

BRICKSHIRE COMMUNITY ASSOCIATION, INC.

HOME OWNERS RULES & GUIDELINES

(ADOPTED OCTOBER 28, 2009)

(REPLACES FEBRUARY 10, 2006 REVISION)

This document has been prepared to provide Brickshire owners and residents with an easy to read reference document of information contained in the "Governing Documents" which are described below and to other information that is important to enhance the Brickshire Community. If there is any conflict between this document and the By-Laws and Covenants, those documents will prevail.

Upon completion, there will be 1101 homes in the Brickshire community, which will make communication and maintaining a consistent set of standards of construction and use of facilities challenging.

Brickshire is a planned community that was created to provide us with a casual life style in a rural setting. We are a community of neighbors who share many common interests, especially a desire for a friendly neighborhood type environment. The objective of our planned community is to provide optimum living within an open space system which provides opportunities to walk, cycle or drive in a safe and comfortable manner, while maintaining the esthetics and property values of the community.

These Rules and Guidelines have been prepared to help promote that objective and to protect and enhance the value of our investments.

Authority and Governing Documents

This document is derived from the Declaration of Covenants, the Articles of Incorporation of the Association, the HUD Report, the By-Laws of the Association and the Architectural Design Guidelines established by the governing documents and enforced by the Covenants Committee or the Board of Directors (BOD).

Article 10, Use Restrictions, Sec. 10.2 of the Declaration and Article III, Section C, (f) of the By-Laws for Brickshire Community Association, Inc. provides that the BOD of Brickshire Community Association may from time to time promulgate, modify, make or amend Rules and Regulations applicable to the properties. In order to regulate potential problems relating to the use of the property and the well-being of Members, and that such rules are binding on all members, by resolution effective October 28, 2009, the BOD adopted the following rules governing the properties at Brickshire Community Association.

Note that these rules and regulations also apply to Bel Green at Brickshire homes. However, be aware that the Bel Green at Brickshire governing documents may contain more restrictive rules than those that apply to Brickshire.

Table of Contents

SECTION I

Definitions	4
-------------	---

SECTION II- RULES AND REGULATIONS

Animals	4
Clothes Drying Equipment	5
Community Yard Sales	5
Damage to Association Property	5
Damage to Private Property	5
Debris	5
Firewood	5
Grills	5
Hunting	5
Leasing	6
Maintenance	6
Moving	6
Nuisances	6
Occupancy Restrictions	7
Parking	7
Right of Entry	7
Seasonal Decorations	7
Trash Storage & Collection	7
Use of Common Property	8
Use Restrictions	8
Vehicles	8

SECTION III – ARCHITECTURAL CONTROL

Architectural Control	8
Accessory Buildings, Other Structures and Improvements	9
Air Conditioning & Solar Collectors	9
Exterior Lighting	9
Fences	9
Flags	10
Generators	10
Gutters & Downspouts	10
Landscaping & Improvements	10
Recreation & Playground Equipment	11
Satellite Dishes	11
Signs (Builder, For Sale, For Rent, etc.)	11
Swimming Pools & Hot Tubs	12

SECTION IV – ENFORCEMENT

Enforcement Procedures	12
------------------------	----

Section I – Definitions

- *“Association” shall mean and refer to Brickshire Community Association, Inc.*
- *“Common Area” shall mean all real and personal property, including easements and licenses, which the Association owns, leases or holds possessory or use rights for the common use and enjoyment of the Owners.*
- *“Community-Wide Standard” shall mean and refer to the standard of conduct, maintenance, or other activity generally prevailing in Brickshire, or the minimum standards established pursuant to the Architectural Design Guidelines, Rules and Regulations, and Board resolutions, whichever is a highest standard.*
- *“Governing Documents” shall mean and refer to the Declaration of Covenants, any Supplemental Declaration, the HUD Report, the By-Laws, the Articles, the Architectural Design Guidelines, and the Rules and Regulations herein, as each may be amended.*
- *“Owners” shall mean and refer to one or more Persons, or entity, who hold the record title to any property within the Brickshire community*
- *“Property” shall mean and refer to a portion of Brickshire, whether improved or unimproved, which may be independently owned and is intended for development, use, and occupancy as a single-family residence. The term shall refer to land, if any, which is part of the property as well as any improvements thereon.*
- *“Visible from Neighboring Properties” shall mean visible from any street or adjacent property at normal eye level.*
- *“Property Management Company” (PMC) shall mean the company contracted by the Board of Directors to manage the affairs of the association.*
- *“Nuisance” Any activity which emits foul or obnoxious odors outside the property, is unsightly, or creates noise or other conditions which tend to disturb the peace or threaten the safety of the occupants of other properties is prohibited.*

Section II - Rules & Regulations

Animals

(Declaration Sec.10.8)

1. Raising, breeding, or keeping of animals, livestock, or poultry of any kind is prohibited, except that a reasonable number of dogs, cats, or other usual household pets may be permitted in a residence. The number of domestic pets that can be kept in a residence may be established by Board of Directors but shall not exceed that permitted by New Kent County.
2. Dogs shall be kept on a leash, and under the owner's control, whenever off the owner's property. Invisible fences are acceptable control if they reliably constrain the dog to the owner's property.
3. Pets which are permitted to roam free, or make objectionable noise, or endanger the safety of, or constitute a nuisance to the occupants of other properties may be removed from the premises 14 days after the owner has received written notice from the Board of Directors and has failed to take corrective action to prevent the condition from recurring.
4. Pets should not be left outdoors overnight between the hours of 10:00 p.m. to 7:00 a.m.
5. Dogs that have been determined to be “Dangerous”, as defined by Virginia law, must be removed from Brickshire by the owner, or the Association has the right to do so.
6. All dog houses must receive approval from the Architectural Review Board (ARB) and must be located at rear of dwelling and within fenced yard. (Design Standards 2.3.4)
7. No animal may be walked in another owner's yard without approval. Pet owners shall restrain their pets from

defecating or urinating on other owners' property and shall be liable for any damages their pet(s) may cause. Owners are to clean up after their pets when walked in common areas and streets.

