

ARCHITECTURAL CONTROL COMMITTEE RULES & GUIDELINES

This revision Approved by the Architectural Control Committee and accepted by the Board of Directors of the Lafayette Village Community Association on October 20, 2015, with further revisions accepted on August 8, 2016 and on June 12, 2017.

Supersedes all previous Rules & Guidelines.

The Architectural Control Committee (ACC) of the Lafayette Village Community Association ("LVCA" or "Association") is charged with the duty of preserving the architectural character and aesthetic qualities of the community.

Article 6 of the Declaration of Covenants, Conditions and Restrictions for Lafayette Village, to which all members of the Association subscribed when they became property owners, defines the general area and nature of the ACC's responsibilities while allowing it broad latitude and discretion in dealing with specific situations and requests.

The following RULES & GUIDELINES have been adopted by the ACC and by the Board of Directors to inform homeowners of changes to houses and yards that are permitted without ACC approval, and also to explain those actions that do require approval. Further, a form, the "ACC Request for Exterior Improvement Form," is provided at page 14 to use for submitting proposals to the ACC for changes requiring approval. These RULES & GUIDELINES may be modified or changed by the ACC and the Board of Directors from time to time whenever sufficient evidence is presented to the ACC to warrant a re-evaluation of its position, or whenever experience gained dealing with specific requests demonstrates the necessity of reconsidering a previously established position. Appropriate means will be taken to notify all homeowners in the event of any modification or change in these RULES & GUIDELINES.

To conform to the Covenants, each homeowner must abide by these RULES & GUIDELINES and when required, receive approval in writing from the ACC, before any work is begun. Any failure of the Association or its Agents to enforce any architectural covenants, rules or guidelines in the past will in no event be deemed a waiver of the right to do so thereafter. The ACC must refuse any permission for a proposal that, in its opinion, would have a detrimental effect on the neighboring properties or on the community as a whole. The ACC must also refuse permission for any proposal which, in its opinion, would result in a potential hazard to health and safety. Any damage to the common area is to be promptly repaired by the homeowner. Homeowners are responsible for notifying utilities in advance of any improvements. (Call Miss Utility at 1-800-257-7777.) Vehicles are not to drive on the common area to make deliveries.

There are two distinct sets of RULES & GUIDELINES - one for the attached townhouses and a second set for the detached houses on Merrimac Trail.

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Section 1: Rules for Owners of Single Family Attached Houses (Townhouses) in Lafayette Village

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1.1 Lawns, plantings, trees, and beds (both inside and outside fenced areas)

Lawns, shrubs and trees must be retained and kept trimmed. Limbs of trees on private property that hang over sidewalks or fences are to be trimmed so that they are no lower than 7 feet over the sidewalk. Homeowners must replace dead trees and shrubs as soon as practical. Removal, replacement or additional trees and shrubs must be approved in writing by the ACC. Replacement trees must be at least 5 feet in height at the time of planting. Homeowners must request approval from the ACC to remove front yard trees without replacement. Artificial turf is not permitted as a cover for areas originally intended by the developer to be covered by live grass. Artificial flowers are permitted only as temporary holiday decorations.

Shrub beds should be no more than 4 feet in width from the front of townhouse and side of end unit without ACC approval. All homes must have evergreen shrubs that screen the foundation of the house. This applies to the front of all homes and to the sides of those homes with exposed concrete. Dead or dying shrubs must be replaced with similar shrubbery. Borders for shrubs and flowerbeds may be built of landscape timber, brick, or stone as long as they do not cause run-off problems for adjacent properties or common areas. Borders may not be installed along any sidewalk without the prior approval of the ACC. Requests will only be considered when grass will not grow due to excessive shade or runoff. If approved, 4x4 pressure treated landscape timbers should be used

Planting/Trimming/Construction in common areas requires prior approval of the Grounds Committee. Residents who disregard this ruling will be liable for any damage they cause to common grounds.

The Grounds Contract stipulates that, in addition to providing for the care of association common areas, the contractor will mow and edge front lawns, hand edge and mulch front yard shrubbery beds and tree bases, and will shear front yard shrubbery three times per year. It is the homeowner's responsibility, however, to lay down sod or seed on bare areas on their property to the front or to the side of their home. Homeowners may confer with a professional landscaping company toward electing alternate ground cover; however, they should obtain ACC approval prior to changing the outward appearance of the property. Requests should be submitted by using the "ACC Request for Exterior Improvement Form."

