

# ROCKY RUN HOMEOWNERS ASSOCIATION



Approved  
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## ARCHITECTURAL & MAINTENANCE STANDARDS

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Appendix A: Approved Exterior Color Selection for the Brookside Development

Appendix B: Application

Appendix C: Exterior Color Selection - Paint Samples

## **OBJECTIVES**

The overall objective of this document is to serve as a standard to both the members of the Architectural Review Board (ARB) and Homeowners in maintaining and enhancing Brookside's designed environment. These standards address improvements for which Homeowners will most often submit applications to the ARB. They are not intended to be all-inclusive or exclusive, but rather serve as a standard to what improvements may be made in the community of Brookside.

The Specific objectives of this document are:

- To provide uniform standards to be used by the Architectural Review Board (ARB) in reviewing applications in light of the goals set forth in the Founding Documents of the Rocky Run Homeowners Association, and the actions of the Board of Directors.
- To assist Homeowners in preparing an acceptable application to the Architectural Review Board.
- To increase Homeowner's awareness and understanding of the Declaration of Covenants and Restrictions.
- To describe the organization and procedures involved with the architectural standards established by the Covenants and the Board of Directors.
- To illustrate basic design principles, which will aid Homeowners in developing exterior improvements that are in harmony with their immediate neighborhood and the community as a whole
- To assist in the understanding and compliance of the maintenance standards.

## **INTRODUCTION**

All current and future residents of this community will benefit from the planning and design that have been an important part of the development of Brookside.

The purpose of design controls is to assure residents that the standards of design quality will be maintained. This, in turn, protects property values and enhances the overall environment of the community.

This document is designed to address exterior alterations, modifications, improvements and maintenance made by Homeowners to their dwelling and property.

These documents were designed to:

- Encourage uniformity in order to preserve the excellence of the community;
- Preserve the design integrity and architectural quality of Brookside land and dwellings;
- Maintain the high aesthetic standards that make Brookside such an attractive and desirable place to live; and
- Uphold property values for all residents.

## **AUTHORITY**

The authority for maintaining the quality of design in the community is founded in the Declaration of Covenants and Restrictions which is a part of the Deed to every property in Brookside. The Covenants establish the Rocky Run Homeowners Association (HOA) and the Architectural Review Board (ARB).

As a Homeowner, you received a copy of the Declaration of Covenants and Restrictions in the Homeowners document package at settlement. The Covenants “run with the land,” and are binding on all Homeowners. As a result, these Covenants shall be fully understood by each Homeowner.

## **ARB REVIEW CRITERIA**

The ARB evaluates all submissions on the individual merit of each application. The characteristics of the house type and the individual site are taken into account when evaluating the particular design proposal.

When a proposed modification has possible impact on adjacent properties, it is required that the applicant discusses the proposal with neighbors prior to making the application to the ARB and obtains the neighbor’s signature on the application. The neighbor’s approval/disapproval does not change the process of the ARB approval. This acknowledgement only indicates that the neighbors are aware of the applicant’s intent to request the subject change.

The following criteria represent the general standards that will be used by the ARB in reviewing and evaluating applications:

**Validity of Concept** - The basic idea must be sound and appropriate to its surroundings.

**Design Compatibility** - The proposed modifications must be compatible with the architectural characteristics of the applicant's house, the adjoining houses and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

**Location and Impact on Neighbors** - The proposed modification shall relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight and drainage. For example, fences may obstruct views, breezes or access to neighboring property; decks or larger additions may cast unwanted shadows on adjacent patio or property or infringe on a neighbor's privacy.

**Scale** - The size of the proposed modification shall relate favorably to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.

**Color** - Parts of the modification that are similar to the existing home such as roofs, siding, trim and doors (including garage) shall be coordinating in color and matching the approved color scheme.

**Materials** - Continuity is established by the use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, horizontal siding on the original house shall be reflected in the addition. On the other hand, an addition with siding may be compatible with a brick house.

**Workmanship** - Workmanship is another standard, which is applied to all exterior modifications. The quality of work shall be equal to or better than that of the community. Poor practices, besides causing the owners problems can be visually objectionable to others. Poor workmanship can also create safety hazards. The quality of work shall be equal to or better than originally used in the neighborhood. If past practices are no longer acceptable, one must follow industry or code, current, or better practices.

**Timing** - Once construction of a project commences, the project is to be completed within six (6) months. Otherwise it could become a nuisance and safety hazard for neighbors and the community. Approved ARB application expires twelve (12) months from the date of approval. If an approved project has not commenced and/or completed within the twelve month period then reapplication must be submitted.

### **APPLICATION REVIEW PROCEDURES**

All applications from a Homeowner, whether requesting permanent or temporary improvements, shall be sent to the ARB either by certified mail or first class mail. The application will be immediately marked with "date of receipt", not date of mailing, and then reviewed for completeness. If the application is complete the review process will begin. If not complete, the application will be returned to the Homeowner for the necessary additional information. The ARB has forty-five (45) days to review an application. The Management Company will send written notification to the applicant at the applicant's address. Failure of the ARB to provide written notification in reference to any request within forty-five (45) days after receipt shall be deemed to have been approved as submitted.

Home owners may attend ARB meetings held each month on the Fourth Monday. **Send all applications to: Your Current Management Company**

### **APPEAL OF AN ARB DECISION**

Any decision of the ARB may be appealed. To initiate the appeal process, applicants must submit a written request for an appeal within ten (10) days from receipt of the ARB decision. The appeal will be referred to the Board of Directors for review. The Board will complete its review within sixty (60) days of referral.

### **ENFORCEMENT PROCEDURES**

The following procedures will be taken by the ARB to enforce the rules and regulations as set forth in these standards:

1. All owners and residents of Brookside shall comply with all the provisions of the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements (the By-Laws, and all Rules and Regulations). Failure to comply with the aforementioned documents shall be grounds for action to recover damages or injunctive relief, for suspension of voting rights, for foreclosure of liens or any legal or equitable relief deemed appropriate.
2. Any exterior addition, change or alteration that requires approval and which is made without application to, and approval of, the ARB shall be deemed a violation of the Covenants or Guidelines and may be required by the Board of Directors at any time to be restored to its original condition at the offending owner's sole cost and expense.
3. In the event any standard or regulation of the Rocky Run Homeowners Association is violated, the owner shall be notified of the violation by certified mail. Notice shall be sent to the address shown on the books of the Management Agent.
4. In any instance where the violation presents a health or safety hazard, the Management Company may take immediate action, at the owner's expense, to correct the violation. Notification of the action taken and the costs incurred will be mailed to the owner by certified mail, return receipt requested. If the owner is a non-resident, a copy of the violation notice shall also be sent to the tenant, at the unit address, by first-class mail.
5. The owner shall have the right to appeal any violation citation. The request for appeal must be submitted in writing, and received by the Management Company within ten (10) days of receipt of the violation notice.
6. In the event the owner does not bring the violation into compliance, or submit an ARB accepted plan for compliance within 10 days, or submit a request for appeal within ten (10) days of the date of receipt of the violation notice, a notice will be sent by certified mail informing the homeowner of the time and place of a Violation Hearing concerning the violation. Shall the homeowner fail to appear at the hearing, the homeowner shall forfeit his/her right to this process and the recommendation of the ARB will be forwarded to the Board of Directors. The Board of Directors and the Management Company may take corrective action and/or appropriate legal action.

The owner will be held liable for any and all costs incurred in the connection with the correction of the violation.

