

## **STRATHMEADE SQUARE COMMUNITY ASSOCIATION'S ARCHITECTURAL STANDARDS**

**INTRODUCTION.** In accordance with the Covenants of the Association, the Board of the Directors of the Strathmeade Square Community Association (SSCA) has adopted Architectural standards to ensure the continued fine appearance of the community. Please note that in every case where SSCA is mentioned it also encompasses the Board Architecture Committee, which normally has jurisdiction over matters pertaining to the exterior of the community.

**OWNER RESPONSIBILITIES.** Owners are responsible for their property regardless of whether it is owner occupied or leased. Therefore, they are responsible for all actions of their tenants. These standards are designed to assist owners with staying in conformance with community rules.

**MODIFICATIONS.** In many cases automatic approval is given for modification, particularly when it is a replacement in kind. However, often a modification request to the Board through its Architecture Committee is necessary before any change can be made. To make a request, an Architecture Modification (Appendix A) form must be submitted. This is done by completely filling out the form with necessary supporting information such as sketches, paint chips, etc., and submitting it to the management company who will forward it on for review. The SSCA then has 30 days to respond. If the owner does not receive a response within the 30-day period the request is considered approved.

The SSCA can take three actions on the modification request: they can deny, approve, or approve with conditions. Should a modification be disapproved an owner has the right to appeal directly to the Board for reconsideration.

At no time should an owner make a modification without prior approval if they are at all unclear if prior approval is required. Any unapproved modification found to be in violation of the standards might result in a daily fine and additional cost to have it rectified.

All work on SSCA houses is to be done by the owner or a licensed contractor and in accordance with all Fairfax County regulations and any other applicable regulations or laws.

**ARCHITECTURAL COMMITTEE.** The Board handles most of the architectural issues of the community through a committee appointed in accordance with the Bylaws. The committee meets regularly, usually once a month, and all residents are invited to attend. They are particularly encouraged to do so if they have a modification request pending in order to provide any amplifying information that might be required for the Committee to make a decision.

**PROPERTY INSPECTIONS.** Normally, the Management Company and/or members of the Architectural Committee do a walkthrough of the community at least once a year. At that time violations are noted for each property and the owners notified. Unless it is an egregious or an obvious health or safety issue, in which owners will be instructed to correct the problem within a specific time frame, owners are normally given 30 days to correct the violation. Additional time may be granted for rectification if the owner has contacted SSCA and has demonstrated an obvious and substantive effort to bring their property into compliance. Otherwise the Board has the authority to schedule a hearing on the matter. The result of that hearing may be a daily fine and/or other expenses until the violation is corrected. Additionally, the Board may take a variety of actions to ensure compliance such as, but not limited to, a lien against the property, court order to have the work performed, and/or the arrangement to have the work performed to correct the

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violation in which case the owner will be charged for expenses incurred, plus substantial penalties. Any charge not paid may result in a lien against the property, suit, or some other legal action to ensure payment is made.

An inspection is also done at the time of a pending sale of a property as required by the Commonwealth of Virginia. Any violations at that time are noted in the Disclosure package, which is required to be provided by the seller to the perspective buyer.

Finally, these standards are designed to help the community retain its property values, uniform appearance and unique character. By all owners abiding by the standards, Strathmeade Square will remain a pleasant place to live for many years to come.

## **STRATHMEADE SQUARE COMMUNITY ASSOCIATION'S ARCHITECTURAL STANDARDS**

### **D. DOOR AND DOOR FRAMES.**

In general SSCA houses have a solid door in the front and solid or sliding type in the rear and were originally designed to reflect the general colonial architectural nature of the community.

D.1 Doors are to be properly aligned, unbroken, and adequately painted in a color that reflects the general colonial architectural nature of the community. All door hardware (locks, knobs, handles, knockers, hinges, door bell button, etc.) is to be in good repair. All door changes, including a change in the color, style, type, and size of opening or number of windows must have previous approval from SSCA prior to installation.

D.2. Doorframes are to be in good repair and adequately painted in a color that matches the rest of the house trim. Bright white color is preauthorized. All other doorframe changes, including a change in the color, style, type, and size of opening or number of windows must have previous approval from SSCA prior to installation. Note that the wood in many doorframes tends to rot at the base of the frame.

D.3. Storm or screen doors, if installed, are to be properly aligned and in good repair and of a color to blend with the main door and trim. Bright white, black, or brass color is preauthorized. All other storm/screen doors must be approved by SSCA prior to installation. They are to be properly closed and latched when not in use.

### **W. WINDOWS.**

In general windows in SSCA are double hung or bay, have mullions, are white in color, and were originally designed to reflect the general colonial architectural nature of the community. This means that each window has two movable sashes, which slide up and down within the window frame. The sashes are divided into sections by mullions; most are divided into six sections. A few are divided into four sections. For the purpose of SSCA, mullions are defined as vertical and horizontal strips that divide each sash into sections, and normally support and secure individual pieces of glass. Specifics are given for frames, trim and sashes. However, it is important to note that any change in the color (other than to bright white), style, type, and size of opening or number of windows must have previous approval from SSCA.

W.1. Window frames and trim is to be in good repair and adequately painted. The frames and trim shall not be broken or deteriorating from rot, and the paint shall not be cracked or peeling. Replacement of window frames with metal or vinyl construction is allowed without prior authorization as long as they match the existing frame and are bright white in color. All other installations and colors must be approved by SSCA.