- 8. Pets shall be registered, licensed, and inoculated as required by law.
- 9. Restrictions in New Kent County Ordinances (Article II Section 3-23) shall be followed as required, unless more restrictive requirements have been specifically established by the Brickshire governing documents.

Clothes Drying Equipment

(Declaration 9.4; Design Standards Sec. 2.5.2)

No clothes lines or other clothes drying apparatus are permitted outside an enclosed structure on any lot. No portion of a lot shall be used for drying or hanging laundry or the airing of clothes or other items unless such laundry or other items are adequately screened from view and not visible from streets or neighboring properties.

Community Yard Sales

(Declaration 10.5)

Individual yard and garage sales are prohibited. Community yard sales conducted at a centralized location are permitted with Board approval.

Damage to Association Property

(Declaration Article 4)

Damage to any Brickshire common property by fire, vandalism, accident or other cause should be promptly reported to the PMC by the property owner and/or occupant.

Damage to Private Property

(Declaration Sec.6.2)

If a building or other improvement is damaged or destroyed, its owner is responsible for (1) repairing or reconstructing such building or improvement in compliance with the ARB Design Guidelines, or (2) clearing away the debris and restoring the site to an acceptable condition in compliance with the ARB Design Guidelines.

Debris

(Declaration Sec.10.10)

Accumulation of debris, rubbish, trash, or garbage is prohibited. Outside burning of debris, trash, leaves, or other materials is prohibited. Dumping of debris, grass clippings, leaves, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage way, stream, pond, or lake, or elsewhere within Brickshire is prohibited, except that fertilizers may be applied to landscaping on properties provided care is taken to minimize transport to common waterways.

Firewood:

(Brickshire Design Standards Sec.2.5.5)

Firewood must be stored behind the rear building line and stacked neatly no higher than 4 ft. and not visible from the street. Owners must clean and sweep streets and common areas that have been littered due to the delivery of firewood.

Grills:

(Declaration Article 9)

Portable barbecue grills or other outdoor cooking equipment shall be stored in such a manner as to not be visible from the street. Permanently installed grills or outdoor equipment are exterior modifications and require prior ARB approval.

Hunting

(County Ordinance)

No hunting is permitted within 100 feet of any Brickshire residence or hard surfaced roadway. Hunters may not be armed when entering the Brickshire community. Any hunting that is observed should be promptly reported to the

Sheriff's Office.

Leasing

(Declaration Sec.10.4, & Sec. 10.5)

An owner leasing his property must provide the association with a copy of the lease. No house can be occupied for transient or hotel purposes or leased for the term of less than six (6) months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Lessee will be subject to all the Governing Documents established by the Association. Owners must supply tenant a copy of Association governing documents.

Absentee owners shall promptly notify the Association of their current address and phone number and the name of any agent or management company used by them. The PMC is responsible for providing the BOD with the information regarding tenants.

Maintenance

(Declaration Sec. 5.2)

Each owner is expected to keep lots and parcels owned by him/her and all improvements thereon in good condition and repair, free of debris. This is to be done in a manner and with such frequency as to be acceptable to the Association, which means consistent with the visible standards of the community.

All lawns, shrubs, etc. within each lot must be kept neat and trimmed to comply with the following standards:

- Grass on improved lots will be cut to 8" maximum height.
- Shrubs will be neatly trimmed
- Landscaped beds shall be kept weed free. Landscaped beds shall be mulched seasonally.
- Grass and weeds from the curb to the tree line on unimproved lots shall be maintained at an 8 inch maximum height and in a neat manner and mowed with such regularly as to maintain an appearance in concert with community standards.
- Grass clippings shall not be left in the roads or road gutters.

An owner who fails to maintain his or her Lot/ Parcel or structure is subject to corrective action by the Association, after proper notification from the Association r Section IV herein.

Structures, equipment, or other items on the Property which have become rusty, dilapidated, or otherwise fallen into disrepair are prohibited.

Moving

(Declaration Sec.10.9)

1. Move-ins and move-outs should take place between the hours of 8:00 a.m. and 10:00 p.m. unless otherwise approved by the PMC.
2. Moving vans should not be left unattended. Blocking streets is prohibited. Where there is no alternative to blocking a portion of a street, the owner/resident must contact the PMC to make special arrangements.
3. Trash associated with moving in or out must be disposed of promptly by the owner.
4. No "Pods", boxes or trailers shall be placed in the street overnight without approval of the PMC, and without proper safety devices such as lighted barricades or traffic cones. Pods shall not be left in driveways for more than 5 consecutive days.