7. Whether or not the Owner appears at the hearing, notice of the decision of the Board of Directors (or other hearing panel) will be sent via certified mail and copy by regular mail within 7 days of the hearing. If a monetary assessment is charged to the Owner (in accordance with Section 55-513B of the Virginia Property Owners Association Act and the Rules and Regulations for Hearing Procedures adopted by the Rocky Run at Brookside Owners Association), such assessment shall not exceed the amount of \$50.00 for a single offense or \$10.00 per day up to \$900.00 until the violation is corrected unless changed by Virginia or PWC laws/regulations.
8. Assessments for violations will be treated as any other regular or special assessment Subject to the same collection process of the Rocky Run at Brookside Owners Association, and will represent a continuing lien against the property until paid.
9. In addition to the hearing authorized by Section 55-513B of the Virginia Property Owners Association Act and the Rules and Regulations for Hearing Procedures adopted by the Rocky Run at Brookside Owners Association, the Association may elect any other remedies allowed by law and authorized by the governing documents to enforce its covenants.

Please note that failure of the ARB to enforce any provision, covenant, restriction, standard or regulation shall in no event be deemed a waiver of the right to do so thereafter.

### **RIGHT OF ENTRY**

The Association through their authorized officers, employees and agents shall have the right to enter upon any Lot during day light hours and then, whenever practical, only after advance notice to, and with the permission of, any owner or tenant when not an emergency situation. Access would be for the purpose of ascertaining whether such Lot or the construction, erection, placement, remodeling, or alteration of any structure thereon is in compliance with the provision of these standards.

### **DISCLOSURE STATEMENT**

A Disclosure Statement is required and will be completed and issued to your sales agent by the management company, prior to the closing of the sale of your home. This statement provides information on the current status of assessment payments and on the existence of any architectural violations. A Disclosure Statement helps to protect the future buyer against unknown problems with past owners architectural changes or past-due assessments. If everything is in order, it also protects the seller from potential lawsuits involving violations of the Covenants by subsequent owners.



## **WHAT CHANGES MUST HAVE ARB APPROVAL:**

### **ALL EXTERIOR MODIFCATIONS REQUIRE APPROVAL OF THE ARB UNLESS OTHERWISE STATED IN THIS STANDARD**

No improvements, modifications, repairs, changes of color, excavations, change in grade or other work which in any way alters the exterior of any Lot or Common Area or the improvements located thereon from its natural or improved state, existing on the date such property was first subject to this declaration, including subsequent approved alterations, shall be made or done without the prior approval of the ARB. No building, residence or other structure, fence, wall or major landscaping in lieu thereof, shall be commenced, erected, improved, altered, made or done on such property without the prior written approval of the ARB.

As described in the paragraph above, any change, permanent or temporary, to the exterior appearance of one's dwelling or property must be approved by the ARB. Further, once a plan is approved it must be followed or a modification made thereto must be approved by the ARB.

**All improvements requiring Prince William County approval shall be the sole responsibility of the Homeowner to obtain such approval and/or permits directly from the County. All improvements, which require state or other governmental agency approval, will also be the responsibility of the homeowner.**

### **WHAT TO INCLUDE IN AN APPLICATION TO THE ARB**

A portion or portions of following items 1 through 6, or a portion thereof, shall be a part of every ARB application and all ARB applications shall be **submitted in duplicate**.

1. Site plan showing size, shape and location of improvement to residence and to adjoining properties (including specific dimensions of improvement and distances to adjoining properties).
2. Manufacturer's brochure, if available.
3. Color samples, if applicable.
4. Architectural plans/drawings.
5. Grading plan, if applicable.
6. **Detailed** written description of improvements.
7. Current photo of house

Printed forms are available for use by Homeowners for submitting an application to the ARB; they can be obtained from the management company. All homeowners are required to submit requests for alterations, modification or improvement on the printed forms designed specifically for use by the ARB of Rocky Run at Brookside.

## **STANDARDS**

In accordance with Article VII of the Declaration, the ARB has developed these Architectural Review Board Standards as part of the duties assigned to the Architectural Review Board, Article VII Section 5, entitled Duties, subsection C: "adopt architectural standards subject to the confirmation of the Board of Directors;"

These standards help interpret the architectural control requirements by regulating the external design, appearance and location of property and improvement thereon in such a manner so as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography. These standards are not intended to supersede the Covenants themselves, but to enunciate the consensus of the ARB as representatives of the community as a whole on the standards, which shall be followed by the ARB in discharging its duties and responsibilities.

The standards that follow address a broad range of exterior modifications for which Homeowners frequently submit an application to the ARB. It would be impossible to address each specific design condition. As a result, these standards present the principal factors, which shall be considered when developing a design. More specifically, these standards define the limits to size, quality of construction, location, materials and color based on the intended use and relationship to adjoining properties rather than focusing on a particular construction detail or a specific design alternative.

The individual merit of each application will always be considered by the ARB. The use of these standards shall assist the Homeowner in gaining timely ARB approval. The applicant who follows the standards shall expect written approval or rationale as to why the application was not approved within forty-five (45) days of receipt of the application by the ARB.

### **ADDITIONS/MAJOR EXTERIOR CHANGES**

#### **ALL MAJOR EXTERIOR CHANGES MUST BE APPROVED BY THE ARB**

Major alterations are generally considered to be those, which substantially alter the existing structure, either by subtraction and/or addition. Major building alterations, include but are not limited to construction of driveways, garages, porches, greenhouses, rooms, fireplaces, sunrooms, chimneys and other additions to a home, etc. No alterations, additions or improvements shall be made to any garage, which would defeat the purpose for which it was intended.

More specifically, the design of major alterations shall be compatible in scale, architecture, materials and color with the applicant's house and adjacent houses. The location of major alterations shall not impair the views, or amount of sunlight and natural ventilation on adjacent properties. New windows and doors shall match the type used in the applicant's house and shall be located in a manner which will relate well to the location of exterior openings in the existing house.

If changes in grade or other conditions, which will affect drainage, are anticipated, they must be indicated. Approval will be denied if adjoining properties are adversely affected by changes in drainage. Any changes in grade or other conditions must be in accordance with and approved by PWC ordinances.

Construction materials must be stored so that impairment of views from neighboring properties is minimized. Excess material shall be removed immediately after completion of construction.

## ANIMALS

As Stated in Article VI, Section 6 of Protective Covenants and Restrictions “no livestock or poultry shall be kept or maintained on any Lot: however, common household pets such as dogs and cats may be kept or maintained, provided that they are not kept, bred, or maintained for commercial purposes and do not create a nuisance or annoyance to surrounding Lots or the neighborhood and are in compliance with applicable Prince William County ordinances.”

Specific rules and regulations governing pets have been adopted by the Rocky Run Homeowners Association. They are as follows:

1. The Board of Directors has invited both the County Director of Animal Control and the Prince William County Animal Wardens to enforce all applicable portions of the Prince William County Code in regard to all animals and pets within Brookside.
2. Owners and all other persons who are owners and/or custodians of pets shall not allow such pets to run at large. A dog or cat shall be deemed to run at large while roaming, running or self-hunting or when not restrained by a dependable leash and controlled by a responsible person as defined by the Prince William County Code.
3. All pets must have appropriate shots, licenses and tags, as required by Prince William County Code.
4. Pet owners shall be responsible for immediate clean-up and proper disposal of pet's wastes deposited on all personal property and Common Areas. Kitty litter shall be disposed of in a tightly sealed plastic bag and placed at curbside on normal trash collection days.
5. Residents or guests who own pets shall ensure their pets do not become a nuisance to other residents in the community. Actions that may constitute a nuisance include, but are not limited to, barking, crying, scratching or being hygienically offensive.
6. Pets shall NOT be chained or leashed in any Common Area.
7. Pet owners shall be responsible for any and all costs incurred in the repair of damages to the Common Areas caused by their pet(s).
8. Residents shall report any violations of items 2, 3, or 5 to Prince William County Animal Control (703-792-6465 or after hours 703-792-6500) and violations of item 4 to the Prince William County Health Department (703-792-6300)
9. Any other violations shall be reported, in writing, to Board of Directors, Rocky Run Homeowners, at our current Management Company, with specific information as to name and address of violator, time and date of violation, nature of violation, and description of pet. Include your name, address and phone number.