W.2. Sashes are to be in good repair and adequately painted. Replacement of window sashes with metal or vinyl construction is allowed without prior authorization as long as they match the existing sashes in style and are bright white in color. All other installations and colors must be approved by SSCA.

W.3. Windowpanes are to be transparent glass and free of paint or other obstruction. They are not to be cracked or broken.

W.4. Mullions are required to maintain architectural consistency within the community, i.e. they are not to contain large panes of glass, which are not visually subdivided by mullions, even if the mullions are only decorative. Where a window is not required to have mullions as a structural element, such as a modern insulated glass replacement window, they must contain decorative mullions to give a similar appearance. The mullion requirement applies equally to both standard double hung windows and any other type of installation such as a garden or bay window. Mullions must be painted to match the sash of the window.

W.5. Storm windows, if installed, are to be in good repair, and if not of natural aluminum color, adequately painted in a color that matches the window sash. The sashes are to be square to the frame, of transparent glass, and free of paint or other obstruction.

W.6. Shutters may be of wood, vinyl or metal construction but must reflect the general colonial architectural nature of the community. They are to be in good repair, securely attached to the house and adequately painted. All color choices must be approved by SSCA.

W.7. Bay windows and surrounding structures under and around the windows are highly susceptible to water damage and wood rot. They are to be in good repair and adequately painted, including the connecting siding and other trim. Bright white color is preauthorized. All other color choices must be approved by SSCA. The wood or other covering shall not be deteriorating from rot, and the paint shall not be cracked or peeling. Metal flashing around or above these structures is to be firmly attached and adequately painted to match either the structure or the surrounding siding so that it is not noticeable.

Bay windows and/or their surrounding structure may be replaced without prior authorization by a metal or vinyl type if they match exactly the existing unit, do not hide any of the original architectural features of the home, are painted bright white, and meet all other standards regarding window requirements previously noted. Any deviation from this must be approved by SSCA.

## S. SIDING.

S.1. Brick exteriors are to be free of stains, such as algae, mildew, and other materials like gutter debris, not damaged missing or broken, and all mortared joints are to be properly filled. Some SSCA houses have bricks to which paint has been supplied to the outside surface. Other houses have bricks in which color is impregnated. Paint on bricks is not to be cracked or peeling and must be of a uniform color throughout. Any choice in color must be approved by SSCA.

S.2. Siding other than brick may be of wood, vinyl, or metal construction but must reflect the general colonial architectural nature of the community. Replacement siding cannot cover the original architectural features of the home without prior approval from SSCA. Siding materials are to be in good repair and adequately painted. Bright white color is preauthorized. All other color choices must be approved by SSCA.

S.3. Decorative Ivy may be grown on the outside of a unit. Ivy cultivated for decorative purposes must be of a species and variety commonly used in exterior landscaping. Stray wild vines growing next to and on a house do not constitute “ivy” and do not fall within the provisions of this standard. Ivy does not have to be pre-approved as an “exterior modification” but the Architecture Committee may require the removal of vines that are not commonly cultivated for decorative purposes. Ivy must be trimmed so that

it does not cover window casings, window sills, vents, door frames, gutters, downspouts, eaves, soffits, and other exterior attachments, or the roof of the unit. Ivy must be maintained so that it presents a uniform appearance on any surfaces on which it is growing. Owners are responsible for any damage to stone or brickwork, or siding, caused by ivy growing from their personal lot.

S.4. Ivy and ground covers may not extend past an owner's personal property and may not be allowed to grow on fences or exterior sheds. The owner of an adjacent unit may demand that ivy or ground-cover plants such as *Pachysandra* extending onto his or her lot or structure be removed by the owner of the property from which they are extending. The Association's landscape chair or committee may demand ground covers extending from an owner's property onto common property be removed by the owner. The Association's landscape committee may demand the removal of ivy or other climbing plants from fences or sheds. Failure to remove ivy or other climbing plants or ground covers shall constitute an architectural violation enforceable through penalties levied by the Board of Directors.

## R. ROOFS AND ATTACHED STRUCTURES. (See Appendix B. for diagram)

R.1. Dormers are structures, which project from a roof. They typically contain a window, e.g. a dormer window. Within SSCA there are two types of dormers, both of which are found on houses with gambrel style roofs. (A gambrel roof has a steep lower slope and a flatter upper slope on each side of the main ridge.) The first type of dormer has a triangular top and is called a gable dormer. The second type has a flat top and is called a shed dormer. Both have windows and both project slightly from the lower slope of the gambrel type roofs.

Dormers, including their windows are to be in good repair and adequately painted. Flashing found around dormers is to also be adequately painted. Bright white color is preauthorized. All other color choices must be approved by SSCA.

R.2. Gable trim boards (rake boards) exist in some fashion on all SSCA houses. See Appendix B. A gable of a house is the vertical triangular portion formed by the ends of a roof that slope downward at angles from a central ridge. Within SSCA only end unit houses have full gables. Most interior unit house have partial gables where their roof is offset somewhat from an adjacent unit's roof.

A few interior units have no gables; this occurs when their rooflines exactly match the rooflines of adjacent units. In this situation there is often a firewall cap between the houses (see firewall cap).

Trim boards called rake boards frame both full and partial gables. The boards are fully exposed to the elements, which often cause the paint to weather, chip, or peel.

Gable rake boards are to be in good repair and adequately painted or covered by a colored product such as vinyl or metal. Such a covering must be done so that it does not disguise any of the original architectural features of the house. Bright white color is preauthorized. All other color choices must be approved by SSCA.