Nuisances

(Declaration. Sec. 10.9)

1. Any activity which emits foul or obnoxious odors outside the owners property, or is unsightly, or creates noise or a condition(s) which creates a nuisance is prohibited, including other conditions which tend to disturb the peace or threaten the safety of the occupants of other properties.
2. Pursuit of hobbies or other activities which tend to cause an unclean, unhealthy, or untidy condition to exist outside of enclosed structures on the Property is prohibited.

Any noxious or offensive activity (including without limitation barking dogs) which in the reasonable determination of the Board tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Area or occupants of other properties is prohibited.

3. Use or discharge of any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be audible to occupants of other Properties is prohibited, except alarm devices used exclusively for safety or security purposes.
4. Use and discharge of firearms, firecrackers and other fireworks is prohibited.
5. All activities which materially disturb or destroy the vegetation, wildlife, wetlands, or air quality within Brickshire are prohibited.

Occupancy Restrictions

(Declaration Sec. 10.5)

All occupants of Properties shall be a member of a single family unit. The number of occupants in each Property shall be limited to a reasonable number based on the Property's facilities and size and fair use of the Common Area. Tenants are limited to single family units per household.

Parking

(Declaration Sec. 10.7)

1. Automobiles and non-commercial trucks and vans are to be parked only in garages or in the driveways. The Brickshire Covenants prohibit on street parking. Temporary on street parking by construction or commercial vehicles or by guests (e.g. during a social function) is permitted for short periods that do not extend over night
2. Parking of boats, trailers, pickup campers, or recreational vehicles will be permitted for not more than a Forty-eight (48) hour period and MUST be parked in a driveway and not on any street or common area of the community. Motor homes and boats may be parked in the Storage Lot on a space available basis. Any vehicle, recreational vehicle or boat parked in violation of these or other restrictions in the Governing Documents may be towed by the Association at the sole expense of the owner of the vehicle, subject to applicable laws and ordinances.
3. No vehicle or trailer shall be parked such that it extends into a roadway. No trailers or motorized vehicles may be parked in backyards.
4. Service vehicles (trucks/vans with tool racks, pipe & ladder racks, welding & cutting equipment, booms or cranes), commercial, business, industrial or other similar vehicles with graphics, logos or company signs that are not parked in the homeowner's garage are prohibited from parking in the driveway or street on a daily or overnight basis..

Right of Entry

(Declaration Sec. 11.5 & Sec. 11.6)

The Association shall have a right to enter upon a property (but not a structure) for the purpose of maintaining any property or improvement for which the Association has maintenance responsibility. The Association shall also have the right, but not the obligation, to enter upon any property for emergency, security, and safety reasons, to perform maintenance, and to inspect for the purpose of ensuring compliance with enforcing the Governing Documents.

Seasonal Decorations

(Declaration Sec. 9.4 (iii))

Seasonal or holiday decorations may be displayed without approval provided they are displayed for a period of not more than thirty (30) days before and not more than thirty (30) days after such holiday.

Trash Storage & Collection

(Dec. Sec. 10.10)

Trash containers and/or recycling bins are not allowed in front yards. If they are kept in side yards, they should not be visible from the street or adjacent property. Large trash such as furniture, appliances, mattresses, building materials or trees should be disposed of in accordance with the pickup schedule by the County of New Kent or the commercial service used by an owner. These items and trash containers are to be out no earlier than the night before scheduled pickup and are to be removed by the following evening. Exterior storage of appliances, trash, building materials or items that present an unkempt appearance is prohibited.

Use of Common Property

(Declaration Sec. 2.1)

Common Areas are to be used only for their intended purposes. Temporary use of a Common Area for any other purpose by an owner requires the written approval of the BOD or Property Management Company. Association property referred to as "Common Areas" includes: the pool, clubhouse, tennis courts, walking paths, ponds, tot lot, pavilion, and other open areas.

Use Restrictions

(Declaration Sec. 10.5)

Brickshire shall be used only for residential, recreational, and related purposes consistent with the Governing Documents.

No lot shall be used for any manufacturing, mercantile, storing, vending or other non-residential purpose. Owners who maintain a home office must avoid having a significant number of visits on a regularly scheduled basis by clients, customers or other persons related to the business. No equipment or other items related to such business are to be stored, parked or otherwise kept on such owner's Lot or the properties outside of an approved enclosure.

(Declaration 10.5)

Vehicles

(Declaration. Sec. 10.7)

1. All vehicles parked or operated within Brickshire shall be licensed, operable, and shall have a current state inspection sticker.
2. Use of non-registered motorized vehicles, with exception of electric powered vehicles that cannot attain speeds in excess of 5 m.p.h., within our community is prohibited. This includes All-terrain vehicles, go-carts or motorized scooters
3. Vehicles in violation are subject to towing at Owner's expense.
4. Service vehicles (trucks/vans with tools racks, pipe & ladder racks, welding & cutting equipment, booms or cranes), commercial, business, industrial or other similar vehicles with graphics, logos or company signs that are not parked in the homeowner's garage are prohibited from parking in the driveway or street on a daily or overnight basis..
5. Children under the age of 16 are not permitted to operate powered mopeds, scooters and other similar non-licensed vehicles that can attain speeds in excess of 5 m.p.h.
6. No major repairs are allowed of any motor vehicle left outside the residence causing it to remain inoperable after a 24 hour period.

