

Stonewall Manor Homeowners Association

Architectural and Design Standards

Version 1.7

Last Updated July 2015



Prepared by: The Architectural Review Committee (ARC).
This document supersedes SMHOA Architectural Design and Guidelines in original Governing Documents
(2004)

Stonewall Manor HOA Architectural and Design Standards

Table of Contents

Part I – General Information and Processes	1
Section 1.1. Authority	1
Section 1.2. Membership on the Architectural Review Committee.....	1
Section 1.3. Architectural Review Committee Authority on New Construction, Improvements, and Replacements	1
Section 1.4. Changes Requiring Architectural Review Committee “Approval”	2
Section 1.5. Architectural Review Committee Decision Criteria	2
1.5.1 Relation to SMHOA Community Common Grounds.....	2
1.5.2 Validity of Concept	3
1.5.3 Design Compatibility	3
1.5.4 Location and Impact on Neighbors	3
1.5.5 Scale	3
1.5.6 Color.....	3
1.5.7 Materials	3
1.5.8 Workmanship	3
1.5.9 Timing	3
Section 1.6. Amendments and Design Standards	3
Section 1.7. Applications to the Architectural Review Committee	4
1.7.1 Submittals	4
1.7.2 Failure to Act.....	4
1.7.3 Application Completeness	4
1.7.4 Required Information	5
Section 1.8. ARC Application Review Process.....	7
Section 1.9. Appealing Application Decisions by the BOD	7
1.9.1 Appeals Procedures.....	7
Part II – General Maintenance and Overall Standards	8
Section 2.1. Cats/dogs/household pets	8
Section 2.2. Erosion control	8
Section 2.3. Firewood	8
Section 2.4. Garages and Structures.....	9
2.4.1 Temporary Structures	9
2.4.2 Garage Use.....	9
2.4.3 Trailers and Similar Equipment.....	9
Section 2.5. Grass and Mowing	9
Section 2.6. Signage	9

Stonewall Manor HOA Architectural and Design Standards

Section 2.7.	Snow Removal.....	9
Section 2.8.	Storage of Boats, Trailers, Campers, Mobile Homes, or Recreational Vehicles	9
Section 2.9.	Storage of Automobiles on Common Areas	10
2.9.1	Disabled Vehicles and Vehicle Maintenance.....	10
Section 2.10.	Trash/Recycling Containers/Trash Enclosures	10
Section 2.11.	Window Treatments and Coverings.....	10
Section 2.12.	Security Bars.....	11
Section 2.13.	False (Dummy) Window Blackouts.....	11
Part III – Design Standards.....		12
Section 3.1.	Air Conditioners – Requires Application	12
Section 3.2.	Attic Ventilators –	12
Section 3.3.	Requires Application	12
Section 3.4.	Awnings – Not Permitted	12
Section 3.5.	Chimneys and Firewood – Requires Application	12
Section 3.6.	Clotheslines – Not Permitted	13
Section 3.7.	Compost Bins – Requires Application	13
Section 3.8.	Decks – Requires Application.....	13
3.8.1	Location	13
3.8.2	Size and Scale	13
3.8.3	Storage	13
3.8.4	Deck Materials and Colors.....	14
3.8.5	Railings	14
3.8.6	Screening.....	15
3.8.7	Pergolas and Trellises on Decks	15
3.8.8	Stairs.....	15
3.8.9	Under Decking and Support Posts	15
3.8.10	Drainage – Requires Application	15
Section 3.9.	Doghouses, Dog Runs, and Dog Containment	16
Section 3.10.	Doors/Entrances – Requires Application	16
Section 3.11.	Doors/Storm – May Require Application.....	16
Section 3.12.	Driveway - Requires Application.....	16
Section 3.13.	Exterior Decorative Objects - Requires Application.....	17
3.13.1	Height Restrictions.....	17
3.13.2	Garden Urns	17
3.13.3	Garage Doors	17
3.13.4	Flagpoles and National, Military, and Decorative Flags	17

Stonewall Manor HOA Architectural and Design Standards

3.13.5	Statuary – Rear Yard	17
3.13.6	Seasonal or Holiday Decorations	18
Section 3.14.	Exterior Lighting	18
Section 3.15.	Façade – May Require Application	18
Section 3.16.	Fences – Requires Application	18
3.16.1	Fence Location	19
3.16.2	Materials and Color	19
3.16.3	Mt. Vernon Dip Style	20
3.16.4	Rustic Split Rail Style	20
3.16.5	Wrought Iron Baluster Style	20
Section 3.17.	Flues and Vents – May Require Application	20
Section 3.18.	Gazebos/Pergolas/Trellises (Free Standing) – Requires Application	20
Section 3.19.	Greenhouses – Requires Application	20
Section 3.20.	Screened Porch – Requires Application	21
3.20.1	Material	21
3.20.2	Size and Details	21
3.20.3	Location	21
3.20.4	Drainage	21
Section 3.21.	Grills/BBQ Areas – Requires Application	21
Section 3.22.	Gutters and Downspouts – May Require Application	21
Section 3.23.	Outdoor Hot Tubs and Spas – Requires Application	22
Section 3.24.	House Numbers – Does Not Require Application	22
Section 3.25.	Mailboxes and Posts	22
Section 3.26.	Painting – Requires Application	22
Section 3.27.	Patios – May Require Application	22
3.27.1	Design Elements and Approval	23
3.27.2	Location	23
3.27.3	Drainage	23
3.27.4	Colors	23
Section 3.28.	Recreation and Play Equipment	23
3.28.1	Play Structures	24
3.28.2	Portable Basketball Backboards – Does Not Require Application	24
3.28.3	Trampolines	24
3.28.4	Portable Pools	25
Section 3.29.	Rock/Water Gardens – Requires Application	25
Section 3.30.	Retaining Walls – Requires Application	25
Section 3.31.	Room additions/Sunrooms – Requires Application	26

Stonewall Manor HOA Architectural and Design Standards

Section 3.32.	Satellite Dishes/Antennas/Cable Television	26
3.32.1	Installation Rules Antenna Size and Type	27
Section 3.33.	Sidewalks and Pathways – Requires Application	27
Section 3.34.	Skylights – Requires Application	27
Section 3.35.	Solar Panels/Solar Modules/Building Integrated Photovoltaics (BIPVs) – Requires Application	27
3.35.1	Landscape Solar Lights	27
3.35.2	Conventional (Larger) Solar Panels.....	28
3.35.3	Building Integrated Photovoltaics (BIPVs).....	28
Section 3.36.	Geothermal Energy (Sustainable Energy) Installations	29
Section 3.37.	Storage Sheds – Requires Application	29
3.37.1	Requirements.....	29
Section 3.38.	Swimming Pools	30
3.38.1	Location	30
3.38.2	Fencing	30
3.38.3	Trellises (See Section 3.7 – Decks).....	30
Part IV – Landscape and Garden Standards		31
Section 4.1.	Landscaping.....	31
4.1.1	Hedges.....	31
4.1.2	Non-Structural Walls	31
4.1.3	Scope	31
4.1.4	Foundation and Single Plantings	31
4.1.5	Tree Plantings and Removals.....	31
4.1.6	Mulching.....	32
4.1.7	Location	32
4.1.8	Planting Scale	32
4.1.9	Landscaping Application Information.....	33
Section 4.2.	Vegetable Gardens	33
4.2.1	Garden Fences	34

Stonewall Manor HOA Architectural and Design Standards

List of Appendices

Appendix A	Management and SMHOA Contact Information
Appendix B	Glossary of Terms
Appendix C	Solar Panels and BIPVs
Appendix D	Storm Doors and Entrance Doors
Appendix E	Fences
Appendix F	Mailboxes
Appendix G	Satellite Dishes

Stonewall Manor HOA Architectural and Design Standards

Part I – General Information and Processes

Welcome to **the Stonewall Manor Homeowners Association, Inc. (SMHOA)** and vibrant community! SMHOA is dedicated to maintaining the high standards of the development, its amenities and the setting that is so important to all of us. Living in a planned community allows each of us to benefit from a strong focus on our neighborhood. This community partnership also carries the responsibility for each of us to uphold high community standards and add to the value of our homes.

The purpose of this document is to provide guidance to Homeowners for their proposed property improvement projects and to outline the elements required to prepare a complete Architectural Modification Application (please see the SMHOA website for a copy of the application form). The goal is to both enhance and protect the carefully designed environment of Stonewall Manor. These Design Standards are not intended to be all-inclusive. This document is also generally intended to provide guidance to the Architectural Review Committee (ARC) and the SMHOA Board of Directors (BOD) with regard to their reviews of Homeowners' applications.

Section 1.1. Authority

The authority and responsibility for maintaining the quality and design of Stonewall Manor is found in the BY LAWS OF STONEWALL MANOR HOMEOWNERS ASSOCIATION, INC. Article X – Committee and DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS STONEWALL MANOR Article V – Use Restrictions, Article VI – Exterior Maintenance, Article VIII – Easements, and Article IX – Architectural Control. Homeowners should refer to these documents.

Section 1.2. Membership on the Architectural Review Committee

Membership on the ARC is limited to Homeowner volunteers within the Association with no personal or household commercial interests in the proceedings of the committee. Homeowners interested in being involved with the SMHOA ARC should refer to the SMHOA website for ARC requirements. Only Homeowners "in good standing" may be a committee member. To join the committee, contact the ARC or BOD (see the SMHOA website, <http://stonewallmanorhoa.com>).

Section 1.3. Architectural Review Committee Authority on New Construction, Improvements, and Replacements

The following design standards apply to contemplated improvements and maintenance of existing homes and lots and to unimproved or vacant lots owned by an owner or entity, other than a Participating Builders as defined by Article I, Section 9 of the Declaration of Covenants, Conditions and Restrictions. Participating Builders under contract to the Declarant (as defined by Article I, Section 4) are exempt per Article V- Use Restrictions of the Declaration, Section 15(c), of the Declaration of Covenants, Conditions and Restrictions.; however, Participating Builders under contract to the Declarant are encouraged to work with the BOD, management, and ARC to ensure projects are consistent with this document. Builders, not identified as a Participating Builder by the Declarant under contract to an individual Homeowner are NOT

Stonewall Manor HOA Architectural Design Standards

exempt as per the above referenced Section 15(c). New construction, replacement of homes or portions thereof must be of a comparable size, style and architecture as the adjacent homes; must use comparable construction materials as the adjacent homes; and must meet the then current Design Standards.

Section 1.4. Changes Requiring Architectural Review Committee “Approval”

Homeowners must submit proposed modification plans (for a previously approved application) to ARC and approval by the BOD prior to construction. During construction, any deviation from the approved application must be reported to the Stonewall Manor community Managing Agent (MA) immediately. The BOD, ARC, and MA reserve the authority to review the construction or modifications, announcing the visit the homeowner. Any deviation must comply with the current Architectural and Design Standards. If the deviation does not comply with the current Standards, the BOD through its MA reserves the right to stop construction and require a new application to be submitted.

