LAFAYETTE VILLAGE COMMUNITY ASSOCIATION (LVCA)
ARCHITECTURAL CONTROL COMMITTEE (ACC) RULES & GUIDELINES

This revision Approved by the Architectural Control Committee and accepted by the Board of Directors of the Lafayette Village Community Association on AUG 18, 2026 and 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," to use for submitting proposals to the ACC for changes requiring approval, is provided separately on the LVCA Website (https://lafayettevillage.org/resources/architectural-control-committee-documents). 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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1 Rules for Owners or Residents of Single Family Attached Houses (Townhouses) in Lafayette Village

Supersedes all Rules and Guidelines published before AUG 18, 2026.

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. Townhomes are required to have a tree in the front yard and homeowners must replace dead or dying trees and shrubs as soon as practical. Removal, replacement or additional trees and shrubs *outside fenced areas (i.e. outside of patios)* must be approved in writing by the ACC. Replacement trees must be at least 5 feet in height at the time of planting.

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.

All homes must have evergreen shrubs that screen the front foundations of the house. Shrub beds should be no more than 4 feet in width from the front of townhouse and side of end unit. 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. Contact the management company to opt out of any services. It is the homeowner's responsibility to lay down sod or seed on bare areas on their property to the front or to the side of their home, and to maintain a weed free front yard. Homeowners may confer with a professional landscaping company toward selecting 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.

See Section 4 for more information regarding replacing trees and shrubs.

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 on steps and walkways may not be covered, painted or colored. All railings must be metal, painted black and kept in good repair. New or replacement railings require prior ACC approval and must be consistent with existing railings in LV. Porches, walkways, and driveways are not to be used as storage areas. Planters and flowerpots are permitted. **Window flower boxes are prohibited**.

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

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

1.3 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 (no high gloss finish). Outside trim and siding must be maintained and 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 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 inserts (box shaped design below the window – see Figure 1 Townhouse Window Inserts) but must match the color of the siding.

Figure 1 Townhouse Window Inserts

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, house numbers, 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 should be black. Porch lights may be brass or black. All others should be brass colored.

1.4 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.

1.5 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 door trim.

1.6 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.”

1.7 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. Windows should be kept clear and may not be blocked with furniture.

1.8 Siding and Bricks

Siding and bricks that are damaged, discolored or have mildew stains 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 replacement.

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

1.9 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.

1.10 Fences and 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, or semitransparent stain/sealant in a natural wood color only. Painting of fences is not allowed. Any coloring of fences must be specifically approved by the ACC in writing.

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.

d) 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.

e) 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. All gate placements must be approved by the ACC.

1.11 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. Items stored in the back yard may not be higher than the fence itself.

1.12 Patios and Decks

Ground level (no higher than 8 inches at any point) patios and decks of brick, concrete, stone, slate, composites, 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. Wooden decks may be treated with a clear, transparent, or semitransparent stain/sealant in a natural wood color only. Painting of decks is not allowed. Any coloring of decks must be specifically approved by

the ACC in writing. 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 responsibility of the homeowner to repair to pre-construction condition. Any deck above 8 inches requires a county building permit and approval of the ACC. Most decks, including ground level decks, now require Fairfax County building and zoning approval. It is the owner's responsibility to ensure that all required permits and approvals are achieved. **NO second level decks are permitted**.

1.13 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.**

1.14 Flood Lights

Floodlights are permitted, on the rear of the home, as long as installation is in accordance with Section 1.13 Exterior Wiring and the light is not directed into another homeowner's yard.

1.15 Firewood

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

1.16 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.

1.17 Trash, Recyclables and Containers

Our current trash company is **Patriot Disposal, 703-257-7100.**

Trash is collected on Monday and Thursday. Recyclables are collected on Wednesday. Yard waste needs to be properly bagged or tied in bundles not to exceed 4 feet in length. There is no service on the 4th of July, 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, or until a make-up day has been announced.

