

THE ARCHITECTURAL GUIDELINES

of

Vantage Homes Association, Inc.

September 19, 1994

Preface

The single family dwellings within the Vantage/Kingsbrooke subdivision display two distinctly different architectural styles.

Homes in the Vantage section are contemporary in style. They primarily feature earth tones or muted colors and/or natural looking materials. These homes tend to blend in with and promote a sense of harmony with the surrounding natural environment.

The Kingsbrooke section of the community consists of traditional/colonial style homes. This style typically includes a wider variance in colors and use of materials than homes in the Vantage section.

Exterior home improvements and new structures will be allowed to the extent that they maintain the essential design integrity of the respective architectural styles.

These guidelines do not supersede any prior architectural requests approved by the Board of Directors or the Architectural Committee (AC). New applications must comply with these guidelines.

I. Objectives of Vantage Homes Association, Inc. Architectural Guidelines

The intent of this document is to assist homeowners, residents and AC members in interpreting the architectural covenants of the community. The guidelines described herein address improvements for which applications must be submitted to the AC. They are not fully inclusive or exclusive but serve as a general guide. Note that approval by the AC is not a substitute for compliance with applicable codes. The specific objectives of this document are:

- (1) To increase residents awareness and understanding of the Covenants.
- (2) To focus on the requirements of exterior additions or alterations.
- (3) To describe the organization and procedures involved with implementing the architectural standards established by the Covenants.
- (4) To illustrate design principles which will aid residents in developing exterior improvements that are in harmony with the immediate neighborhood and the community as a whole.

(5) To assist residents in preparing applications to the AC.

(6) To provide guidelines to be used by the AC in reviewing applications.

II. Declaration of Covenants

The authority for maintaining the design quality of the Vantage/Kingsbrooke community is founded in the Covenants which are a part of the deed to every property in the community. These Covenants "run with the land," and are binding on all owners, whether or not they have been read. However, every Vantage/Kingsbrooke property owner is required by law to receive a copy of the Covenants at settlement and should review them periodically afterwards. The intent of Covenant enforcement is to assure residents that the standards of design quality will be maintained. This, in turn, helps protect property values and enhances the community's overall environment. Article V of the Vantage/Kingsbrooke "Declaration of Covenants, Conditions and Restrictions" as recorded in Fairfax County Deed Book 3547 Page 710 44221 reads as follows:

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration including changing of colors therein be made until the plans and specifications showing the nature, kind, shape, height, materials, colors, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

III. Responsibility and Function

A. The responsibility of the AC is to interpret and apply Article V.

B. The AC will respond to written complaints.

C. The AC is charged with making recommendations to the Board of Directors with regard to violations of these guidelines.

D. The AC will provide information to the members of the Vantage Homes Association, Inc. with regard to Architectural Control.

F. The AC will recommend changes to the Architectural Guidelines as may be necessary.

IV. Membership

- A. Members of the AC shall be appointed by the Board of Directors of the Vantage Homes Association. The AC shall consist of at least three members.
- B. A Chairman shall be elected by a simple majority of the AC.

V. Duties of the Architectural Committee

Article V of the Covenants requires that proposals for exterior work (replacement, alterations, new structures, etc.) must be submitted to the AC for approval prior to their execution. This requirement includes both temporary and permanent work. Once a plan is approved, it must be followed or a modification request must be submitted to the AC for further consideration.

AC approval is not limited to major alterations such as additions or decks. Approval is also required for changes in colors and materials and also for the removal of existing items. If a homeowner is uncertain as to whether a project requires approval, they should contact an AC member.

Each application is reviewed on an individual basis. There are no "automatic" approvals unless specifically provided for in these guidelines. A homeowner who wishes to perform exterior work identical to work previously approved by the AC is still required to submit an application.

Complaints alleging violations of these guidelines should be brought to the AC. The AC will investigate the alleged violation and respond to written complaints within thirty (30) days of receipt by the AC. Complaints so received will not be attributed to the complainant and identity will not be disclosed.