Section III - Architectural Control

No improvements, modifications, additions, alterations, repairs, excavations or other work or activity which in any way alters the exterior appearance of any property within Brickshire or the improvements located thereon is permitted without prior submittal of an Application for Architectural Change and written approval from the Architectural Review Board (ARB).

An Application for Architectural Change shall include plans and specifications showing site layout, exterior excavations, exterior materials and colors, landscaping, drainage, exterior lighting, irrigation, and other features of proposed construction or modification from the original plans, as applicable and as defined in detail in the Architectural Design Standard.

The ARB shall make a determination within thirty (30) days after receipt of a completed application and all required information. The ARB may (i) approve the application, with or without conditions; (ii) approve a portion of the application and disapprove other portions; or (iii) disapprove the application. All work must be completed within one (1) year of the approval date.

If an Owner begins alterations without first obtaining written approval of plans, he/she does so at his/her own risk. If the Owner fails to submit an application or if the application is denied or modified, he/she will be responsible for the cost of removing or altering the exterior change plus all costs of any litigation.

Accessory Buildings and Other Structures and Improvements

(Brickshire Design Standards Sec. 2.3.4 & Sec. 4.5)

Written approval is required from the ARB for installation of all accessory buildings. A New Kent County building permit may be required.

1. All accessory buildings must be the same architectural style and have same color scheme as the dwelling.
2. Roofing, siding, and trim of the storage building shall be of the same material as the dwelling.
3. The location of the building needs to be identified on a land plat and approved.
4. All storage buildings shall be one story in height.

On-site storage of gasoline, heating, or other fuels is prohibited, except that a reasonable amount of fuel may be stored on each Property for emergency purposes and operation of lawn mowers and similar tools or equipment.

Air Conditioning & Solar Collectors

(Brickshire Design Standards Sec. 2.2.1 (c) & Sec. 2.7.1)

All mechanical exterior components of air conditioning units and heat pumps must be screened from view per the Architectural Design Standard. Window and wall-through air conditioning units are prohibited.

Due to the large visual impact solar collectors have on a community, they are only permitted on the rear slopes of roofs where they are not visible from the street.

Exterior Lighting

(Brickshire Design Standards Sec. 2.8)

1. Exterior light fixtures shall be limited to lights at entrances, at garage doors, one exterior front post lamp, low intensity landscape or driveway lights, and side or rear only eave mounted floodlights directed completely within the applicant's Lot area.
2. High intensity house or pole mounted area or security lights are prohibited.
3. A change in number, style, size or color of an exterior light fixture on the front facade requires approval from the Architectural Review Committee. The replacement of an existing light fixture with exact match to old fixture does not require approval from the Architectural Review Committee.
4. All exterior lighting should be installed so as not to shine on a neighboring property. Installation of security lighting or spotlights must be accomplished in a way that will not adversely affect neighboring properties.
5. Landscape lighting for walks and gardens shall not require approval but must be of an intensity that will not adversely affect neighboring properties.

Fences

(Brickshire Design Standards Sec. 2.9)

Installation, modification, location, material, and design of fencing as defined in the Architectural Design Standards must have prior approval by the ARB. Repairs to original or approved fences do not require prior approval if done with materials equal to existing fence. Damaged fences must be repaired within thirty days of damage.

1. Only wood (treated, cedar, redwood) picket, vinyl picket or black ornamental iron or aluminum fences shall be permitted.–Wire screening on fences is prohibited unless it is intrinsic to the basic design of the fence.

2. On Golf Course lots only black ornamental iron or aluminum fences, 4' in height are permitted. The fence across the width of the rear yard shall be set a minimum of 4 feet inside the property line to allow for landscape screening.
3. No fence shall extend forward of the rear building line of the house without specific written approval.
4. Fences not set at the side property lines shall be set a minimum of 5 feet in, so that a neighboring fence can be placed to maintain the required minimum of 10 feet between fences.
5. All fences shall have a gate with a minimum 36 inch width.
6. Typically fences shall not exceed four feet in height.
7. New Kent County fence regulations must be observed.

Flags

(Brickshire Design Standards Sec. 2.5.3)

A maximum of one (1) decorative flag of 6' or less in length is allowed to be displayed on the front façade at any residence. Any apparatus other than a house mounted flag pole holder can only be installed at the rear of the house, and must be submitted to the ARB for approval.

Generators

(Brickshire Design Standards Sec. 2.7.3)

Permanently installed and wired emergency generators must be approved by the ARB. Generators shall be screened from view from the street per the Architectural Design Standards. Please see the Brickshire Design Standards Sec. 2.7.3 for additional requirements. Testing shall be done between the hours of 8 a.m. – 8 p.m.

Gutters & Downspouts

(Declaration Sec. 5.2 and Brickshire Design Standards Sec. 2.1.3 (b))

Gutters and downspouts must be maintained in good condition. Replacing existing gutters and/or downspouts with like materials does not require approval. Approval is required if changing location, color, or adding to original system. Downspouts shall not discharge onto adjacent property.