Trash must be placed in secured containers or in heavy duty, tightly 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 either 6 PM or dusk in the winter time, whichever is earlier, on the day preceding

the collection. Empty containers must be removed from view by 11 PM on the same day collections are made. Between collections all containers must be stored in your home or in your backyard. To deter vermin, household trash kept in rear yards should be in covered containers.

Trashcans and recycling bins must be clearly marked with the owner's address.

Empty paint cans, or those with dried up paint, with lids removed, will be collected. The Fairfax County disposal facility on West Ox Road will accept all other paint.

Construction debris is not household trash. It is the homeowner's responsibility to ensure contractors haul away all items.

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.

1.18 Attic Fans, Skylights, Roofs, Downspouts, Gutters, and 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.

1.19 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. No other signs are allowed.

1.20 Awnings

Awnings are only allowed over rear doors. Awnings must be of a solid, subdued color that matches either the unit's trim or siding. They must be retractable, made of durable canvas, and must be kept in good repair.

1.21 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.

1.22 Hot Tubs and 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.

1.23 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 1.13 Exterior Wiring).

1.24 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, towels or other items.

1.25 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 and approved by 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.

1.26 Solar Panels

Permanently attached solar panels must be submitted to the ACC for approval via an ACC Request for Exterior Improvement form. Panels may only be installed on roofs. Solar panels may not be installed on the lower slope of Mansard roofs. Solar panels must be maintained

and operable. The color and appearance of solar panels must be compatible with the other houses in the community.

An application for approval of solar panels must include:

1) Specification of the solar panels in question, including a picture of the panel
2) Photograph of a similar house with the solar panels and associated apparatus in question installed
3) Diagram of the proposed unit showing exactly where the panels and associated apparatus will be installed

Note that Solar Panels require permits from Fairfax County and it is the responsibility of the home owner, or contractor, to acquire the necessary County permits.

1.27 Pets

Pets must be attended at all times, and registered, licensed and inoculated as required by law. The community provides bags and trash cans for disposal of pet waste. 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. Dogs left outside barking for long periods are regarded as noise violations by Fairfax County and may be reported as such.

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.

1.29 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 "LVCA Parking Regulations amended July 11, 2016" 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.

1.30 Use of Portable Storage Containers (such as PODs).

Use of Portable Storage Containers (such as PODs) in LV is governed by Fairfax County Zoning Ordinance (FCZO). Compliance issues with FCZO should be directed to Department of Code Compliance (DCC).

1.31 Miscellaneous

No structure may extend above the top of the fence. Free-standing umbrellas are permitted when kept in good repair and closed when not in use. 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.

2 Rules for Owners or Residents of Single Family Detached Houses (on Merrimac Trail) in Lafayette Village

Supersedes all Rules and Guidelines published before AUG 18, 2026.

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 only be done with the prior approval of the Grounds Committee.

2.2 Front porches, Walkways, Foundations and Driveways

Significant cracks, cracking, chipping or structural damage must be repaired as soon as possible without modification to the original design. Concrete foundations exposed by erosion should be painted to match the brick/siding of the house.

Any modifications must be approved by the ACC. Porches, walkways and driveways are not to be used as storage areas. They may not be painted, covered or colored.

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 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 should be painted to match the siding. Siding must be maintained and may be replaced, with prior approval of the ACC, 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.

2.5 Fences

Installation of a new fence, or replacement of an existing fence, requires ACC approval. Fences must be constructed of wood, or of composite materials with a wood appearance. Wooden fences may be treated with a clear, transparent, or semitransparent stain/sealant in a natural wood color only. Painting of fences is not allowed. Any coloring of fences must be specifically approved by the ACC in writing.

2.6 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. Wooden decks may be treated with a clear, transparent, or semitransparent stain/sealant in a natural wood color only. Painting of decks is not allowed. Any coloring of decks must be specifically approved by the ACC in writing. 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. Most decks, including ground level decks, now require Fairfax County building and zoning approval. It is the owner's responsibility to ensure that all required permits and approvals are achieved.