VI. AC Review Criteria

The AC evaluates all submissions on the individual merits of the application. Evaluation includes consideration of the particular design proposal, characteristics of the housing type, the individual site, and the community as a whole. What may be an acceptable design of an exterior in one instance may not be in another. Judgments of acceptable design are based upon the following criteria, which represent in more specific terms the general standards of the Covenants:

- A. Validity of Concept- The project must be appropriate to its surroundings and the larger community.
- B. Design Compatibility- The project must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the community setting. Compatibility is

defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

- C. Location and Impact on Neighbors- The project will be reviewed with regard to the effect on adjacent properties including access, view, sunlight, ventilation, and drainage.
- D. Scale- The size (in three dimensions) of the proposed alteration must be compatible with adjacent structures and surroundings.
- E. Color- Colors must be compatible with structures in both the immediate area and the community at large.
- F. Materials- Materials must be compatible with adjacent structures and surroundings. In general, new materials should be the same or visually similar to those used originally on the house.

VII. Appeals

Any adverse decision of the AC may be appealed to the Board of Directors of the Vantage Homes Association.

Any appeal to the Board of Directors should be made in writing within thirty (30) days of the action of the AC being appealed. The Board will consider the appeal in conjunction with the standards established by the Covenants and the Guidelines. Applicants and other interested parties may appear before the Board in conjunction with the appeal. The Board will issue its decision on the appeal within sixty (60) days of the appeal and will provide written notice of its decision to all affected parties and the AC.

VIII. Guidelines

A. General Requirements

1. The AC will review all applications as set forth in Article V of the Declaration of Covenants, Conditions, and Restrictions and these Guidelines. Approval should be obtained prior to signing contracts for the proposed project.

2. Applications must be made on Vantage Homes Association Architectural Committee Project Request Forms. These must either be mailed to the Association's official address or be delivered to any member of the AC. Forms are available from any AC member. Verbal application will not be considered. Applications must be accompanied by plans, elevation, sections, specifications, material cut sheets, samples, or other items necessary to fully describe the proposed work. Applications not including these will be disapproved. In such cases applicants will be invited to resubmit complete packages.

3. Upon receipt of an architectural request, The AC will send an acknowledgment indicating the date of receipt of the request.

4. The AC will answer all requests in writing. If the AC fails to approve or disapprove the request within thirty (30) days of the date of receipt of the request, then the request is considered to have been approved.

5. Approval of any project by the AC does not waive the necessity of obtaining required county permits. Obtaining permit(s) does not waive the need for AC approval.

6. Submission of an AC proposal may require that a representative of the committee visit the property to review the proposed site. An architectural committee member will contact the homeowner to arrange a mutually satisfactory time for such a visit.

7. The homeowner may be responsible for adverse effects and possible litigation resulting from any protect undertaken.

8. Homeowners may commence work at their discretion. Once started, projects must be completed within ninety (90) days of the start date. Written requests for extensions will be considered by the AC. Construction materials must be stored as inconspicuously as possible. Excess material should be removed immediately after completion of construction. No debris may be allowed to accumulate during construction.

B. Major Alterations

Alterations change the existing structure either by subtraction or addition. Major building alterations include, but are not limited to, rooms, screened porches, garages, and decks. The design of alterations should be compatible in scale, materials, and color with the applicant's house, adjacent houses, and the larger community. The location of alterations should not impair the views or quantity or quality of sunlight and natural ventilation on adjacent properties. Pitched roofs should match the slope of the roof on the applicant's house.

C. Fences, Screens, and Walls

1. General

(a) Any fence, screen, wall or retaining wall must have approval by the AC.

(b) No fence, wall, screen or retaining wall will be approved if its installation appears to obstruct sight lines for vehicular traffic.

(c) Perimeter fences and walls shall not exceed seven (7) feet above any grade nor extend forward of the front house line, nor extend forward of the front house line of an adjacent dwelling. Exceptions may be considered for houses on pipe stems and

corners to accommodate irregular alignments.

(d) Fencing that has an essentially open nature, and is not a part of a perimeter or enclosure, not to exceed a height of 36" for a top rail or horizontal part and not to exceed 42" for any post or vertical part, may be requested in limited, appropriate circumstances, such as in a private court location, for landscape design purposes forward of a front house line. Such fencing will typically be of the two split rail type, must have both sides equally "finished," and be allowed to weather naturally or be stained to blend in with accompanying landscaping.

2. Materials and Finish

(a) All fence materials will be either architectural wood (cedar, redwood, etc.) or pressure-treated pine. Fencing which is finished on only one side must be erected with the finished side facing outward.

(b) Wire mesh screening will be considered on a case by case basis for use to increase security as part of an "open fence" (split rails, etc.). The wire mesh must be attached on the inside of the fence and will not extend above the top rail. The only approved wire mesh is 2" x 4" dark green vinyl coated wire.

