Evidence of building permit.

## Trash Cans

Containers shall not be placed for pickup at appointed locations prior to 6 p.m. or dusk, whichever comes first, on the evening before pickup. At all other times, trash cans shall not be permitted to remain in public view. (*Article VI, Section 7 of the Declaration*)

Trash is to be placed for pickup in containers manufactured for trash storage purposes only. Paper products are not adequate trash containers; if plastic bags are used, heavy-duty bags are recommended.

Trash containers must be stored to minimize visual impact to neighbors and may not be kept in the front of the house. Containers must be maintained in proper condition.

Dumping of yard debris in common areas is prohibited.

## Tree Removal

The following live vegetation may not be cut without prior approval of the ARB:

- Live vegetation on slopes of greater than twenty (20%) percent gradient or marked "no cut" areas on original plans.

Tree removal must include stump grinding below the ground level and grade shall be infilled with soil to match adjacent topography and seeded with grass where applicable.

## Vehicle Parking (also see Appendix A)

All vehicles must be parked only in areas (driveways, streets, garages, etc.) designated for this purpose. At no time may residential lawns, yards, open space, general turf areas, etc. be used for the parking, storage, or other recurring use to support vehicles of any type.

## Windows

Installation of white vinyl replacement windows is permitted without prior approval if the style matches the existing windows. For homes with windows that have mullions, or "grids", the exterior appearance of all windows must be consistent. All windows must be either with grids or without.

## **Appendix A – Storage of Commercial Vehicles, Boats, Trailers, Campers, Mobile Homes, Recreational Vehicles, or Inoperable Vehicles**

### ***Recreational Vehicles***

A recreational vehicle may not be parked or stored in open view on residential property or common area without notification to the property management office, or with a properly screened parking area as approved by the ARB.

A recreational vehicle is defined as follows:

- Any boat or boat trailer.
- Any motor home or other self-contained camper.
- Any camper slip-ons where the camper backs are higher than twelve (12") inches above the roof line of the cab of the truck.
- Any mobile home, trailer or fifth wheel trailer.
- Any pop-up camper/tent trailer or other similar recreation oriented portable or transportable facility or conveyance.
- Any other vehicle not defined above which could not normally or regularly be used for daily transportation must have a storage permit or be screened from view as approved by the ARB. This category includes dune buggies, mopeds, non-operative automobile collections or other automobile equipment not licensed for use on the highways of Virginia.

Commercial storage for recreational vehicles is available locally. If an RV owner chooses not to use one of these storage areas, the Covenants require that any storage or parking on the owner's lot be properly screened. Such screening must meet the fence, storage shed, or major addition criteria as applicable.

An ARB application must be submitted for the screening (SEE PERTINENT SECTION FOR INFORMATION ON APPLICATION CONTENTS).

Visiting RVs may be parked up to fourteen (14) days in the drive of a resident's home by notifying the property management office. Residents must supply the following information: name, address, and type of vehicle, arrival and departure dates.

### ***Commercial Vehicles and Buses***

- For the purposes of restricting parking and storage on a lot in Armfield Farm commercial vehicles as described in Fairfax County Code Chapter 112 are prohibited. Any vehicle that has commercial signs or advertising or commercial equipment visible or advertises for rent, lease or contract services are prohibited
- Any private or public school or church buses are prohibited
- Any vehicle that has a ladder or equipment stored on the roof is prohibited.

### ***Inoperable Vehicles***

Inoperable (junk) vehicles are not permitted on property in Armfield Farm. Fairfax County Code Chapter 82 defines junk vehicles as any motor vehicle, trailer or semi-trailer that cannot be operated in its existing condition because the parts necessary for operation such as, but not limited to, tires, windshield, engine, drive train, driver's seat, steering wheel or column, gas or brake pedals are removed, destroyed, damaged, or deteriorated. This includes vehicles that are legally tagged, but are now inoperable (junk).

## **Appendix B – Lot Maintenance Standards**

Property ownership includes the responsibility for continued maintenance of all structures and grounds that are a 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. These issues can often be dealt with best at a Neighborhood level.

Violations of maintenance standards are violations of the Association Covenants and are addressed under Article VI, Section 4 and Section 9 of the Declaration. If violations of the General Guidelines as outlined herein persist, the management office should be notified immediately to effect corrective action.