## ANTENNAS AND SATELLITE DISHES

1. **Restriction.** No TV, short-wave, ham, CB or other antenna, and satellite Direct Broadcast System (DBS) dishes may be attached to, hung from, or suspended from the exterior of any structure or placed upon any grounds within the Association except as permitted under 2, 3 and 4 below.
2. **Safety.** It shall be the responsibility of the Lot Owner to verify that all permitted installations of satellite dishes and antenna are installed in accordance with all applicable safety regulations and do not restrict access to fire lanes, doorways, windows, and any other egress.

3. **Size.** Satellite DBS dishes must be less than one meter (39 inches) in diameter and MMDS antennas must be less than 12 feet in height. There are no restrictions to the size of TV antennas; however, in no event may an Owner install an antenna which threatens the safety of others or their radio and television reception. Installations must meet the minimum safety requirements outlined in paragraph 2 above.
4. **Placement.**
- (a) **TV antennas.** Because there are few FCC restrictions to the size and height of TV antennas, the placement of antennas shall be carefully considered in order to preserve the integrity, natural setting, and aesthetic value of our community and the effect on your neighbors' views. Therefore, TV antennas are expected to be located inside the dwelling (usually in the attic). Placement must meet the provisions of paragraphs 2 and 3 above.
- (b) **Satellite antennas.** To the extent an acceptable quality signal can be obtained, the following locations are the pre-approved locations and installation sites for satellite dishes which are one meter or less in diameter (listed in decreasing order of preference):
1. On the rear of the dwelling below the roof line
  2. Above the rear roof line of the dwelling;
  3. On the deck or in the backyard, below the fence line and fully  
Within the property line

Where possible, the dishes shall not be visible from the street, and shall blend in with the background against which it is mounted. After installation, Owners are required to send notice to the Association's management company, which informs the management company of the installation and its location.

### **ATTIC VENTILATORS**

Roof-mounted ventilators must:

- Be no higher than 10 inches above the roof surface;
- Be placed on the roof plane least visible to adjoining property;
- Not extend above the ridge line or parapet on a flat roof;
- Be painted with a flat paint to match the roof color.

A ventilator must not be obtrusive and must be appropriate in size for its use and location. Your application shall include a description with dimensions, color specifications, and location on the building where you plan to put the ventilator.

### **AWNINGS**

Exterior awnings will be allowed on rear decks or patios only and must be consistent with the architectural style and scale of the home to which they will be attached. The fabric color must be compatible with the existing building colors. You must paint any exposed frames to match the trim or the dominant color of the building.

To be approved, awnings must meet the following criteria:

- Plain design and color which is compatible with the color scheme of the house.
- Must be consistent with the visual scale of the house to which attached.
- Must be retractable in style and be extended only while in use.
- Shade screen style tents may be used in season but must be taken down when not in use.

### **BARBEQUE GRILLS/FIRE PITS AND SIMILAR DEVICES:**

Plans for permanent barbeque grills and permanent fire pits or similar devices must be submitted to the ARB for approval. They must be placed in the rear of the house and as far as practical from adjacent property lines.

- Construction design, scale and materials or permanent grill areas must complement the existing house and lot. Permanent barbeque structures and fire pits require approval from PWC zoning department.
- Permanent fireplaces and fire pits must be constructed of noncombustible materials and may not be any larger than 3 feet in diameter and must be no less than 2 feet high.

Temporary grills, fire pits and chimineas do not need an application and must be stored out of sight (from the front view of the street) when not in use. Users of grills/fire pits and similar devices are responsible for following State and County burn regulations.

### **BASKETBALL BACKBOARDS**

See RECREATION AND PLAY EQUIPMENT

### **BOATS, TRAILERS, CAMPERS, MOTOR HOMES OR RECREATIONAL VEHICLES**

Specific rules and regulations regarding vehicles have been adopted by the Homeowners Association. Refer to Article VI of the covenants. Rocky Run at Brookside is a VDOT restricted community.

1. No motorized vehicles, including but not limited to motorized bicycles, motorcycles, mini-bikes, go-karts, etc., shall be operated on or parked upon any Common Area of Brookside or owner's backyard, except residential driveways. **If you have any violations to report regarding Street parking, please call police at the non-emergency number 703-792-6500. Your call can be done anonymously.**

2. Vehicles parked in the Brookside Community must display current State of Virginia license plates, inspection sticker, and a current Prince William County registration sticker (except Military personnel who are exempt from the requirements to display Virginia license plates and a Virginia inspection plates). All action shall be coordinated with the Prince William County Police Department in accordance with the applicable requirements of the Code of Virginia as amended. **If you have any violations to report regarding Street parking, please call police at the non-emergency number 703-792-6500. Your call can be done anonymously.**

3. All Vehicles, campers, boats, trailers, etc... parked in the Brookside Community must be maintained in an acceptable state of repair to meet the following conditions **If you have any violations to report regarding Street parking, please call police at the non-emergency number 703-792-6500. Your call can be done anonymously.**

- a. Powered vehicles must be maintained in an operational condition.

- b. Tires supporting parked vehicles in the Brookside Community must be inflated at all times to within 10 PSI of the manufacturer's recommended pressure so that they can be moved in the event of any emergency.
- c. Powered vehicles shall only be parked on the pavement (driveway )
- d. All vehicles covered in Article VI, Section 13 must obtain written ARB & HOA Board Approval.
- e. Boats, campers, motor homes, recreational vehicles and trailers (enclosed or utility) are VDOT restricted from the street. An approved ARB application is necessary to park such vehicle on the property. Only ONE such vehicle per property will be approved. Include make, model, year, tag, identification, and dimensions on application. ARB may request proof of tonnage to ensure that the vehicle is not commercial.
- f. Boats, campers, motor homes, recreational vehicles and enclosed trailers must be approved for storage in driveways. Storage of said vehicle can take up no more than 40 percent of the driveway and can be no longer than 30 feet (this includes the trailer tongue) and only if the driveway will accommodate a vehicle of stated length. Vehicles stored or parked in driveways cannot encroach (block) any public sidewalk or pathway, be parked, in whole or in part, on the grass, nor extend into the street. Storage of approved vehicle cannot render the driveway unusable for its intended purpose of parking a car(s).
- g. Smaller utility trailers and other style trailers can only be approved for back or side yard storage and only if screened from view from all adjacent properties and the street.
- h. All approved boats, campers, motor homes, recreational vehicles and trailers can only be stored as if transporting said vehicle – no canopies up, no bump outs extended, etc.
- i. Open trailers cannot have any debris, yard waste or used for storage of any items while parked/stored.

4. Article VI section 15 of the restrictive covenants states no portion of the property shall be used to repair automobiles. Major repairs, while parked in driveways (including but not limited to engine, transmission or rear end overhaul) are prohibited. Inoperable vehicles are not to be stored on driveways or on any exterior part of the property.

5. Dumping, disposal of oil, grease or any other chemical, residual substances, or any substance of particles from holding tanks of vehicles of any type (as a result of the repair, maintenance, or carelessness) is not permitted on Common Areas. Disposal must also conform to environmental regulations.

6. The dumping of motor oil and other petroleum products into storm sewers is a direct violation of the State Water Control Law and may lead to civil penalties and clean-up costs for the responsible person(s).

7. Parking of commercial vehicles (as per PWC code) is prohibited on Brookside Common Area and Residential property as outlined in Section 14 of the Covenants.

8. The Board of Directors shall be empowered to have vehicles which are in violation of Items 1, 2, 3, 4, & 7 and any vehicles as defined in the Code of Virginia, as amended, removed, from Common Areas, at the risk and expense of the owner, provided proper notification has been given to the owner.

