

Architectural Standards and Guidelines

March 2021

Covenants, Conditions and Restrictions (CCR's)

Page 1

Quick Reference Guide

This guide is meant to serve as an adjunct to the complete Architectural Standards and Guidelines and Covenants as originally published. This guide is a shorter, more concise reference document and does **NOT** replace either document. Please review the complete Architectural Standards and Guidelines publication and the Covenants prior to submitting any requests for Architectural Committee approval.

Please note that some of the guidelines below differ or contradict the original Standards and Guidelines. These changes were reviewed with the Community and adopted by the Board in 2019. Then updated by the Architectural Committee in 2021. This guide notes any revised guidelines.

ARCHITECTURAL CONTROL

- **All** building or improvement projects must be approved by the Architectural Committee.
- Site plans and/or building plans are required in advance.
- No grading, excavation, or tree removal shall be done without prior approval.
- A \$1,500 street repair deposit must be provided.

ARCHITECTURAL STYLES

- Home and outbuilding styles must be appropriate for a lakefront home community.
- Front porches with a minimum 7" depth are required.
- Garages must not dominate the elevation and streetscape.
- Forward facing garages (parallel to the street) are limited to two doors and must have individual 9' minimum doors.

MINIMUM DWELLING SIZE

- One story - 1,800 square feet of heated area.
- 1 ½ story - 2,000 square feet of heated area.
- Two story - 2,200 square feet of heated area.
- **NOTE: Basement square footage is not considered in determining the**

minimum dwelling size requirement.

Architectural Standards and Guidelines
March 2021
Covenants, Conditions and Restrictions (CCR's)
Page 2
Quick Reference

MINIMUM SETBACKS

- From street: 50' ; From Side: 10'
- Buffer (to Lake edge): 50', Setback to Buffer: 10'
- Plat maps specify specific set off areas (identified by dashed lines)

ARCHITECTURAL DETAILING

- Minimum 18" roof overhangs, with exceptions to 12" for traditional home styles and dormers.
- All stone or masonry must return to interior corners.
- Blank walls which are void of architectural detail must be screened.
- All vertical railing, fascia, etc. shall be painted or stained.
- Glass light panes are required in the top panel of all garage doors.
- Basement walls must be painted or have stone facing.

MATERIALS AND COLORS

Stone:

- Natural stone is strongly encouraged.
- Limited cultured stone styles may be considered.
- Full 6" corners required for veneered stone.

Masonry:

- Masonry may be used in limited applications.
- Concrete block or masonry must be finished with stucco and painted.

Roofing:

- Architectural asphalt, fiber glass, cedar, slate, pre-finished metal shingles are acceptable.
- Copper and canvas awnings may be used for accent or secondary roofs.

Architectural Standards and Guidelines

March 2021

Covenants, Conditions, and Restrictions (CCR's)

Page 3

Quick Reference Guide

Cladding:

- Lap siding, board and batten, shingles, stone, cement composite and genuine stucco are acceptable.
- Vinyl siding is acceptable under specific circumstances.
- Brick is not permitted as primary cladding material.

Trim:

- Gutters and downspouts must be finished to match the adjacent siding or trim.

Color, Paints, and Stains:

- Warm earth tones are required (see full palette as referenced in the Architectural Standards and Guidelines).
- Only colors that are significantly varied from adjacent homes will be allowed.
- Darker colors are strongly encouraged.
- Blues, cool grays, bright yellows, bright white, and corals are not allowed.
- Only 'solid-hide' stains or paint may be used for siding.

ACCESSORY STRUCTURES

- Storage and shop outbuildings, including detached garages, workshops, storage and utility buildings, greenhouses and similar buildings are allowed. They shall not exceed one story and not be more than 3 vehicles wide.
 1. The total square footage contained within all such outbuildings combined shall not

- exceed 2,000 square feet.
- Standalone recreational structures, including decking, gazebos, covered patios, playhouses, barbecue pits and similar structures are allowed.
 1. The total square footage contained within such structures when combined shall not exceed 1,000 square feet.
 - The design and construction of outbuildings should be consistent with or complimentary to the architectural style of the home.
 - Outbuildings may not be constructed between the rear of the house and the lake.

Architectural Standards and Guidelines

March 2021

Covenants, Conditions and Restrictions (CCR's)

Page 4

Quick Reference Guide

BOATHOUSE AND PIERS

- Painting or staining of all vertical surfaces (deck bands, fascia, columns, handrails and step risers) is required.
- Colors should match the house colors and composition. **(added in 2019)**
- Roofing should coordinate with the house. Metal roofing is acceptable. **(updated in 2019)**
- No minimum overhang requirements. **(changed in 2019)**
- All columns shall be boxed 5" x 7" (minimum finished dimension)
- Satellite dishes will not be permitted on boathouses if visible from any adjacent structure.
- Decking should be either treated lumber or composite material. Treated lumber decking must be stained or painted. **(changed in 2019)**

LAKEFRONT BUFFER ZONE

- A 50' managed buffer area is required.
 1. The "Buffer Area" is any portion of the property located within 50' of the Mean Water Line.
- Within the 50' buffer, a window of up to 30% of the lake frontage may be cleared.
 2. But trees in excess of 6" in diameter must be preserved.
- "Sideline buffer areas" (remaining 70%) must be preserved/replanted.