### ***Exterior Appearance***

Homeowners are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences, sheds, and playground-type equipment. The following cases represent some general conditions that would be considered a violation of the Association Covenants:

- Peeling paint on exterior trim.
- Rotted wood on exterior trim.
- Dented mailboxes, or mailboxes and/or stands in need of repainting or repair.
- Gutters or downspouts which are bent, sagging, missing, or dirty.
- Driveways, walkways, decks or porches which are broken or deteriorated.
- Incomplete architectural additions.
- Improper storage of building materials, lawn maintenance material, equipment, or toys.
- Overgrown shrubs and trees obstructing walkways, paths, or streets.
- Playground equipment which is broken or in need of repainting.
- Fences with broken or missing parts.
- Sheds with broken doors or in need of painting or other repairs (e.g. doors).
- Decks with missing or broken railings or parts, or parts in need of restraining.
- Concrete or masonry block walls in need of repainting, resurfacing or repair.
- For homes with windows that have removable mullions, or “grids”, the exterior appearance of all windows must be consistent, meaning that partially missing mullions are not permitted.
- Unlit or poorly maintained gas lanterns.

The storage of lawn equipment, snow removal equipment, barbecue grills, etc. is not permitted in the front or side yard. All such items must be stored either in the garage, approved storage shed, or back yard screened from view of adjacent properties. Decks or patios may be used for the storage of items such as grills and outdoor lawn furniture that are normally used on the deck. Lawn furniture should not be stored on the front lawn.

## Physical Fence Maintenance Guidelines

- Not have any gaps in the fence where boards or section(s) of the fence are missing.
- Not have any broken, warped or split boards.
- Not have any boards with significant rot.
- Be composed of all the same type of board and must be consistent with the approved materials for the neighborhood.
- Not be leaning.
- Be of sound construction so as to not be a hazard to anyone near the fence.
- Not have warped or bent boards, where the board cannot generally be warped more than the depth of the board (or greater).
- Not have a non-working or non-closing gate.
- Not have variation in picket width on the same side. However, transitions in width are allowed among different homeowner's fences, but a single homeowner cannot have varying width pickets, except where different fence standards require or allow otherwise.
- Fences facing the street must have the smooth side out (no visible railing or posts).
- Not have pickets repaired by attaching (parts of) other pickets to them.

## Fence Stain Guidelines

When observed from the nearest street or intersection, a fence stain shall:

- Be of the same type and color, unless otherwise approved by the ARB Committee. A natural wood colored semi-transparent or semi-solid or solid stain is required.
- Not have any variations in stain composition or color, except where different fence standards require or allow otherwise.
- Not have any boards which are not stained.
- Not have any boards with washed-out or faded stain to an extent where the stain is no longer seen (see below for examples of stain violations).

## Examples

Below are example images of fences no longer in compliance with the spirit of above mentioned policies.

Example 1: Sprinkler Pattern has completely removed stain from bottom half of pickets.

Example 2: Boards warped beyond acceptable standards.

Example 3: Violations include washed-out stain, warped pickets, and a leaning section of fence.

Example 4: Washed-out stain and new pickets without stain.

The above list is representative of violations, and is not inclusive.

### ***Mowing and Trimming***

Turf areas and lawns are to be mowed and trimmed at regular intervals, maintaining a height of up to four (4) inches (*Article VI, section 4*). Perimeter trimming around foundations, lampposts, garden edging, and sidewalk and curb edging is required.

Homeowner are expected to pick up and properly dispose of accumulations of grass clippings on driveways and sidewalks immediately after mowing, and leaves from yards and sidewalks within fourteen (14) days. Dumping of yard debris or grass clippings in common areas is strictly prohibited.

