

SOUTHCOATE HOA, INC. LIBERTY RUN COMMUNITY

ARCHITECTURAL MAINTENANCE STANDARDS

AND REVIEW GUIDELINES

Approved by
The Board of Directors February 2023

In accordance with the Declaration of Covenants for the Southcoate Homeowners Association (Liberty Run Community), the Board of Directors has adopted the following guidelines and procedures in order to assure that community properties are maintained in a manner that provides for visual harmony and soundness of repairs; prevents deleterious activities harming aesthetic or property values of the community; and advances the general welfare and safety of residents in the community.

INTRODUCTION

The Southcoate Homeowners Association is dedicated to sustaining a welcoming community where families can raise their children in relative safety and in a wholesome environment. Being a community means each homeowner shares a responsibility and obligation to keep their respective homes, property, and community in a mutually beneficial condition and to live in harmony with their neighbors.

Each homeowner is required by law to be provided with Homeowner Association (HOA) guidelines prior to the purchase of their home so that they understand the requirements to live in Liberty Run. The guidelines below are based on county and state statutes, codes, and regulations to provide uniform requirements regardless if the homeowner or a tenant resides in the home. In addition to these guidelines, all county zoning laws and guidelines will apply.

The HOA has a dedicated Architectural Review Committee (ARC) that provides a simple, required application process, (computer based or written), to ensure modifications, additions, and changes to properties remain within the community standards outlined below. That ARC review and approval is in addition to any Fauquier County permit requirements. Compliance with the guidelines is not voluntary and homes grandfathered with non-compliant modifications are required to be brought up to standards upon resale.

Preserving the value of our homes is the driving force for maintaining community-wide standards, which includes halting inappropriate and possibly unsafe activities. Sometimes enforcement action becomes necessary to address unresolved issues. Enforcement of the guidelines also rests in regulations empowering homeowner associations by the state legislature. Compliance is always sought first voluntarily by formally sharing non-compliance issues with the homeowner and providing adequate time to address correction of them. **Continued non-compliance affects everyone in the community, and remediation actions include monetary assessments for refusal to correct non-compliant items and can and will include a lien on the homeowner's property up to foreclosure.**

Homeowners are always welcome and encouraged to attend the monthly HOA Board meetings to express their concerns or appeal an ARC decision. Together we can build a community that helps protect the investment made in buying our homes.

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DEFINITIONS

ACCESSORY USE STRUCTURE: is subordinate in purpose, area or extent to the principal dwelling; and contributes to the comfort, convenience or necessity of the occupants, within the principal dwelling. For example, attached or unattached garages, attached or unattached storage units, attached covered or uncovered porches.

MAIN DWELLING: A building, or portion of a building, designed and used for residential occupancy, not including accessory use structures.

FRONT PLANE: The front plane of a home is the forward most portion of the main dwelling, and does not include bump-outs for porches, bay windows, or accessory use structures.

REAR PLANE: The rear plane of a home is the portion of the main dwelling opposite and most distant from the front plane, and does not include bump-outs for porches, bay windows, or accessory use structures.

MODIFICATIONS REQUIRING REVIEW AND APPROVAL

The Architectural Review Committee (ARC), under the direction of the Board of Directors, shall review the external design, appearance, and locations of the property improvements to preserve and enhance property values consistent with the design and maintenance standards set forth in this document

The general conditions for the design review requirements are stated in the Declaration as follows:

No building, fence, wall, or other structure shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to, change, or alteration thereon be made (including change in color) until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to the harmony of external design and location in relation to surrounding structures and topography by the Architectural Review Committee (ARC).

Consideration will be given to the proposed and/or existing workmanship of any modifications so that it enhances applicant's property and the surrounding properties. In the event, the workmanship of the final product does not meet acceptable standards, the property owner will be required to remove the alteration from the property and return the property to its original condition or improve the workmanship.

The specific guidelines detailed below have been adopted by the Board of Directors and shall be employed by the ARC in reviewing proposed modifications and improvements.

DETAILED SPECIFICATIONS

ANTENNAS/SATELLITE DISHES: An application is not required for television and internet antennas and satellite dishes, but they should be placed to the side or rear of the home when reception is not affected. Antennas or satellite dishes for other purposes are prohibited.

AWNINGS: An application is required for exterior awnings. The awning should be clearly compatible with the architectural design and qualities of the home. Awnings will be approved only if the proposed location is on the rear side of a dwelling unit. If approved, awning covers must meet the following criteria:

1. Awnings should be of a simple design.
2. Solid colors, which are compatible with the color scheme of the house, should be used, rather than stripes or patterns.
3. Awnings should be consistent with the visual scale of the house to which attached.

BASKETBALL BACKBOARDS: No application is needed prior to the placement of portable basketball backboards. Portable backboards should not impede community property nor obstruct sidewalks. Portable backboards located on the streets will not impede access to mailboxes, trash cans, nor fire hydrants.

Permanent installation of backboards will not be approved.

CLOTHESLINES: Exterior clotheslines or similar apparatus for clothes drying are not permitted.

DECKS, GAZEBOS & LATTICE: An application is required for decks and gazebos. Homeowners should obtain a Fauquier County building permit, if applicable. The guidelines are as follows:

Decks and railings shall be kept in good repair. Boards shall not be warped, detached, missing, broken, damaged, moldy, etc. Painted or stained decks and railings must not show signs of chipped paint. Decks and railings will be all painted/stained or all natural wood. No zebra striping.

1. Location. Decks and Gazebos must be located in rear yards. They should be concealed from view of the front of the house.
2. Scale and Style. Decks should be of a scale and style, which are compatible with the home to which attached.
3. Material. Decks and Gazebos must be constructed of cedar, treated lumber, synthetic material, or better.
4. Color. Decks and Gazebos should be left in a natural condition to weather or be stained with a natural wood color or sealant approved by the ARC. Wood color must be included with the application, as applicable.
5. Under Deck Storage. The use of decorative screening or landscaping to minimize adverse visual impacts is required for decks two feet or higher.