In addition, homeowners are responsible for tree roots that have become prominent and unsightly. The roots should be concealed by landscaping or the tree with the offending roots should be removed and replaced with one on the approved tree list.

1.2 Steps, porches, walkways, and railings

Significant cracks, pitting, chipping or structural damage must be repaired as soon as possible without modification to the original design. Any change to the original design requires ACC approval. Concrete may not be covered, painted or colored. All railings must be metal, painted black and kept in good repair. Porches, walkways, and driveways are not to be used as storage areas. Planters and flowerpots are permitted. Window boxes are prohibited.

Homeowners are responsible for keeping sidewalks clear of snow, ice, and other obstructions and hazards.

1.3 Driveways

Driveways must be properly maintained. Significant cracks, pitting, chipping or structural damage must be repaired as soon as possible. Any changes to the design of the driveway must be approved by the ACC.

1.4 Trim, doors, garage doors, and shutters

All color changes must be approved by the ACC except if the owner is maintaining the original Developer color or another approved color (no high gloss finish). Outside trim and siding must be maintained and painted in the original color used by the Developer or an approved color, except replacement window trim may be either white or the color of the rest of the unit's trim. Shutters and doors must be maintained and painted one of the original colors used by the Developer or an approved color. Shutters and front doors must be the exact same color. Exterior brick, stone and or siding may not be painted. Replacement doors and garage doors must be similar to original items, and the replacement door must be approved by the ACC. Front door mullions must match the color of the door. To maintain variety within the town home community, homes next to one another should not use the same color for doors and shutters.

On the west side of Lafayette Village Drive, a third color other than trim or door/shutter color may be introduced on window boxes but must match the color of the siding.

Homeowners can find approved colors for their homes on the lafayettevillage.org website. If a homeowner does not have access to a computer, contact the Management Agent.

If replaced, door knobs, latches, knockers and porch lights should be similar in style to the originals and in keeping with the colonial appearance of the community. House numbers must be black or brass and similar in size/style to the originals.

1.5 Bay Window hoods

Bay window hoods must be maintained as originally installed by the developer. Metal hoods, if painted, should be the original color or match the door and shutters. Shingle covered hoods must be exactly the same color as the roof shingles.

1.6 Screen/storm/ security doors

Screen/storm/security doors must be kept in proper repair. They can be brown, black, or painted to match the color of the door or trim. Any other color option must be submitted to and approved by the ACC.

1.7 French doors

French doors may replace the original sliding glass doors at the back of the homes. Approval for the French doors should be obtained in advance from the ACC. The homeowner should provide a photograph and specifications for the proposed French doors as an attachment to their "ACC Request for Exterior Improvement Form."

1.8 Windows

Windows may be replaced with the approval of the ACC. Replacement windows must be substantially similar to the original windows, with the same number and configuration of panes and mullions as the originals. Mullions must be white. Flip style and sliding windows are permitted as long as they comply with the above requirements. Window screens must be kept in good order.

1.9 Siding and Bricks

Siding that is damaged or discolored must be repaired or cleaned.

Siding may be replaced only after approval by the ACC. The proposed siding must match the color and style of the original siding as closely as possible. The width must be the same size as the existing siding. The homeowner should submit a sample of the proposed siding along with their "ACC Request for Exterior Improvement Form" for review by the ACC prior to replacing the siding.

Bricks must be kept clean. Any cracked bricks or mortar must be repaired as soon as possible with brick and mortar as close to the original color as possible.

1.10 Sheds

Sheds must be made of weathered wood to match fences or Rubbermaid-type in an earth-tone shade. No part of the shed may be higher than the top of the fence. The shed roof shingles must match the material of the shed or match the house roof shingles. Plans for sheds must be submitted to the ACC for approval.

1.11 Fences, gates

Homeowners are required to have back yard fences and be responsible for keeping them in proper repair. Proposed changes to existing fences or the proposed construction of new fences must be submitted to the ACC for approval. The following guidelines are provided for submitting requests:

- a. Fences must be cedar or unpainted pressure treated pine and of the same construction as the original fence. Fences may be treated with a clear, transparent, preservative but the color of the wood must not be changed on either the exterior or interior surface.
- b. Fences may be no more than 6 feet high at any point. Fence posts for new fences may be capped with either aluminum caps or the heavy-duty plastic black caps that have become standard in the fencing industry.
- c. Fences may be extended to the property line, as long as severe slopes or restrictions of easements are not involved. End units may extend fences outward from the side of the unit to the property line, and forward 15 feet from the back corner of the unit. Due to fire department emergency guidelines, end units must leave a path of at least 6 feet in width between the units' fences to ensure access.