R.3. Roof flashing is sheet metal strips or specifically formed metal shapes used to seal joints and direct water away from joints between differing materials on roofs and elsewhere on buildings. Besides being installed between roof shingles and gables, flashing is also typically found around roof vent pipes, roof fans, exhaust pipes, around bay window structures, and around dormers. It may also be found in other locations.

Most SSCA houses have “stair step type” roof flashing between their roof and the gable of the neighboring property(s). The visible vertical portion of a property/s flashing will thus be attached to the adjacent house. The horizontal portion of the flashing should not be visible; it should properly be installed beneath roof shingles. Although the flashing is only visible on the adjacent property, the flashing is the responsibility of the party benefiting from it, e.g., the owner of the property, which it is protecting and on which it is not visible. This includes all maintenance, painting, etc.

The vertical portion of the flashing is to be properly coated, and or painted, and is to be firmly attached to the adjacent gable. Bright white color is preauthorized. All other color choices must be approved by SSCA.

R.4. Roof vents, exhaust pipes, and chimneys are to be constructed of materials in conformance with existing building codes, such as metal, plastic, or brick. While painting of the vent or exhaust pipe bright white is encouraged for community uniformity, it is not required. However, the vent or exhaust pipe must show no signs of rust or other deterioration. If previously painted the pipe or vent must either be kept properly painted or stripped of all existing paint coat so that it presents the same appearance from all vantage points. In general, chimney installations must conform to the colonial nature of the community. Since there are such a variety of possibilities of installation, all chimney installations must be approved by SSCA prior to any work being initiated.

R.5. Roof shingles are to be properly aligned. A roof is not to have missing or damaged shingles. Shingles are to be of a uniformed color throughout and reflect the general colonial architectural nature of the community. Change of shingle color, style, or material requires prior approval from SSCA.

R.6. Firewall caps are on some SSCA houses where a house’s rooflines match the rooflines of its adjacent house(s) there will not be a gable but there may be a firewall, which extends a few inches above the roofs. Sheet metal caps cover the firewalls.

Firewall caps are to be in good repair and adequately painted. Bright white color is preauthorized. All other color choices must be approved by SSCA. Since firewall caps are extensions of the common wall between properties, both properties are responsible for the correction of any deficiency.

R.7. Soffits are the underside surface of the roof’s eaves. (Eaves are those portions of the roof, which overhang the house’s exterior walls.)

Soffits are to be in good repair and adequately painted or covered to match the rest of the trim. Bright white color is preauthorized. All other color choices must be approved by SSCA.

R.8. Fascia boards are long, flat boards which cover the ends of a house’s roof rafters. They are the boards to which the gutters are attached.

Fascia boards are to be in good repair and adequately painted or covered to match the rest of the trim. Bright white color is preauthorized. All other color choices must be approved by SSCA.

R.9. Frieze boards, sometimes also called fascia boards, are long flat boards attached to the exterior of houses directly beneath the soffits.

Frieze boards are to be in good repair and adequately painted or covered to match the rest of the trim. Bright white color is preauthorized. All other color choices must be approved by SSCA.

R.10. Gutters are to be securely attached and in alignment with the roofline. They are to be adequately painted or permanent in color, and as far as practical, empty of leaves and debris. In all cases bright white gutters are authorized. All other color choices must be approved by SSCA.

R.11. Downspouts are to be securely attached to buildings. They are to be in good repair, free of mildew and dirt, and adequately painted. Normally, the color of the downspout should match that of the gutter. Any deviation from this policy must have prior approval from SSCA.

Downspouts should drain so as not to impinge on another property or cause erosion. Normally, this would be such that water can freely flow to the storm drainage system.

R.12. Solar Panels are permitted for generation of electricity or heating of water.

Installation of solar panels must be approved for each individual unit by the Architecture Committee or the Board of Directors as an exterior modification in accord with Article VII of the Declaration of Covenants, Conditions and Restrictions of the Strathmeade Square Community Association.

Solar panels must be installed in place of or on top of asphalt roof shingles. They may not be installed on the vertical surfaces of a unit over siding or brick. On units with mansard roofs, they may not be installed on the steep shingled surface on the level of the second floor.

Solar panels must be thin and of a color resembling the asphalt shingles constituting the pitched roofs of Strathmeade Square houses as of July 1, 2010, and their replacements.

If an installation is to cover only half of the surface area of a unit's roof, or less than half, the solar panels must be installed on the rear half unless existing trees or neighboring units cast so much shade that the panels could not operate efficiently.

An application for approval of solar panels must include at least one clear illustration of the proposed panels actually installed on some other building, and a diagram of the Strathmeade Square unit showing exactly where the panels will be installed. Illustrations of the color of the proposed panel must be included with the application. Illustrations must be adequate for the Architecture Committee or Board of Directors to determine whether the panels, as installed, will be consistent in appearance with the rest of the community. The body considering the application (Architecture Committee or Board of Directors) may request additional photographs if it deems those initially furnished inadequate to make this determination.

## E. EXTERIOR ATTACHMENTS

E.1. Railings for most front yard and entrance areas within SSCA are constructed of metal members, which are welded together and mounted in or to concrete or masonry. Railing members are to be securely welded together and free of rust. They are to be painted so that bare metal, rust and previous coats of paint are not visible. They are to be securely mounted to masonry or concrete walks or walls, or mounted in concrete supports. Black color is preauthorized. All other color choices must be approved by SSCA.