2.7 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 1.13 above.) **No wiring may be run on the front exterior of the house.**

2.8 Flood Lights

Flood lights are permitted as long as installation is in accordance with Section 2.7 Flood Lights and the light is not specifically directed into another homeowner's yard.

2.9 Firewood

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

2.10 Storage of Personal Property

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

2.11 Trash, Recyclables and Containers, Yard Waste

Our current trash company is Patriot Disposal. 703-257-7100

Trash rules are the same for the detached houses and for the townhouses. See 1.17 Trash, Recyclables and Containers for details.

2.12 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.

2.13 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.

2.14 Ornaments

Exterior holiday lights and ornaments must be removed one month after the holiday. Front yard ornaments are permitted, but may not detract from the neighborhood in appearance or number. Political signs are allowed during election cycles. Real estate signs are allowed while the listing is active. No other printed signs are allowed.

2.15 Awnings

Awnings are allowed for windows and doors on the rear of homes. Awnings must be of a solid, subdued color that matches either the unit’s trim or siding. They must be kept in good repair.

2.16 Air conditioners

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

2.17 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.

2.18 Exterior Antennas / Satellite 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.

2.19 Mailboxes

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

2.20 Solar Panels

Permanently attached solar panels must be submitted to the ACC for approval via an ACC Request for Exterior Improvement form. Panels may only be installed on roofs. Solar panels may not be installed on the lower slope of Mansard roofs. Solar panels must be maintained and operable. The color and appearance of solar panels must be compatible with the other houses in the community.

An application for approval of solar panels must include:

1. Specification of the solar panels in question, including a picture of the panel
2. Photograph of a similar house with the solar panels and associated apparatus in question installed
3. Diagram of the proposed unit showing exactly where the panels and associated apparatus will be installed

Note that Solar Panels require permits from Fairfax County and it is the responsibility of the homeowner, or contractor, to acquire the necessary County permits.

2.21 Pets

Pets must be attended at all times, and registered, licensed and inoculated as required by law. 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. The community provides bags and trash cans for pet waste disposal.

2.22 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.

2.23 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.

2.24 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 and approved by 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.

2.25 Use of Portable Storage Containers (such as PODs).

Use of Portable Storage Containers (such as PODs) in LV is governed by Fairfax County Zoning Ordinance (FCZO). Compliance issues with FCZO should be directed to Department of Code Compliance (DCC).

3 Electric Vehicle Charging Stations

Definition: An electrical vehicle charging station (EVCS) is a plug-in electric appliance that supplies energy to recharge the battery of an electric powered motor vehicle.

All EVCS installed by homeowners need to be for the homeowner or the homeowner's guests use only and may not be used to provide charging of other vehicles for a cost. The EVCS needs to be covered under the homeowner's personal homeowner's insurance policy.

Requirements for approving the installation of an electrical vehicle charging station:

Electric vehicle charging stations must be approved by the Architectural Control Committee (ACC) before installation.

3.1 For All Garage Units

a) The electric vehicle charging station, or charging plug, must be attached to the exterior of the home or contained within the garage. Garage town homes may use an extension cord / charging cable from inside the garage or from the exterior of the town home as long as the car is parked directly in front of the garage door and the cord / cable does not run across the yard, the sidewalk, other units' yards, or common property. If the charging station or plug is attached to the exterior of the home, the unit owner must submit detailed specifications and scale drawings to the Architectural Control Committee showing the nature and location of the charging station. The installation must be consistent with community architectural style, resident safety, and protection of common property. The ACC may request additional information it deems necessary to assist in the approval process.

b) When the unit owner moves, the charging station must be removed if it is attached to the exterior of the home. With prior approval of the ACC, the charging station may convey to the new homeowner.