Landscaping & Improvements

(Brickshire Design Standards Sec. 2.4. & Sec. 2.5)

1. Modification to landscaping to include but not limited to new garden beds, replacement of original foundation plantings, hardscaping, play sets, and lawn ornaments shall be submitted to the ARB for review and approval.
2. No modifications or additions to landscaping that impact the drainage on your property or those surrounding your property will be permitted and landscaping must be done in a way as to not impact on neighboring properties.
3. Artificial vegetation is prohibited in garden beds and/or lawns.
4. Exterior landscape sculpture, fountains, ponds, birdbaths, and other decorative objects over 24 inches are not permitted in front yards unless approved by the Architectural Review Board.
5. All unimproved lots must be maintained by the owner. Dead, uprooted or unsightly trees and any tree which presents a danger to adjacent lots must be removed at the owner's expense within thirty (30) days of written notification by the association. The area from the curb to the tree line must be maintained in accordance with section 6b below. At no time will any vehicle or construction equipment be stored on any unimproved lot.
6. Lawn Maintenance
 - a. All completed homes are required to maintain a healthy green lawn throughout the entire lot, less any ornamental beds.

- b. All grass should be cut on a regular basis so as not to be considered un-kept. At no time should grass/weeds be taller than eight (8) inches.
- c. All grass, tree and hedge clippings should be disposed of properly and not be placed in any common area.
- d. Grass clippings should not be left on any hard surfaces (e.g. sidewalk, street, and driveway).
- e. Lawns should be edged as needed so that the grass does not extend excessively over curbs, driveways, etc.
- f. Flower beds, islands and other landscaped non-grass areas should be weeded as needed and mulched seasonally.
- g. Yards should be fertilized, aerated and seeded as needed.
- h. Property owners are encouraged to kill all grass & weeds that may grow in the joint where the curb meets the street pavement.

Recreation & Playground Equipment

(Brickshire Design Standards Sec. 2.10)

The Association requires prior approval by the ARB of all exterior play equipment prior to placement on the lot. If approved, equipment must be maintained properly. Placement shall be in rear yards only, 20 feet from the property line. Screening may be required. Play equipment shall not be located in the golf course easement. Basketball goals shall not face the street unless otherwise approved.

Satellite Dishes

(Brickshire Design Standards Sec. 2.7.2)

The Telecommunications Act of 1996 provides the homeowner with the right to receive satellite signals. However, courts have ruled that homeowner associations have the authority to determine satellite antenna/dish placement as long as it does not interfere with signal reception. Satellite antennas/dishes are permitted upon written approval by the ARB. Satellite dish dimensions may not be larger than 1 meter in diameter. Any such permitted device must be placed in the least conspicuous location on the Property (generally the rear) at which an acceptable quality signal can be received. Satellite dishes in side yards and front yards must be screened from the street with landscaping. Before a satellite dish can be placed in a front yard, the owner must submit a letter from the service provider stating that is the only location where an acceptable signal can be received.

Signs

(Brickshire Design Standards Sec. 2.5.4)

- 1. One (1) security sign for protection of the home not to exceed one (1) foot by one (1) foot is permissible.
- 2. One construction sign in compliance with the Architectural Design Standards is permitted.
- 3. Only one For Sale or For Rent sign shall be allowed per Lot for the identification of the Realtor, Builder, or Lot Owner as defined in the Architectural Design Standard. The PMC can provide sources for approved signs.
- 4. Political signs are permitted on private property 30 days before an election and must be removed within 2 days after the election.
- 5. No additional signage is permitted to be attached to the For Sale sign or posted on the Lot or the house. The only "riders" allowed will be "open house", "permit board", or "Take One" flyer boxes attached to the sign post.
- 6. All signs must be removed within seven (7) days after closing.
- 7. Signs not complying with the above standards will be removed without warning.

Open house signs at street corners and on house lots are permitted on weekends only, beginning Saturday Morning, and must be removed by Sunday evening by 7:00PM.

Swimming Pools & Hot Tubs

(Brickshire Design Standards Sec. 2.3.5)

Swimming pools and hot tubs require prior ARB approval. Above ground pools are prohibited. Inflatable or plastic wading pools are allowed provided they are within the rear yard and are removed and stored at the end of the season and/or when not in use.

Section IV – Enforcement Procedures

1. In accordance with The Virginia Property Owners Association Act, all enforcement procedures will be in accordance with Sections 55-513, 55-514, 55-515 and 55-516 of the Act. The Brickshire Board Directors has charged the Covenants Committee with the responsibility of enforcing the governing documents of the association. Every attempt will be made to resolve non-compliant issues with informal communication. After which the following procedure for information will be followed: Letter to the Owner stating the nature of the violation and a reasonable date by which the violation shall be corrected.
2. If the remains uncorrected, a second notice will be sent to the Owner with another deadline by which the violation shall be corrected.
3. Should the violation remain uncorrected by the deadline provided in the second notice, a third letter will be sent to the owner by regular mail and certified return receipt mail notifying the owner that the owner is being called to a Due Process Hearing for non-compliance with the Governing Documents and or the Rules and Regulations.
4. Once the hearing is held, the decision will be mailed to the Owner within seven days. Should the Owner be found in noncompliance, assessment charges will be levied against the Owner in the amount of \$10 per day for violations of a continuing nature or \$50 for a single offense.
5. Repeat offenses of a similar nature will be viewed as a continuing violation and treated as such.
6. Once the assessments have been levied, standard collection procedures take effect

These Rules and Regulations were adopted and recorded in a meeting of the Board of Directors on October 28, 2009 and become effective on December 1, 2009.

A copy of these R&R will be posted on the Brickshire website at www.mybrickshire.com and will be included in all future disclosure packages.