Any request to change the fence location must be accompanied by a certified survey showing exact property lines and must be approved by the ACC prior to construction

- d. Gates are required and must be maintained. Gates must be of the same wood and style as the fence, and hardware must be black, preferably wrought iron.

1.12 Back yards

Back yards should be kept clean and tidy. It is the homeowner's responsibility to ensure that back yards do not become overgrown with grass or weeds, or filled with debris. If a tree is causing damage to a neighbor's house/fence/yard, the ACC may require its removal.

1.13 Patios and decks

Ground level (no higher than 8 inches at any point) patios and decks of brick, concrete, stone, slate, and/or unpainted pressure treated wood are permitted as long as they do not create a drainage problem for adjacent property owners or common areas. Buried downspout hoses should be extended underground beyond the fence lines. Any damage to neighboring property or common areas, including erosion or drainage issues, is the homeowner's responsibility to

repair to pre-construction condition. Any deck above 8 inches requires a county building permit and approval of the ACC.. . No second level decks are permitted.

1.14 Exterior wiring

Exterior wiring must be concealed, anchored, and installed in compliance with all county and other applicable codes and regulations. The wires should be concealed behind downspouts or in the inside corners where two walls meet. Wiring should be installed so the least possible amount is visible. This also applies to wiring on a roof. **No wiring may be run on the front exterior of the house.**

1.15 Flood lights

Floodlights are permitted as long as installation is in accordance with Section 1.14 and the light is not directed into another homeowner's yard.

1.16 Firewood

Firewood may not be stacked outside fences. Firewood stacked inside fences must not be stacked higher than the fences.

1.17 Storage of personal property

Personal property (toys, big wheels, mops, buckets, bicycles, baby carriages, sleds, snow shovels, ladders, brooms, construction debris, trash, trash/recycling containers, etc.) may not be stored outside or on top of fences, on top of sheds, or on porches, or front or side yards.

1.18 Trash, recyclables and containers

Trash is collected on Monday and Thursday. Recyclables are collected only on Monday. Yard waste is also collected on Monday provided it is properly bagged or tied in bundles not to exceed 4 feet in length. There is no service on Thanksgiving Day, Christmas Day or New Year's Day. On those days, you should keep your waste in your home or backyard until the next regularly scheduled pick up day.

Trash must be placed in secured containers or in closed plastic bags (i.e. not in small grocery bags) to avoid being blown around the community and/or attracting animals. Containers should be placed at or near the curb in front of your unit. Our mail carriers have asked that trash not be placed near the mailboxes.

Trash, recyclables, yard waste, and containers must not be in public view except on collection day or after dark on the day preceding the collection. Empty containers must be removed from view on the same day collections are made. Trash stored in rear yard between collection days must be in a closed container.

Large, heavy items (such as appliances, furniture, large TV sets, etc.) require special pick up. Please call the trash company directly to schedule a special pick up. You can find the contact information on the Lafayette Village web site. Our current trash company is Patriot Disposal, 703-257-7100.

1.19 Attic fans, skylights, roofs, downspouts, gutters, exhaust vent pipes

Attic fans/skylights are permitted only on the rear side of the roof. Electric and solar exhaust fans are allowed; no turbines are permitted. Skylights require pre-approval of the ACC.

Roofs must be maintained. Replacement shingles must be one of the original colors, or as close as possible, to those used by the Developer.

Downspouts and gutters must be maintained and match the siding or trim. Extensions to drainpipes should be screened by bushes and be as unobtrusive as possible. They should be positioned so water is not directed onto neighboring property.

Exhaust and vent pipes must be maintained and painted the original color used by the developer.

1.20 Ornaments/Signs

Small, decorative items, such as a welcome sign or wreath, may be displayed on the front door or on the wall adjacent to the door. Flags, no larger than 3'x5', may be displayed on a wall mounted pole adjacent to the front door. All these items must be in good order. The ACC may request the removal of any item deemed to be offensive to the community. Holiday decorations and lights must be removed from yards and homes (including windows) within one month of that holiday. No yard ornaments are permitted apart from holiday items.