3.2 For Non-Garage Townhome Units

a) A unit owner wishing to install an electric vehicle charging station must submit detailed specifications and scale drawings to the Architectural Control Committee. These should show the nature and location of the charging station and the route that will be followed by the electric supply conduit from the station to the owner's unit. The installation should be consistent with community architectural style, resident safety and the protection of common property. The ACC may request additional information deemed necessary to assist in the approval process.

b) The charging station must be installed at a parking space assigned to the homeowner's unit, and the electric vehicle must be parked in that space to be recharged. Electric vehicles may not be recharged in any other parking space not assigned to the owner.

c) The charging station must be connected to the unit owner's electrical supply by an electric cable carried by a safe and proper conduit passing below ground to the charging station. The conduit may pass under common property of the Association, but it may not pass under, or across, the private property of other unit owners. In no

circumstance may electric vehicles be recharged via loose extension cords that pass across the unit owner's property, the private property of other owners, or the common sidewalk or other common property of the Association.

d) Installation of an electric vehicle charging station is the responsibility of the unit owner and all cost associated with required permits and installation must be paid by them. The installation of a charging station must comply with all applicable government codes and regulations. The receptacle on the charging station must have a safety cover that meets electrical code standards.

e) The charging unit must be an authorized unit provided, or recommended by, the vehicle manufacturer. It should be mounted on a black post no taller than 4 feet.

f) For safety, pending Fairfax County inspection of electrical work, it is the responsibility of the homeowner to ensure that any trench is covered and warning signs are posted.

g) Following installation, the homeowner is responsible for restoring all property to its original condition. If common property is not restored satisfactorily, the Association may contract the work and bill the costs incurred to the homeowner. The charging station must be maintained in good operating condition so as not to detract from the common property of the Association or present a hazard to the community.

h) Any liability arising from the installation, or operation, of an electric vehicle charging station is the responsibility of the unit owner.

i) Lafayette Village HOA is not liable for any damage to an electric vehicle charging station caused by vehicles using the common pavement. This includes snow removal contractors, trash contractors, grounds contractors, pavement, sidewalk, curb repair contractors, or by other third parties.

j) Loss of parking privileges due to non- payment of dues, or other violations of the HOA, will result in loss of access to the vehicle charging station.

k) Following installation, the owner is responsible for restoring both their, and common property, to its original condition. If common property is not restored satisfactorily, the Association may restore the property and bill the costs incurred to the homeowner.

l) Before the homeowner moves, or when they no longer own an electric vehicle, the charging station must be removed. The homeowner is responsible for restoring common property to its original condition. If this is not done satisfactorily, the Association may contract the work and bill the costs incurred to the homeowner. With the prior approval of the Architectural Control Committee, the charging station may convey to the new homeowners.

4 New or Replacement Trees and Shrubs in Yards

Originally the builder of Lafayette Village planted several varieties of maples, oaks, birches and other large trees in townhouse front yards. Over the years these trees have matured and can cause problems for some homeowners. If removed they should be replaced with more suitable varieties**. All tree removal/replacement in front yards of townhomes require prior approval of the ACC.**

Before you plant any tree or shrub, take time to research its requirements and habits. There can be considerable differences in size, habit and ease of care, between the varieties of one species. Visit a local nursery, consult with an arborist or look online to find detailed information on trees that would work in your specific space.

Avoid any trees with invasive tendencies and/or water seeking root systems. They can cause damage to house foundations, steps and sidewalks. Native species are encouraged but some are also invasive and crowd out other plantings.

Fruit bearing trees can cause messy problems on cars, steps, sidewalks and adjacent yards and require more maintenance by the homeowner.

Consider the height and spread of the mature tree. Trees with very wide canopies can cause problems with siding, roofs, cars, and neighboring yards.

For small backyards, dwarf species may be good choices.

Shrubs along house foundations must be evergreen and should be kept below 8 feet tall. Again, research varieties - some are deciduous and some are evergreen. Also consider how wide shrubs will grow, especially if the yard is very shallow. Preferably shrubs should not block front facing windows.

Vines, such as Virginia creeper and ivy, are strongly discouraged as ground cover because of their invasive and destructive habits. The siding and bricks on homes can be seriously damaged by vines that are not contained.