All the above rules and regulations will be strictly enforced, and towing (where appropriate and as defined in Item 8 above) will be at the owner's expense and risk.

### **CHIMNEYS AND METAL FLUES**

Chimneys must either be masonry or enclosed in the same finish material as the exterior of the home to which attached. The material, whether masonry or siding, must match the material on the rest of the house. A chimney cap/spark arrestor must be non-ornamental and in a style approved by PWC.

Metal roof top flues shall be no higher than the PWC building code requires. They shall be of such quality that they don't require external support braces.

Metal roof top flues / chimney caps must be maintained by homeowners so as not to appear in disrepair or rusted.

### **CEILING FANS (OUTSIDE)**

Ceiling fans are only allowed for screened porches on backside of house.

### **CLOTHESLINES**

Outside clotheslines are prohibited.

### **DECKS**

When planning a deck, homeowners are advised to consider the following factors to gain approval:

- Location: Decks must be located in rear yards. The sides of the deck shall not exceed past the side of the house. Side or front yards ramps will be approved for handicap use only and must be painted to match the house or trim.
- Scale and Style: Decks, particularly elevated decks, must be of a scale and style which are compatible with the home to which attached, adjacent homes, and the environmental surroundings. Deck railings shall not exceed 42 inches in height with the exception of privacy screening.
- Stairs: Stairs connected to decks shall not extend into the side yard or past the edge of the house.
- Materials: All decks must be built using pressure treated lumber or composite material (i.e., Trex). ARB will evaluate and review new material on an application basis.
- Color: Decks made from wood shall be left to naturally age. Natural or wood-colored satins will be considered. Decks utilizing composite materials (i.e., Trex) shall not be painted. Decks and/or railings may be painted to match **the current approved** trim color of house.
- Under Deck Storage: Elevated decks have an under deck area which can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage

space. The ARB requires use of decorative screening or landscaping to minimize adverse visual impacts.

- NOTE: Your application for installation of a deck must include the required property-plat received at settlement showing the house, the location of the deck, and the property lines. Applications must include site plan showing size of deck, location as it relates to applicant's house and adjacent houses and property lines, description of materials to be used, and details of railings, trellises, posts, stairs, steps, benches, etc., as required to clearly describe proposal. Include height of deck off the ground.
- NOTE: Decks attached to your home require a building permit from PWC and a copy must be submitted to the Management Company within 30 days of ARB approval.

### **DOG HOUSES & DOG RUNS**

Dog runs are not allowed. Doghouses must be located in the rear yard and must be compatible with the applicant's house in terms of color and material. The doghouses must not exceed sixteen (16) square feet of floor space and must not exceed four (4) feet in height at the highest point. They must be located where visually unobtrusive to neighbors whenever possible. The use of appropriate screening is encouraged, and may be required in some cases, in order to minimize any negative visual impacts.

### **DRIVEWAYS**

Extensions and additions to the driveways must be of the same material as the original driveway. Driveways can only be extended to each edge of the garage. The homeowner must have all utility companies come inspect the ground to make sure that you are not covering any lines, piping, etc. You may request to enlarge or add to your driveway only where it and its use will not adversely affect adjacent property, natural areas, or drainage. ARB requests for concrete, brick or other non-asphalt materials to be used to resurface the driveway will not be approved because this violates the architectural integrity of the community. Side pavers may be added to the driveway with ARB approval. Driveway must be well maintained. **Expansion of driveways must meet PWC code and have ARB approval.** All boats, campers, and trailer in driveway must have ARB approval.

### **DUMPSTERS/STORAGE PODS**

Construction dumpsters and storage pods require Management Company notification and may only be parked on the driveway for no more than 90 days. If more time is required, please submit an ARB application stating the length of time needed and why.

### **EROSION CONTROL**

Each resident is responsible for seeing that their lot area is protected from erosion and that storm drain structures are not blocked so as to cause additional erosion problems.

### **EXTERIOR APPEARANCE**

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



## **EXTERIOR COLOR SCHEME CHANGES**

Color changes apply not only to the house siding, but also to the doors, shutters, trim, roofing, garage door and other appurtenant structures. Changes of exterior color are limited to the colors in the Brookside Community, as originally standardized by Richmond American. Standards are available at McCormick Paint – request McCormick exterior paint. See Appendix C for color selection. The original color schemes shall serve as a model for the community. See Appendix C of approved colors. Siding changes (color & type) must be approved by the ARB. Repainting or staining a specific object to match its original color need not be submitted to the ARB. Wood tone garage doors are prohibited. Wood tone front doors are allowed.

## **EXTERIOR DECORATIVE OBJECTS**

The following standards pertain to the installation or display of exterior decorative objects. With the exception of seasonal displays, approval is required for exterior decorative objects maintained in the yards of the residence, whether natural or man-made. Objects will be evaluated in terms of their general appropriateness, size, color, location, compatibility with architectural and environmental design qualities and visual impact on neighbors and the surrounding area.

1. For information regarding seasonal and holiday displays refer to specific standards;
2. Exterior decorative objects that do not require approval include: bird houses, bird baths, statues of animals, sundials, sculptures, driftwood, decorative rocks, planters, free standing poles, and all items attached to approved structures;
3. Functional exterior objects such as benches, chairs, tables, etc. are considered exterior decorative objects and require approval if maintained in the front or side yard of the residence;
4. Jockeys, wagon wheels, flamingos and other similar objects are prohibited;
5. All exterior decorative objects must be maintained in good appearance. Portable lawn furniture does not require approval but must be arranged in an orderly fashion. It must be stored from view when not in use; and
6. No more than four (4) exterior decorative objects less than 30” are permitted without formal approval. Exterior Decorative Objects more than 30” require approval.

## **EXTERIOR LIGHTING/SECURITY CAMEAS/CAMERA DOORBELLS**

1. Lighting Fixtures: Lighting which is part of the original structure must not be altered without prior approval of the ARB. Proposed replacement or additional fixtures must be compatible in style and scale with the applicant’s home. Replacement lighting fixtures must be installed in the original location as the fixtures that are being replaced. Additional fixtures installed on the front or rear of the structure must be installed in a similar location (such as the opposite side of the garage door, the entry way door or rear doors). Flood or spot lights are not allowed in these locations. Only front, rear door or rear porch lighting can be left on at night (does not include flood or spot lights).

2. Security Lighting: Exterior flood and spot lighting are permitted and require an approved ARB application. The following requirements must be met:

- a. The lighting must be directed only within the applicant's property.
- b. The lighting must be installed under the roof eaves, attached to either the soffit or fascia board only. Any other location will not be approved. No lighting will be allowed on the sides of homes where there is no overhang or eave for shielding of light.
- c. The lighting shall be motion activated and cannot remain on through the night.
- d. The lighting must not have an adverse visual impact to adjoining neighbors because of location, wattage, or other features.
- e. Lighting shall be directed downward and shielded so it does not create a glare spot visible, or that is a nuisance, to adjacent neighbors.
- f. All conduit must be concealed for current and additional lighting added to the structure.
- g. All lighting must be compatible with the house design, general design of the neighborhood, and harmonious with the existing pattern of light fixtures.
- h. Low wattage lights must be used whenever possible.
- i. Mushrooms, tier and globe lights, which are used for down lighting must be integrated with the landscaping only and not into the concrete of walkways and/or stairs.
- j. Deck lights are more appropriate for stairs, but do not need an application approval before installation.

3. Security Camera(s): Exterior mounted security cameras are permitted and require an approved ARB application. The following requirements must be met:

- a. The camera(s) must be directed only within the applicant's property. This must be shown by outlining the camera viewing angle on the plat when submitting an application.
- b. The camera(s) must be installed under the roof eaves only, attached to either the soffit or fascia board. Any other location will not be approved. No camera(s) will be allowed on the sides of homes where there is no overhang or eave for shielding.
- c. All conduit and wiring must be concealed.
- d. Any camera(s) on a property must be compatible with the architectural design of the house and neighborhood.