One sign pertaining to an installed security device, home for sale/rent or a current political campaign is allowed. Political signs must be removed immediately following the election.

1.21 Awnings

Awnings are only allowed over rear doors. Awnings must be of an inconspicuous and subdued color, made of durable canvas, and must be retractable. They must be kept in good repair.

1.22 Air conditioners/fans

Window-installed air conditioners are not permitted. Installation of an attic fan is suggested as an alternative. A window fan may be used in the rear of the house only. The fan should not protrude past the window sill.

1.23 Hot Tubs, ponds

Ground level hot tubs are permitted under the following conditions: (1) installed on a prepared ground level surface (like concrete) (2) installed with a tightly fitting neutral colored cover (3) installed with sufficient privacy screening below the height of the fence and (4) installed with a locking gate on the yard fence opening. Ponds are permitted under the conditions of (1), (3) and (4) above.

1.24 Exterior antenna and satellite dishes

Satellite dishes and radio antennas are permitted on the rear of the home., Satellite dishes less than one meter (39.37 inches) in diameter are allowed, but must be placed in an unobtrusive location and may not encroach on neighbor's property or space. If a satellite dish must be located elsewhere, owners must provide written documentation from a professional satellite dish installer to confirm that another location is necessary to comply with FCC requirements. All cables and connections must be secured and concealed as much as possible. (see Section 1.14 Exterior Wiring).

1.25 Exterior Clotheslines/Racks/Railings/Fences

No exterior clotheslines or racks are allowed. Front porch rails and fences are not to be used to dry bathing suits or towels.

1.26 Security devices

Fairfax County Police recommend an internal security bar on sliding glass doors and pins or sensors on ground level windows. The ACC follows this recommendation. Exterior bars on windows are not allowed.

Security Cameras: Small, unobtrusive home security cameras may be installed. No commercial or industrial grade cameras are permitted. Cameras may not be directed to neighboring properties and any wiring should not be visible from common areas.

The "Request for Exterior Improvement" form must be submitted to the ACC prior to the installation of any exterior device. The make, model, color and dimensions should be included, along with a photograph of the device. A picture of the home, showing the proposed location of any devices, is required.

1.27 Solar panels

Permanently attached solar panels must be submitted to the ACC for approval.

1.28 Pets

Pets must be attended at all times, and registered, licensed and inoculated as required bylaw. Pet owners are responsible for cleaning up after their pets, both on common grounds and homeowners' lots, and for promptly repairing any damage caused by their pets. Pets should only be loose in rear yards if the area is securely fenced and gated.

1.28 Invasive Vines

Ivy, Virginia Creeper, etc, are invasive vines and can damage structures. If an invasive plant is used as a ground cover, it must not be allowed to grow on fences or walls. It may not encroach onto a neighbor's property.

1.30 Boats, recreational vehicles, and junk vehicles

In accordance with Article VI, Section 6(d), of the Declaration, junk vehicles, trailers, campers, camp trucks, house trailers, boats or similar vehicles may not be kept anywhere on the Property. Commercial vehicles may not be kept anywhere on the property. Extraordinary maintenance or repair of automobiles and other vehicles is prohibited anywhere on the property. Additional explanation/stipulation is provided in "Parking Rules..." "A commercial vehicle is defined as a vehicle which displays advertisement lettering; or, a vehicle which is licensed as a "for hire" vehicle; or a vehicle which is being used for a clearly commercial or business purpose; or a vehicle which contains equipment or materials used for a clearly commercial or business purpose."

All vehicles must be in working order, i.e. no flat tires, and properly licensed with current tags.

1.31 Miscellaneous

No structure may extend above the top of the fence. All window dressings (draperies, shades, blinds, etc.), lamps or ornaments visible from the outside must be kept in good repair. No swing sets or tree swings are permitted in front or sides yards nor are they permitted to be higher than the top of the fence line.

Section 2: Rules for Owners of Single Family Detached Houses on Merrimac Trail

Supersedes all Rules and Guidelines published before June, 2006

The following is an index to the guidelines that apply to the single family detached houses in Lafayette Village.