It is important to understand ARC applications are required not only for major alterations, such as adding a room or deck to a house, but also other items such as changes in exterior color and materials, etc. Approval is also required when existing items, such as original construction windows, decks, garage doors, fences, sidewalks, driveways, etc., are removed or altered as outlined herein.

Homeowners shall not commence construction of an exterior alteration prior to receipt of the written approval of SMHOA. If construction activities commence without such written approval, the SMHOA reserves the right to stop construction immediately and, in the discretion of the Board of Directors, to require the homeowner to return the lot to its original condition. The Homeowner shall be solely responsible for all costs and expenses (including legal fees) associated with the removal of the exterior alteration and/or restoration of his/her lot to its original condition, if necessary, to bring the lot into compliance with this document or the Association's governing documents.

Section 1.5. Architectural Review Committee Decision Criteria

The ARC evaluates submissions on the individual merits of the application including the consideration of the characteristics of the housing type, the individual site, and surrounding properties. What may be an acceptable design in one specific instance may not apply for another. Applications approved for any property shall not constitute a precedent for other properties within the Stonewall Manor community.

ARC design decisions are not based on any one individual's personal opinion or taste. Criteria that provide the general standards of the protective Covenants include:

1.5.1 Relation to SMHOA Community Common Grounds

The proposed project should take into consideration its relationship to and potential effects on community common grounds and engineered structures (e.g. storm drainage control structures, community green belt areas, trails, recreation areas, community pool, etc.).

Stonewall Manor HOA Architectural Design Standards

1.5.2 Validity of Concept

Proposed projects must be sound and appropriate to its surroundings, neighboring properties, and the community.

1.5.3 Design Compatibility

Proposed improvements must be compatible with the architectural characteristics and style of the applicant's house, surrounding homes and areas, and the community.

1.5.4 Location and Impact on Neighbors

The proposed alteration shall not adversely affect the landscape, the existing structure and the community.

1.5.5 Scale

The size (in three dimensions) of the proposed alteration shall be of a scale that relates well with adjacent structures, surroundings, and neighboring homes and areas.

1.5.6 Color

Parts of an addition that are similar in design to an existing house, such as roofs and trim, shall match in color and composition except as allowed herein.

1.5.7 Materials

Materials used shall be consistent with the design and materials of the original house and surrounding properties.

1.5.8 Workmanship

The quality of work shall be equal to or better than that of the original home, yard, and surrounding area and shall be constructed to professional standards. SMHOA assumes no responsibility for the safety and structural stability/viability of new construction by virtue of an approved design. *It is the responsibility of each applicant to seek out and obtain the appropriate building permit(s) where required and to comply with all Prince William County, state, and federal codes and regulations. It is likewise the homeowner's responsibility to seek professional consultation regarding their proposed projects.*

1.5.9 Timing

Projects must start within 60 days of receiving written approval notification by the SMHOA MA and shall be completed within 6 months. An extension may be granted at the Homeowner's request by the BOD if delays occur due to unforeseen circumstances for up to 1 year at the discretion of the BOD. Such extension approval is not transferable if the property is subsequently sold or transferred to another owner or entity. In such case, the new owner or entity shall contact the SMHOA MA and submit an application requesting an extension.

Section 1.6. Amendments and Design Standards

This SMHOA Architectural Design Standards document is a "living document" (i.e. it may be reviewed by the ARC or BOD and amended as needed, in accordance with community governing documents). In the event amendments (including these Standards) would render

Stonewall Manor HOA Architectural Design Standards

previously approved projects out of compliance, those previously approved projects would be 'grandfathered in' until such time that the project or alteration requires replacement or substantive repair, or a new application is submitted to significantly modify the structure or otherwise results in a conflict with these Standards. However, in no instance shall these Standards and future amendments be used as a basis to bring any portion of the 'grandfathered' project into compliance until the time the modification work occurs. It is the responsibility of the Homeowner to perform regular maintenance and perform inspections of their structures and modifications to determine when such replacement or substantive repair to them is required.

Section 1.7. Applications to the Architectural Review Committee

1.7.1 Submittals

Applications for any alteration or improvement must be submitted to SMHOA's MA using the approved form. The MA will review the application for completeness and clarity and notify the applicant if additional information or actions are required. The ARC, upon review of the Architectural Modification Application package, will provide the BOD a written recommendation for approval or denial; the ARC recommendations may be submitted electronically. If additional information is required to complete the review, the ARC will notify the SMHOA MA to obtain the information requested from the applicant.

1.7.2 Failure to Act

As per Article IX – Architectural Control, Section 5 of the Declaration, if the ARC fails to act upon requests submitted to it within sixty (60) days after initial application receipt by the SMHOA MA, the application will be forwarded to the BOD for approval or denial. If the BOD fails to act within an additional thirty (30) days, the application will be automatically approved as submitted. However, it is the intent of the ARC and BOD to complete reviews in a timely fashion such that decisions for applications can be made earlier than these deadlines.

1.7.3 Application Completeness

Applications must be complete when submitted or it will be returned by the MA with an email or a letter explaining the reason for the return of the application, what action is needed to correct the application and/or a request for additional information. Only completed applications will be deemed submitted for the purpose of Article IX, Section 5 of the Declaration.

Please note that after the receipt and acceptance of an otherwise completed application by SMHOA, the ARC or BOD may require additional information from the applicant-homeowner pertaining to the requested alteration or modification before a final decision can be made. Such requests shall not delay the period for review provided for in Article XI, Section 5 of the Declaration so long as the applicant-homeowner provides the requested information to SMHOA within a timely manner (i.e., within one week). Please note that any delays in providing requested information may cause a delay in the review of a submitted application. Therefore, it is of paramount importance Homeowners submit all required information and documents at the time of the initial application to keep the review process moving forward.

Stonewall Manor HOA Architectural Design Standards

1.7.4 Required Information

In general, the required application information includes a description of the project, the lot survey plat and drawings depicting the proposed construction and scope, signatures from adjacent property owners acknowledging they understand the scope of the project, and commencement and completion dates. Other information may be requested to assist the application form. Failure to provide the required (and any requested additional) information at the time of submittal can result in delays of the review process.

1.7.4.1 Description of Alteration

The form requires a complete (detailed) description of the alteration or improvement, which are listed on the Architectural Modification Application form. Some examples include:

- a) A complete listing of proposed materials;
- b) Overall dimensions, including length and width (decks, porches, additions, etc. also height above the ground);
- c) Colors of the proposed alteration or improvement;
- d) Proposed project start and completion dates.

1.7.4.2 Site Plans

A site plan, drawn to scale, is required as part of the application package. A site plan is a scaled “birds-eye view” drawing of the lot showing the dimensions of the property and the location of all existing and proposed improvements. Site plans should not be confused with building plans which are drawings used by contractors that provide required information to construct a project (also required as applicable). Required (minimum) information is identified on the Architectural Modification Application.

- a) A copy of the original property survey plan (to scale) must be submitted showing the proposed development area relative to existing structures and property boundaries (home, driveway, property lines, easements, etc.). Distances from existing structures and property and easement lines shall be clearly indicated and dimensions of the development area shown.

If a Homeowner does not possess a copy of the original property survey plan, they shall contact the SMHOA MA or their mortgage lender to obtain a copy.

- b) A detailed site plan (to scale) must be included that clearly indicates dimensions of the project relative to the existing home. For simple project proposals, an enlargement of the original property survey plan can be used.

Additional larger scale set of plans (e.g., 1 inch = 10 feet or 1 inch = 20 feet, etc.), such as provided by the contractor or standard County approved plans, are required for more complex applications (such as decks, additions, etc.). Please note if plans are scanned or converted to other software programs (such as Adobe), it is the applicant’s responsibility to ensure they are TO SCALE (i.e., the plan can be printed by the

Stonewall Manor HOA Architectural Design Standards

ARC/SMHOA MA without having to determine the printer scaling factor). Site plans that are not to scale may result in the return of the application package.

Topographic contour lines (from a topographic survey) may be required where drainage is a consideration or in such cases where grading is an element of the development proposal.

1.7.4.3 Drawings/Photographs

Complete construction drawings showing dimensions, elevations, coverings, materials, foundations, and other details of the proposed improvement are required. Drawings shall show the location and scope of the project in relation to the existing home and property lines. Illegible drawings will be returned to the applicant for clarification and resubmission. The Homeowner shall take into account what seems clear to them regarding their development proposals may not be clear to the reviewers; more detail is better than less. Drawings must be of sufficient detail to illustrate all precise details of proposed project. It is recommended the Homeowner request their builder prepare plans in advance of the project as part of the application package to minimize the potential for application review delays resulting from ARC's or BOD's misunderstanding the construction proposal. These may be the same plans used to obtain building permits.

Photographs are required of the immediate and surrounding vicinity including the existing home itself in relation to the development for all proposed projects. A minimum of four photographs are required. One showing the entire project area relative to the house, one facing the front or rear yard opposite the direction of the project area (depending on the project location), and two showing immediately adjacent properties to either side. For photos showing the project area relative to the house, the ENTIRE front (or rear) of the house shall be visible in the photo for clarity. Photographs or website images and colors, of samples and construction materials planned should be included in the application package. DO NOT submit physical samples.

1.7.4.4 Signatures

- a) The applicant is required to sign the application form
- b) Neighboring Homeowners on all sides must be formally notified of proposed modifications. The applicant will make a reasonable attempt to obtain the Homeowners' signatures. When the alteration or improvement is visible from the front, also obtain signatures of homeowners across the street.
- c) Homeowner signatures do not constitute approval.
- d) If the applicant is unable to obtain signatures of the Homeowner neighbors at the time of application submittal, include on the application an explanation of why. Approval of an Architectural Modification Application is not contingent on obtaining signatures; however, it is recommended as a common courtesy to neighbors.

Stonewall Manor HOA Architectural Design Standards

Section 1.8. ARC Application Review Process

Applications shall be delivered via US mail, hand delivered, submitted via the online form, or faxed/e-mailed to the SMHOA MA's office. Contact information for the current MA is included in Appendix A.

Once the application is determined to be complete and clear by the SMHOA MA, it will be forwarded to the ARC for review. If the SMHOA's MA determines the application is incomplete, they will return it to the Homeowner for completion. The ARC must also verify the application's completeness and may ask for additional information about the particular project that may not be covered under the original application requirements. This enables the ARC to fully understand the project and make an appropriate and timely recommendation for BOD review.

Upon completion of ARC's review, a letter indicating the BOD's decision shall be e-mailed and delivered by first class mail by the MA to the applicant. **Under no circumstances should construction begin until the applicant has received an approval in writing from the SMHOA.** The homeowner shall have the right to appeal the decision should the application be denied.