DOGHOUSES/DOG RUNS: An application is not required for doghouses, but they must be placed in the rear of the home out of public view. Dog runs are prohibited. Dog kennels for the breeding and raising of dogs is prohibited by Fauquier County.

DRIVEWAYS: Driveways shall be free of major cracking, crumbling, and sinking.

An application is required for extensions, modifications and additions to driveways. Driveways must not adversely affect aesthetics or drainage on adjoining lots or common area. Extensions or modifications must be asphalt, cement, or concrete.

EXTERIOR AIR CONDITIONERS: An application is required to relocate or add exterior air conditioning units or heat pumps. There must be no adverse visual impact to adjoining properties.

Individual air conditioning units extending from windows are prohibited.

EXTERIOR LIGHTING: An application is required for the permanent installation of additional lighting that was not part of the original house design. Additional lighting must be compatible in style and scale with the applicant's house. Proposed additional lighting shall not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage, or other features.

No application is required for the repair and replacement of lighting fixtures consistent with the original fixtures.

No application is required for low-voltage or solar-powered landscape lighting, including low-voltage floodlighting. It is permitted along walkways, planting beds, or other landscaped areas, so long as all wiring is concealed from view, and light fixtures do not stand more than 12" above the ground.

An application is required for landscape lighting exceeding 12" in height. No exterior lighting shall be directed outside of a homeowner's property.

EXTERIOR PAINTING: An application is not required in order to repaint or re-stain an object to match the original community architectural color schemes. However, all exterior color changes from the original design scheme must be approved. This requirement applies to siding, doors, shutters, trim, roofing, and other pertinent structures.

FENCES: An application is required for the installation of all fences.

1. **State and County Restrictions:** All fences will be subject to Virginia Department of Transportation and Fauquier County zoning restrictions and utility easements. It is the responsibility of the homeowner to check for such restrictions and easements before proceeding with construction.
2. **Chain-Link Fences:** Chain-link fences and barbed wire fences are prohibited.
3. **Backyard Lot-Line Fences:**
 - a. **Materials:** Pressure treated wood or vinyl are preferred materials. Other materials may be approved by the ARC. Chicken wire, mesh, or other backing materials are not permitted.
 - b. **Fence Placement:**
 - Fences shall be enclosing the back yard, and they shall be erected no more than two thirds of the distance from the rear plane to the front plane of the home.
 - County code requirements must be adhered to on fence run installed near lot lines. Precise fence placement will be considered on a case-by-case basis; therefore, a copy of the plat with fence placement must accompany all applications.
 - Fences must be set back at least six (6) feet from the interior sidewalk edge. Corner lots may be subject to a farther setback than the aforementioned 6 feet due to visibility when turning at street intersections. County zoning rules will be used for intersection calculations.
 - c. **Standard Fence Detail:** Five standard fence styles may be constructed. All fence height maximums are six (6) feet and a minimum of four (4) feet unless otherwise noted and should be constructed with either a flat, concave, or convex plane. The permissible standard fence styles are listed in Appendix A. Please note any installed gate must conform to the style of the fence.
 - d. **Color:** All fences must be properly maintained a natural wood color, white vinyl, or a color which has

been approved by the ARC. Replacement boards must be stained or painted the same color and same material as the original boards.

4. **Application and approval of fences** - This application process will include signatures from 2 or 3 immediate neighbors. These immediate neighbors include, all neighbors with adjoining lot lines. For example, the 2 adjoining on either side of your property, and 1 adjoining in the back (where applicable). Additional fence maintenance agreement is REQUIRED from any neighbor where you are attaching your fence to a neighbor's fence. Additional forms will be provided.

The Board shall have 30 days to review and respond to each application. Failure to obtain 3 signatures from your immediate neighbors, or fence maintenance agreements from neighbors with shared fence portions may cause the Board to reject your application.

5. **Grandfathered Fences** - Some existing fences built before 2016 do not meet the current guidelines. These fences were grandfathered at that time, and can remain non-compliant until one of two instances occurs.
 1. When the property is going to be sold to a new owner, the resale inspection on the home will indicate that the fence is non-compliant and will need to be brought up to compliant standards when structural changes are made to the fence.
 2. Repairs will be performed on the structural components of the fence in the non-compliant areas, at which time the placement of the new structural components can be made compliant.
 3. Examples of grandfathered fences include:
 - a. Fences built at the front plane of the house will need to be moved to 2/3rds from the rear plane of the house.
 - b. Fences built right next to a sidewalk or walking path will need to be set-back at least 6 feet from those walkways.
 - c. Other non-compliant fence types and locations not listed here.

FLAGS: Flag poles must not be higher than the peak of the roof. Flags must be in good condition, and may not contain obscene or profane words or images. Obscenity and profanity for flags is defined as something that would not be displayed in an elementary school classroom. (See "Signs" for flags of a political or advertising nature relating to a product or candidate).

FIREWOOD: No application is required provided firewood is kept neatly stacked, located to the rear of the residence, and in such a manner as to avoid adverse visual impacts for adjoining properties. Screening is preferred. Other than a limited quantity of firewood intended for immediate use, firewood shall not be stacked on decks or directly on the ground as to not attract insects/rodents.

GARAGES: Garage doors must be operational and in good condition, and free from mold, dents, and chipped paint. An application is required for conversion of garages from use for vehicle storage. A copy of the plans and construction detail for structural alteration of a garage must be submitted with the application.

GREENHOUSES: An application is required for permanent greenhouses. Permanent greenhouses must be placed in the rear of the home. The scale and design must be architecturally compatible with the home and surrounding homes and should be no more than 120 square feet.