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- 2.2 [Front porches, walkways, driveways](#)
- 2.3 [Trim, doors, garage doors and shutters](#)
- 2.4 [Screen/storm/security doors](#)
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2.1 Lawns, plantings, trees, beds, and gardens

Lawns, shrubs and trees must be maintained in a neat and orderly fashion. Limbs of trees on private property that hang over sidewalks are to be trimmed so that they do not impede pedestrians - no lower than 7 feet over the sidewalk. Homeowners must remove dead trees and shrubs as soon as practical. Artificial turf and plants likely to spread on to neighboring property are not permitted. Evergreen shrubs should be maintained along the foundation of the front of the house. Artificial flowers are allowed as part of holiday decorations only

Plantings in the common areas may be done with the approval of the Grounds Committee.

2.2 Front porches, walkways, and driveways

Significant cracks, cracking, chipping or structural damage must be repaired as soon as possible without modification to the original design. Any modifications must be approved by the ACC. Concrete may not be covered, painted or colored. Porches, walkways and driveways are not to be used as storage areas.

Homeowners are responsible for keeping sidewalks clear of ice, snow and other obstructions and hazards.

2.3 Trim, doors, garage doors and shutters

Outside trim, shutters and doors must be maintained and painted in a color as close as possible to the original color used by the Developer (there is no list available). The addition of shutters does not require ACC approval as long as colors used are in compliance with original developer colors. Shutter and front door color must be the exact same color. Replacement doors and garage doors must be similar to original items, and the replacement door must be approved by the ACC. Exterior brick, stone, or siding may not be painted. However, exposed foundation walls may be painted to match the siding. Siding must be maintained and may be replaced only with the same or similar color and style used by the Developer. . All Color changes must be approved by the ACC.

2.4 Screen/Storm/Security Doors

Screen/storm/security doors must be kept in proper repair. They can be brown, black, or painted to match the color of the front door or trim. ACC approval is needed for any color not listed above.

2.6 Fences

Construction of new fences must be submitted to the ACC for approval.

2.7 Patios and decks

Ground level (height of the lowest rear door) patios and decks of brick, concrete, stone, and/or unpainted pressure treated wood are permitted as long as they do not create a drainage problem for adjacent property owners or common areas. Decks extending from the middle level of the house may be installed/replaced with prior approval of the ACC. All patios and decks are restricted to the rear of the house. Damage caused by improper construction is the responsibility of the homeowner. Please Note: County approval is required for any deck over 8 inches off the ground.

2.8 Exterior Wiring

Exterior wiring must be securely attached in an inconspicuous manner and installed in compliance with all county and other applicable code and regulations. (See Section 1.14 above.) **No wiring may be run on the front exterior of the house.**

2.9 Flood Lights

Flood lights are permitted as long as installation is in accordance with Section 2.8 and the light is not specifically directed into another homeowner's yard.

2.10 Firewood

Firewood should be stacked in an unobtrusive place in a neat, orderly, and safe manner.

2.11 Storage of Personal Property

Personal property may not be stored on the front porch, driveway, or front yard.

2.12 Trash, Recyclables and Containers, Yard Waste

Trash is collected on Monday and Thursday. Recyclables are collected only on Monday. Yard waste is also collected on Monday provided it is properly bagged or tied in bundles not to exceed 4 feet in length. There is no service on Thanksgiving Day, Christmas Day or New Year's Day. On those days, you should keep your waste in your home or backyard until the next regularly scheduled pick up day.

Trash must be placed in secured containers or in closed plastic bags (i.e. not in small grocery bags) to avoid being blown around the community and/or attracting animals. Containers should be placed at or near the curb in front of your unit. Our mail carriers have asked that trash not be placed near the mailboxes.

Trash, recyclables, yard waste, and containers must not be in public view except on collection day or after dark on the day preceding the collection. Empty containers must be removed from view on the same day collections are made. Trash stored in rear yard between collection days must be in a closed container.

Large, heavy items (such as appliances, furniture, large TV sets, etc.) require special pick up. Please call the trash company directly to schedule a special pick up. You can find the contact information on the Lafayette Village web site. Our current trash company is Patriot Disposal, 703-257-7100.