Brickshire Community Association, Inc.

By: MARK D MCGUIRE

Certified By: Mullins / Leo Vogel

Witnessed By: [Signature]

BRICKSHIRE DESIGN STANDARDS

NEW KENT COUNTY, VIRGINIA

**Brickshire Community Association, Inc.
11010 Kentland Trail, Providence Forge, VA 23140**

Re-issue Date: October 2008

Adopted: October 22, 2009

Revised: September 23, 2009

**Prepared by:
Design / Management Associates, Inc.
Richmond, Virginia**

THE BRICKSHIRE DESIGN STANDARDS

TABLE OF CONTENTS

ARTICLE I - POLICIES AND PROCESS

SECTION	TITLE	PAGE
1.1	PHILOSOPHY OF DEVELOPMENT	1
1.2	AUTHORITY TO ESTABLISH STANDARDS AND CONDUCT DESIGN REVIEW	1
1.3	THE BRICKSHIRE DESIGN GOALS	2
1.3.1	GOAL #1 - PRESERVE ENVIRONMENTAL QUALITY	2
	GOAL #2 - CREATE A BALANCE OF COMMUNITY AND PRIVACY	2
	GOAL #3 - ENCOURAGE CONTEXTUAL DESIGN	2
	GOAL #4 - MAINTAIN APPEARANCE STANDARDS`	2
1.3.2	INTERPRETATION BY ARB	2
1.3.3	AMENDMENTS AND DELETIONS	2
1.4	RESPONSIBILITY FOR OBTAINING APPROVALS	3
1.4.1	PROPERTY OWNER IS RESPONSIBLE	3
1.4.2	PROPERTY OWNER TO COMPLY WITH OTHER LAWS	3
1.4.3	CERTIFICATE OF COMPLIANCE	3
1.5	PREPARATION OF SUBMITTALS	3
1.5.1	SUBMITTALS TO BE COMPLETE AND ACCURATE	3
1.5.2	SUMMARY OF SUBMITTAL REQUIREMENTS	4
1.5.3	FEES	5
1.5.4	INITIAL SUBMITTAL REQUIREMENTS	5
1.5.5	MINIMUM SCALE OF DRAWINGS	5
1.5.6	SUBMITTALS KEPT FOR RECORD	5
1.6	REVIEW MEETINGS	5
1.7	NON-MEETING REVIEWS	6
1.8	REVIEW BASIS	6
1.9	APPROVALS	6
1.10	APPEALS	7
1.10.1	APPEALS TO THE ARB	7
1.11	REUSE OF PREVIOUSLY APPROVED PLANS	7
1.12	CONSTRUCTION CHANGES	7
1.13	COVENANT VIOLATIONS	8

ARTICLE II - INDIVIDUAL LOT DEVELOPMENT STANDARDS	9
2.1	CLEARING AND LOT PREPARATION 9
2.1.1	COUNTY ENVIRONMENTAL REQUIREMENTS 9
2.1.2	SITE CLEARING, CUTTING OF TREES 9
2.1.3	GRADING AND EROSION CONTROL 10
2.2	MINIMUM REQUIRED IMPROVEMENTS TO LOTS 10
2.2.1	MINIMUM REQUIRED IMPROVEMENTS 10
2.2.2	OPTIONAL ADDITIONAL IMPROVEMENTS 11
2.3	LOCATING STRUCTURES ON A LOT 12
2.3.1	PROXIMITY OF SIMILAR HOUSES 12
2.3.2	HOUSE SITING REQUIREMENTS 12
2.3.3	ADDITIONS TO HOUSES - SITING REQUIREMENTS 12
2.3.4	ACCESSORY BUILDINGS (SHEDS) - SITING REQUIREMENTS 13
2.3.5	SWIMMING POOLS - SITING REQUIREMENTS 13
2.3.6	OTHER STRUCTURES - SITING REQUIREMENTS 13
2.4	LANDSCAPING 14
2.4.1	GENERAL REQUIREMENTS 14
2.4.2	YARDS 14
2.4.3	TREES AND SHRUBS 15
2.5	LANDSCAPE ACCESSORIES 16
2.5.1	MAILBOXES (Required) 16
2.5.2	CLOTHESLINES 16
2.5.3	FLAGS AND FLAGPOLES 16
2.5.4	SIGNS 17
2.5.5	DECORATIVE ORNAMENTS AND OTHER LANDSCAPE ACCESSORIES 17
2.6	PAVEMENTS 18
2.6.1	DRIVEWAYS 18
2.6.2	FRONT WALKS 19
2.6.3	OTHER PAVEMENTS 20
2.7	MECHANICAL, ELECTRICAL AND COMMUNICATIONS EQUIPMENT 20
2.7.1	EQUIPMENT SCREENING 20
2.7.2	SATELLITE ANTENNAS 20
2.7.3	GENERATORS 21
2.8	EXTERIOR LIGHTING AND FIXTURES 21
2.8.1	REQUIRED POST LAMPS 21
2.8.2	OTHER PERMITTED FIXTURES 21
2.8.3	PROHIBITED FIXTURES 22