- The following activities are permitted within the Buffer area:
 3. Trees less than 6” in diameter may be removed.
 4. Trees that are diseased or damaged may be removed.
 5. Underbrush growing less than 6’ in height may be removed.
 6. Pruning and trimming of trees is permitted.
- Replanting requirements consist of one 2.5” canopy tree for each 300 square feet of cleared “sideline” Buffer Area.
- Any portion of the 50’ Buffer zone that is Dominion property must adhere to their regulations. Hawtree Creek shoreline management is more restrictive and will differ from some Main Lake regulations.

Architectural Standards and Guidelines
 Covenants, Conditions and Restrictions (CCR’s)

March 2021

Quick Reference Guide

Page 5

GRADING, DRAINAGE, TREE PROTECTION AND EROSION CONTROL

- Before construction, all trees in the Buffer Area 6” in diameter or larger must be flagged.
- Before grading, tree protection fencing must be in place along the lake frontage.
- The Buffer Area must be protected with construction barrier fencing.
- Silt fencing must be used to control runoff of sediment.
- Unless located within 20’ of a main residence or accessory building, no trees, shrubs, bushes or other vegetation having a trunk diameter of 6” or more at a 4.5’ above the ground level. may be cut, pruned, mutilated or destroyed at any time without the prior written approval.
- Dead or diseased trees, shrubs, bushes or other vegetation shall be cut and removed promptly after such condition is first brought to the attention of the Architectural Committee.

LANDSCAPING

- Landscaping should include the planting of evergreen shrubs to provide a semi-solid screen between the living areas of adjacent homes and a semi-solid screen in other yard areas.

(updated in 2019)

- Foundation and accent plantings are required. **(updated in 2019)**

OTHER STANDARDS AND GUIDELINES

Driveways, Arrival Areas and Culverts:

- All pipe ends shall be faced with stone or completely surrounded by grass to provide a finished appearance. **(changed 2019)**
- Approved driveway paving materials are brick pavers, concrete pavers, tinted concrete, asphalt or gravel. Dirt or construction grade driveways are prohibited. **(changed 2019)**

Mailboxes and Signs:

- Mailboxes are no longer permitted for Virginia addresses since a cluster box has been provided. **(changed 2019)**
- Owner and street number identification signage is permitted.

Flagpoles:

- Flagpoles permitted only on the lake side of the home.
- Maximum height shall be 20' and limited to one per home.

Architectural Standards and Guidelines
Covenants, Conditions and Restrictions (CCR's)

March 2021

Quick Reference Guide

Page 6

Fences and Dog Pens:

- Fences and Dog Pens shall be screened from view from adjacent properties and located away from neighboring living quarters.
- Finished steel or aluminum fences that tend to blend into the background are appropriate.

Other:

- Satellite Dishes shall be screened and/or positioned to minimize views and impact from adjacent properties and the street.

- Trash Cans, HVAC, and Service Areas shall be completely screened from view from adjacent properties by means of landscaping, screen walls or enclosures.
- Chain-link fences must be dark vinyl coated, no larger than 200 square feet to be used as a pet enclosure and must be properly landscaped from view of any property.
- Outdoor clothes lines are not permitted.
- Structures, equipment or other items which are visible from any road or adjacent property which have become rusty, dilapidated, or otherwise fallen into disrepair are not permitted.
- No recreation vehicle shall be permitted to be parked overnight on any lot.
- No campers or trailers shall be permitted to be parked overnight on any lot.
- Dogs must be “on leash” if not on their Owner’s property.

Street Deposit:

- A street deposit of \$1,500 is required prior to any clearing or construction.

DUTY OF MAINTENANCE

- Owners have the duty and responsibility to keep their property in a “first class, well-maintained, safe, clean and attractive condition” at all times.
- Such maintenance includes the following:
 1. Prompt removal of all litter, trash, refuse and waste;
 2. Lawn mowing on a regular basis;
 3. Tree and shrub pruning;
 4. Watering by means of a lawn sprinkler system and/or hand watering as needed;
 5. Keeping exterior lighting and mechanical facilities in working order;
 6. Keeping lawn and garden areas alive and well maintained;

Architectural Standards and Guidelines
 Covenants, Conditions and Restrictions (CCR’s)

March 2021

Quick Reference Guide

Page 7

7. Removing and replacing any dead plant material;
8. Keeping vacant land well maintained and free of trash and weeds;

9. Keeping parking areas and driveways in good repair and free of weeds
(updated 2019) ;
10. Repainting of structures as needed; and
11. Repair of exterior damage to structures (including mold removal).