Section 1.9. Appealing Application Decisions by the BOD

1.9.1 Appeals Procedures

An appeals procedure exists for the following situations:

1. The Homeowner believes the Design Standards were not adhered to in the ARC's review and BOD approval/denial decision.
2. The Homeowner and/or any other affected Homeowner(s) believe they were not given a fair hearing
3. The Homeowner believes the ARC was acting in an arbitrary or biased manner or did not have a rational basis for its decision, which in turn influenced the BOD's decision.

A copy of the Due Process Procedures Policy (Stonewall Manor Homeowners Association Policy Resolution No. 2010-02) is available on the SMHOA website. Additionally, the homeowner may contact the SMHOA MA for a copy of the document.

Stonewall Manor HOA Architectural and Design Standards

Part II – General Maintenance and Overall Standards

Residents are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences, sheds, and play equipment. The Homeowner should refer to the Covenants, Conditions and Restrictions (CCRs) regarding their responsibilities (and requirements) for maintenance of their property and improvements. Some conditions the SMHOA considers a violation include (but is not limited to):

- Peeling paint or deterioration on exterior trim;
- Dirt or mold/mildew on siding or exterior trim;
- Recreation or play equipment that is in need of repair and/or repainting;
- Gutters in need of cleaning, repair, or replacement;
- Fences with broken or missing parts, poor condition, leaning, or in need of staining, cleaning, or repainting;
- Sheds in need of repair (i.e., broken doors) or in need of painting or cleaning;
- Decks in need of repair, resealing, or repainting;
- Concrete or masonry block foundations in need of cleaning, repainting, or repair;
- Overgrown, weed-infested, or dead lawns and landscaping or those requiring maintenance/treatment due to poor condition;
- Trash in the private wooded area;
- Trash from private properties that are deposited into the common woods, creeks, and common areas (either by natural environmental processes such as wind, rain, or snow or manually);
- Cables and cords from satellite or cable television and radio systems that dangle or drape over the dwelling or site structures.

Section 2.1. Cats/dogs/household pets

Homeowners are fully responsible for cleaning up after their pet on all common areas, neighbors' properties, and on their own lot and are responsible for all damages caused by their pet. They are also responsible for complying with County codes regarding noise abatement and care of pets.

Section 2.2. Erosion control

Homeowners are responsible for ensuring their lot area is protected from erosion and that storm drain structures are not blocked so as not to cause additional erosion problems that will silt up ponds and stream valleys or adversely affect downgradient (i.e. down slope) properties.

Section 2.3. Firewood

Firewood, not to exceed one cord, is to be kept neatly stacked and located to the rear of the property (for properties having a greenbelt; i.e. forested area) in such a manner as not to be visible from the road, adjoining properties, and common grounds (when possible). For properties having no greenbelt (forested) area at the rear of their home, the homeowner must obtain permission from the MA prior to stacking any firewood on their property, as there is

Stonewall Manor HOA Architectural Design Standards

limited or no areas the firewood can be stacked without being in full view of adjoining properties. However, if the homeowner's property (having no greenbelt) includes a deck, the firewood may be neatly stored beneath the deck provided a privacy screen is installed as described in Section 3.7.6 (Screens). No firewood may be stacked on community common grounds. Firewood derived from fallen or cut trees (due to storms) may be temporarily stored on the property subject to the requirements outlined in this section.

Section 2.4. Garages and Structures

2.4.1 Temporary Structures

Temporary structures shall be in accordance with Declaration, Article V, Section 5.

2.4.2 Garage Use

Garages may not be-converted to living space or for any other primary use other than for parking and storage of vehicles and homeowner's private property.

2.4.3 Trailers and Similar Equipment

With the exception of Builder's construction or temporary sales structures, NO trailer or similar equipment is permitted to remain upon the property.

Section 2.5. Grass and Mowing

Grass areas shall be maintained throughout the property wherever lawn exists. Lawn areas shall be mowed at regular intervals; it shall not exceed a height of 5 inches. Lawn clippings shall be removed or mulched. Burned/dead patched shall be reseeded or re-sodded to a healthy turf condition. The area between the sidewalk and the street is the responsibility of the Homeowner and shall be maintained to the same standards as the rest of the yard. Edges of all turf and beds shall be maintained in a neat fashion that does not allow for turf overgrowth, especially at the driveway, sidewalk and street areas.

Section 2.6. Signage

Please refer to the Declaration CCRs Article V - Use Restrictions, Section 3.

Section 2.7. Snow Removal

Residents are responsible for clearing the snow and ice from the sidewalks in front or adjacent to their homes, and the apron of their driveway, as soon as possible.

Section 2.8. Storage of Boats, Trailers, Campers, Mobile Homes, or Recreational Vehicles

No recreational vehicle may be parked or stored in open view of residential property, residential streets or common grounds or other common area except as specified below. The following vehicles will also be treated in the same manner as recreational vehicles:

1. Any vehicle that is included in a Virginia code or county ordinance as being defined as commercial, except that a normal passenger vehicle used for commercial purposes but

Stonewall Manor HOA Architectural Design Standards

not modified for commercial purposes is not permitted. However, a passenger vehicle, pickup truck not exceeding 1-1/2 tons, a passenger van - used for commercial purposes and having the name of the business written on the front doors in an area not exceeding two square feet is permitted.

2. Any private or public school or church bus.

Section 2.9. Storage of Automobiles on Common Areas

2.9.1 Disabled Vehicles and Vehicle Maintenance

The Stonewall Manor BOD shall have the right to tow any disabled vehicle or other vehicle on which current registration plates are not displayed, which is within any Lot or on any part of the Common Area upon 48 hours documented notice. Major repairs/significant maintenance of automobiles or other vehicles are not permitted on any of the lots or common areas.

Section 2.10. Trash/Recycling Containers/Trash Enclosures

All trash stored outdoors must be in a container with a fixed lid and stored out of view. A permanent trash enclosure may be built on the same side of the house as the garage, providing the slope of the property can accommodate it. Trash enclosures shall be "L" shaped or completely enclosed and constructed of wood or composite fencing in accordance with Section 3.16 (Fences).

Trash enclosures must have at least a 3-foot setback from the front edge of the garage. The enclosure may not exceed a dimension of 3 feet perpendicularly from the side of the house, 6 feet long parallel to the side of the house, and 4 feet in height. In cases where a "kick-in" exists where the enclosure is proposed that is slightly more than 3 feet wide (such as due to house siding), the outside edge of the trash enclosure fence shall be flush with the home siding). If the Homeowner wishes to enclose the area, a gate may be placed on either the back or side, but any openings without gates must be on the back side. Gates on the back side of the "L" shaped enclosures are optional but encouraged. A concrete pad or gravel is optional, as is a paved path - all of which require a separate application. Please take appropriate drainage into consideration. Landscaping around the side visible from the street is recommended to soften the enclosure's impact. Trash enclosures may require county permits, since it is considered fencing. The homeowner is responsible for obtaining county permits, if applicable. It also requires an Architectural Modification application.

Section 2.11. Window Treatments and Coverings

Temporary coverings such as aluminum foil, craft paper, decals, and bedding draped on windows are prohibited. Shades and blinds shall be in good condition and not torn or broken. It is preferable that all window coverings be of the same kind. Signs, logos, decorations and writing are not permitted on the house or visible from windows.

Stonewall Manor HOA Architectural Design Standards

Section 2.12. Security Bars

The use of security bars or grates on windows requires an application subject to the review of the ARC/approval of the BOD.

Section 2.13. False (Dummy) Window Blackouts

Dummy or false windows (architectural design elements) must be kept in good repair. These windows are commonly found over garages and in attics. Interior blackout paint, fabrics, and black plastic coverings installed by builders must not be faded or peeling. It is recommended paint designed for high-heat use, such as for barbecue grills, etc. is used on the window glass. Blinds or shades that coordinate with the rest of the windows on the front of the house may also be used providing the blackout paint is removed first and the blinds or shades will not present a fire hazard. Blackout paint used in conjunction with non-fading blackout fabric may also be used and is a good solution for those homes that receive hot sun for the majority of the day and are prone to heat and light damage but in no instance shall be used on the exterior side of the windows. If blackout paint on the window is peeling, it must be thoroughly scraped off the glass and replaced with one of the above methods.

However, it is recognized some of the homes do not have attic access to false windows and would require the Homeowner to cut into walls or ceilings to do so. In this event, the Homeowner should consult with a window-tinting contractor to identify a viable and cost-effective exterior solution. Tinting shall be dark enough such that interior attic areas are not visible from the street. Neither BOD nor the MA may force Homeowners to cut into interior walls/drywall, remove windows, or otherwise risk damage to their homes to resolve the issue. It is the intent of the BOD for Homeowners to address the issue for the overall benefit of the community.

Stonewall Manor HOA Architectural and Design Standards

Part III – Design Standards

The Design Standards are a guide for the Homeowner's use in preparing a project application. These are the criteria used by the ARC and BOD in assessing the Homeowner's application.

When considering the visual impact, the location of your house and presence or absence of a greenbelt (i.e. forested area) at the rear of the property, can be critical as it relates to the view from the street or neighboring properties and the visual impact as seen from common grounds. Please consider this in your design plans.

Section 3.1. Air Conditioners – Requires Application

Air conditioning units extending from windows or protruding from the existing structure are prohibited in the front and sides of the house or when visible from street and walkway except those installed by the SWM Developer's building contractor(s) during the original construction of the home. Additional exterior air conditioning units which are typically installed on a level pad on the ground, or the relocation of existing units, may be considered so long as they are placed near existing units and do not have an adverse audible or visible impact on adjoining lots or common grounds.

Section 3.2. Attic Ventilators –

Section 3.3. Requires Application

Additional attic ventilators and vent turbines (including those for sustainable [i.e., "Green"] energy) are permitted. Ventilators must be mounted on the least visible side of the roof ridge to minimize their visibility. Ventilators added after builder installation must be approved prior to installation. *Direct replacements for originally installed equipment do not require an application or approval.* Vent turbines planned to be installed specifically to take advantage of sustainable wind energy to reduce their household electrical consumption require an application.

Section 3.4. Awnings – Not Permitted

Awnings are not permitted nor will be considered on any property. Previously approved projects shall not constitute a precedence. Existing awnings that have been damaged or have deteriorated to the extent they cannot be repaired must be removed and may not be replaced.

Section 3.5. Chimneys and Firewood – Requires Application

Chimneys, constructed subsequent to the original construction, (including those for direct vent gas fireplaces and the like) must be enclosed in the same finish material as the exterior of the house to which attached. Masonry finish material will be considered on a case-by-case basis only. *Replacements for original equipment requires an application regardless of the installation intent (beautification, repair, or direct replacement of originally installed materials).* No chimney, metal flue, and/or wood stove shall be located at the front or sides of any house unless constructed by the original builder during home construction.

Stonewall Manor HOA Architectural Design Standards

Section 3.6. Clotheslines – Not Permitted

Permanent or temporary clotheslines or similar apparatus, including the hanging of items over a railing for the exterior drying of clothes or bedding, are not permitted.