2.13 Attic Fans/skylights/roofs/downspouts/gutters

Attic fans/skylights are permitted only on the rear side of the roof. Only electric or solar vent fans are allowed; no turbines are permitted. Placement other than rear, must be approved by the ACC. Roofs must be maintained. Replacement shingles must be one of the original colors (or as close as possible) used by the Developer. Downspouts and gutters must be maintained and be the original (or as close as

possible) color used by the Developer. Extensions to drainpipes should be screened by bushes and be as unobtrusive as possible. They must not drain on to neighboring property.

2.14 Boats, recreational and similar vehicles

In accordance with Article VI, Section 6(d), of the Covenants and Restrictions, "junk vehicles, trailers, campers, camp trucks, house trailers, boats or similar vehicles may not be kept on the Property". Commercial vehicles may not be kept anywhere on the Property. This does not apply to vehicles operated by short-term visitors. Additional explanation/stipulation is provided in Resolution 4 on page 19. Note that Fairfax County ordinances also prohibit parking boats, trailers, and similar vehicles on residentially zoned streets such as Merrimac Trail.

2.15 Ornaments

Exterior holiday lights and ornaments must be removed one month after the holiday. Permanent front yard ornaments are permitted, with prior ACC approval.

2.16 Awnings

Awnings are allowed for windows and doors on the rear of homes, but must be kept in good repair. Awnings must be of an inconspicuous and subdued color.

2.17 Air conditioners

Auxiliary air conditioners, i.e. window units, are permitted in the rear of the house.

2.18 Hot tubs/pools

Hot tubs must be covered, safe, and installed in accordance with prevailing health and safety laws and regulations. All swimming pools must be submitted to the ACC for approval. For your information: The County Building Inspector's office advises that any body of water 25 or more inches deep must have a fence around it. The fence must be at least 4 feet high with self-latching gates - the latches must be 4 feet off the ground.

2.19 Exterior Antenna/dishes

Exterior television and radio antennas are permitted, preferably in the back of the unit. Small (less than one meter in diameter) satellite dishes are allowed, but must be placed in an unobtrusive location. If a satellite dish must be located in an area not conducive to the aesthetic, harmonious appearance of the community, owners must provide written documentation from a professional satellite dish installer to confirm this issue. All cables and connections must be secure and concealed as much as possible.

2.20 Mailboxes

Mailboxes **must** be brown, black, white or natural wood. Plastic and metal boxes are permitted, provided they comply with approved colors and maintained. Any deviation from material or colors mentioned above, must be approved by the ACC.

2.21 Solar panels

Permanently attached solar panels must be submitted to the ACC for approval.

2.22 Pets

Pets must be attended at all times, and registered, licensed and inoculated as required bylaw. Pet Owners are responsible for cleaning up after their pets, both on common grounds and homeowners' lots, and for promptly repairing any damage caused by their pets.

2.23 Invasive vines

Ivy, Virginia Creeper, etc, are invasive vines and can damage structures. If an invasive plant is used as a ground cover, it must not be allowed to grow on fences or walls. It may not encroach onto a neighbor's property.

2.24 Windows

Windows may be replaced with the approval of the ACC. Replacement windows must be substantially similar to the original windows, with the same number and configuration of panes and mullions as the originals. Mullions must be white. Flip style and sliding windows are permitted as long as they comply with the above requirements. Window screens must be kept in good order.

2.25 Security devices

Fairfax County Police recommend an internal security bar on sliding glass doors and pins or sensors on ground level windows. The ACC follows this recommendation. Exterior bars on windows are not allowed.

Security Cameras: Small, unobtrusive home security cameras may be installed. No commercial or industrial grade cameras are permitted. Cameras may not be directed to neighboring properties and any wiring should not be visible from common areas.

The "Request for Exterior Improvement" form must be submitted to the ACC prior to the installation of any exterior device. The make, model, color and dimensions should be included, along with a photograph of the device. A picture of the home, showing the proposed location of any devices, is required.

ACC REQUEST FOR EXTERIOR IMPROVEMENT FORM

ACC REQUEST FOR EXTERIOR IMPROVEMENT FORM

To: Chair, Architectural Control ACC
Lafayette Village Community Association
c/o Sequoia Management, Attn. Dale Edwards
13998 Parkeast Circle
Chantilly, VA 20151-2283

Date: _____

Pursuant to the By-Laws and A.C.C. regulations of the LVCA the following exterior improvements to my property, located at: _____

are proposed: _____

Sketches, pictures, diagrams, color paint chips and further details of my project (as necessary) are attached to help preclude further inquiries that slow the A.C.C. process and delay my work.