E.2. Sidewalks are the responsibility of owners. An owner's sidewalk runs from their door or other parts of their property to where it joins the community pavement. The width of the sidewalk is to be approximately level. The sections are to meet evenly so that they do not pose a tripping hazard. They are not to be severely cracked or broken. It is the owner's responsibility to clear the sidewalk of snow promptly.

Sidewalks are normally constructed of concrete. However, brick is allowed on the owner's portion only. Paver bricks must be set on concrete base, mortared together, and must be level with the common sidewalk across the front of the property. Thresholds must be brick as well as the steps adjoining these two areas and of one color throughout. Design and color of bricks is subject to approval by SSCA.

E.3. Steps must match the width of the sidewalk, and be approximately level. The risers are to be of approximately equal dimensions including the first riser, with no separation between the steps and the sidewalk. They are not to be severely cracked or broken. Normally steps are to be left their natural color. Painting or other covering of any kind must be approved by SSCA.

E.4. Address mounts are to be approximately 6"x18"x1/2" in size, securely mounted to the building, adequately painted, and in good repair. The house numbers are to be firmly attached to the address mounts and of a contrasting color to the mounting surface. House numbers attached directly to the house in lieu of address mounts are acceptable. All numbers are to be uniform and of the same color.

E.5. Light fixtures are to be firmly attached to the building. They are to be in good repair and reflect the general colonial architectural nature of the community. Glass panes, where appropriate, are to be in place and unbroken. Floodlights or any light that would blind or otherwise interfere with a neighbors' privacy are not allowed.

E.6. Mailboxes may be installed next to front doors without approval if they meet the following standards:

- a. Designed for exterior residential installation;
- b. Black, white, or brass; black and white mailboxes may have brass locks and trim.

Roadside or curbside mailboxes are not allowed. Other colors must be approved by the Architecture Committee and should match the existing colors of the siding, trim, or front door. A mailbox must be securely attached to the building. It must be kept in good repair and adequately painted.

Mail slots may be replaced in kind with similar brass hardware. The original or replacement flap hardware may be removed without prior approval if the slot is covered completely by a brass plate or if the opening is filled completely by a paintable material flush with the exterior surface of the door and painted the same color as the door. When a mail slot is filled, repainting the whole door is recommended but not required.

E.7. Antenna and cable TV wires are to be securely and unobtrusively attached to the house and where possible be of a matching or blending color. Wires normally are to be on the rear of the house. All other installations must first be approved by SSCA.

E.8. Satellite Dish Installation. See Appendix C.

## F. FENCES.

Fences are required in the back yards between each property and the outer boundary of a property of an end unit. Fences are not required on the rear. In that case the dividers between properties must come to a



finished end. Fences may extend to the furthest boundary of a home's footprint but may not impinge on community property. With the exception of hardware and post caps, all fences are to be of wood construction. Fences dividing a property are the joint responsibility of the owners on either side in accordance with the covenants of the Association.

F.1. Fence construction is to be of 4"x4", 6"x6", or 4"x6" support posts, 2"x4" rails, and 1"x6" boards. Capping of the tops of the board with capping board is encouraged.

Fences are required in the back yards between each property and the outer boundary of a property of an end unit. Fences are not required on the rear. In that case the dividers between properties must come to a finished end. Fences may extend to the furthest boundary of a home's footprint but may not impinge on community property. With the exception of hardware and post caps, all fences are to be of wood construction. All surfaces visible from outside the property at ground level are to be painted with an approved fence paint color. This includes the outsides and the edges of the fence boards. Interiors of fences may be left unpainted or painted in a non-approved color. Fences dividing a property are the joint responsibility of the owners on either side in accordance with the covenants of the Association.

F.2. House address numbers are to be attached to the rear fence, preferably the gate and be at a height 4-6 feet off the ground. The numbers are to be unobtrusive and uniform in appearance and color. Where there is no rear fence or gate, the numbers shall be placed on the right side of the existing fence.

F.3. Cross-bars connecting posts, usually found over gates, are not permitted.

F.4. Wooden parts are to be free of green or black mildew and must be painted in accordance with SSCA. However, since it is recognized that new treated lumber takes time to cure, a grace period of 6 months is allowed before new or replaced wooden parts must be painted.

F.5. Colors approved for SSCA fences are:

Sherwin Williams – Chateau Brown (latex)

**American Tradition Burnt Tile – 6011-2 (Sold at Lowes) (standard Mix)**

**Glidden Rich Brown – 06/081 Sold at Home Depot (Standard Mix)**

F.6. Fence posts are to be vertical, firmly anchored in the ground, in good repair, and capped with a metal or plastic cap. Posts must be adequately painted with an approved fence paint color. Posts are not to extend more than 2" above the boards. Crossbars are not permitted.

F.7. Fence post caps are required on the top of each fence post. They are to be constructed of metal or plastic. While painting of the cap is encouraged for uniformity, it is not required. However, the cap must show no signs of rust or other deterioration.

F.8. Fence rails are the horizontal structural members of the fence. There are to be three in each fence section and they are to be parallel to each other. They are to be firmly attached to the posts, in good repair, and adequately painted with an approved fence paint color.