Section 3.7. Compost Bins – Requires Application

Compost bins will be considered on a case-by-case basis only. Differing site conditions of each property, potential for adverse visual impacts to surrounding properties/neighbors/common grounds, potential visibility of bin or other potential adverse conditions could cause the installation or use of a bin potentially problematic. Any approval of a compost bin on a property shall NOT constitute a precedence for the installation or use on other properties within the community. Specific location, colors, dimensions, and materials must be included for consideration.

Section 3.8. Decks – Requires Application

All decks must meet all Prince William County and State of Virginia building codes and require the submittal of an ARC Modification Application. When deck design schemes include other exterior changes, such as landscaping, lighting, patios, walkways, etc., which is not directly attached to the deck, each unattached design elements will require an application. Each portion of the project requires its own application. Although not required, ARC/BOD strongly recommends submitting building permits as a part of a deck application package. Prince William County requires a building (deck) permit prior to deck construction. A county building permit demonstrates to ARC/BOD the deck design has been finalized, and there no design changes will occur during construction.

3.8.1 Location

Decks shall be located in rear yards and may not extend past the side plane of the house. Front and side yard decks are prohibited.

3.8.2 Size and Scale

Deck size shall be appropriate to the scale of the home as sited on the lot. Decks must meet Prince William County minimum setback and building code specifications. Decks shall not be constructed across Building Restriction Lines or easements shown on individual site plans (plats).

Decks may only be constructed on the ground or first floor level of the home. Decks, particularly elevated decks, shall be of a reasonable scale and architectural style that complements the house to which attached, adjacent homes, and surroundings.

3.8.3 Storage

Decks have a visual impact on the community, especially if visible from the walking trails or the street. Raised decks, in particular, include an under-deck area that has a visual impact on neighbors in the surrounding area. The use of decorative lattice or landscaping to minimize these potential adverse visual impacts may be required, particularly in the case of high decks (e.g. decks over 8-ft in height due to sloping property). The top of the deck shall not be used

Stonewall Manor HOA Architectural Design Standards

for storing garden equipment (e.g. lawn mowers, gardening tools, etc.) or other items not typically associated with deck use. However, if the homeowner intends to store such items beneath the deck, lattice is required to mask their presence.

3.8.4 Deck Materials and Colors

Materials should have similar natural weathering qualities as brick, wood, and stone. Combinations of natural and composite materials may be used.

3.8.4.1 Deck Materials

Decks may be built using natural wood products such as pressure treated pine, cedar, redwood, etc. Wood composite materials, such as Trex, AZEK, EverGrain and other composite brands, may also be used provided they have the appearance and color of natural wood and are of the accepted colors.

3.8.4.2 Color

Wood in decks may be treated, sealed, or stained, provided any colors used mimic those of natural wood tones. Painting of deck flooring (including stairway flooring) is not permitted. Decks shall not provide a high color contrast to the surrounding structures. Due to the weathering characteristics of some natural wood (such as pine, fir, and cedar, etc., which can turn grey with time becoming a visual nuisance), wood decks must be pressure treated or sealed with natural-color stains and sealers to prevent or slow weathering, in accordance with manufacturer recommendations. Regardless, wood decks must be maintained and resurfaced/retreated as necessary. If wood railings are used, they must be painted or stained and sealed or in accordance with manufacturer recommendations. Wood railings, if painted, must match the house trim. The remainder of the deck may be stained, or left natural and sealed if pressure treated lumber is used. If a colored stain or sealer is planned, a color sample brochure or internet link to the product brochure specifying the name of the specific color must be provided in the application package. Re-staining and repainting does not require ARC application provided the color as approved on the original application remains unchanged.

Where composite material is used, it shall conform to the color standards listed above and shall be of a natural wood color, such as (but not limited to) cedar, redwood, gray tone, etc. Applications submitted for a composite deck must include a sample of the material and color of the composite material. The sample must be provided in the form of a color scan or image obtained from the internet or product brochure/manufacturer and included with the deck application showing the color and texture of planned materials.

3.8.5 Railings

Railings and balusters of decks may include decorative designs (e.g., Sunburst, Starburst, Chippendale, etc.). Such decorative designs will be considered on a case-by-case basis only. The approval of any decorative design shall not constitute a precedence for applications

Stonewall Manor HOA Architectural Design Standards

submitted by other homeowners. Railings must meet minimum Prince William County and State of Virginia building requirements.

3.8.5.1 Material

Wood, wood composite, and vinyl handrails are permitted providing the synthetic materials do not have the appearance of metal and match the overall deck design or house trim colors. Cast iron and aluminum balusters are permitted when used in conjunction with wood or composite rails.

3.8.5.2 Color

For vinyl or wood composite materials or metal balusters, a sample of the color must be included with the application. A color scan of the product brochure or an internet link showing the color and texture should provide a sufficient sample.

3.8.6 Screening

When used in combination with a screened porch, permanent screen walls or other panels above the handrail are to be small and of comparable design to the deck. Privacy screens must be made of wood or wood composite material and must be compatible with the architectural characteristics of the home. Privacy or decorative lattice may only be used below the deck; it may not be used for any portion of the deck above the deck surface.

3.8.7 Pergolas and Trellises on Decks

Pergolas and trellises must be compatible with the architectural character and style of the house and deck in terms of style, color, and materials. The location of any pergola or trellis must not adversely affect views, light, winter sun or natural ventilation of neighboring properties. Trelliswork must be incorporated as part of the deck; it shall not extend past the outside edge of the deck railing. Pergolas shall be in scale with the house and deck and shall not exceed 9 feet in height above the deck flooring.

3.8.8 Stairs

Decks stairs may not extend beyond the side plane of the home, subject to the requirements outlined in these Standards. Where possible, interrupt the flight of stairs with a landing for both safety and appearance. Stairs must meet Prince William County Building Codes. If safety or decorative lighting is planned to be installed on stairs, decks, or rails, the lighting may not adversely affect adjacent properties (e.g., outwardly directed lighting). As such, if lighting is installed it must be directed downward such as with the use of louvers or directional shields.

3.8.9 Under Decking and Support Posts

The need to stain or paint the underside of decks and joists/support posts the same color as decks and rails/balusters will be evaluated on a case-by-case basis at the time the deck application is reviewed.

3.8.10 Drainage – Requires Application

If changes in grade or other conditions that will affect drainage are anticipated, they must be indicated on the application, with existing drainage areas indicated on the site plan. Proposed

Stonewall Manor HOA Architectural Design Standards

new grades and drainage control elements must be shown on the site plan. Please note some drainage control structures in our community extend across multiple individual properties such as storm drainage swales, which appear as an innocuous sloping, linear depression or “v”. These swales are intentional, designed to help control storm water flow and direct it to engineered facilities elsewhere in our community. The original developer and builders created these swales during grading activities in accordance with approved development plans, grading plans, and county/state requirements. As a result, REGARDLESS of any application approved by the SWM BOD, it is the homeowner’s responsibility to ensure the proposed project does not conflict with county, state, and site development requirements. Prior to any grading activities, the homeowner must contact PWC to determine if county approval is required and complying with all county and state requirements regarding stormwater discharge.

Section 3.9. Doghouses, Dog Runs, and Dog Containment

Doghouses do not require an application. They must be compatible with the Homeowner's house in terms of color and material. They must be constructed adjacent to the rear of the home or located under a deck. Homeowners may use electronic or "radio" fences to contain their pet.

Dog runs (wire and pulley) are prohibited. Animal pens (temporary or permanent) are not allowed except by active law enforcement assigned to a K-9 unit. Such K-9 pens must be removed prior to the sale of the home or when the law enforcement officer is no longer part of the K-9 unit; the pens are prohibited in front and side yard areas. The law enforcement officer shall provide official documentation to the SWM Managing Agent confirming active K-9 law enforcement status before installing the pen.

Section 3.10. Doors/Entrances – Requires Application

An application is required for replacement doors except for styles detailed in Appendix D – Entrance doors/Storm doors on homes. Entrance doors shall be of a style and color consistent, compatible, and complimentary with the style of the home (e.g. executive colonial) the existing colors on the applicant's home, and surrounding properties. Homeowners may install peepholes in existing doors without application.

Section 3.11. Doors/Storm – May Require Application

Storm doors with full-view, clear windows without grills or mullions do not require an application. Other storm doors will be considered on a case-by-case basis and require an application. See Appendix D for samples.

Section 3.12. Driveway - Requires Application

Extensions, modifications or additions to driveways require an application. Only black asphalt may be used for driveways (including repaving or modification. No other building materials are permitted (e.g. concrete, pavers, etc.). It is the Homeowner’s responsibility to check current property line setback and construction requirements and to obtain any necessary permits. No application is required for the resealing of driveways.

Stonewall Manor HOA Architectural Design Standards

Section 3.13. Exterior Decorative Objects - Requires Application

SWM prohibits the display of any decorative object on the exterior of the home, or that can be seen from the outside of the home that violates any law or is offensive to race, color, creed, religion, sexual orientation, or national origin. Exterior decorative objects include, but are not limited to sculptures, fountains, flags, decals, birdbaths, etc., and items attached to any approved structure.

3.13.1 Height Restrictions

Approval is required for all exterior decorative objects that exceed 30 inches in height (and more than three in number) in front of the home. Applications will be considered on a case-by-case basis only. If approved, the project shall not constitute a precedence for other applicants.

3.13.2 Garden Urns

No more than six outdoor garden urns may be used on a property and no more than three may be used in front yard areas. They should be well coordinated with the architecture of the house. If used as flowerpots in front of the house, the flowers will be maintained and removed during off seasons.

3.13.3 Garage Doors

Garage doors shall not be used for any decorations. National and decorative flags are covered below.

3.13.4 Flagpoles and National, Military, and Decorative Flags

Permanent, freestanding flagpoles are not permitted in the front yard. One flagpole staff, not exceeding 6 feet in length, attached at an incline to the front facade of the house is permissible and does not need prior ARC\BOD approval as long as it is mounted no higher than 1 foot above the doorframe of the main entrance. One seasonal/holiday flag is permitted without application as long as the flag is installed no more than 30 days prior to the holiday/season and is removed within 30 days of the close of the holiday/season. Permanent, freestanding flagpoles are ONLY permitted in the rear yard, subject to ARC review and BOD approval strictly on a case-by-case basis. No flagpole may exceed a height of 10 feet (1 story), at its highest point, as measured from the ground surface at the location the flagpole is proposed to be installed. Flagpoles are prohibited on decks or patios unless the patio or deck surface is less than 2 feet above the immediately adjacent ground surface. Faded/tattered/worn flags are not permitted. All other flags are permitted as long as they otherwise comply with the conditions of this paragraph and section.