4. Camera Doorbells: Camera doorbells, which are integrated into a single box, are permitted without ARB approval provided it is replacing the current doorbell and will be in the same location. Any camera(s) not integrated into the doorbell are considered security cameras, and must meet the requirements of security camera(s) section.

5. Lampposts: Lampposts are not only used for the architectural integrity of Brookside but

are also used for security purposes. We require the maintenance of lampposts. If a burned out bulb needs replacement, it is the responsibility of the owner to replace it within a reasonable timeframe (such as one week). Posts must remain painted black. Any changes to the post style require an architectural modification request. Lampposts must not exceed 8', including the fixture.

6. Non-permitted Lighting: Sodium vapor lighting will not be allowed on individual residential properties. Rope lighting is permitted on decks provided it is fastened to the inside of the deck rail (not outside of rail or swags where it may have an adverse visual effect on neighbors).

### **EXTERIOR UNIT AIR CONDITIONERS**

Air conditioning units extending from the house are prohibited. Exterior ground units may be added to or relocated upon ARB approval only when they do not interfere visually with neighbors. Exterior ground units shall be oriented so as not to discharge hot air onto neighbor's property.

### **FENCES**

All fences must be approved by the ARB. All fences must be within a Homeowner's property boundary. No fence of any kind (**split rail, single wood panel, chain link, etc.**) or **screening (lattice, trellis, etc.)** shall be erected or maintained on any portion of a lot along the front property line or from the front building line to the front lot line. Fences erected or maintained in or along the rear of a lot or from the front building line to the rear lot line or from the side of any building to the said lot line shall be a hedge fence, natural wood, wood tone stained fence, wood grain vinyl, white or wood tone vinyl (smooth or wood grain pattern) or "split rail corner-posts." Other criteria include:

1. Fence height shall not be greater than six (6) feet.
2. No metal fencing, including but not limited to chain link and chicken wire will be permitted, except for wire pet barrier mesh used in conjunction with split rail, cross-buck, or board-on-board fences to pen in pets. The following sizes, 2 inches by 3 inches, 12 gauge or 3 inches by 4 inches, 14-gauge wire pet barrier mesh may be used. All pet barrier mesh must be installed on the inside of the fencing.
3. Gates shall match the fence in material, style, color and height.
4. Hedge fences must be properly maintained and pruned.
5. Planter bed edging in the front of the home are not to exceed 18" in height. Materials used can only be brick, stone, decorative white or natural metal, natural colored wood, or white vinyl (smooth or wood grain pattern) upon ARB approval.
6. Fences are to be well maintained free of peeling paint or leaning.
7. **Decorative lattice may be installed on top of fences as long as the combined height of the fence and lattice does not exceed six (6) feet.**
8. The horizontal top rail or top edge must maintain a parallel consistency to the existing contour of the landscape but must not exceed 6' at the tallest point.

ARB will consider new fencing products as they become available.

### **FIREWOOD**

Firewood shall be kept neatly stacked, located in rear of residence, not on the side yard and must be kept within your Lot. Under no circumstances shall firewood be stacked in a Common Area.

Piles larger than two cords require ARB approval. Piles longer than 8' shall be 2 rows deep minimum. Piles must not exceed 4' in height for safety. Firewood piles must contain firewood only, no storage of debris. Location shall be in such a manner as to minimize visual impact of neighbors.

### **FLAGPOLES**

Homeowners wishing temporary flagpole staff, which do not exceed six feet (6') in length and are attached to the front wall or pillar of the house or dwelling unit need not have ARB approval. Freestanding flagpoles must not exceed 20 feet in height and are limited to one per lot. Location and materials for free standing flagpoles are subject to ARB approval

### **GAZEBOS**

All gazebos can be freestanding or part of a deck and require ARB approval. The gazebo is to be of natural or wood tone or painted to match trim color. All wood is to be pressure treated wood. The design of a gazebo is directly related to its location. The gazebo shall be designed to appear as part of the house/landscaping/fence theme. The gazebo must be designed to respect the "visual rights" and aesthetic interests of neighboring properties. The gazebo can be wrapped to match existing trim and requires ARB approval. ARB will consider new products as they become available. PWC permit required.

### **GARAGES/GARAGE DOOR**

Garages may not be converted into living space. Fabric or metal garages/awnings are not permitted. Garage doors must be painted a solid color, the same color as the trim of the house. Carriage style garage doors including faux style are not permitted. An application must be submitted to the ARB for approval for all garage door replacements.

### **GUTTERS/DOWNSPOUTS**

Gutters and downspouts must be white or match the color of the trim to which they are attached. They shall be located and installed so water runoff does not adversely affect the adjacent property.

Special note — direct water away from any sidewalks. In winter it can freeze making a hazardous situation.

### **HOLIDAY LIGHTING AND DECORATIONS**

Holiday lighting and decorations do not require permission or an application provided it is for short term seasonal occasions only. Holiday lighting and decorations must not be put up sooner than 45 days prior to the holiday, and must be removed within 30 days after the holiday for which it is used.

### **HOT TUBS**

(See Spa/Hot tubes)

### **HOUSE NUMBERS**

House numbers shall not be removed at anytime from your residence and must be affixed to your home. **Placement of the numbers must be horizontal on the fascia board above the garage or horizontal on the fascia board above the front door or front porch or vertically on the front column closest to the front door.** They shall be no larger than 6" in height **and must be**

**numbers, not script.** They shall be located in a highly visible place and be visible from the street. House numbers shall be black or brass to match the architectural integrity and quality of Rocky Run of Brookside.

### **IN HOME BUSINESSES**

Prince William County regulates in-home businesses. In addition to County control the Association is concerned about the impact of in-home businesses on the residential character of the neighborhood and on adjacent neighbors. Article VI section 1 of the Restrictive Covenants states the property shall be used exclusively for residential purposes.

### **LANDSCAPING**

#### **ALL MAJOR LANDSCAPING MUST BE APPROVED BY THE ARB. WORK MUST BE COMPLETED WITHIN 30 DAYS OF START.**

In general, an ARB Application is not required for minor landscape improvements.

ARB Application and approval is required for the following:

- Plantings intended to form a hedge or natural screen and which will attain more than two feet in height. Hedges located forward of the front plane of the house shall not exceed 36 inches in height and shall not restrict sight lines along a roadway.
- Installation of any medium that will form a wall over 12 inches high and/or 8 feet long.
- A proposed improvement which is of such a scale or type as to be inconsistent with the existing design features of the home, adjacent units, and the surrounding area will require approval. Examples include the substantial or total removal of turf and replacement with another material, such as mulch or gravel.
- Placement of decorative rocks on a property, larger than 3 feet in diameter.
- Landscaping that involves a change of grading or slope or installation of a retaining wall or other structure.

Additional Landscaping considerations:

- Any dead plants, shrubs or trees must be removed immediately and **landscaped per the current guidelines**. This is to include **the removal of tree stumps**.
- All portions of a lot that are not improved by an impervious surface or a structure must be maintained with grass (or other vegetation installed by a builder or approved by the ARB). No bare earth may be exposed on a lot (except for flowerbeds or vegetable gardens with appropriate approvals as required).
- Vegetable gardens are prohibited in the front yard. The garden shall be hidden as much as possible from your neighbor's view. Try to place it so it is not visible from the street as well. Vegetable gardens may require landscape screening.

- Synthetic turf is not allowed.
- Placement of trees shall be made with both your and your neighbor's comfort in mind. Tree branches shall be trimmed to a height as to not hinder access and visibility.