GRILLS/FIREPLACES/FIRE PITS (Permanent): An application is required for permanent grills, outdoor fireplaces and fire pits. Permanent grills, fireplaces and fire pits must be placed in the rear yard of the house and as far as practical from the adjacent property lines, but a minimum of 10 ft from all lot lines.

LANDSCAPING: An application is not required for the following landscape modifications:

1. Planting of annuals or perennials in existing beds.
2. Installation of new beds less than four feet wide around the perimeter of the house foundation (and deck, patio, or fence if present) and perimeter of the rear of the lot, provided that plants installed have a mature height of less than eight feet.
3. Installation of new beds less than three feet wide adjacent to walks from the driveway to the front of the home, provided that plants have a mature height of less than three feet.
4. Installation of new beds less than two feet wide around a mailbox post and around transformer/utility boxes, provided that plants have a mature height of less than three feet.
5. Installation of edging material around existing or approved beds.
6. Vegetable gardens located behind the rear plane of the house.
7. The installation of individual trees or shrubs on the lot, provided that such plantings at maturity are in scale with the home and lot and do not interrupt designed drainage patterns and swales.
8. Shrubs or trees which are intended to form a natural screen, as long as they don't come forward of the front plane of the house.

Landscape modifications should not adversely affect drainage to adjacent neighbors and/or common areas. Landscape plantings shall not interfere with any site distance easements along VDOT maintained streets. Plantings should also not impact ingress and egress to any driveway and/or entrance.

Landscaping modifications, other than those described above, require an application.

LIVESTOCK AND OUTDOOR ANIMALS: Per Fauquier County zoning regulations, livestock, backyard chickens, certain exotic animals, and other outdoor animals are not permitted in our zoning district. Indoor pets, and indoor/outdoor dogs and cats are allowed within the quantity and limits set forth by county zoning guidelines.

All dogs must be on a leash when outdoors, and not secured behind a fence. All solid pet waste must be picked up and properly disposed in a waste receptacle. Failure to adhere to leash laws and/or properly dispose of solid pet waste could result in a violation letter, and fine of \$10 per occurrence. Habitual offenders will be reported to Fauquier County Animal Control.

MAILBOXES AND POSTS: No application is required for the replacement of an original mailbox or post as long as the replacement items are comparable in terms of size, design, and materials. The mailbox post must be made of wood and remain brown or black in color and the mailbox must remain black. Accent painting covering less than 50% of the mailbox is permitted without an application.

All mailboxes must have a flag and a door. Mailboxes with missing flag or door will be considered a violation.

House numbers must be present on the right side of all mailboxes or mailbox posts. The numbers may be white, black, or brown, and may be made from stickers, or affixed numbers of some other material (wood, metal, plastic); however, the numbers must remain in good condition. Missing, broken, rusted, peeling, or severely faded numbers will be considered a violation.

PATIOS: An application is required for patios. Any adverse drainage impacts, which might result from the construction of a patio, should be considered and remedied. Materials shall be compatible with the overall color scheme of the house. Front patios may not extend past the sidewalk leading to the front door.

RECREATION AND PLAY EQUIPMENT: An application is not required for recreation and play equipment. All play equipment must be located in the rear yard and should be set back a minimum of 6 feet from the rear and side property lines, unless obscured by a fence. The play area resulting from this equipment should not encroach onto other properties. Play equipment should be sited so as to have the minimum visual and noise impacts on adjoining lots.

SECURITY BARS: In general, the use of security bars or grates on windows and doors will be prohibited. Exceptions may be made where the security apparatus will not be visible from the street and from adjoining properties, for example, bars on the small basement windows in the rear of the home.

SHELTERS: An application is required for permanent exterior shelters. Shelters will be approved only if the proposed location is behind the rear plane of the home. If approved, shelters must meet the following criteria:

1. Solid colors, which are compatible with the color scheme of the house, should be used, rather than stripes or patterns.
2. Permanent shelters should be consistent with the visual scale of the house to which attached.

SIDEWALKS AND PATHWAYS: An application is required for new sidewalks and pathways. Sidewalks and pathways should be set back at least four feet from the property line and installed flush to the ground. Only stone, brick, concrete or similar durable construction material should be used. The scale, location and design should be compatible with the lot, home and surroundings.

SIGNS: No sign or billboard, other than those specified below shall be displayed to the public view on any portion of the property or lot, except the permanent entrance sign.

An application is not required for:

- 1) One (1) sign for each residence, of not more than eighteen inches (18") by twenty-four inches (24"), when advertising the property for sale or rent by the owner or owner's agent(s).
- 2) Up to two (2) security signs, each not exceeding a total of sixty-four (64) square inches posted on the property.
- 3) Any temporary signs, such as political signs, graduation, birthday would be limited to 3 weeks prior to election but must be removed within 1 week after election, or for a total of 1 week surrounding the graduation or birthday or other event.

SHUTTERS: Shutters shall be kept in good repair. Paint on shutters shall not show signs of chipping, peeling, or fading. Missing shutters should be replaced immediately. Shutters are optional for brick façade homes, however all shutters must be installed or all shutters removed.

SOLAR PANELS: Solar panels must be flat to the roof of the house. An application design should be submitted for approval before installation of solar panels detailing the location on the roof and quantity of panels.

STORAGE CONTAINERS: An application is not required for portable storage containers (e.g. Rubbermaid) that are located inside a fence or adjacent to the house, and no more than five (5) feet wide, four (4) feet deep, and six (6) feet in height. Containers should not exceed the height of the fence, and should not be visible from outside the fence. Containers should be installed on a level surface and be made of material in earth tones such as brown, gray, and green.