2.9	FENCES	22
2.9.1	GOLF COURSE LOTS	22
2.9.2	ALL OTHER SINGLE FAMILY LOTS	23
2.9.3	PRIVACY AND SCREENING FENCES	23
2.9.4	PROHIBITED FENCE STYLES	23
2.9.5	BEL GREEN FENCES	23
2.10	PLAY EQUIPMENT AND STRUCTURES	23
2.10.1	DEFINITIONS	23
2.10.2	PLACEMENT AND SCREENING	24
2.10.3	BASKETBALL GOALS	24
2.10.4	PUTTING GREENS	24
2.10.5	PLAY EQUIPMENT CONSTRUCTION AND USE	24
2.10.6	BEL GREEN ONLY	24
ARTICLE III - CONSTRUCTION SITE MANAGEMENT		26
3.1	SIGNAGE	26
3.2	CONSTRUCTION ENTRANCE	26
3.3	CONSTRUCTION DAMAGE	26
3.4	CONSTRUCTION SPILLAGE	26
3.5	PORTABLE TOILETS	26
3.6	LOT CLEAN-UP/STORAGE OF MATERIALS	26
3.7	CONSTRUCTION HOURS	26
3.8	CONSTRUCTION VEHICLES	27
3.9	CONSTRUCTION SITE APPEARANCE	27
3.10	CONDUCT OF WORKERS	27
3.11	GOLF COURSE ACCESS	27
3.12	PERSONNEL	27
3.13	TIME LIMIT OF THE CONSTRUCTION PHASE	27
3.14	ADDITIONAL REQUIREMENTS	28
3.15	STOP WORK ORDERS	28
3.16	ADDITIONAL CONSTRUCTION FEES	28
3.16.1	FEE SCHEDULE	28
ARTICLE IV - ARCHITECTURAL GUIDELINES		31
4.1	ARCHITECTURAL GUIDELINES - GENERAL	31
4.1.1	TYPE OF RESIDENCE	31
4.1.2	MINIMUM FLOOR AREAS	31
4.1.3	MAXIMUM SIZE	31
4.1.4	HOUSE DESIGN CONCEPTS	31

4.1.5	GARAGES	32
4.2	ARCHITECTURAL GUIDELINES - CONSTRUCTION	32
4.2.1	FOUNDATIONS AND MASONRY	32
4.2.2	FIREPLACES, CHIMNEYS AND FLUES	33
4.2.3	EXTERIOR SIDING	33
4.2.4	EXTERIOR TRIM	34
4.2.5	WINDOWS AND DOORS	34
4.2.6	ROOFS AND ROOF ACCESSORIES	36
4.2.7	PORCHES AND DECKS	37
4.3	ARCHITECTURAL GUIDELINES - COLOR	38
4.3.1	TYPES OF APPROVED FINISHES	38
4.3.2	CRITERIA FOR JUDGING COLOR	38
4.4	ADDITIONS TO HOUSES	38
4.4.1	CONSISTENCY OF DESIGN	38
4.5	ACCESSORY BUILDINGS (SHEDS)	39
4.5.1	DESIGN LIMITATIONS	39
4.6	GAZEBOS	40
4.6.1	DESIGN AND CONSTRUCTION	40
4.6.2	COLORS AND FINISHES	41

APPENDIX A - APPLICATIONS FOR NEW CONSTRUCTION

APPENDIX B - APPLICATIONS FOR RESIDENT MODIFICATIONS

APPENDIX C - SETBACK REQUIREMENTS

APPENDIX D - MINIMUM PLANT SIZES AND PLANT LIST

APPENDIX E - ILLUSTRATIONS

APPENDIX F - DESIGN STANDARDS FOR SECTION R - THE SANCTUARY

ARTICLE I - POLICIES AND PROCESS

1.1 PHILOSOPHY OF DEVELOPMENT

1.1.1. Brickshire is a planned community where individual residential neighborhoods are planned to take advantage of golf and water views, wetlands, parks and recreational areas. Neighborhoods are united through a system of open space and internal pedestrian circulation to an Owner's Clubhouse and Poolhouse, featuring swimming and tennis, as well as a championship golf facility. The intent of the master plan is to provide optimum living within an open space system, which provides the opportunity to walk, cycle, or drive from neighborhood to neighborhood or from neighborhood to recreational areas, in a comfortable and safe manner. The architectural review process will encourage a strong visual sense of "community" in the streetscapes and front yards, while preserving privacy and individual settings in the rear yards. Only high quality in architecture and landscape design will be approved in order to create a context in which individual tastes are not sacrificed, but blended in a way that overall property values will be protected. To accomplish these goals, protective Covenants and these Standards have been established. These Standards have been developed in order to provide each homeowner the maximum protection for, and assurance of, the longevity of their investment.

1.2 AUTHORITY TO ESTABLISH STANDARDS AND CONDUCT DESIGN REVIEW

1.2.1 The General Covenants establish the authority of the Declarant (Developer) and Association Board of Directors to create design standards and maintain a Brickshire Architectural Review Board. These Standards have been written not only to establish rules that guide design and construction, but also to define and establish the basis and reasoning for those rules, and to assist the builder and homeowner in understanding the rules by providing illustrations and explanations of requirements where helpful.

1.2.2 The Declarant reserves the right to review, evaluate, and approve, disapprove, allow or not allow the use of all builders and/or Realtors marketing and/or advertising plans and programs related to the sale and construction of new homes to be built in Brickshire.

1.2.3 The Brickshire Architectural Review Board (ARB) has been established to implement these Standards. Although the Standards contain a listing of specific requirements to be followed, the very nature of design is an individualistic process. Consequently the responsibility of the ARB is to interpret the goals of the community and these Standards as they relate to each design submittal.