3.13.5 Statuary – Rear Yard

The Homeowner or resident may install sculptures, garden statues, birdbaths, birdhouses, fountains, gardens and similar items located in fenced rear yard locations without obtaining ARC approval, provided the objects are not visible from the front yard or street and otherwise comply with each of these subsections. However, if the rear yard is open to view (not enclosed by an approved fence), the Homeowners may not install such objects without first submitting

Stonewall Manor HOA Architectural Design Standards

an application. An application is required for exterior statuary larger than 30 inches in any dimension or three in number.

3.13.6 Seasonal or Holiday Decorations

Seasonal or holiday decorations are permitted without application provided the decorations are installed no more than 30 days prior to the holiday and are removed within 30 days of the close of the holiday. Permanently mounted string lights (e.g., holiday lights, icicle lights, etc.) are prohibited on any home exterior, fencing, or structure.

Seasonal decorations, individually, shall be no larger than 10 feet high by 7 feet wide. If spot lights or other lighting is used, special care must be exercised so as not to shine directly into neighbors' windows or into oncoming traffic and become a nuisance or danger.

Section 3.14. Exterior Lighting

Alterations of originally (home building contractor) installed lighting are prohibited without ARC review/BOD approval. An application is required to install exterior lighting (flood lighting, motion sensors, entrance lighting, etc.). Such lighting shall be angled downward and shall not be directed outside the applicant's property. (Decorative) landscape lighting does not require an application provided it does not adversely affect adjoining properties; however, strip lighting is prohibited.

Section 3.15. Façade – May Require Application

No Homeowner shall change the façade material of their home nor change the material on the side(s) of the home without an application. Applications to replace façade material must show the location of the replacement and confirmation of use of same materials used by the developer builder or other builders for the original construction of the home, if available. If the original materials are no longer available, the Homeowner must demonstrate the replacement façade matches the original façade as closely as possible. Façade repairs do not require the submittal of an application.

Section 3.16. Fences – Requires Application

Stonewall Manor has three approved fencing styles ONLY and are shown in Appendix E. The styles consist of Mount Vernon Dip style (4 feet **OR** 6 feet in height), rustic split rail (4 feet in height), and black wrought iron fence (4 feet in height – surrounding pools only). No other fence style may be used or will be considered. Fences exceeding a height of 6 feet are not permitted for any reason and will not be considered. An attractive feature of our community to many residents is the “open” design (unobstructed views between properties without fencing). As such, homeowners are encouraged to limit Mount Vernon Dip style fences to a height of 4 feet, particularly on properties lacking a forested green belt area. Black wrought iron fencing (such as the style as used at the community pool) may be used for perimeter pool safety fencing ONLY. It may not be used for any other purpose (such as for perimeter property fencing, etc.) and shall comply with all Prince William County regulations. Stockade and chain link fencing or chain link material are not permitted. Homes that had previously approved fencing applications or that were “grandfathered”, (i.e., Wyngate, and Three Board Estate

Stonewall Manor HOA Architectural Design Standards

fencing) are not required to replace their fencing to meet these design standards in the event maintenance or repair is required. However, if the Homeowner proposes a new fence, or trash enclosure, only the fences allowed in this section may be used. Homeowners are responsible for obtaining PWC zoning permits, and for contacting Miss Utility prior to any digging associated with the construction of any fence and must meet Prince William County code requirements. See Appendix E for styles approved for use. *In the case of Mt. Vernon Dip style fences, offset boards will only be considered on a case-by-case basis. If approved, it shall not constitute a precedence for any other applicant.*

The homeowner must take existing adjoining property fence designs into consideration (if applicable) as they relate to the applicant's proposed fence design. The intent is to avoid situations where two or more conflicting fence styles are located immediately adjacent to each other resulting in adverse visual impacts.

3.16.1 Fence Location

Fencing is prohibited in front yards. Fencing may not extend beyond the midplane of the house.

3.16.1.1 The fences originating at the side of the house will extend on a line perpendicular to the side of the home to each side lot line, then proceed towards the rear of the property and enclose an area that is a minimum of 25 feet from the rear plane of the home.

3.16.1.2 Fences originating at the rear of the house yard will proceed towards the rear of the property and enclose an area that is a minimum of 25 feet from the rear plane of the home.

3.16.1.3 Any portion of the fence that spans across a community easement (such as properties that may have easements established for access to storm drainage structures by maintenance vehicles, etc.) shall include either a removable section or a gate to access the easement. The County will remove that portion of the fence at the Homeowners expense if that section is not easily removable. It is the Homeowner's responsibility to check with Prince William County to determine if an application for construction within a storm water management easement is required.

3.16.1.4 Fences on corner lots must be placed at least 5 feet from sidewalk. No fences may extend into common areas.

3.16.2 Materials and Color

Fences shall be constructed with natural wood, composite fencing (e.g., Trex, AZEK, EverGrain, and other brands) or wrought iron per Section 3.15. Composites shall simulate natural woods, grains, and color. Gate design, materials, and height shall be compatible and consistent with fencing.

Stonewall Manor HOA Architectural Design Standards

3.16.3 Mt. Vernon Dip Style

The first fencing style for Stonewall Manor is the Mt. Vernon Dip style fence. The Mt. Vernon Dip Style fence is the most commonly used fence through Northern Virginia and is consistent with the architectural style of the community (Colonial). The dip, at its lowest point is 6 inches below the bottom of post tops and must curve gracefully along the length of the panel between posts. Stockade or gothic shape post tops may be used. Fence height shall not exceed 6 feet but are encouraged to be 4 feet in height. The boards should be no larger than 1 inch thick by 3 inches wide of varying heights. Post should be 4 inches by 4 inches by 4 (or 6) feet (depending on fence height). See Appendix E for examples allowed.

3.16.4 Rustic Split Rail Style

The second four-foot fencing style for Stonewall Manor is the rustic split rail fence with three rails. Fence height must be 4 feet. Wire-mesh screening may be used to increase security as part of the split rail fence. The wire mesh must be attached on the inside of the fence; it shall not extend above the top rail. The only approved wire mesh is 2 inch x 4 inch black mesh. Post tops/finials may be left rough-hewn. The rustic split rail fence is a more natural-looking style with roughly hewn posts and rails that fit together peg-style with holes in the posts.

3.16.5 Wrought Iron Baluster Style

Flattop baluster-style flattop black wrought iron fencing is allowed in Stonewall Manor surrounding pools only (i.e. safety fencing). Fence height must be 4 feet and shall have the same general appearance as those surrounding the community pool for continuity (see photo in Appendix E). Wire-mesh screening is prohibited. Clear glass or plexi-glass coverings for fence sections will be considered on a case-by-case basis only and, if approved, shall not constitute a precedence for other applicants.

Section 3.17. Flues and Vents – May Require Application

Replacements for original equipment do not require an application. Flues and vents proposed to be installed that are not part of the original construction of the home by the builder requires an application.

Section 3.18. Gazebos/Pergolas/Trellises (Free Standing) – Requires Application

Gazebos, pergolas, or landscaping trellis must be located in the rear yard. Material may be natural wood or other materials in earth tones, or painted to match the color of the house. Roofing on gazebos shall match the house roofing or be shingled wood or synthetic material to match the gazebo itself. Please submit a photo sample of the proposed roofing with your application.

Section 3.19. Greenhouses – Requires Application

Greenhouses will be considered on a case-by-case basis only. If approved, it shall not constitute a precedence for other applicants. Regardless, in no instance shall a greenhouse exceed the dimensions of a shed (Section 3.36) and shall not have metal walls or roofing. If constructed, a storage shed is not permitted on the property.

Stonewall Manor HOA Architectural Design Standards

Section 3.20. Screened Porch – Requires Application

The size and design must be architecturally compatible with the house and surrounding homes. There must be no adverse visual impacts for adjoining properties.

3.20.1 Material

All screened porch shingles must match the existing roof of the main structure. Exterior materials should be in accordance with current house construction to include the gutters. T-1-11 (Plywood) may not be used for exterior paneling. All construction materials are to be of pressure treated lumber, composite lumber, solid vinyl or vinyl wrap that matches either the trim or siding of the house in both texture and color or be of similar grade of materials in accordance with existing house construction material. Materials are to be similar to that for Decks.

3.20.2 Size and Details

All screened porches are to be one story in height. All roofs shall be pitched away from the house in hip or gable style. However, if the rear of the house dictates a shed style roof due to window locations, then the porch roof should have a minimum 3 in 12 slope (a.k.a., “pitch”). A 3 in 12 pitch means for every 12 feet, the roof descends 3 feet. Flat roofs are not permitted.

3.20.3 Location

Screened porches are to be located at the rear of the home only and may not extend past the side plane of the home.

3.20.4 Drainage

Gutters and downspouts for screened porches should match the style and color of the home.

Section 3.21. Grills/BBQ Areas – Requires Application

Permanent grills or barbecue areas require ARC review/BOD approval. Construction design, scale and materials of permanent grill areas must complement the existing house and lot. Permanent grills must be placed in the rear yard of the house and as far as practical from adjacent property lines.

Individual use, portable, or temporary grills (not built in or permanent) are permitted without application. However, they must be stored out of sight at the rear of the home when not in use (whether or not there is a deck or patio).

Section 3.22. Gutters and Downspouts – May Require Application

New gutters must match or complement the existing trim color or area of the home to which they are attached; an application is required. The BOD recognizes gutter and/or downspout extensions may be required in some cases to prevent drainage-related impacts to the home. Downspout extensions do not require an application provided they match the existing downspouts and do not extend more than 5 feet away from the home. Corrugated pipe must be buried if used in the front yard. Drainage systems used must adequately manage runoff, according to appropriate engineering practices and local codes, and SHALL NOT adversely

Stonewall Manor HOA Architectural Design Standards

impact adjacent or downgradient (down slope) property owners. When possible, if site grading and drainage allows, downspout extensions should be buried, discharging at the surface. If extensions are buried, owners are responsible for contacting Miss Utility prior to any digging associated with burial of any downspout or drainage apparatus. *Replacement and repair for the same type for existing construction does not require application.*

Section 3.23. Outdoor Hot Tubs and Spas – Requires Application

Exterior hot tubs or spas require an application and will be considered on a case-by-case basis only. Complete plans for the hot tub or spa should be included with the application package.

Section 3.24. House Numbers – Does Not Require Application

House numbers (including one curb street number) do not require an application.

Section 3.25. Mailboxes and Posts

Only (black) mailbox and post designs appearing in Appendix F are permitted (along with white house numbers as indicated). Decorative mailboxes and decorative items are not permitted. No items, except as listed above and reflectors will be attached to the standard post. Vandal Resistant or keyed mailboxes are allowed of the same size and style; however, Homeowner coordination with Post Master is required. Reflectors may be used. Reflectors should be attached to the posts, red in color, and should not exceed two inches on a side. The position of the mailbox and post should conform to U.S. Postal Service, Prince William County and Virginia Department of Transportation requirements. If any pieces of the mailbox system become unavailable, the homeowner will need to submit an application for any deviations.