STORAGE SHEDS: An application is required for permanent storage sheds. Storage sheds must be located in rear yard locations. Storage sheds with metal walls or roofs are prohibited. Storage sheds may be attached to the dwelling unit or constructed as freestanding buildings at the rear lot-line. The following additional guidelines are applicable:

1. Design: The architectural design of the shed should be compatible with the design of the house.
2. Size: Sheds should not exceed 120 square feet of floor space and ten feet in height at the highest point.
3. Placement: Sheds must be in the rear of the home, behind the rear plane of the home, and must be near the rear lot-line or attached to the rear of the home. Sheds cannot be on the side of the home or against a front fence.
4. Materials: Storage sheds should be constructed with metal or wooden studs and finish materials must be wood, vinyl, acrylic or aluminum siding that is the similar design of the house.
5. Colors: The color scheme must be similar to the house. Craftsman (or similar brand) acrylic sheds with metal studs in beige, brown or grey are acceptable.
6. Roof: The roof slope and the type and color of roofing material should be similar aesthetic to the house.

STORM/SCREEN DOORS: An application is required for any storm door that does not conform to the approved styles illustrated in Appendix B.

SWIMMING POOLS: An Application is required for any swimming pool larger than five (5) feet in diameter and deeper than twelve (12) inches (e.g. plastic kiddy pools). Fences with locking gate are required for permanent swimming pools. Permanent pools, of any type, must be placed in the rear yard locations, behind the rear plane of the home, and must be a minimum of 12 feet from lot line fences in all directions.

HOT TUBS/SPAS: An application is required for permanent exterior hot tubs or spas. Exterior spas and hot tubs must be located in the rear yard, behind the rear plane of the home, adjacent to the dwelling unit. The incorporation of hot tubs as an architectural feature of decks and/or patios is encouraged. The exterior finish of an elevated hot tub should blend with the exterior finish of the home, deck, or patio to which attached or most closely related. Hot tubs or spas should be secured when not in use by a cover or fence.

TENTS: Temporary tents, canopy tents, sunshades, shall not be up for longer than a week, and in good repair

APPLICATION AND REVIEW PROCEDURES

Application and review procedures that will be used by the ARC are detailed below:

1. Applications: All applications for proposed improvements must be submitted in writing or via the community website (libertyrunhoa.net) using the application form authorized by the ARC or as uploaded documents via the Resident Portal as a “task” submission. A copy of the application form is found on the website. Applications and appeals should be sent to libertyrunhoa@yahoo.com or uploaded to the Resident Portal.
2. Supporting Documentation: The application must include a complete and accurate description of the proposed improvements, including all plans and drawings. Examples include: a site plan showing the location, dimensions of the proposed improvements, architectural drawings or plans, landscape plan, or material and/or color samples. After ARC approval is obtained, should a Fauquier County building permit be required, residents should provide a copy of the building permit to the ARC.
3. Time Frame for Completion of the Review: The ARC will provide confirmation of the application receipt within fifteen (15) days. The ARC is required to provide notification to homeowners of the approval or disapproval of any proposed improvement within thirty (30) days after receipt of completed application. If the ARC does not respond within thirty (30) days, the homeowner should contact a member of the Board of Directors for resolution.
4. Notice of Decision: Homeowners who submit design review applications will be contacted within two (2) business days of the decision via email and resident portal upload files no later than thirty (30) days after receipt of an application.
5. Appeals Procedure: Homeowners may appeal adverse decisions directly to the Board of Directors. The Board of Directors must receive an appeal by the homeowner within ten (10) days following the date of an ARC application denial. The appeal must detail the specific reasons why the decision of the ARC is being appealed. The Board must provide a written notice of the decision to the homeowner within thirty (30) days after the date of the receipt of the appeal by the Board.
6. Completion Deadline: Modifications should be completed within six (6) months of the application approval or within the time limits of the building permit (if required).

ENFORCEMENT PROCEDURES

The Declaration empowers the Board of Directors to enforce compliance with the Association's architectural and design standards. The following enforcement procedures will be used to ensure compliance:

1. A violation may be observed and reported to the Board by any Liberty Run resident.
2. The alleged violation will be confirmed by a site visit by a member of the Board.
3. If the Board confirms a violation, the resident in violation will be sent a letter in the mail and via email advising them of the violation and requesting appropriate action to remedy the violation. If additional time is needed to correct the violation, homeowners should contact the Board to request an extension.
4. If the violation continues after the written notification, another letter will be sent by certified mail to the resident in violation, and the homeowner will be invoiced for the cost of the certified letter. This letter will provide notice that the violation must be remedied within fifteen (15) days from the date of mailing of the letter, or alternatively, that the resident in violation must submit to the Board a written plan, including timing, for the correction of the violation within a reasonable period of time, where such violation cannot be corrected within the fifteen (15) day period.
5. The above procedures do not preclude the Board of Directors or ARC from taking accelerated measures in the case of a violation which constitutes an emergency situation/safety issue, and that the action is consistent with the provisions of the Association's legal documents. Likewise, the Board may establish shorter notification periods for the correction of violations of the guidelines where the homeowner shall not be disadvantaged by a shorter notification period for compliance. If the Board takes actions to remedy the situation, the owner of the property will assume all costs.
6. For violations involving lawn maintenance, the homeowner will be given no more than seven (7) days to comply with the guidelines or the contracted landscaper will be directed to mow the lot and the homeowner will be billed for the service.
7. The Board of Directors will follow final steps to remedy the violations as outlined in the Covenants and Amendments if the homeowner fails to remedy violations within the above timelines. An assessment of \$50 for one-time violations and/or \$10/day for each day of a continued violation may be placed on the property if the violation is not taken care of within the allotted time provided.

SUMMARY OF MAINTENANCE STANDARDS VIOLATIONS

This list is a summary of the maintenance standards violations for reference contained in this document.