(c) New requests for chain link fencing will not be approved. Existing approved chain link fences may remain and be maintained.

D. Patios

Backyard patios not above grade need not be submitted to the AC. These should be constructed so as not to divert ground water onto adjoining properties or otherwise substantially change existing drainage patterns.

E. Decks

1. General

When deck schemes include other exterior changes (fencing, sheds, etc.) other appropriate sections of these guidelines should be considered during the completion of the application. All decks must conform to all applicable county zoning requirements.

2. Materials and Finish

(a) All deck materials will be solid wood; plywood shall not be used as a decking material.

(b) Decks may be left as natural wood (clear preservative may be used) or they may

be stained.

(c) Storage areas under decks must be screened from view. If solid walls are used, the storage area shall be treated as a shed and must conform to the shed guideline.

F. Solar Collection Panels

Panels are to be mounted on the rear sides of roofs and may be flush or elevated. If elevated, they must not be visible from the yards of facing houses across streets or pipestems.

G. Sheds and Detached Structures

1. Sheds and detached structures must be located to minimize their impact upon adjacent properties.

2. Sheds within five (5) feet of any property line shall not exceed 8 feet in height. Other sheds shall not exceed eight and one half (8½) feet in height.

3. Sheds and detached structures must comply with all county requirements.

H. Swimming Pools, Spas and Hot Tubs

1. Swimming pools, spas and hot tubs must be located in the rear yard and must not be nearer any property line than five (5) feet. Homeowners are cautioned to not adversely affect drainage on adjacent properties.

2. Whether or not mandated by county requirements, swimming pools, hot tubs and spas greater than 24" in depth, whether in ground or above ground, must be completely fenced.

3. Back yard swimming pools, hot tubs and spas must conform to County regulations.

I. Play Equipment

With the exception of basketball hoops, permanent play equipment shall not be located forward of the front house line. Any equipment exceeding eight (8) feet in height must be submitted to the AC for approval.

J. Air Conditioners

Air conditioning units extending from windows are prohibited. Exterior units permanently mounted through the wall only at the rear of the house may be added or relocated only when they do not interfere audibly or visually with neighbors.

K. Antennae

1. Television antennas mounted outside the attic must not extend more than three (3) feet above the highest point of the house; must be mounted to the rear of the roof peak and must be of standard design.

2. Citizens band, ham radio, and other antennas will be considered only on a case by case basis.

3. No more than two antennae shall be allowed per lot.

L. Exterior Lighting

Exterior lighting must match or complement existing styles. Homeowners are cautioned to ensure that all exterior lighting is focused so that light does not shine beyond any property line and so that no glare is visible from adjacent properties.

M. Exterior Painting

Exterior color changes must be compatible with other houses and structures in the immediate area. For contemporary homes in the Vantage section specifically, colors must be muted. All brick shall remain unpainted and unstained. The final color applied to the structure must match the color sample submitted.

N. Gutters and Downspouts

Gutters and downspouts must be compatible in style and color with the structure and must not adversely affect drainage on adjacent properties.

O. Real Estate Sales/Rent Signs

Real estate signs must meet county requirements with respect to size, content, and removal. Only one sign may be placed, and it must be in the front yard. Signs must be removed not later than the closing date.

IX. Operations

A. Meetings

Regular meetings of the AC shall normally be held monthly, but not less frequently than once a quarter. Meetings may be held more frequently when agreed by a majority of the committee. Meeting times and location shall be decided by consent of the members. All meetings of the AC shall be open to observers by request.

B. Action Without a Meeting

The AC shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining approval of the majority of the members of the AC. Any action so approved shall be the same effect as though taken at a meeting of the AC.

C. Communication with Board

The AC shall submit a summary of the record of the last month's activities to the Board of Directors each month prior to the Board's regularly scheduled meeting.

D. Attendance

If a member of the AC misses three consecutive regularly scheduled meetings, resignation from the AC shall be required, unless such absence is due to good causes.

E. Recusal

When any member of the AC submits an application, he shall not vote on the application.

F. Tie Votes

If the vote on any application results in a tie, the AC shall forward the application to the Board of Directors.

These Architectural Guidelines were unanimously approved by the Board of Directors at their regular monthly meeting on September 19, 1994.

These Architectural Guidelines replace the Guidelines dated September 28, 1976 found in the Vantage Homes Association handbook (the "blue book") and should be filed with your association papers.