Section 3.26. Painting – Requires Application

Color changes requiring application include the house siding, doors, shutters, trim, and roofing. Change of exterior color requires an application and should relate to and complement the colors of the houses in the immediate area. Homeowners may use the colors that were available by any of the original builders (Craftmark, Edgemoore Homes, Richmond American, Stanley Martin). However, colors are limited to those that were available for each feature only. For example, a home originally built by Edgemoore Homes may be repainted using color schemes that were available for a Craftmark home. *An application is not required for repainting or sealing a specific object to match its original color.*

Section 3.27. Patios – May Require Application

Patios less than 225 square feet do not require an ARC application but must comply with these Standards. Patios must be compatible with the architectural characteristics such as style, scale, and use of similar materials. Patio materials may consist of brick, landscape slate, flagstone, plain or stamped concrete, pavers, etc. Patios greater than 225 square feet require an application. Asphalt is NOT permitted and may not be used for any portion of the patio. All work must be performed to professional standards (whether performed by professionals or non-professionals). If a constructed patio (or patio element) is not consistent with professional standards, the BOD

Stonewall Manor HOA Architectural Design Standards

reserves the right to require the homeowner correct the deficiency. Complete and detailed plans shall be provided with the application depicting all elements of the project, as specified below.

3.27.1 Design Elements and Approval

Seating walls, posts, steps, and safety lighting are all considered design elements of patios and do not require separate applications. The Homeowner shall review this document to determine if separate applications required for other planned patio features, such as fencing, landscape lights (i.e. lighting not installed for safety purposes), landscaping, fire pits, retaining walls, etc.

3.27.2 Location

Patios shall be located in the rear yard and shall not be located within 5 feet of any Building Restriction Lines or easement boundary located on the property or an immediately adjacent neighboring lot. Patios may not be located within 10 feet of any side property line. Patios may not extend more than 3 feet beyond the side plane of the home. Patios may only extend beyond the side plane of the home if the overall project includes the installation of a pathway that extends from the front yard to the rear yard terminating at the patio, and which is installed during patio construction.

3.27.3 Drainage

Any alteration to established drainage patterns which might result from the construction of a patio MUST be considered and remedied. *Proposed patio storm drainage control measures, locations, and materials/components must be included in the application (e.g. strip drains, underdrainage systems, etc., including discharge points). If no drainage control is proposed, the homeowner must clearly state this in the application.* The Homeowner shall immediately correct unanticipated drainage issues (either during or following construction) that have an adverse effect on adjoining properties. The homeowner must report the remedy to the Stonewall Manor MA for the project file and provide revised plans. These revised plans shall show the locations of drainage control structures installed and identify the materials used (e.g. pipe, drains, gravel, etc).

3.27.4 Colors

Colors of patio materials must be in keeping with standard, commercially available brick colors or natural stone colors. Plain concrete must remain in its natural color but for stamped concrete, colorants may be used at the time of installation, providing the colors used generally mimic that of natural stone, brick, and pavers as mentioned above, and should be consistent with the stamped pattern used.

Section 3.28. Recreation and Play Equipment

Careful thought should be given regarding the proposed siting, scale, and type of play equipment proposed. Community play facilities are larger in scale due to greater usage. Therefore, play structures on individual properties shall be smaller in scale and appropriate with the home and property.

Stonewall Manor HOA Architectural Design Standards

3.28.1 Play Structures

Play structures are limited to rear yards and shall not extend beyond the side plane of the home. Consideration will be given to lot size, equipment size and design, and amount of visual screening. The applicant should consider if their neighbors views will be adversely impacted by the play structure as it relates to play structure siting. As such, depending on site and neighboring property conditions, BOD may require the structure be placed in the least conspicuous area of the property. Play structures may not be used for storage.

3.28.1.1 Materials and Colors

Play equipment constructed of wood is encouraged. Metal playhouses are not permitted (see Sheds). Metal play equipment, exclusive of the wearing surfaces (slides, sliding poles, climbing rungs, etc.) should be painted dark earth tones to blend with the natural surroundings or, if located adjacent to a dwelling or fence, painted to match the background or screening structure. The homeowner shall minimize the visual impact of the play equipment on surrounding properties.

3.28.2 Portable Basketball Backboards – Does Not Require Application

To promote outdoor recreation and to keep younger members of the community safe, portable backboards may be left in front of the garage or at the side of the driveway between March 31st and November 1st, providing they are weighted with enough ballast to keep them upright during hard play and inclement weather (including strong winds). In situations where inclement weather can potentially result in the basketball backboards damaging common area or others' property (home, yard, landscaping, vehicles, etc.), the backboard **MUST** be secured in a safe area. This is particularly important during severe thunderstorms, windstorms, and hurricanes, which can cause significant damage. During the off-season or when not in regular use, all portable basketball backboards must be stored out of sight from the street, pathways and adjacent houses' views. *Play is limited to daylight hours only.* By County Code, basketball backboards may not be placed on any public or private street. Permanent backboards are not permitted.

Portable backboards and support structures must be maintained in good condition and structural repair at all times.

3.28.3 Trampolines

Trampolines are play structures that must have safety netting and be either firmly tethered to the ground via heavy duty stakes or affixed to footings. Trampolines shall be located at the rear of the house and shall not extend past the side planes of the house. If the area is not fenced, the Homeowners will take all safety measures to prevent unsupervised use or ensure other children can safely use it. Temporary (removable) trampolines must be stored out of sight when not in use. The homeowner shall place the trampoline on the least conspicuous location on the property to minimize visual impacts of surrounding properties. In accordance with Section 3.28.1.1, the homeowner should select materials with dark earth tone colors to better blend with the environment.

Stonewall Manor HOA Architectural Design Standards

3.28.4 Portable Pools

Portable pools are defined as above-ground pools that are made for use by infants and toddlers, and which can be easily relocated or stored. Portable pools shall be no larger than 6 feet in diameter and not more than 24 inches tall. Infant/toddler pools shall only be used or stored in the rear of the property. However, due to the potential for mosquito breeding, pools must be emptied at least once a week during the summer season (or consistent with state or local department of health guidelines). If the pool not used more than 3 days a week, for safety, it shall be emptied and not refilled until used again (subject to County and State water restrictions).

Section 3.29. Rock/Water Gardens – Requires Application

Rock gardens require an application in the event the rocks or collection of rocks exceeds 2 feet (24 inches) in any direction. All rocks are to remain in their natural color. Water gardens shall be in the back yard only and require an application.

Section 3.30. Retaining Walls – Requires Application

Retaining walls require an application. They will be considered strictly on a case-by-case basis. The approval of any retaining wall shall not constitute a precedent for future proposed projects by other applicants. Retaining walls are walls constructed primarily for earth retention, slope stabilization, structural support, or slope buttressing. **Due to the potential for property damage (if improperly constructed), only skilled professionals, practicing in the area of retaining wall installation, shall construct retaining walls.** No Concrete Masonry Units (CMUs) may be used for proposed new walls of any kind (e.g. retaining, landscaping, free-standing, etc.). CMUs are also known as blocks of cinder concrete (cinder blocks or breezeblocks), ordinary concrete (concrete blocks), or hollow tile.

Homeowners are NOT permitted to construct retaining walls unless the homeowner can demonstrate they are a professional, licensed, and bonded contractor with experience in retaining wall construction. No proposed wall (of any kind, whether for retaining, landscaping, or any other purpose). No proposed wall shall exceed a height of 4-ft (with the exception of home foundation stem walls such as for additions). Applicants **MUST** contact Prince William County (Department of Development Services – Building Development Division) to determine if a Professional Engineer is required to design the proposed wall. For any wall proposed to exceed a height of two (2) feet, the applicant must either submit engineered design plans with the Architectural Design Modification application that are stamped by a registered Professional Engineer (currently licensed to practice in Virginia) **OR** a document from Prince William County stating professional engineering design is not required (letter or e-mail correspondence).

Regardless of the intended purpose of the retaining wall, no application will be considered without the submittal of a complete, detailed, set of construction plans (to professional standards) that clearly indicates all construction elements. The retaining wall installation application package **MUST** include a copy of the building permit indicating Prince William County has approved the design. All retaining wall installation work shall be limited to the late spring to early fall months (during periods of good weather). Unless for emergency purposes,

Stonewall Manor HOA Architectural Design Standards

retaining walls shall not be constructed during the rainy and winter seasons. Retaining walls also shall not be constructed across Building Restriction Lines or property easements shown on individual site plans (plats) unless approved in advance by Prince William County. If grading activities will be required, as a part of retaining wall installation, topographic plans (that indicate both existing and proposed grades) must be provided with the application package as per earlier sections in this document.

Section 3.31. Room additions/Sunrooms – Requires Application

Room additions are defined as those that substantially alter the existing structure and become one with the existing home. An application is required for all room additions. It is the responsibility of the Homeowner to obtain all applicable permits and design plans (stamped and signed by a professional engineer licensed to practice in the State of Virginia, if applicable). The design of major alterations should be compatible in scale, materials and color with the applicant's house, adjacent houses, and other similar homes in Stonewall Manor. The location of major alterations should not impair the views or amount of sunlight and natural ventilation on adjacent properties. Pitched roofs on new structures should be architecturally compatible with the roof of the existing house.

New windows and doors should match the color and design type used in the applicant's house and should be located in a manner that will relate well to the location of exterior openings in the existing house. Keep in mind that any alterations to the structure's surrounding windows or doors require building permits from the County.

If changes in grade or other alterations that will affect drainage are anticipated, they must be indicated. The BOD reserves the right to revoke any approval if adjacent properties are adversely affected by changes in drainage.

Construction materials must be stored to minimize impairment of views from neighboring properties. Excess material should be removed immediately after completion of construction. Construction debris and waste must be removed from the property on a daily basis and shall be protected against blowing (or otherwise being carried such as by storm events) outside of the immediate construction area.

Section 3.32. Satellite Dishes/Antennas/Cable Television

Satellite dishes and antennas are recommended to be installed in the rear of the home if possible and shall be professionally installed. Cables shall be installed in a professional manner.

Stonewall Manor HOA Architectural Design Standards

3.32.1 Installation Rules Antenna Size and Type

3.32.1.1 DBS Antennas

DBS antennas that are 1 meter or less in diameter may be installed. Antennas larger than 1 meter are prohibited.

3.32.1.2 MDS Antennas

MDS antennas 1 meter or less in diameter may be installed. MDS antennas larger than 1 meter are prohibited.

3.32.1.3 Television Antennas

Antennas designed to receive television broadcast signals, regardless of size, may be installed.

3.32.1.4 Transmission-only Antennas

Transmission-only antennas are prohibited.

3.32.1.5 FCC Oversight

All antennas not covered by the FCC rule are prohibited.