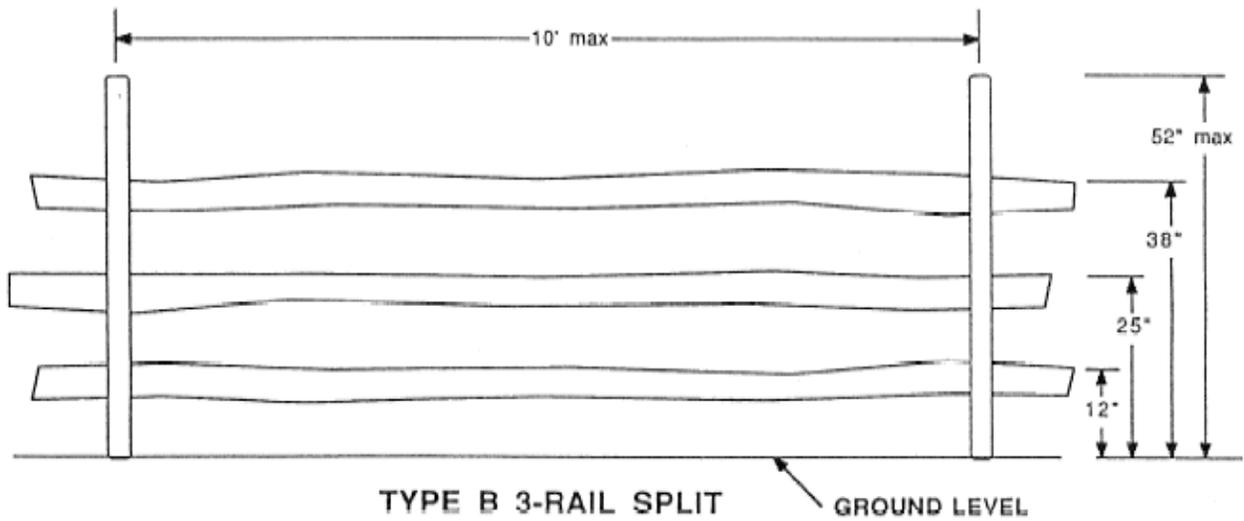
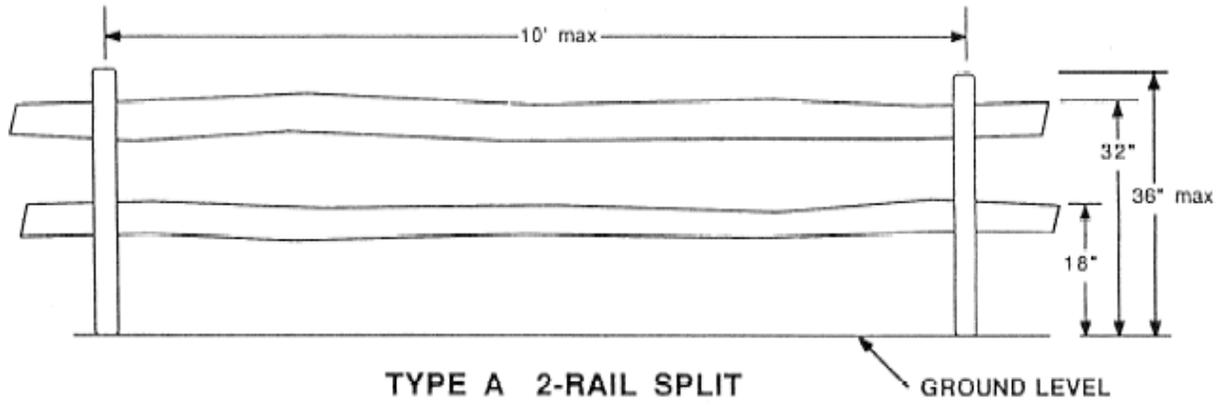
### ***Lawn and Garden Care***