### **LAWN MAINTENANCE**

- All turf areas on a lot must be kept neatly mowed during the growing season. Grass shall not be permitted to exceed six (6) inches in height, and a minimum height of two (2) inches. If you fail to keep grass cut, the Homeowner may be billed for services to cut their grass.
- Turf areas shall be kept weed-free as possible. At no time shall weed cover exceed more than 25 percent of the total turf area.
- Planted beds must be kept in a neat and orderly manner.

### **MAILBOXES**

All replacement mailboxes and posts require ARB approval. Mailboxes must be located so as not to obstruct sidewalks or sight lines in accordance with postal and county regulations. Mailbox posts shall be maintained as natural wood color with a clear sealant used only. Mailbox posts made of stone, brick, vinyl or metal are prohibited. The mailbox must be mounted on **natural wood posts as shown in the example pictures below**. All mailboxes must be the standard rural type style and black in color. **Stickers, pictures, covers, or any type of decoration on the mailbox is prohibited.**

- 6 ½" wide, 9" tall and 19" deep
- 8 ½" wide, 10 7/8" tall and 20 ¼" deep



### **MAINTENANCE STANDARDS**

Property owners are responsible for the maintenance of structures and grounds that are part of their property. Structure maintenance includes restoring, repairing, or replacing items in accordance with these Standards. Ground maintenance includes grass mowing, trimming shrubbery, and removal of trash and debris. Overall maintenance of a lot affects the visual character and economic values of the property and neighborhood and, in some cases, safety.

(See Article VI, sections 4 & 10 Declaration of Covenants for further clarification concerning safety and other issues.)

Structures:

The following standards apply to the maintenance of structures:

Exterior Appearance – Residents are responsible for maintaining the exterior of their dwellings and any other structures on their lots, including, but not limited to, decks, fences, sheds and recreational equipment.

Exterior Building Components – Exterior building components which are missing, broken or otherwise in a state of disrepair shall be repaired or replaced. External building components include, but are not limited to, siding, gutters, downspouts, roof shingles, windows and doors.

Conditions that are considered to be violations of these standards include, but are not limited to, the following:

1. Bald, significant blistering or peeling of exterior painted surfaces.
2. Dented, cracked, broken, loose, or missing pieces of garage doors or siding.
3. Recreation equipment which is either broken or in need of repainting.
4. Guttering in need of painting or replacement.
5. Fences with either broken or missing parts or which are leaning.
6. Sheds with broken doors or in need of painting or repair.
7. Decks in need of repair or re-staining
8. Concrete or masonry block foundations and/or party walls in need of repainting.

The following standards apply to the maintenance of lots within the community:

Mowing - Turf areas need to be mowed at regular intervals, maintaining a maximum height of six (6) inches, and a minimum height of two (2) inches. This includes the mowing of grass in ditches.

Landscaping – Landscaping shall be maintained in a neat and orderly condition. All hedges and shrubs shall be neatly trimmed and maintained, and their size maintained through pruning in proportion to the lot and home. No bare earth may be exposed on a lot except for flower beds with appropriate approvals. All other areas are to be maintained with grass. Any dead plants, shrubs, or trees shall be immediately removed. Trees shall be kept pruned so that dead or dangerous limbs do not cause damage to property or injury to persons. Suckers and low hanging branches shall be removed regularly.

Tree-Save Areas – All trees in a designated “tree-save” area within residential lots shall be preserved if feasible. Trees shall be kept pruned so that dead or dangerous limbs do not cause damage to property or injury to persons. Replacement of dead trees within a “tree-save” area is encouraged.

Weed Control – Weeds shall be controlled in all areas of a lot, including lawn areas, plant beds and ditches. Weed cover cannot exceed 25% of total turf area.

Driveway Aprons – Homeowners are responsible for weeding the edges of the driveways adjacent to their property.

Lawn Watering – Watering shall be performed during extended dry periods. Please follow Prince William County restrictions for drought periods.

Lawn and Garden Fertilization – Soil shall be tested before fertilizer is added, especially in areas where drainage will flow into ponds. Special care shall be taken not to over-fertilize or to fertilize lawns and gardens when there is the likelihood of run-off. Soil test kits and reference materials are available from the Prince William County Extension office and reference materials at Prince William County libraries.

Trash Removal – Each resident is responsible for picking up litter on their property and preventing wind-blown debris from originating from their land.

Construction Materials – Materials required for the improvement of a home or lot shall be neatly stored at all times and must be promptly removed at the completion of the project.

Erosion Control - Each resident is responsible for seeing that their lot area is protected from erosion.

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

Snow Removal – Residents are required to clear snow and ice from the sidewalks and walkways. Snow shall be cleared from around mailboxes as well. Sand may be used as an abrasive when necessary, but the use of any rock salt or any de-icing salts, which are known to cause surface deterioration, is not advised.

Exterior Storage – Residents are expected to clean up after themselves at all times. Storage of miscellaneous items such as toys, mops, brooms, snow shovels, ladders, mulch, top soil, and all other items is prohibited at all times. List above is not all inclusive and is subject to additions at any time by the Board of Directors, Managing Agent and Architectural Review Board.

#### Maintenance Citations

The Rocky Run Homeowner’s Association expects that all residents will do the necessary maintenance on their property and lot to prevent any conditions that will result in a citation. Therefore, as defined in Article IV & XII of the Rocky Run Declaration of Covenants, Conditions and Restrictions, all homeowners shall maintain their lots in accordance with the general maintenance standards detailed in this section. Violation of maintenance standards may result in an enforcement process pursuant to Article IV & XII of the Rocky Run Declaration of Covenants, Conditions and Restrictions.

#### **OUTSIDE STORAGE**



No outside storage of lumber, metals, or bulk materials of any kind, except building materials stored during the course of construction of an approved structure, shall be permitted. Construction of any sort shall not be a drawn-out process but kept to a minimum (usually 30-45 days after receiving written approval by the ARB); therefore, all construction materials shall be put away thereafter. No refuse or trash shall be kept, stored or allowed to accumulate on any lot. Any ladders, yard maintenance equipment, tools, toys, or other objects commonly found around the home must be stored out of sight from other homeowners when not in use. If they are kept outside, the items must be visually screened in a manner approved in writing by the ARB. Any portable storage units (ie. PODS) require ARB approval. Portable storage units may only be placed in a homeowner's driveway; placing in the street is a VDOT violation. A portable storage unit shall only be on the property temporarily (no more than 30 days).

### **PATIO**

All patios require approval. Patios shall be located in rear yards. Drainage conditions that might result from the construction of a patio must be remedied. The owner's request shall include a scale drawing of the lot, including the house and placement of the patio. It shall also state what material will be used to build the patio. No railroad ties will be allowed to border or makeup the patio.

### **PLAYGROUND EQUIPMENT**

See Recreation and Playground Equipment

### **PORCHES (Rear)**

Porches Screened will be reviewed as room additions, with special attention given to visibility of interior activities. Screened porches will only be allowed on the back of the house.

- Size and Scale: Screened porches shall be appropriate to the scale of the home as sited on the lot. They must meet PWC minimum setback requirements and shall not be constructed across Building Restriction Lines (BRL) as shown on individual plats or site plans.
- Material and Color: Screened porches must match the existing house in materials and color, except that they must also be constructed of natural woods, aluminum, or glass. . The end of a gable roof must have the same type of siding as the house if siding is used. All trim and fascia must be painted the same color as the house trim and fascia. In all cases, the screened porch roof must be shingled to match the existing house.
- ARB will consider new products as they become available.