Section 3.33. Sidewalks and Pathways – Requires Application

The installation of a sidewalk or pathway on a lot will be considered if it seems appropriate for the intended use and is appropriate to the size and scale of the lot. Stone, concrete (plain or stamped), slate, flagstone or brick would be appropriate materials. Pathways or sidewalks must be set back from any property easements and may not violate any Building Restriction Lines. Homeowners are responsible for obtaining all necessary County permits and for contacting Miss Utility prior to commencing any digging associated with the installation of the sidewalk or pathway. No sidewalk or pathway installed on a property shall neither exceed the width of nor extend to the street sidewalks.

Section 3.34. Skylights – Requires Application

Skylights need approval and are restricted to the rear side of the roof so as not to be visible from the front of the home or street. Skylights must be mounted parallel with the roof plane. Bubble or elevated types of skylights are not permitted. The glass or surface material should be clear or dark tinted. White tinted material is not appropriate.

Section 3.35. Solar Panels/Solar Modules/Building Integrated Photovoltaics (BIPVs) – Requires Application

3.35.1 Landscape Solar Lights

Small landscape solar panels less than 6-inches x 6-inches are allowed on stand-alone lamps for landscape lighting. The small panels will be located outside the view using camouflage figurines or hidden behind an object. The panels and light will be of low visual profile.

Stonewall Manor HOA Architectural Design Standards

3.35.2 Conventional (Larger) Solar Panels

Larger Solar Panel or combination of panels will be considered on a case-by-case basis only. The greatest concern regarding solar panels is visibility, particularly from the street. For this reason, it is highly recommended the homeowner consider installing building integrated photovoltaics as an alternative (Section 3.35.3). See Appendix C– Solar Panels and BIPVs.

3.35.2.1 Installation Location

Panels are to be installed on the roof a minimum of 2 feet away from the edge of the roof. The panels will be of low profile, and shall not be visible from the street. Solar panels are not permitted if, following installation, the panel is visible on the street (e.g. corner and angled lots, lots having no forest “greenbelt”, etc.) Care must be taken with the “sunseeker” style of panel that moves with the position of the sun that, in their fully extended position, the panels are not visible from the street.

3.35.2.2 Color and Style

The color and shape should match the house shingles. The panels must be professionally installed and adhere to all required county codes.

3.35.2.3 Ground/Fenced Installations

Solar Panels, or a combination of panels, are not permitted to be installed on the ground unless a perimeter fence is installed on the property to mask their presence. The panels must be placed in the least conspicuous location possible, and shall not be visible from any street.

3.35.3 Building Integrated Photovoltaics (BIPVs).

Building Integrated Photovoltaics is a relatively new, attractive, and durable alternate solar technology available as a substitute to solar panels which can be retrofitted onto existing structures and is increasing in popularity, now commercially available. BIPV modules are available in several forms used for flat roofs, pitched roofs, facades, and window glazing. Although there are four types of BIPV modules, for Stonewall Manor, at this time, only the solar shingle variety can be used, subject to the review and approval on a case-by-case basis by the ARC and BOD. The approval of any BIPV system shall not constitute a precedent for installation on another property.

Solar shingles are modules that are designed to look and perform exactly like roof shingles and last about as long as conventional roofing shingles and which include a thin solar film cell. Since this type of BIPV is designed to look like shingles, they are more difficult to see (or if the color matches the existing roofing, invisible) so more favorable from an aesthetic standpoint. However, currently, only black shingles are available so they are likely not an exact match to existing roofing shingles of homes in Stonewall Manor (which are typically multicolored) and therefore, are best suited for south facing rear roofs to prevent roofing contrasts visible from the street. As the technology continues to develop and with further consumer interest more

Stonewall Manor HOA Architectural Design Standards

colors may become available. At that time, if the homeowner can demonstrate the BIPV panels will not result in street-facing roof contrasts, they will be considered.

The same general requirements as specified in the section above apply to the use of BIPVs. See Appendix C – Solar Panels and BIPVs.

Section 3.36. Geothermal Energy (Sustainable Energy) Installations

An application is required for geothermal system installations and will be considered on a case-by-case basis only. Subsurface piping (installation of the closed loop system) shall not be installed in front or side yard areas. With the exception of the heat pump (which requires a separate application as described in this document), subsurface installations are limited to the rear yard areas.

The system must be installed by a professional (licensed/bonded) installer and detailed plans must be provided with the application (to scale and stamped by a professional engineer, if applicable) identifying all geothermal elements, locations, depths, scale, etc. It is recommended the homeowner request the system installer provide an electronic (i.e., PDF, to scale) copy of the plans, originally created in CADD or other drawing program format. The application package should describe the system in sufficient detail so the ARC and BOD can understand the scope of the project for review purposes.

Section 3.37. Storage Sheds – Requires Application

Exterior storage sheds require an ARC application.

3.37.1 Requirements

Metal sheds are prohibited. Plastic sheds will be considered on a case-by-case basis only. If approved, it shall not constitute a precedent for future applicants. Garage-style doors are not allowed. Sheds shall generally match the existing exterior house color. The roof and siding is to be the same color and type as the house. Sheds shall be no larger than 10 feet x 12 feet (120 square feet) and no taller than 8 feet in wall height outside. Storage sheds within a fenced area require room for maintenance. There should be room between the fence and shed; at least 5 feet away from the fence is recommended. Location consideration must be taken regarding shed placement to reduce the visual impact to the community. It shall be placed at the rear of the house, not visible from the street and in an area that will not result in negative visual impacts to adjoining properties, if possible. If it cannot be placed at a location not visible from the street, it shall be placed at a location that is the least conspicuous. Where possible, the applicant should take steps to reduce the visual impact of the shed. For example, properties having a forested beltway behind their property should consider placing the shed within the forest to camouflage its presence. Pathways may be used to access the shed; however, the pathway shall be no wider than existing street sidewalks. Shed pathways will be considered on a case-by-case basis only. In no instance shall shed pathways extend to the street or street sidewalks. If a storage shed is constructed, a greenhouse may NOT be constructed on the property.

Stonewall Manor HOA Architectural Design Standards

3.37.2 Storage Sheds under the Deck

Storage sheds under decks should consider the use of decorative screening or landscaping to minimize adverse visual impact and may be required by the ARC, particularly in the case of high decks. See section 3.8 - Decks

Section 3.38. Swimming Pools

An application is required for in-ground pools. Pools will be considered on a case-by-case basis only. The approval of a pool on one property shall not constitute a precedence to install a pool on another property due to differing site conditions. The homeowner and builder shall ensure the installation of the pool will not present a risk or cause damage to any down-gradient (i.e. downslope) homes or common ground areas in the event of a pool leakage or slope failure. The builder shall ensure the pool is sealed. Upon completion, the builder shall perform leak tests to confirm pool related water will not leak into the underlying and surrounding soil. Pools are not allowed on any fill slope unless specifically designed by a professional engineer (currently licensed to practice in Virginia). In that instance, the homeowner must provide a copy of the geotechnical report or opinion document and shall include the complete set of engineering plans as a part of the application package along with a document from PWC approving the plan. Due to the potential for downgradient impacts, the homeowner is required to provide a copy of all PWC building and construction inspection permits for the project file.

3.38.1 Location

Swimming pool must be located at the rear of the lot no closer than 5 feet from the property line and away from fill slopes.

3.38.2 Fencing

The immediate area around the swimming pool and all equipment and structures related to the pool, (including the water filtration system), must be enclosed in a fence per Section 3.15 (Fences). The fencing must meet all Prince William County requirements. For properties that already have 6 feet tall perimeter fencing, the same matching style must be used or a third option of 6 feet tall wrought iron fencing will be considered for use around the pool. All safety fences must meet County requirements for pool barriers.

3.38.3 Trellises (See Section 3.7 – Decks)

Stonewall Manor HOA Architectural and Design Standards

Part IV – Landscape and Garden Standards

In accordance with the Declaration Article VI- Exterior Maintenance Section 1, each Homeowner shall keep each Lot owned by him, and all improvements therein or thereon, in good order and repair and free of debris, including but not limited to the seeding, watering, weeding, and mowing of all lawns, the pruning and cutting of all shrubbery, and the painting (or other appropriate external care) of all buildings and other improvements, and in a manner and with such frequency as is consistent with good property management. Exterior maintenance shall be in accordance with the Architectural Guidelines described in the Declaration Article IX. Any Lot which contains a Sight Distance Easement or Storm Drainage Easement as shown on the Subdivision Plat shall keep such area free and clear of any obstructions, monument, statue, ornament, sign, parked vehicle, fences, trees or other planting.

Section 4.1. Landscaping

An application is required when plant materials will become hedges, fences, barriers, or screens that meet or exceed either at installation or at maturity 2 feet in height.

4.1.1 Hedges

Hedges and the like will generally only be considered for rear and side yard (not extending forward of the front plane of the home into the front yard) installations.

4.1.2 Non-Structural Walls

An application is required for railroad ties, garden timbers, stone or other barrier material that form a wall over 12 inches high and 8 feet long. A site plan must be included (to scale) with the location of ties or timbers noted and information on landscaping plans and any proposed grading changes. An application is required when the use of more than two such borders is contemplated on the same side of the property.

4.1.3 Scope

Proposed improvements which are of such a scale or type as to be inconsistent with the existing design features of the house, adjacent houses, and the surrounding area (e.g., substantial or total removal of turf and replacement with another material such as mulch or gravel) require ARC review.

4.1.4 Foundation and Single Plantings

An application is not required for foundation planting or single plantings.

4.1.5 Tree Plantings and Removals

An application is NOT required for the planting of a single tree, removal of a dangerous tree, or replacing any tree with similar dimensions (such as due to storm damage or shock from transplanting), subject to Section 4.1.8 below.

However, with the exception of landscaping trees previously planted by the current or previous Homeowner, if the Homeowner elects to plant more than one tree or permanently remove any tree on the property, an application is required to be submitted for review/approval. The

Stonewall Manor HOA Architectural Design Standards

Homeowner must check with the Prince William County (PWC) Planning Department (**County Arborist**) for current regulations regarding residential tree plantings and removals before submitting an application to the ARC. The County Arborist maintains an extensive list of trees that are approved to plant in PWC. The removal of landscaping trees previously planted by the current or previous Homeowner does not require an application. However, trees may not be planted or removed without prior approval by PWC. Please refer to Section 4.1.8 below regarding maximum allowable tree sizes and placements.

4.1.6 Mulching

When mulching, care should be used in selecting colors that are consistent or match the colors within the community.

4.1.7 Location

Care should be exercised selecting and siting trees and shrubs to prevent obstruction of sight lines required for vehicular traffic and prevent damage to structures. The views of neighboring units and shade patterns of larger trees should always be considered. Landscape plans must show the locations of all proposed plantings, including identification of the species of each. It would be helpful to include a picture (website photo scan is acceptable) to assist the ARC and BOD understand the landscaping proposal.