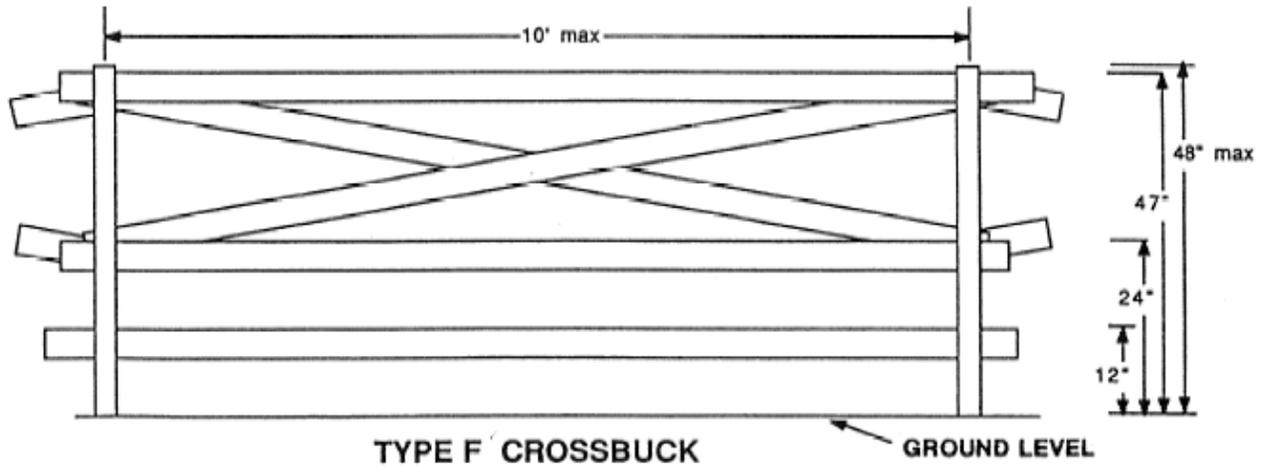
Planted beds must be kept in a neat and orderly manner. This includes periodic trimming of shrubbery and removal of all weeds and grass visible from the street. Lawns must be grass and reasonably free of weeds. Grass is defined as tall fescue, Kentucky bluegrass, perennial rye and similar varieties not including crabgrass. Weeds are defined as, but not limited to chickweed, dandelion, clover, crabgrass, henbit, ragweed and nutsedge.

### ***Trash Removal***

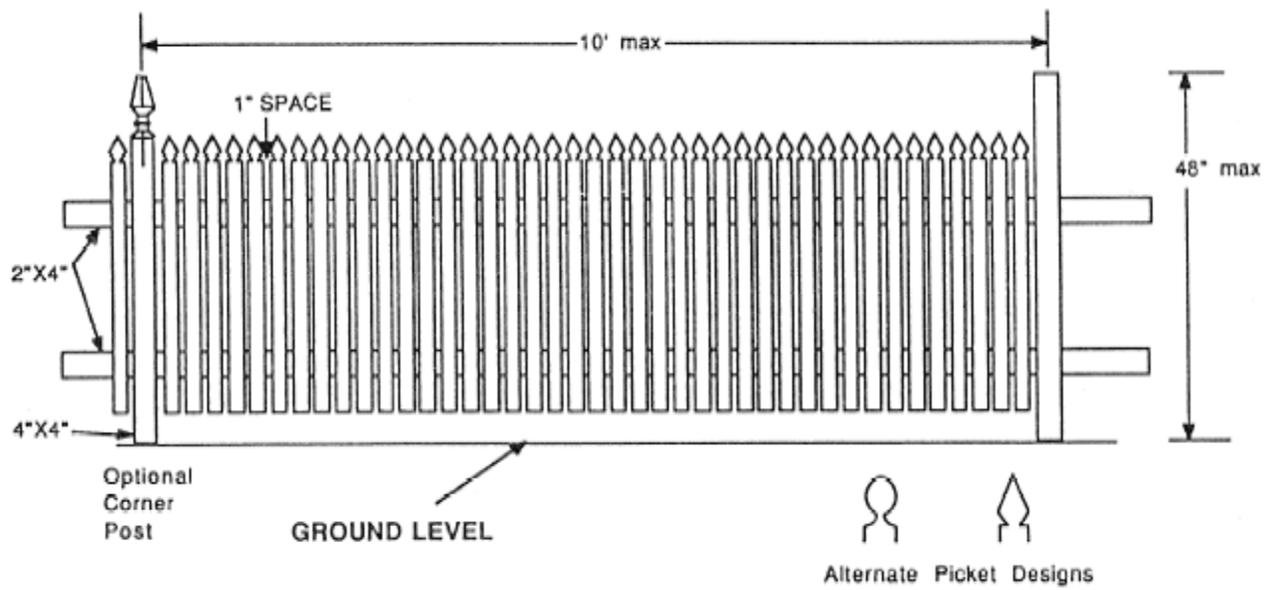
Each resident is responsible for picking up litter on their property and preventing windblown debris from originating from their property.