**Porches (Front)** shall be constructed of material so as to match the existing structure in color, style and texture. **The ARB will evaluate and review new materials on an application basis, as long as it remains within the continuity of the community.** Flooring/surface of front porches can only be stone, slate, brick or concrete to comply with the continuity established by the use of the same or compatible materials as were used in the original house. The porch floor may be painted, but must use a paint rated for porch floors. The colors are limited to the current approved house trim colors. Porch roofs must match or be architecturally consistent with the rooflines of the existing structure.

- Size and Scale: Screened porches shall be appropriate to the scale of the home as sited on the lot. They must meet PWC minimum setback requirements and shall not be constructed across Building Restriction Lines (BRL) as shown on individual plats or site plans.

All porch modification requires ARB approval. All porch structural changes (for example, column replacement) require PWC permit.

### **PESTICIDES AND HERBICIDES**

Pesticides and herbicides may be applied according to label instructions for the specified problem. Emphasis shall be placed on organic/biodegradable materials in order to ensure the least harm to the natural environment. Care in application is extremely important. Avoid the use of pesticides and herbicides if at all possible, but when necessary use with caution and follow instructions.

### **RECREATION AND PLAY EQUIPMENT**

#### **ALL BACKBOARDS, SUBSTANTIAL PLAYGROUND EQUIPMENT, POOLS, SPAS AND HOT TUBS MUST BE APPROVED BY THE ARB**

#### **BASKETBALL BACKBOARDS**

Under Recreation and Play Equipment

#### **ALL BACKBOARDS, SUBSTANTIAL PLAYGROUND EQUIPMENT, POOLS, SPAS AND HOT TUBS MUST BE APPROVED BY THE ARB**

**Permanent:** For safety purposes and to keep children out of the street, permanent basketball backboards will only be allowed on driveways or in backyards. In driveway locations, the backboard must be 10 feet from the curb. All backboard and rim must be well maintained. At the base of the pole, ensure grass is trimmed.

**Temporary:** Temporary/portable basketball backboards will only be allowed on driveways, in the yard by the curb or in backyards – **not in the street**. No bags/materials or any other items can be stored on top of the basketball backboard base or used to support the basketball backboard base at any time. At no time shall any basketball equipment be placed on common ground. All backboard and rim must be well maintained. Ensure grass is trimmed around the base of the basketball backboard. If you have any issue with a neighbor's temporary/portable basketball backboard located in the street, please call the current management company.

**Playground Equipment:** No playground equipment, of any kind, can be placed on common ground.

### **PLAYGROUND EQUIPMENT**

In determining where to locate play equipment, consideration shall be given to the impact recreation activities involving the equipment will have on neighbors. If playground equipment becomes a nuisance to neighboring properties, the ARB may recommend prompt removal of the

equipment from the property. Semi-permanent play equipment that either constitutes a structure or is appurtenant to an existing structure requires approval. Examples include: trampolines, sandboxes, playhouses, swing sets, etc. The following factors will govern approval of such equipment. Such equipment shall be placed in rear yard **only**.

- Scale & design: The equipment shall be generally compatible with the lot size, **and shall not be taller than 11' at its tallest point**. The design, **specifications, components** and any visual screening are additional considerations in evaluating **the approval of the equipment, and** whether or not there will be an adverse visual impact. **The equipment shall maintain a minimum distance of 6' from ALL property/fence lines. No horizontal platforms (deck height) are to exceed 5' tall.**

Color and Materials: Owners are encouraged to use equipment constructed of wood and left in a natural condition to weather because it has a better long term aesthetic appeal.

## **ROOFS**

Main structure roof: Must be replaced with shingle material so as to match the existing structure in color, style and texture. They must be architecturally consistent with the roofs within this community.

Front/Rear Porch Roof: Must be constructed of shingle material, so as to match the existing main roof structure (in color, style and texture). Colonial style metal roofs (standing seam only) will be considered, as long as it doesn't join an existing shingled roof. The color of the metal roofing must match the approved colors for shutters or front door, or can be copper.

Bay/Box Window Roof: Must be constructed of shingle material, so as to match the existing main roof structure (in color, style and texture). Colonial style metal roofs (standing seam only) roof will be considered, as long as it doesn't join an existing shingled roof. The color of the metal roofing must match the approved colors for shutters or front door, or can be copper.

Gazebos & Sheds Roof: Gazebos and sheds are free standing structures in yard. Roof must be constructed of shingle material, so as to match the existing main roof structure in color, style and texture. Colonial style metal roof (standing seam only) roofs will be considered, as long as it doesn't join an existing shingled roof. The color of the metal roofing must match the approved colors for shutters or front door, or can be copper.

**ALL roof replacements must have an application submitted prior to work being done.**

## **SECURITY BARS**

Exterior security bars or grates on windows and doors are prohibited. Homeowners concerned about the security of their residence are advised to consider alternatives, including alarms and sophisticated lock systems.

Security signs for alarm systems are allowed and shall be installed in the landscaping near the front door of your residence. In an effort to maintain the aesthetic standards of Rocky Run at Brookside, they are not allowed on the mailbox post.

## **SHUTTERS**

Shutters must be maintained in a similar fashion to the rest of the house. They must be repaired and or replaced when they are damaged. If painted, they must be painted the same color. Color changes require ARB approval. Shutters must be proportionate to the house in size and style.

## **SIDEWALKS AND PATHWAYS**

Sidewalks and pathways (except lead walks) must be set back at least four feet from the property line and installed flush to the ground. Only stone, slate, brick or concrete shall be used. Concrete blocking or pressure treated lumber is unacceptable. The scale, location, and design must be compatible with the lot, home, and surroundings. Homeowner must maintain a pathway from driveway to house front entry; no concrete block or pressure treated wood.

## **SOLAR PANELS**

Solar panels are permitted, but must be approved by the ARB. Solar panels must be on the backside of the house, not visible from the front of the house.

## **SPRINKLER SYSTEMS**

Sprinkler systems can have a positive effect on your property but may cause negative effects on your neighbor's yards. A lot survey is required to install a sprinkler system. It shall be installed per PWC ordinances. Sprinklers may not spray water on sidewalks or areas outside the boundaries of your yard. They may not create pooling of water on property other than where they are spraying. Homeowners will be responsible for resolving any drainage issues on their own property, or other's property, caused by their sprinkler systems.

It is recommended that you have a professional landscaping company install your system. PWC Health department considers any runoff from a sprinkler system as sewage. They can issue condemnation notices on the owner to force repairs and/or resolution of run off issues.

## **STORAGE SHEDS**

All sheds need ARB approval. Storage sheds can aesthetically affect both individual property and the neighborhood. As a result, all storage sheds shall be compatible with both the architecture and the landscaping surrounding the house. Storage sheds must be within the homeowner's property boundary and located in the rear yard only. Consideration shall be given to whether the site chosen for the shed is viewable from adjoining properties.

The design of a storage shed is directly related to its location. As the relationship between the house and the shed changes, so does the type of shed to be used. The shed shall be designed to appear as part of the house/landscaping/fence theme and may be part of a deck. Building materials must correspond to the design theme. The shed must be designed to respect the "visual rights" and aesthetic interests of neighborhood properties.

1. Sheds shall not exceed 12 feet x 16 feet (160 sq. feet). Sheds shall not exceed 10 feet in height.
2. All sheds shall be well maintained.
3. Sheds require PWC zoning. Sheds greater than 150 sq. feet require PWC permit.
4. Homeowners are limited to one (1) shed.

## **STORM AND SCREEN DOORS**

All storm and screen doors/windows must be approved by the ARB and must meet the following criteria:

1. All screen and storm doors require an approved ARB application. The color of all storm and screen doors must conform to the existing color scheme and match the approved house trim or match the approved front door color. All storm doors must be full view and only with small bevel edged glass or plain; self-storage full view storm doors are also allowed. Storm/screen doors must be closed when not being used.
2. All external storm windows require an approved ARB application. The color of all external storm windows must conform to the existing color of the window frame and/or match the overall trim color scheme. No plastic covering will be permitted on the exterior (outside) storm windows.