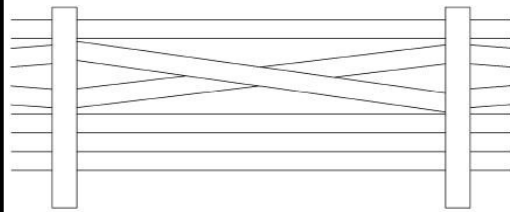
1. All trash containers must be stored out of view at all times, e.g., behind a fence, hidden by landscaping, or placed in the garage. Trash cans or bags (to include yard debris) and recycle bins must be placed to the curb for collection no earlier than the night prior to pick up and must be removed no later than the day after pick up. When left out for trash pickup, trash cans will not block access to fire hydrants or mailboxes.
2. Mailboxes shall not be rusted or moldy, and shall be in good condition and repair. Mailboxes shall not be dented or missing doors, flags, house numbers, etc. Mailbox posts shall be installed securely in the ground and shall be in a vertical position.
3. Driveways shall be free of major cracking, crumbling, and sinking.
4. Home walkways used specifically for ingress and egress from the dwelling shall be level and free of major cracking and crumbling.
5. Sidewalks bordering your property will not be obstructed by vehicles or sporting equipment. This includes the section of sidewalk passing through driveways, handicapped access points, and crosswalks.
6. Trim on structure (roof line, band boards, window, door and decorative) shall be in good repair and paint shall not show signs of chipping, peeling, or mold.
7. Doors (passenger and garage) shall be operational, in good repair, and paint shall not show signs of chipping, peeling, rust, or mold.
8. Metal or Wood porch/stair railings shall be in good repair, and, if painted, paint shall not show signs of chipping, peeling, rust, or mold.
9. Patio furniture shall be kept in good repair.
10. Exterior light fixtures shall be operational and in good repair.
11. Windowpanes and window screens shall be kept in good repair with no broken or taped glass or screens. Windows should all have 6, 9 or 12 gridlines (muntins) on all front facing visible windows.
12. Grass shall be maintained at a height not to exceed six (6) inches and be kept free of weeds and debris. Grass and weeds shall be maintained along the curb and also between the gaps of the roadway and/or driveway. Homeowners with fences are responsible for weed whacking along both sides of their fence; unless the adjacent yard is also fenced. Upon completion of mowing, grass clippings shall not be left or blown into public streets or sidewalks.
13. Trees and flower/shrubbery beds shall be maintained (i.e. trimmed/pruned, no weeds, no debris, and clean mulch). All landscaping edging shall be kept in good repair.
14. Hoses and related items should be properly stored to minimize visual impact when not in use.
15. Shutters shall be kept in good repair. Paint on shutters shall not show signs of chipping, peeling, or fading. Missing shutters should be replaced immediately. Shutters are optional for brick façade homes; however all shutters must be either installed or removed.
16. Gutters and downspouts shall be kept in good repair. Paint on gutters and downspouts shall not show signs of rust, mold, or be chipping or peeling. Damaged or missing gutters and downspouts shall be replaced or

repaired in a timely manner.

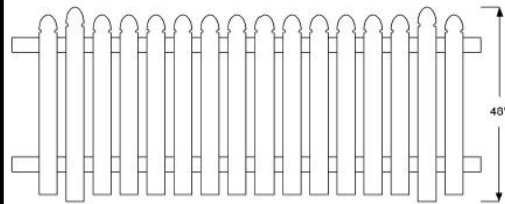
17. Paint on foundation walls shall not show signs of chipping, fading, peeling, or mold. Foundation wall paint shall be a uniform color and appearance. Parge lines shall be covered.
18. House siding shall be kept in good repair, and be free from any damage, mold, etc.
19. Exterior wires shall be kept hidden along house siding/trim.
20. Roof shall be kept in good repair and all missing or damaged shingles need to be replaced immediately.
21. Chimney caps, metal flues, and attic vents shall be kept in good repair and not show signs of rust or chipping and peeling.
22. Fences and gates shall be kept in good repair. Boards shall not be warped, detached, missing, broken, damaged, etc. Fence walls shall be stable and in an upright position. Painted or stained fences must not show signs of chipped paint. Fences will be all painted/stained or all natural wood. No zebra striping. Gates must be securely attached to the fence and must be able to be closed/latched and opened. Gates will not be installed in a location which it allows access to another home owners property.
23. Decks and railings shall be kept in good repair. Boards shall not be warped, detached, missing, broken, damaged, moldy, etc. Painted or stained decks and railings must not show signs of chipped paint. Decks and railings will be all painted/stained or all natural wood. No zebra striping.
24. Stairs and landings must be kept in good repair regardless of material used (i.e. wood, concrete, brick or stone) and should not be warped, moldy, detached, missing, broken or damaged.
25. Screens shall be kept in good repair. Screens shall not be torn or taped.
26. Vegetable gardens shall be kept free of weeds and debris.
27. Trash, mail, newspapers yard debris shall not accumulate on the exterior of any property.
28. Children's small toys shall be removed from the streets and removed from view of the street when not in use.
29. Playground equipment, including portable basketball backboards, shall be kept in good repair. Boards on wooden equipment shall not be warped, detached, missing, broken, damaged, etc. Paint on metal equipment shall not show signs of chipping and peeling. Portable backboards must not be left in the street when not in use for an extended period of time.
30. Garden equipment and supplies shall be stored out of public view when not in use. If a hose is stored out front, it should be stored on a hose wheel or other type of storage device.
31. Construction materials shall be stored out of public view when not in use.
32. Sheds shall be maintained in good repair. Boards on wooden sheds shall not be warped, detached, missing, broken, damaged, etc. Paint on sheds constructed of man-made materials shall not show signs of chipping and peeling. Siding on sheds shall be kept in good repair and must be free from damage, mold, etc. Doors on sheds must be securely attached to the shed wall and must be able to be closed/latched and opened.
33. Masonry walls/pillars shall be kept in good repair.
34. Dogs shall be leashed, and their waste disposed of properly.