F.9. Fence boards are to be attached to both sides of the rails. There is to be a gap of approximately 3.5" between each board. The boards on the opposite side of the fence are to be staggered at approximately ½ again the distance of the other side. The boards are to be firmly attached to the rails, in good repair, and the exterior surfaces adequately painted with an approved fence paint color. The tops of the boards are to be straight, e.g., they are not to be ragged or rotted from long exposure to the elements.

F.10. Fence board caps are long flat wooded strips, which cover the tops of the boards. They are not required but are encouraged because they deter the deterioration of the top of the boards caused by weather elements. When caps are present they are to be firmly attached, and painted with an approved fence paint color.

F.11. Fence gates must be properly hinged, and have an operating and effective latch. The wood should be solid and adequately painted with an approved fence paint color. A gate is to be properly latched when closed.

F.12. Fence hardware consists of hinges, latches and locking devices. All hardware is to be firmly attached and adequately painted or constructed to be dark in color so that it blends with the color of the fence and shows no rust or other wear.

## Y. YARD STRUCTURES AND APPEARANCE.

Y.1. Attached Structures to SSCA houses are normally not allowed other than that required for handicapped access, or in the case of a backyard shed as referenced. This includes, but is not limited to, decks 24" or more above the ground level plane, breezeways, porches, etc. which are restricted to back yards only. Therefore, before any such structure should be contemplated, discussion should be initiated with SSCA.

Y.2. Patios, decks, and other such rear yard covering do not require prior approval as long as it does not extend more than 24" above the ground plane and the house has a rear fence and gate such that all sight into the yard from a level of 6 feet or less is blocked. Therefore, patios, ground decks, and other permanent structures that can be seen from the 6-foot level must be pre-approved. An example is where a rear fence and/or gate do not exist.

Y.3. Sheds are allowed on in the back yards of owners' property. A shed may be installed or erected without prior approval from SSCA if

- a. The highest point of the shed is below the lowest point of the fence. In back yards that slope away from the back of the house, this might require placing the shed next to the back fence instead of next to the house. OR
- b. The shed meets all of the following requirements: (1) It is no higher than seven feet tall; (2) It is assembled from a commercial kit; (3) It is made entirely of metal or vinyl or is made of wood with a black, dark grey, or dark brown roof of asphalt shingles; (4) Except for a shingled roof, it is dark brown or painted to match the standard SSCA fence color.

A custom-built shed may be approved by the Architecture Committee if detailed plans, including dimensions and specifying the materials and colors, are submitted in advance and approved within 30 days in accord with Article VII of the SSCA Declaration of Covenants, Conditions, and Restrictions. A custom-built shed should have horizontal or vertical wooden siding and a black, dark grey, or dark brown shingled roof.

A shed that protrudes above the fence line at its lowest point must be rectangular, enclosed on all four sides, and have one or more hinged or sliding doors that can be latched or locked. Doors must be maintained on their rollers or hinges and kept in working order.

Commercial and custom-built sheds up to eight feet tall may be approved by the Architecture Committee. Sheds taller than eight feet are not allowed.

Built-in sheds, included as part of the original construction of some units with a shared concrete-block party wall, must be maintained. They must be properly painted in the approved SSCA fence color. Roofs must be shingled and replaced as necessary with black, dark grey, or dark brown asphalt shingles. Built-in sheds may not be removed without approval of the Architecture Committee as an exterior alteration. If a shed is or has been removed, the property owner is still liable to contribute to the maintenance of the party wall as provided in Article VIII of the Declarations. Both sheds may be removed, and the party wall replaced with a fence meeting the specifications of standard F, by agreement of both owners and approval of the Architecture Committee.

Sheds may be used for storage only. They may not be used as living quarters or workshops, for keeping domestic animals, or for any other purpose not allowed by Fairfax County zoning and land-use regulations and ordinances.

Y.4. Playground equipment, hot tubs, dog houses, or any other type of installation may be installed in a rear yard if it is not visible above the fence line. This applies to both portable and permanent installations. However, for safety reasons no such installation is allowed unless the yard is completely enclosed by a fence meeting the standards such that entry into the area can be controlled. In order to avoid any problems, approval for such an installation should first be obtained from SSCA and must meet all Fairfax County and other municipal laws and regulations.

Y.5. Umbrellas and canopies may be erected in back yards temporarily for specific occasions or events. They must be disassembled or lowered below the fence line when not in use.

Y.6. Area neatness outside of the fence line or home rear and side exterior is the responsibility of the owner. No objects are to be stored outside of the fence line. It is acceptable to place trash containers outside the fence line on the night before and the day of trash collection. Visible portions of the rear yard area are to be kept in a neat condition and free of debris. If there is no rear fence then this applies to the entire backyard area.

Y.7. Front exteriors of a home must be landscaped with a covering of vegetation at least 75% of the total area up to a point where it joins the common SSCA and neighboring properties. This may only be ground cover, grass, or flowers. All other configurations of the front exterior area must be approved by SSCA.

A border may be placed around the yard area. If it is constructed of wood, stone, rock, pavers, or other such outdoor material designed for such use, it may protrude above the ground level a maximum of 6 inches and must be maintained free of paint and in its natural colors. If it is constructed of plastic and intended to be used as an exterior border, it may protrude above the ground level no more than 2 inches. Materials commonly sold for interior use, such as tiles, interior lumber, etc. are not appropriate to be used as an exterior border. Two decorative pots or hanging plants are allowed containing ground cover, grass, or flowers only. Any other configuration must be approved by SSCA.