## Appendix C – Fence Styles

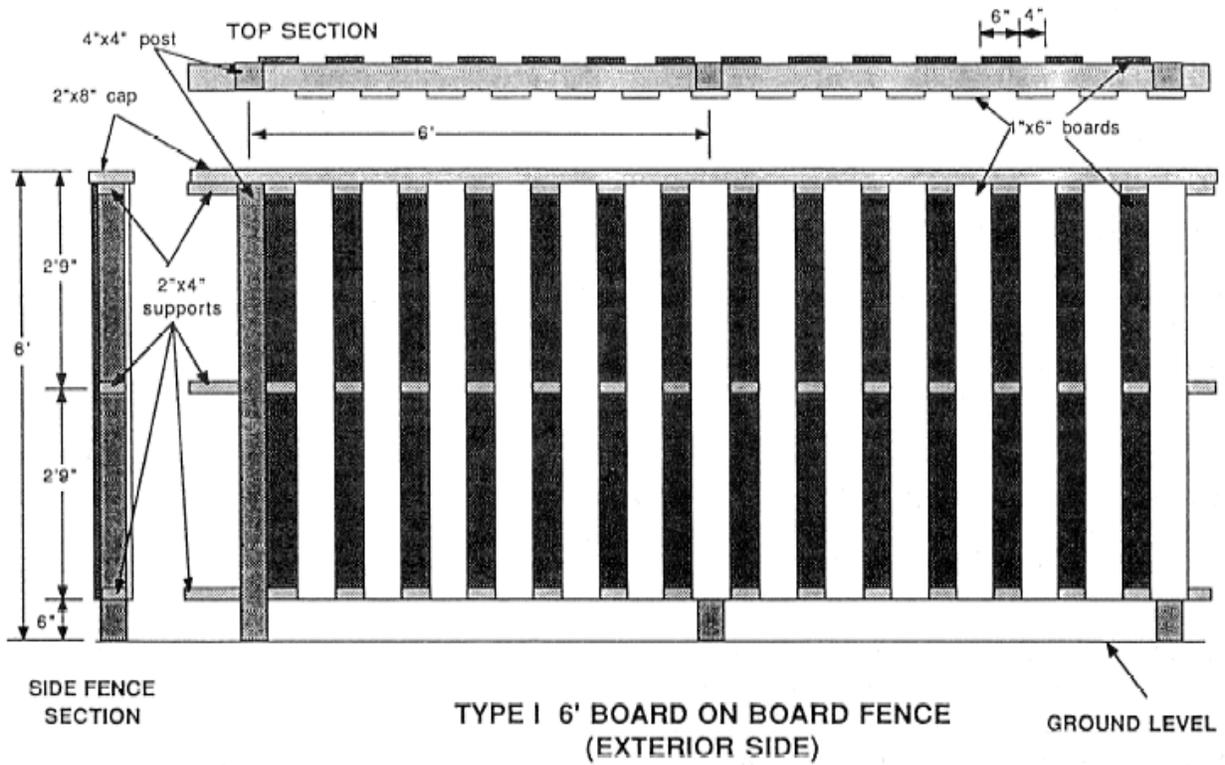
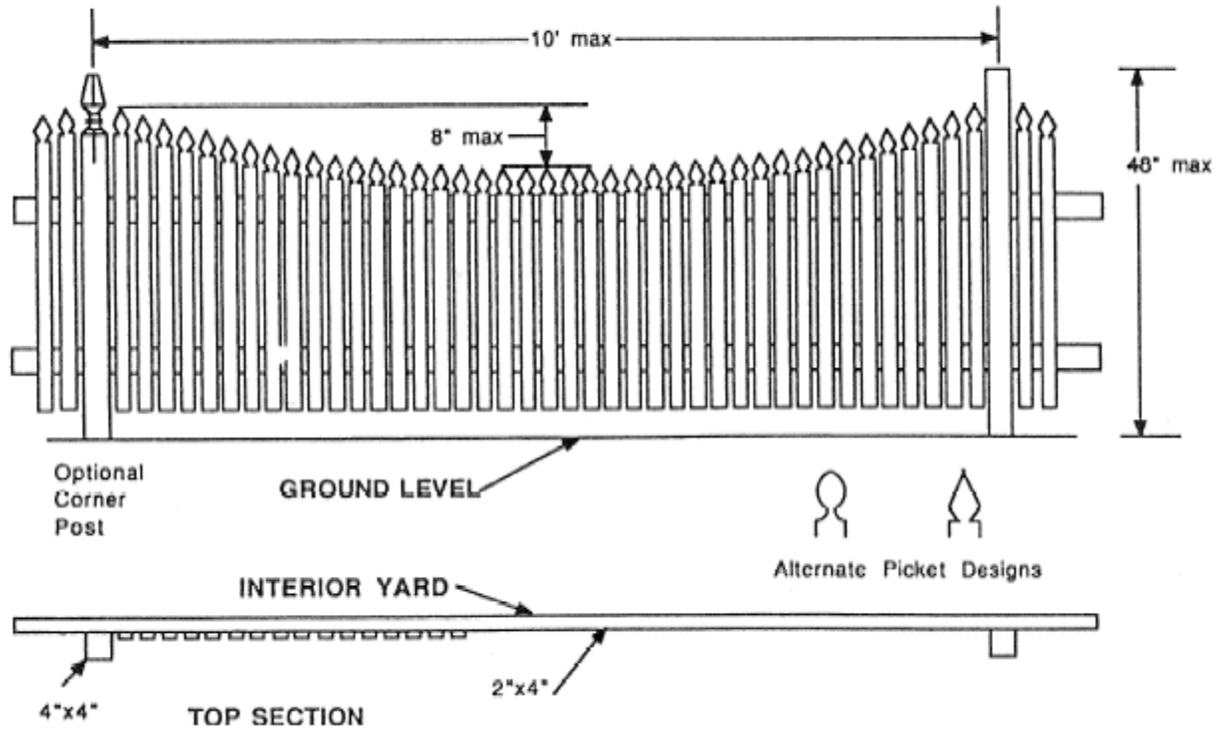