35. Exterior holiday decorations may be displayed on a resident's property not more than 45 days prior to a specific holiday. Decorations must be removed no later than 45 days after the holiday. Any exterior storage of items must be out of sight.
36. Temporary and/or seasonal swimming/wading pools must be neatly stored when not in use and must be maintained in a good state of repair. Portable grills must be neatly stored as not to be seen from the street when not in use to minimize visual impact.
37. All motor vehicles parked on or adjacent to homeowner's property are to be legally registered, inspected, insured, and in a non-hazardous condition.
38. Other than reasonable maintenance periods, not to exceed three days, RV's and travel trailers are not permitted to be parked on the street. RV's and travel trailers parked temporarily for maintenance must not block lanes of traffic, crosswalks, handicapped access points, fire hydrants, or pose a threat to safety. RVs are permitted in the homeowners driveway, as long as they are in good condition and are not blocking the sidewalk that passes through the homeowners driveway. See Vehicle Resolution for more detail (last updated 3/9/2020).
39. Flags and flag poles must be in good condition and free from obscenity. Flag poles must not be higher than the peak of the roof.

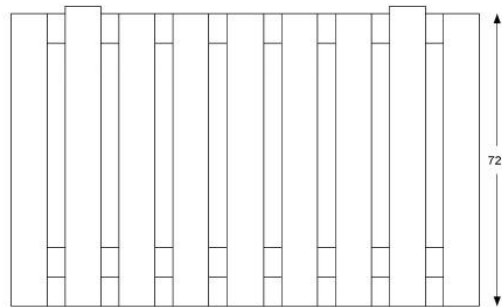
APPENDIX A: APPROVED FENCE STYLES



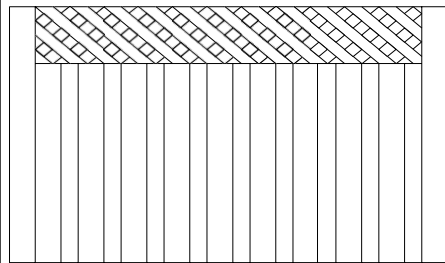
5 Board, Estate Fence



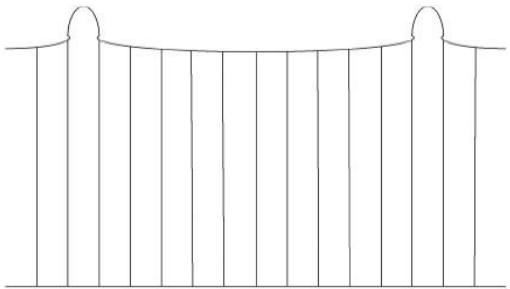
Spaced Picket Privacy Fence



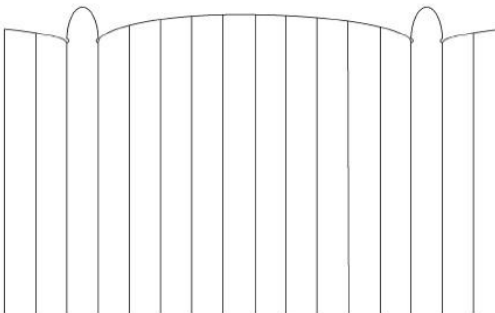
Board on Board (Shadow Box)
Privacy Fence



Shadow Box with Lattice



Solid wood Privacy Fence
(Concave)



Solid wood privacy Fence
(Convex)

APPENDIX B: APPROVED STORM DOOR STYLES



Full View
All Glass or Screen



Full View
**Glass Top and Bottom
or Half Glass Half Screen**



High View
**All Glass or
All Screen**



Mid View
**All Glass or
All Screen**

APPENDIX C: APPROVED SHUTTER AND DOOR COLORS

COLOR PALLET APPROVED BY RYAN HOMES

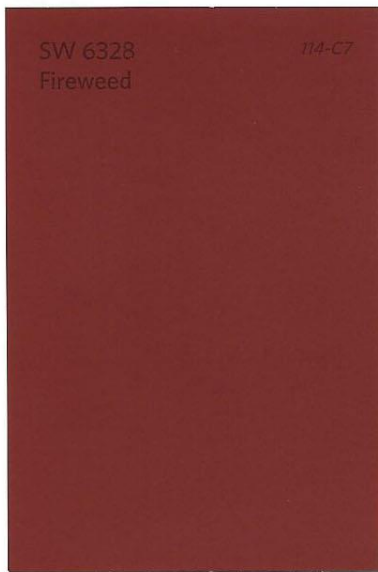
No application necessary when using approved color pallet of the builder.

The brand does NOT need to be Sherwin Williams, but the color used must be consistent with the approved color shown.

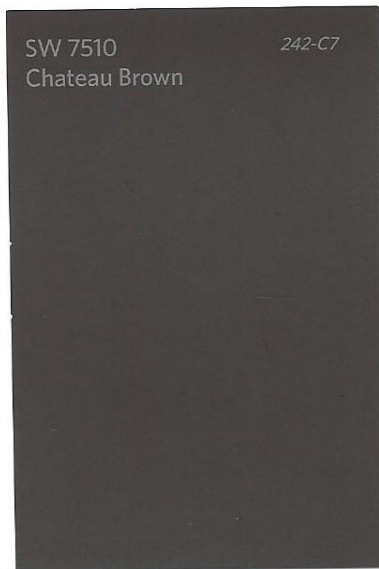
Application is required for any colors not on the pre-approved colors list.