V. ELECTRICAL VEHICLE CHARGING STATIONS. A plug-in electric vehicle parked in an owner-assigned parking space may be recharged from a unit's house current. The charging station and connections must meet the following requirements.

V.1. An electric vehicle charging station must be approved before installation by the Architecture Committee or the Board of Directors as an exterior modification in accord with Article VII of the Declaration of Covenants, Conditions and Restrictions of the Strathmeade Square Community Association.

V.2. An owner wishing to install an electric vehicle charging station must submit detailed specifications and scale drawings to the Architecture Committee showing the nature and location of the charging station and the route that will be followed by the electric supply conduit from the station to the owner's unit. The Architecture Committee may request additional information or specifications within 30 days of the original submission, if it deems such information necessary to determine whether the installation is consistent with community architectural style, resident safety, and protection of common property.

V.3. A receptacle or other charging device must be installed as close as possible to the owner's assigned parking space.

V.4. The charging device must be connected to the unit's electrical supply by an electric cable carried by a proper conduit passing under the common sidewalk and below ground to the unit. The conduit may pass under common property of the Association but may not pass under the lots belonging to other members. In no case may electric vehicles be recharged through loose extension cords on the surface of the ground, crossing a common sidewalk, other common property of the association, the owner's front yard, or the private property of other owners.

V.5. Any receptacle on the charging station must have a proper safety cover that meets electrical code standards.

V.6. Installation of an electric vehicle charging station is the responsibility of the unit owner. All costs associated with required permits and installation must be paid by the owner.

V.7. Following installation, the owner is responsible for restoration of common property to its original condition. If the common property is not so restored as part of the installation process, the association may restore the property and bill the cost to the owner. Approval of a plan for an electric vehicle charging station constitutes a lien on the owner's property for restoration costs.

V.8. Installation of an electric vehicle charging station must comply with all applicable government codes and regulations.

V.9. Any liability arising from the installation and operation of an electric vehicle charging station is the responsibility of the owner of the property that it serves.

V.10. The Association is not liable for any damage to an electric vehicle charging station by vehicles using common pavement; by snow removal contractors; or by pavement, sidewalk, and curb repair contractors.

V.11. Electric vehicles may not be recharged in permit spaces or in other parking spaces on common property not assigned to specific units, including the parking spaces at the pool house at 8365 Thompson Road.

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V.12. The Board of Directors may impose a penalty of \$50 per day, or a higher penalty if permitted by law, for each daily charging of a vehicle in violation of these standards.

Z. OTHER. Anything not covered in these standards is the purview of the SSCA. Therefore, if standards are not present, pre-approval must be obtained from SSCA.

**APPENDIX A.**

**STRATHMEADE SQUARE COMMUNITY ASSOCIATION, INC.  
ARCHITECTURAL MODIFICATION FORM**

Changes to the exterior of Strathmeade Square properties require prior approval of the Association’s Architecture Committee. Please fill out and submit two copies of this form via the management company, retaining a third copy for your files. This may be done by mail or fax. A copy reflecting the actions taken by the Architectural Committee will be returned to you within thirty (30) days, to become part of your permanent records. (Additional copies of this form are available from Sequoia Management or the web site: <http://www.strathmeade-square.net>). Thank you.

Mail to: Sequoia Management Company, Inc., 13998 Parkeast Circle, Chantilly, VA 20151-2783, Fax: 703-968-0936

Owner \_\_\_\_\_  
Name Please Print Contact Number

Strathmeade Address \_\_\_\_\_

Mailing Address \_\_\_\_\_  
(if different) \_\_\_\_\_

Renter \_\_\_\_\_  
Name Please Print Contact Number

Signature of Owner \_\_\_\_\_ Date of Request \_\_\_\_\_

Description/Diagram of Modification Requested: (Please include diagram, description, sketch, paint sample, picture of modification, if applicable.) If you need more space, please use a separate sheet. Also, please remember that all work must be done in accordance with applicable Fairfax County regulations and other regulations or laws, and that “Miss Utility” must be called at 1-800-257-7777, prior to any digging so that all underground cables, pipes, etc. can be marked.

\_\_\_\_\_  
\_\_\_\_\_

=====

***FOR ARCHITECTURE COMMITTEE USE ONLY: Date Received \_\_\_\_\_***

\_\_\_ *Approved as Requested*

\_\_\_ *Approved subject to the following conditions/modifications:* \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_ *Disapproved for the following reasons:* \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