4.1.8 Planting Scale

It is crucial plants, trees, and shrubs are selected and sited based on their size at **FULL MATURITY** (i.e. maximum dimensions they will grow) and potential affects to the surrounding areas. Tree and shrubs shall be of an appropriate size in height and diameter for the intended location. Plants, shrubs, and trees should never be selected based on how they look at the time of purchase, but what they will look like decades in the future and how they will affect the surrounding area. Mature size, in height and diameter (e.g., tree “drip line” maximum extent or mature shrub size), should always be considered especially when planting close to walkways, side yards, storm water and utility easements and adjacent houses. Consideration will be given to the effect plantings will have on views from neighboring houses and property (in other words, the aesthetics of the plantings). For example, smaller plants and shrubs that are clustered rather than widely spread can have a more visually pleasing appearance. A three-dimensional appearance of planting is improved by augmenting trees and taller shrubs with low spreading shrubs and/or ground cover.

4.1.8.1 Required Information – Tree Plantings

Prior to planting any trees, as part of the application, the Homeowner must obtain information regarding all tree species planned to be planted, maximum height and canopy diameter (i.e., “drip-line”) at the trees **FULL** maturity. Plans should show, in “birds-eye” view, the maximum “drip-line” diameter (to scale) to help the ARC and BOD understand how large the tree will grow. This also serves the dual purpose of assisting the Homeowner plan where to plant trees. Homeowners must consult with the Prince William County Arborist to ensure the tree is allowed. The application must include a digital image of the tree proposed (at full maturity) to allow ARC/BOD to understand how the final project will look.

Stonewall Manor HOA Architectural Design Standards

4.1.8.2 Prohibited Tree Planting Locations and Height Restrictions

No trees shall be planted either in the front or side yards having a maximum height exceeding 30 feet at full maturity, or that will grow to a height exceeding the roof peak of the house (whichever is lower). No trees shall be planted on side yards whose tree canopies at full maturity will be such that they will have an adverse effect on adjacent neighboring homes. Homeowners should take into account the extent (horizontally) tree roots will grow as tree roots planted too closely to homes can damage foundations, under drain systems, and utilities. Some trees have extensive, invasive, root systems. The Homeowner shall not plant any tree in an area that will have an adverse effect on adjoining properties and structures. The Homeowner should take the tree drip line (i.e., maximum canopy diameter at full maturity) into account when planting trees.

4.1.8.3 Acceptable Planting Locations for Large Trees

Trees exceeding 30 feet in height may be planted in rear yards where they will not have an adverse visual impact. Some conifers can grow to heights exceeding 80 feet. It is recommended these trees, if approved, be planted closer to forested beltway areas at the rear of the home. However, the homeowner should take into account the stability of the tree at full maturity to prevent damage to adjoining properties.

4.1.8.4 Acceptable Planting Locations for Smaller “Signature” Trees

Smaller “signature” (i.e., ornamental) trees with maximum canopy heights of 10 feet or less may be planted in front, side, and rear yard areas.

4.1.9 Landscaping Application Information

Applications should include a description of the types and sizes of shrubs, plants, and trees to be planted. The application shall include a scaled site plan showing the relationship of plantings to the house and adjacent dwellings. Homeowners are responsible for contacting Miss Utility prior to commencing any digging.

Section 4.2. Vegetable Gardens

No application is required provided the following criteria are met:

- Garden is located between the rear line of the house and the rear property line and shall not exceed 250 square feet;
- Garden is not planted on a grade exceeding a ratio of 5 feet to 100 feet and does not damage property below it as a result of water flow onto lower property;
- Garden does not encroach on Stonewall Manor common grounds;
- Garden is contained within a fenced area;
- Vegetable gardens are **not permitted** in the front or side yards.

Stonewall Manor HOA Architectural Design Standards

4.2.1 Garden Fences

Deer fencing may be needed to protect plants. Garden fences are considered temporary and should be removed at the end of the harvest/growing season and stored out of sight in the off-season. The fencing should be of black or green metal mesh. The post may be of metal or wood. All Fence rules apply - see Section 3.15.

Stonewall Manor HOA Architectural and Design Standards

Appendix A Management and SMHOA Contact Information

GHA Community Management, LLC
Corporate Office – Prosperity Plaza
3020 Hamaker Court, Suite 300
Fairfax, Virginia 22031-2220
(703) 752-8300 - phone
(703) 876-9594 - fax
<http://www.ghacm.com>
management@stonewallmanorhoa.com

GHA Regional Office – Woodbridge
3421 Commission Court, Suite 201
Woodbridge, Virginia 22191-
(703) 752- 8300 – phone; Portfolio Manager’s Extension
Asst to portfolio manager/Regional Officer Manager’s extension
(703) 876-9594 – fax

Other SMHOA Contact Information:

Board of Directors

president@stonewallmanorhoa.com
vice-president@stonewallmanorhoa.com
secretary@stonewallmanorhoa.com
member-at-large@stonewallmanorhoa.com

Committees

architectural_review@stonewallmanorhoa.com
communications@stonewallmanorhoa.com
covenants@stonewallmanorhoa.com
facilities@stonewallmanorhoa.com
finance@stonewallmanorhoa.com
social@stonewallmanorhoa.com

Social Media

Facebook: Stonewall Manor Homeowners Association - Triangle, VA
Twitter: @SMHOATriangle

Website

<http://www.stonewallmanorhoa.com>

Stonewall Manor HOA Architectural and Design Standards

Appendix B Glossary of Terms

Antenna - any device used for the receipt of video programming services, including direct broadcast satellite (DBS), television broadcast, and multi-point distribution service (MDS). A reception antenna that has limited transmission capability designed for the viewer to select or use video programming is a reception antenna provided it meets FCC standards for radio frequency emission. A mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna.

Appeal - to call upon another for corroboration, vindication, or decision: to make an earnest request.

Application - A form used in making a request.

ARC - Architectural Review Committee.

BOD - Board of Directors.

Committee - A body of persons delegated to consider, investigate, take action on, or report on some matter; a self-constituted organization for the promotion of a common object.

Common Area – The property pertaining to the HOA

Community - A unified body of individuals with common interests living in a particular area

CCR – Declaration of Covenant, Conditions and Restrictions [of Stonewall Manor]

Declarant – See Article 1 - Definitions, Section 4 of the CCR.

HOA – Homeowners Association, also referred to as “the Association” or “HOA”

Renter – The lessee or tenant of property.

Management or the Managing Agent – The SMHOA Managing Agent contracted by the BOD to manage the HOA as a common interest community.

Mast – Structure to which an antenna is attached that raises the antenna height.

Participating Builder – See Article 1 – Definitions, Section 9 of the CCR. “Any entity or individual owning a Lot(s) for the purpose of constructing a dwelling unit(s) as identified by Declarant as a Participating Builder. The Declarant is not a Participating Builder.”

SMHOA – Stonewall Manor Homeowners Association Inc.

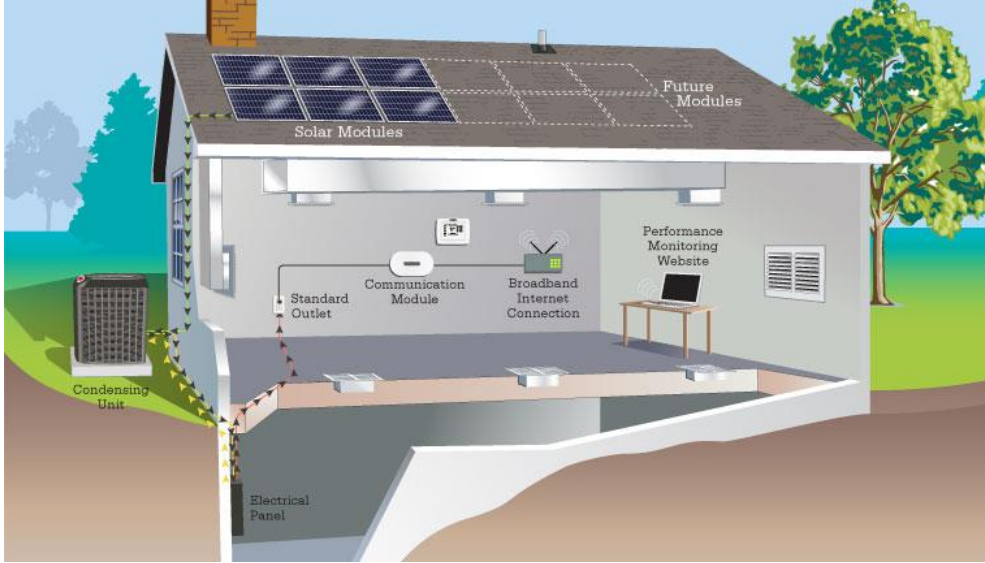
Transmission only antenna - Any antenna used solely to transmit radio, television, cellular, or other signals.

Owner – Any homeowner in the Association, for the purpose of this rule only, "owner" includes a tenant who has the written permission of the homeowner to install antennas.

Telecommunications signal – Signals received by DBS, television broadcast, and **MDS** antennas.

Appendix C Solar Panels and BIPVs

1. Typical Solar Panels



Picture published by F.H. Furr (Not sponsored by SMHOA)



BIPV Shingles example (Uni-Solar; Not sponsored by SMHOA)

Stonewall Manor HOA Architectural and Design Standards

Appendix D Storm Doors and Entrance Doors

Full Light Door



Storm door
frame same
color as the door

Frame is the
same as the
House frame

Full Light
Door
Clear Glass

Door
handle



Samples of possible storm door glass designs

Appendix E Fences



Mt. Vernon Dip Style standard fence and stockade post (4-ft) – note Single slat boards, spacing, and design



Mt. Vernon Dip Style privacy fence and stockade post (6-ft) – note Offset (overlapping) boards, slat spacing, and design



Split Rail Fence



Wrought Iron Fence (see community pool)



Split Rail Fence with Mesh (from inside)

Stonewall Manor HOA Architectural and Design Standards

Appendix F Mailboxes

Mailboxes were originally installed by Mainstreet Mailboxes and More Inc (703-753-5521). SMHOA does not endorse this company. Use at your own discretion.

There are two models - single and dual. The model number for the single is MP 200 and the dual is model number MP 200 Dual.

The item shown consists of the following items:

1. Cast aluminum post: Model MP 200
2. Newspaper bin
3. Bracket
4. Mail Box:
 - a. Model MB-1 Standard black, or Vandal Resistant Mailbox (MB-VR)
 - b. Standard size galvanized steel mailbox
 - c. Dimensions: 8-3/4 inch height x 6-3/4 inch width x 19 inch depth
 - d. Steel latches and aluminum flag
 - e. Smooth rust resistant finish
5. The numbers are color white, reflective and the letter size 2 inches and 1 inch for the front.



Numbers: <http://doityourselflettering.com/>

Stonewall Manor HOA Architectural and Design Standards

Appendix G Satellite Dishes

Discrete, unobtrusive installation locations are preferred.



Back of the house



Not permitted - All cables and wires must be hidden under trim, siding or hidden with color-matched cable channeling.