## **SPAS/HOT TUBS**

All spas and hot tubs must be approved. Exterior hot tubs or spas must be located in the rear yard adjacent to the dwelling unit. The incorporation of your hot tub as an architectural feature of your deck and/or patio is encouraged. The exterior finish of an elevated hot tub shall blend with the exterior finish of the home, deck or patio to which it is attached or most closely related. Fencing and/or landscaping are/is recommended to shield the view from neighbors. Mechanical equipment, pipes, and wiring shall be concealed.

## **SWIMMING POOLS**

No ARB approval is required for portable children's pools not more than eight (8) feet in diameter and no more than 24 inches deep. An application is required for all other swimming pools. Swimming pools are considered major alterations and shall follow the guidelines explained in the Major Exterior Changes section that follows. Permanent pools shall be located behind the house and shall be enclosed by a safety fence at least as high as the County Zoning Ordinance require. Pool equipment shall be similarly enclosed. All pools must be in working condition, free of mold, mildew, and standing non-treated water. If not then the pool is required to be removed. Building an in-ground pool requires a PWC building permit and must be done in accordance with County and State laws.

1. Pool filtration equipment must be shielded from adjacent properties by the use of mature shrubbery. The pool filtration equipment must be in working condition.
2. Comments from the owners of adjacent properties may be solicited prior to the ARB decision.
3. All private swimming pools shall be screened by the use of a fence in accordance with Prince William County and VA State laws. Chain link fences are prohibited.
4. The size of the pool shall be to scale of the yard in which it is located.
5. Landscaping may be required to maintain the aesthetic standards of the neighborhood
6. The submitted plans shall include location; dimensions of the pool, other related equipment, and information concerning the water supply system; drainage shall be consistent with the current environmental standards of Prince William County and the water disposal system.

## **TRASH REMOVAL**

Each resident is responsible for picking up litter on his property and preventing windblown debris from originating or accumulating on his land. At no time is the Association Common Area to be considered a dumping ground for inorganic or organic debris including leaves, grass clippings and branches.

Trash cans/recycle bins must be stored out of sight. **Any privacy screening to shield trash is prohibited.**

Trash shall not be put out earlier than **5:00** pm the night before trash pickup. **Trash cans must be retrieved from the curb by or before midnight on the day of trash pickup.**

Containers must be kept in good repair with tight fitting lids and must be free of cracks and holes. Lids must be kept closed except when emptying. If you need to obtain a replacement trash tote or recycling bin, please contact American Disposal at 703-368-0500.

Tree limbs and brush must be no longer than 4 feet in length and 6 inches in diameter. These items must be bundled and tied with rope or twine in arm length bundles, with a maximum of 10 bundles of limbs or brush per pick up.

Special curb side pickups are available for furniture, mattresses and your other large NON-METALLIC household items (not to exceed 2 cubic yards total in volume) on your regularly scheduled pick up day. Please contact American Disposal at 703-368-0500 to schedule and confirm acceptability of item. All other items will incur a bulk pick up fee that is solely the responsibility of the owner/resident whom places the item out for pick up.

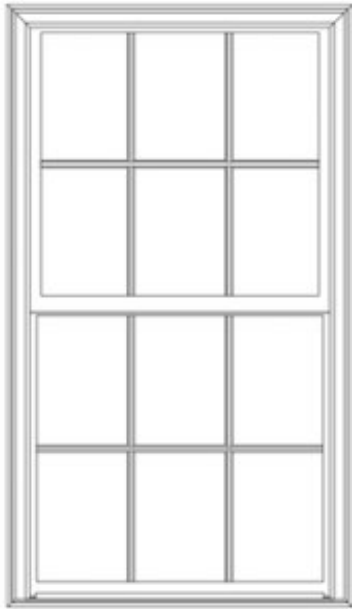
If there is inclement weather, please contact the trash company, or refer to their website, to verify regular, or delayed pick up.

## **WINDOWS: HOUSE/GARAGE:**

1. **Replacement windows (also referred to as retrofit windows):** These were developed so the homeowners do not have to remove the exterior trim materials (siding) of the home in order to install. They are measured to fit in the existing window opening and will only replace the window itself. An ARB application must be submitted and approved.
2. Original trim must remain the same on the home in color and style. If homeowner chooses to wrap or change the existing trim, an ARB application must be submitted and approved.
3. Replacement windows can be white in color or must match the existing house trim color.
4. **New construction windows:** These require the homeowner to replace the complete window, including the existing frame and trim and rework/replace the exterior of the home (siding). If new construction windows are used, trim can be removed and replaced with matching siding, or if the homeowner prefers, they can install a trim that matches the color of the home's current trim or siding color. An ARB application must be submitted and approved.
5. New construction windows can be white in color, match siding, or match the existing trim color.
6. **Window Screens:** The homeowner has the option to have, or not have, screens installed on their windows. However, ALL windows must be the same to maintain the uniform appearance of the home.

7. Window Grids: All windows have the option to have, or not have, window grids installed. If grids are selected, only colonial style grids can be installed/used to maintain the architectural integrity of our community. ALL windows must be the same (grids or no grids) to maintain the uniform appearance of the home.

8. No tin foil, cardboard, paper, paint, plywood, flags, sheets, etc. are permitted as window covering. All blinds and curtains visible from the street must be kept in good condition and repair.



Colonial



## APPENDIX A

The following are the approved McCormick Paint exterior color selections for the Brookside Development. Combination of colors requires ARB approval.

### APPROVED SIDING COLORS

<b>DISCONTINUED SIDING COLORS</b> (Match as close as possible)	<b>SUGGESTED CURRENT COMPATIBLE SIDING COLORS</b>
*Dove Grey	Annapolis Grey
*Satin Beige	Putty Hill
*Royal White	Super White/Colonial White
*Buckskin	Amber White/Newport
*Cameo Cream	Wheat

### APPROVED TRIM & GARAGE DOOR

Colonial White (118)	Super White (100)
Amber White (101)	Annapolis Grey (228)
Wheat (108)	Putty Hill (442)
Newport (119)	

<b>DISCONTINUED TRIM COLORS</b> (Match as close to as possible)
*Greystone (110)
*Cypress (103)
*Harness shop Tan (104)
*Incense (106)
*Woodland (112)

### APPROVED SHUTTERS AND DOORS

Harpers Ferry (441)	Grey Flannel (471)	Gunston Hall (445)
Kingston Clay (120)	McKinney Stone (475)	Potomac (235)
Putty Hill (442)	Georgetown Green (220)	Williamsburg (227)
Yellow Pearl (451)	Flintstone (452)	Antietam (446)
Hearthstone (216)	Smokey Pewter (470)	Cobblestone Grey (215)
Bull Run (444)	Drum Hill Grey (472)	Black (200)
Old Colonial Red (225)	Newport (119)	Camden (230)
Mt. Vernon Grey (443)	Rock Creek green (231)	Takoma (232)
Pinewood (474)	Richmond (233)	Dominion Green (236)

### **DISCONTINUED TRIM COLORS**

(Match as close to as possible)

*Cypress (103)	*Incense (106)	*Valley Green (478)
*Farm House Red (217)	*Greystone (110)	*Kentucky Green (482)
*Woodland (485)	*Sugarloaf (440)	*Chesapeake (449)
*Patuxent Blue (447)	*Carolina Slate (226)	*Old Carriage Brown (223)
*Stone Quarry (456)	*Foxhall Green (202)	*Deep Forest Brown (224)
*Fells Point (448)	*Mount Vernon Grey (443)	*Fawn (117)
*Fairfax Brown (222)	*Caramel (221)	

Last Modified September 25, 2007

**\*These colors are manufactured discontinued. Replacement colors require ARB approval.**