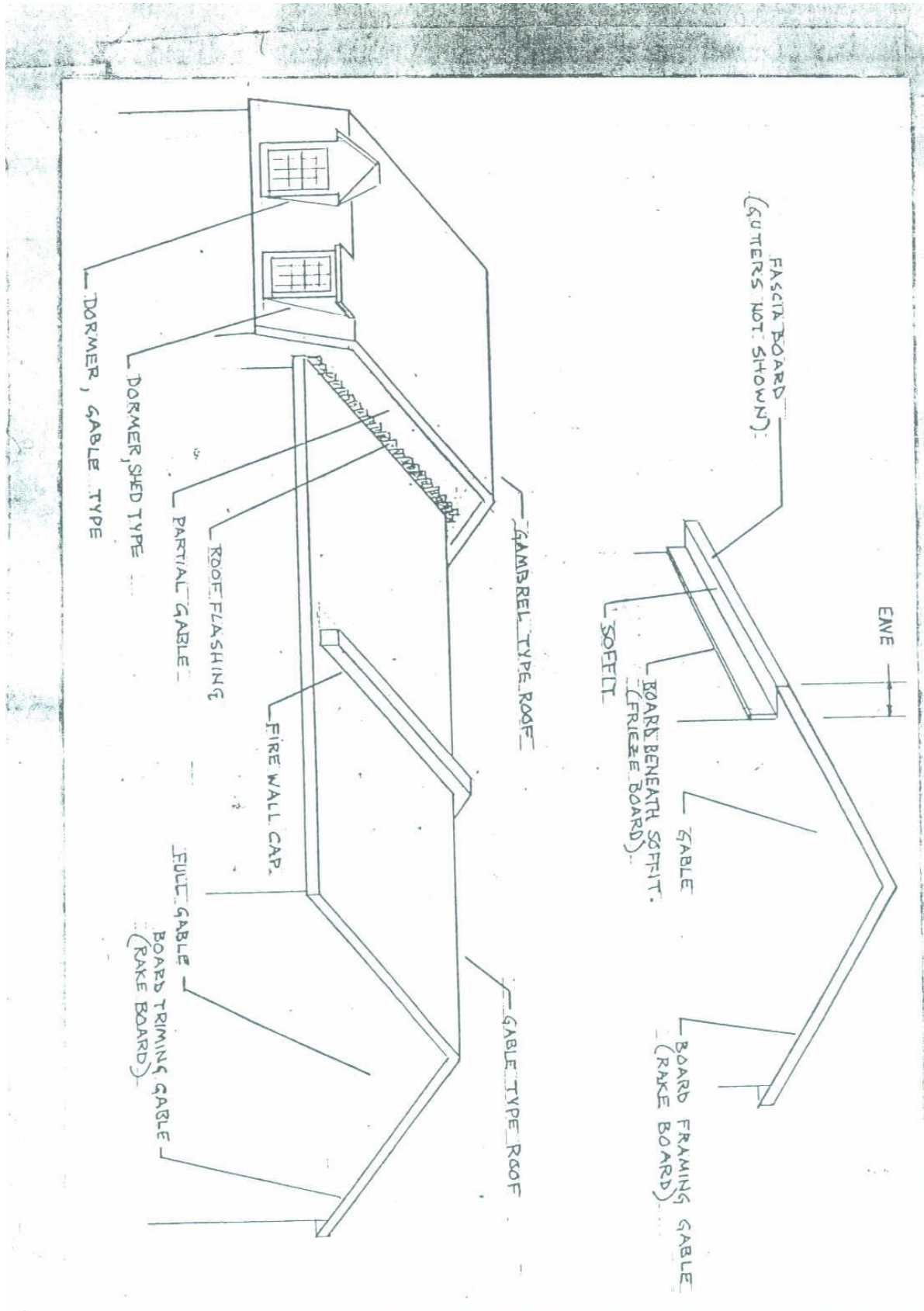
\_\_\_\_\_  
Date Copy Returned to owner

\_\_\_\_\_  
Signature, Architecture Committee Chairperson

\_\_\_\_\_  
Signature, Architecture Committee Member

\_\_\_\_\_  
Signature, Architecture Committee Member

APPENDIX B.



**APPENDIX C.**

**STRATHMEADE SQUARE COMMUNITY ASSOCIATION, INC.  
POLICY RESOLUTION NO. 2001-01  
SATELLITE DISH AND EXTERIOR ANTENNA  
STANDARDS**

RECITALS:

WHEREAS, the Association is responsible for the regulation and enforcement of architectural standards within the community; and

WHEREAS, the Federal Communications Commission has adopted rules which are intended, in certain respects, to supersede the regulations of community associations as such regulations relate to the installation, maintenance, and use of direct broadcast satellite, television broadcast, and multipoint distribution service antennas; and

WHEREAS, the Board of Directors believes it is in the best interest of the Association for the Board to adopt reasonable regulations governing installation, maintenance, and use of exterior antennas consistent with the FCC rule.

NOW, THEREFORE, the Board of Directors adopts the following restrictions and regulations for the Association, hereinafter referred to as the "Rules," which shall be binding upon all owners and their family members, tenants, occupants, successors, heirs, and assigns who currently or in the future may possess a lot within the community, and which shall supersede any current restrictions of record or previously adopted rules on the same subject matter.

**I. DEFINITIONS**

A. Antenna: any device used for the receipt of video programming services, including direct broadcast satellite dish (DBS), television broadcast antennas, and multipoint distribution service antennas (MMDS). (Masts, cables, supports, conduits, wires, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna.)

B. Mast: structure to which an antenna is attached that raises the height of the antenna.

C. Transmission-only antenna: any antenna used solely to **transmit** radio, television, cellular, or other signals.

D. Owner: any party named in a deed of record as an owner of a lot in the community or any party who acts with the written permission of the lot owner to install an antenna.

E. Telecommunications signals: signals **received** by DBS satellite dishes or television broadcast and MMDS antennas.



## II. APPLICATION/NOTIFICATION RULES

- A. In accord with the Federal Telecommunications Act and FCC regulations, owners are not required to apply in advance for approval of an antenna installation.
- B. When an antenna is installed, the owner must notify SSCA of the installation by e-mail or USPS mail to the association's managing agent. Notice must be sent within 10 days after completion of the installation.