Ryan Homes Original Shutter/Door Color Choices I

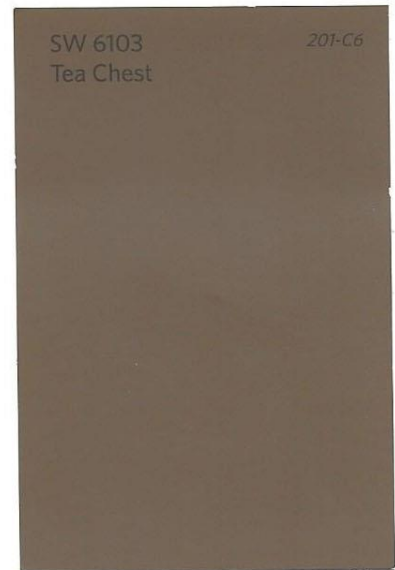
(All available at Sherwin-Williams and Lowes Home Improvement Stores)
(Samples matched to closest color)



Fireweed SW 6328



Chateau Brown SW7510



Tea Chest SW 6103



Chrysanthemum SW 6347



Toasty SW 6095



Basket Beige SW 6143

(See store samples for an accurate representation of the color)
(Keep in mind that some colors fade quicker than others in direct sunlight)

Ryan Homes Original Shutter/Door Color Choices II

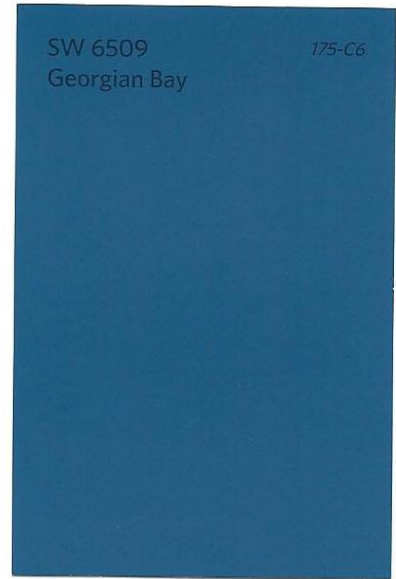
(All available at Sherwin-Williams and Lowes Home Improvement Stores)
(Samples matched to closest color)



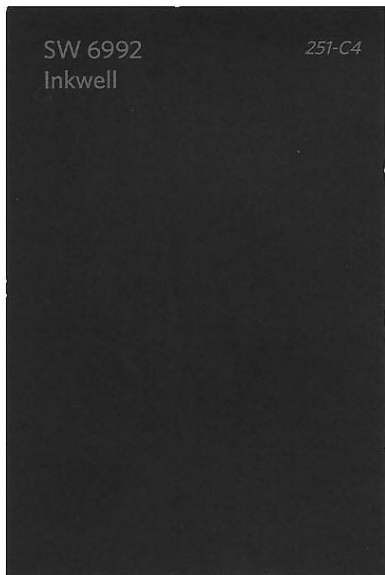
Smoky Azurite SW 9148



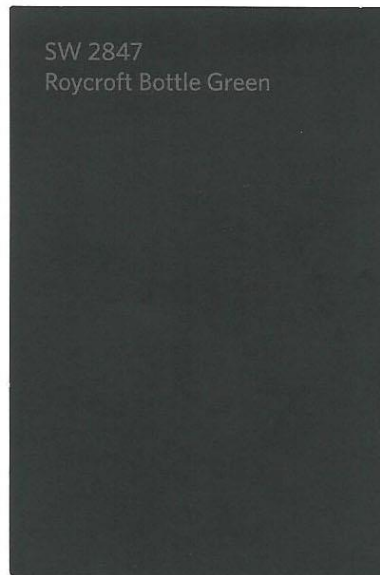
Revel Blue SW 6530



Georgian Blue SW 6509



Inkwell SW 6992



Roycroft Bottle Green SW 2847

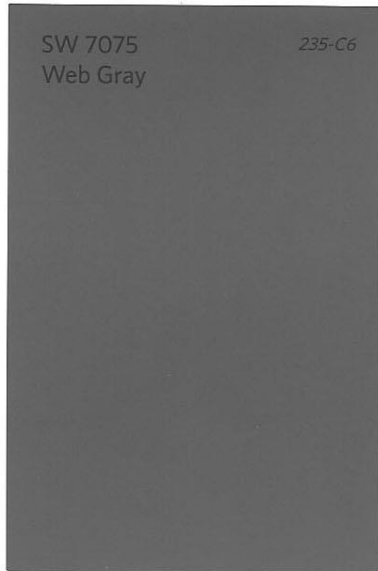


Green SW 6748

(See store samples for an accurate representation of the color)
(Keep in mind that some colors fade quicker than others in direct sunlight)

Ryan Homes Original Shutter/Door Color Choices III

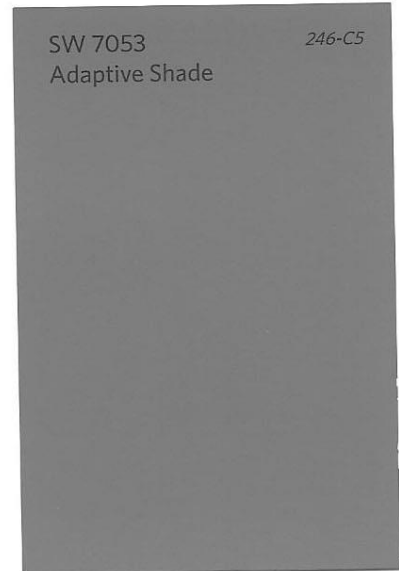
(All available at Sherwin-Williams and Lowes Home Improvement Stores)
(Samples matched to closest original color)