TYPE G PICKET



**TYPE H PICKET  
with MOUNT VERNON DIP**



## **Appendix D – Application for Exterior Modification**

**ARMFIELD FARM HOMEOWNERS ASSOCIATION**  
**Architectural Review Board**  
**Approval Form**

<b>Owner Name:</b>	<b>Tel (mobile):</b>
<b>Address:</b>	<b>Tel (home):</b>
<b>Email:</b>	

***STEP 1: Description***

Provide a detailed description and purpose of the proposed alteration below. Include type and color of materials to be used and a site plan. For alterations beyond your house (i.e., decks, fences, additions, sheds, walkways), show the location on a copy of the recorded plat (you should have received a plat when you purchased the property, or you may be able to find it at this site: Zoning Property File Application ([arcgis.com](http://arcgis.com))). For decks, gazebos, porches, or other additions or structural alterations, provide plan(s) and elevation views of the improvement(s) showing relationship to the existing house and structures. For fences, provide detailed design information showing the style, height, materials and finish. Please refer to the Architectural Design and Maintenance Standards for all other application requirements.

*Attach photographs, sketches, brochures, building plans or other information to show the actual design or style intended*

***STEP 2: Planned Date of Installation:***

**STEP 3: Acknowledgment of Adjacent Property Owners**

**Note:** The signatures contained below indicate an awareness of intent but do not constitute or indicate approval or disapproval of the change. Concerned neighbors may contact the ARB or Keymont Community Management to express their views

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

**STEP 4: Owner's Acknowledgment**

**I understand that:**

1. The building ordinances of Fairfax County may require the filing of plans with the County. Homeowners are solely responsible for complying with all County, State, and Federal ordinances and laws relating to the construction, installation, or modification of the change requested. Approval by the ARB does not constitute a waiver of any of these requirements.
2. This application shall be reviewed at the Boards monthly meeting.
3. A copy of this application shall be returned upon completion of the review indicating approval or disapproval.
4. Construction and installation must be completed within 120 days of the date of approval by the Board.
5. In cases where there is disagreement with the Board determination, a written appeal may be submitted to the Board within ten days of receipt of the Board's decision.
6. I understand that no work on this request shall commence until written approval by the ARB has been received.

**Homeowner Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