## III. INSTALLATION RULES

### A. Antenna Size and Type

1. Owners (or anyone acting with the owner's written permission) may install a DBS dish that is one meter (39.37 inches) or less in diameter. Satellite dishes, which are larger than one meter in diameter, are strictly prohibited, as permitted by FCC regulations.
2. Owners (or anyone acting with the owner's written permission) may install a MMDS antenna that is one meter or less in diameter.
3. Pursuant to the FCC rules and Association rules (provided the same are consistent with the FCC rules), owners (or anyone acting with the owner's written permission) may install a regular TV antenna designed to receive broadcast stations.
4. Owners may not install any type of antenna, which **transmits** a signal of any sort or disrupts the reception of the radios and television sets of neighbors. Such antennas are strictly prohibited.
5. Any type of antenna not specifically protected by the FCC rule (e.g., radio antennas) is strictly prohibited.
6. Owners (or anyone acting with the owner's written permission) may install no more than one antenna for each type of service.

### B. Location

1. Antennas and dishes must be installed in the least obtrusive location in which a satisfactory signal can be obtained year-round. The priorities for least obtrusive location are as follows:
  - a. If a satisfactory signal can be received on a satellite dish located at ground level in the owner's back yard and positioned below the top of the fence surrounding the yard, the dish must be installed there.
  - b. If a satisfactory signal can not be received in the back yard below the fence line, a dish or antenna may be located to the rear of the house, on the side of the ridgeline away from the street on which the house is numbered.
  - c. Only if a rear installation can not receive a satisfactory signal may a dish or antenna be placed in the front half of the house, between the street on which the house is numbered and the

ridgeline. The dish or antenna must be located below the level of the ridgeline if a satisfactory signal can be received there.

- d. In no case may an antenna or dish be placed on a mast or pole higher than is necessary to receive a satisfactory signal.
  - e. In no case may an antenna or dish be located so that it or its supports are on or overhang common property of the association or the property of another member.
  - f. If an antenna or dish is placed in a location other than that described in paragraph a., the owner must upon request of the association provide documentation that a signal could not be received at a less obtrusive location. A written statement by an installation technician of the satellite service company, or information about the location of broadcast antennas, is acceptable to establish that the dish or antenna is located in the least obtrusive location.
2. Owners must locate their antenna in a place and manner which shields it, to the maximum extent possible, from view from the nearest street(s) or from other lots in the community. The Association reserves the power to require an owner to install visual barriers, natural or otherwise, around the device to diminish any adverse visual effect, which may be caused by the installation of the antenna.

#### C. Installation

1. Antennas shall not be larger or installed higher than is absolutely necessary for reception of an acceptable quality signal or as otherwise set forth herein.
2. Antennas must be properly secured so they do not pose a safety threat.
3. Antennas shall be installed and secured in a manner that complies with all applicable Virginia building codes and manufacturer's instructions.
4. Antennas shall not be placed anywhere near power lines (aboveground or buried). Owners must ensure that wind velocity or other forces could not cause the antenna to collide with a power line.
5. Antennas shall be permanently grounded to minimize the possibility of electronic and fire damage.
6. If an antenna is not installed by the owner, the owner is responsible for ensuring that the installation complies with this rule, by obtaining the installer's agreement to comply, by supervising the installation, or by inspecting the installation immediately after it is completed and notifying the installer of deficiencies.

#### D. Maintenance

1. Owners who install or maintain antennas are responsible for all associated costs, including, but not limited to, the costs to:
  - a. Place (or replace), repair, maintain, and move or remove antennas;
  - b. Repair damage to any property caused by the owner's failure to properly install, maintain, or use the antenna;
  - c. Pay medical expenses incurred by persons injured by the owner's failure to properly install, maintain, or use the antenna;
  - d. Reimburse residents or the Association for costs incurred to correct damage caused by the owner's failure to properly install, maintain or use the antenna.

2. Owners shall have a continuing duty to prevent their antennas from falling into disrepair or becoming a safety hazard. Owners shall be responsible for antenna maintenance, repair and replacement, and the correction of any safety hazard.
3. If an antenna becomes detached, the owner must remove or immediately repair such detachment. If the detachment threatens anyone's safety, the Association may remove the antenna at the expense of the owner.
4. Owners shall be responsible for antenna repainting or replacement if the appearance of the exterior surface of their antenna deteriorates or is damaged in any way.

#### **IV. ANTENNA CAMOUFLAGING**

- A. The Association reserves the power to require owners to paint or camouflage any portion of the antenna so that it matches or is reasonably compatible with the color of the structure to which it is attached. If such a requirement would void the warranty from the manufacturer, the owner must submit a copy of the warranty to the Association in order to be absolved of the requirement.
- B. The Association reserves the power to require owners to install or provide reasonable screening around the antenna if the antenna is visible from the street or other lots.
- C. Owners must install exterior wiring for the antenna in the least obtrusive manner.
  1. Cables from an antenna installed above the rear fence, or on the front of the unit, must lead as directly as possible to the entry point to the house, with no looping, dangling, or visible coils of excess cable. Cables may lead directly to the eaves or gutters, or may lead laterally to the side of the roof and then be attached to the rake boards. If practical, a cable leading down from the eaves or gutters must be attached securely to the side or rear of the downspout.
  2. Cables attached to the side of a house to lead to the entry point must be secured to the brick, stone, or siding. They must not hang loose. Cables leading from eaves must be attached to the frieze board immediately under the eaves and then directly to the side of the house.
  3. Cable colors must, to the extent practicable, match the background color of the surfaces to which they are attached. White or light brown cables must be used on white or light-colored surfaces, black cables on dark or black surfaces.