Web Gray SW 7075



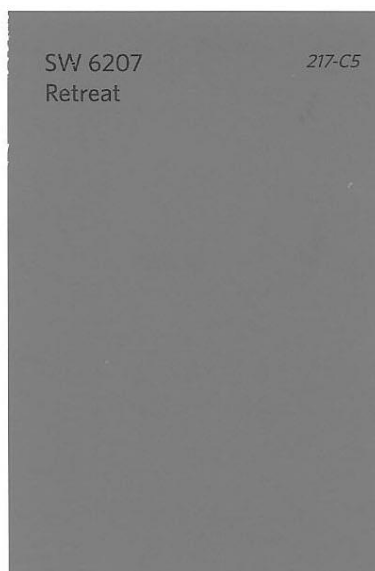
Software SW 7074



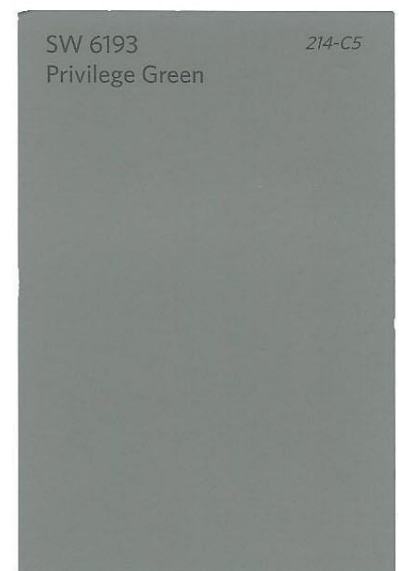
Adaptive Shade SW 7053



Riverway SW 6222



Retreat SW 6207



Privilege Green SW 6193

(See store samples for an accurate representation of the color)
(Keep in mind that some colors fade quicker than others in direct sunlight)

Ryan Homes Updated Shutter/Door Color Choices I

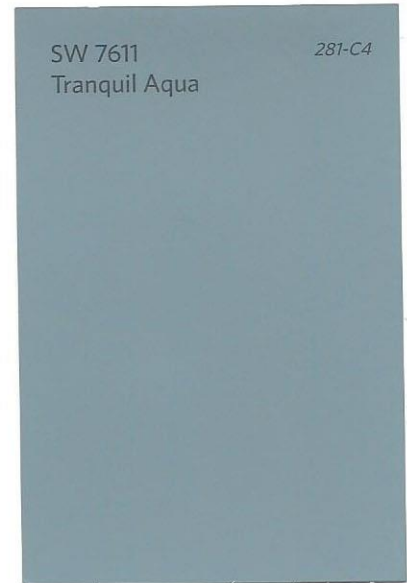
(All available at Sherwin-Williams and Lowes Home Improvement Stores)



Composed SW 6472



Lagoon SW 6480



Tranquil Aqua SW 7611



Manitou Blue SW 6501



Dignity Blue SW 6804

THIS COLOR EXCLUDED

(See store samples for an accurate representation of the color)
(Keep in mind that some colors fade quicker than others in direct sunlight)

Ryan Homes Updated Shutter/Door Color Choices II

(All available at Sherwin-Williams and Lowes Home Improvement Stores)

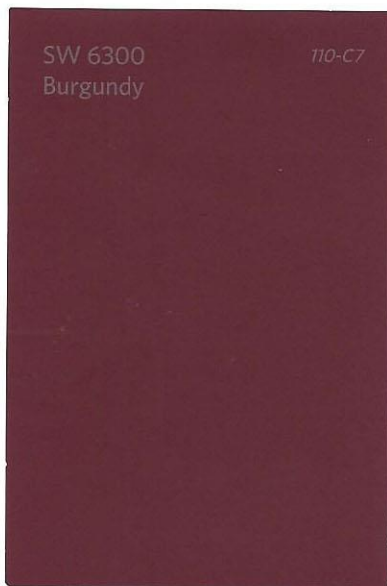
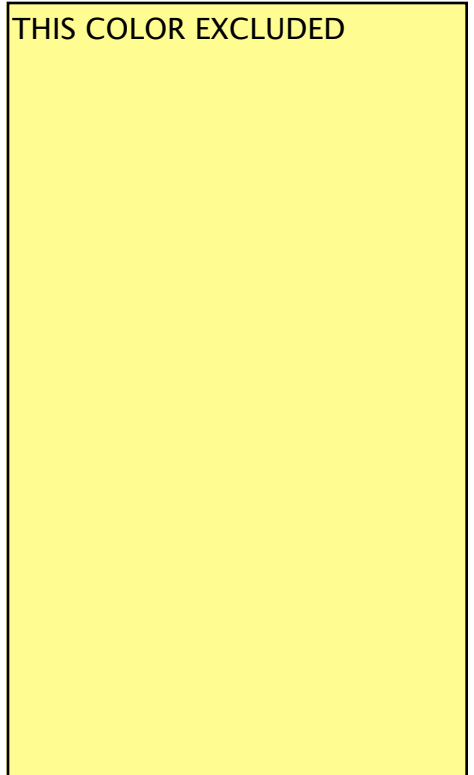


Ambitious Amber SW 6366



Fashionable Gray SW 6275

THIS COLOR EXCLUDED



Burgundy SW 6300

(See store samples for an accurate representation of the color)
(Keep in mind that some colors fade quicker than others in direct sunlight)

COLOR SCHEMES - COLOR MATCHES

Single Family

Vinyl-Alcoa

Beige

Cameo

Champaigne

Siding & Garage Door

Duron Gallon Formulas in
Weathershield acrylic house paint

White Base C-8, L-8, PX-4

White Base C-12, L-16, PX-4

White Base B-6, C-26, F-6

These colors not included without ARC application

Victorian Gray

White

White Base B-Y32, C-32, F-8

White Base B-2, C-2

Trim
Duron Color

Duron Trim Formula
(Weathershield Acrylic
Gallon)

Gutters
Color, Mfg.

Soffit
Vinyl (Alcoa)

Beige
Victorian Gray
White

White Base C-8, L-8, FX-16
White Base B-Y32, C-32, F-8
White Base B-2, C-2

Lt. Beige, Hastings
Pearl Gray, Hastings
White Hastings

Beige
Victorian Gray
White