I am aware that A.C.C. approval for the project is contingent upon quality workmanship and timeliness of work. I further understand that A.C.C. approval is not a substitute for compliance with applicable Fairfax County building codes, ordinances or any other regulation or restriction (such as easements) and that compliance with the above is the responsibility of the homeowner. Any cost relating to compliance will be borne by the homeowner.

I further understand that it is Association policy that the homeowner is responsible for repairing, to Association satisfaction, any damage done to common properties that might be caused by the homeowner and/or parties contracted by the homeowner during the execution of the project.

NAME: _____

ADDRESS: _____

Phone # _____ Fax # _____ E-mail: _____

ENDORSEMENT

Date of ACC action: _____

The ACC, having carefully considered the above request, hereby:

approves as submitted

approves the proposal as modified below

regretfully cannot approve the project for the reasons cited below:

A follow-up inspection will occur after completion to ensure compliance. Thank you for your cooperation.

Chair, Architectural Control ACC

APPROVED TREE LIST For New or Replacement Trees and Shrubs

The purpose of this list is to protect foundations and drainage systems and to promote the aesthetics of the community. Water seeking trees or trees with invasive root systems such as Weeping Willows, Black Locust and Lombardy Poplar, are not permitted. It has been suggested that semi-dwarf or dwarf tree varieties be used especially in townhouse backyards.

Additionally, although the builder planted several varieties of maples, birches, and other large trees in townhouse front yards, these trees are now maturing and causing problems for some homeowners; they should be replaced with more suitable variety of deciduous tree if they are removed. Please consult the local arborist or nurseries for specific advice in selecting, planting, and caring for your trees and shrubs. If you would like to plant varieties other than those listed below, please submit the names to the ACC for approval.

Trees marked with an asterisk (*) are not recommended for Townhome yards. Shrubs should be kept under 8' tall.

An updated approved tree list will be provided shortly. In the interim, the list below can guide your choice of a new tree or shrub.

TREES	SHRUBS
Norway Maple*	Azalea
Red Maple *	Dwarf Winged Euonymus
Sugar Maple *	Siebold Euonymus
Pin Oak*	Small Leaf Holly
Flowering Dogwood	Nellie Stevens Holly
Red Sunset Maple*	Pfitzer Juniper
Bradford Pear	Compact Pfitzer Juniper
Flowering Cherry	Skip Laurel
White Birch*	Forsythia
Littleleaf Linden	Donsa Yew
Sourwood	Hetzi Juniper
Canadian Hemlock*	Green Luster Holly
Blue Spruce *	Rhododendron
Willow Oak*	Dark Green Arborvitae
Japanese Red Maple	Parsons Juniper
Columnar Maple*	Shore Juniper
Uden*	Hydrangea
Zelkova*	Dwarf Skimmia
Styrax Japonica	Spirea
Crape Myrtle	Abelia
Franklinia	Bayberry
Koelruteria	Pyracantha *
Magnolia , deciduous	Smooth Alder
Hawthorne	Black Chokeberry
Mountain Maple *	Red Chokeberry
Downy Serviceberry	Beautyberry
Serviceberry	Chinquapin
Pawpaw	New Jersey Tea
Ironwood	Buttonbush
Eastern Chinquapin	Summersweet
Easter Redbud	Sweetfern
Fringetree	Silky Dogwood
Pagoda Dogwood	Redtwig Dogwood
Flowering Dogwood	Hazelnut

ACC Approved Tree List

TREES	SHRUBS
Green Hawthorn	Hearts a bursting
Cockspur Hawthorn	Poosumhaw
Carolina Silverbell	Inkberry
Sweetbay Magnolia	Winterberry
	Sweetspire
	Mountain Laurel
	Fetterbush
	Sweetbells
	Spicebush
	Maleberry
	Staggerbush
	Ninebark
	Coastal Azalea
	Flame Azalea
	Sweet Azalea
	Pinxterbloom Azalea
	Early Azalea
	Fragrant Sumac
	Pasture Rose
	Swamp Rose
	Elderberry
	Meadowsweet
	Lowbush Blueberry
	Highbush Blueberry
	Deerberry
	Mapleleaf Viburnum
	Arrowwood Viburnum
	Nannyberry Viburnum
	Poosumhaw Viburnum