1.3 THE BRICKSHIRE DESIGN GOALS

1.3.1 The rules and criteria developed in this book are all based on the following general design goals of Brickshire. The Brickshire Architectural Review Board (ARB) will also use these goals as the basis for review of any improvement that is not otherwise addressed by more specific criteria in this book.

- a) **GOAL #1 - PRESERVE ENVIRONMENTAL QUALITY:** Approval for clearing and alteration of existing lots shall be made only for approved structures, site improvements, landscaping, and access, and may not be performed in a manner that will result in erosion of soils, excessive water runoff, discharge of wastes into the soils or waters, stagnation or standing water, or substantial removal of indigenous vegetation.
- b) **GOAL #2 - CREATE A BALANCE OF COMMUNITY AND PRIVACY:** Each structure or site improvement shall be sited to create a proper setting within each lot, consistent with the density and setbacks of the community, so as not to unduly restrict the view, light, or breeze to or from neighboring properties, and so as not to compromise the privacy of any other lot below the general level enjoyed by other members of the community.
- c) **GOAL #3 - ENCOURAGE CONTEXTUAL DESIGN:** Every structure shall be of a size and use that is consistent with the standards applicable to that section of the community. All structures and site improvements shall be designed in styles, shapes, sizes, massing, and colors to be of good proportions, well balanced, and appropriate to this community.
- d) **GOAL #4 - MAINTAIN HIGH APPEARANCE STANDARDS:** All improvements to any lot in a neighborhood shall meet minimum standards of design and material quality consistent with the level of quality established for that neighborhood. The exterior of each structure shall consist of a vocabulary of materials, products, and assemblies that are harmonious with each other, consistent and supportive of the architectural style, and appropriate to the general appearance characteristics of the community.

1.3.2 **INTERPRETATION BY ARB:** The ARB shall judge compliance with these policies in questions of appearance, aesthetics, or infringement by design upon the rights of other residents. The ARB reserves the right to require modifications to proposed designs including deletion, addition, or relocation of design elements in order to achieve compliance with these policies.

1.3.3 **AMENDMENTS AND DELETIONS:** The Brickshire Architectural Review Board reserves the right to modify, add to, or delete from any specific section of the Brickshire Standards from time to time. All changes must be ratified by the Board of Directors prior to incorporation into these Standards.

1.4 RESPONSIBILITY FOR OBTAINING APPROVALS

1.4.1 **PROPERTY OWNER IS RESPONSIBLE:** Each property owner within Brickshire is responsible for his or her property's compliance with these Standards. Any proposed improvements to be made to that property may affect that compliance, and the Covenants require that the Owner obtain approvals from the Association prior to making the improvements, in order to maintain compliance. This is true regardless of whether or not the work is being performed by the Owner directly or by a Contractor.

1.4.2 **PROPERTY OWNER TO COMPLY WITH OTHER LAWS:** In addition to approvals from the Association, other approvals and permits may be required by the County, such as a building permit. All construction must comply with the Chesapeake Bay Act, Federal, State, and local laws, codes and ordinances. Approval permits must be posted on the building site on the construction sign provided by Brickshire. It is not the responsibility of the Association, the ARB, or the Developer, to obtain any other permits for you, nor to provide any guarantees or waive any legal requirements for compliance with any state or county law, with the Declaration or with these Standards.

1.4.3 **CERTIFICATE OF COMPLIANCE:** A Certificate of Compliance must be issued at the completion of all construction prior to the return of the construction bond. Application for the Certificate is contained in Appendix A of the latest issue of these standards, or may be obtained from the Property Manager, and shall be submitted to the ARB. The ARB will inspect the property for compliance with these design standards and all plans submitted to the ARB. Inspection will include observations of the exterior of the structures, including materials, colors and construction details, landscaping, trash removal, site grading, and the condition of the curb/gutter and street for damage due to construction activity and equipment. A Board member and the property manager will then inspect the surrounding lots for construction damage or debris. The builder shall be responsible for correction of defects noted from the inspection prior to return of the bond, or be subject to forfeiture of the bond. The certificate will be signed by the ARB Consultant and the resident member of the ARB before the bond is released for return.

1.5 PREPARATION OF SUBMITTALS

1.5.1 **SUBMITTALS TO BE COMPLETE AND ACCURATE:** Submittals prepared for consideration by the ARB need to be complete and accurate. Submittals for design review must include drawings prepared as described below. The ARB may require that

color chips accompany color applications. All requested information on the application forms needs to be furnished. The ARB will reject applications that are incomplete or inaccurate.

1.5.2 SUMMARY OF SUBMITTAL REQUIREMENTS: Proper submittals include drawings that are neat, accurate, drawn to scale, and with sufficient detail to adequately explain the entire design. Insufficient explanation of a design including all visible details, is cause for rejection of an application. The ARB, at its discretion, may accept plans that are marked-up in red with late changes to design features. However, the ARB may require that the marked-up sheets be corrected and revised, and re-submitted. As a minimum requirement, three (3) copies of each of the following drawings shall be submitted:

NEW HOMES: Site Plan
Foundation Plan
Floor Plans
All Exterior Elevations (Show actual ground level. Indicate finish materials.)
Exterior Color Selection (submit with New Home application)

ADDITIONS: Site Plan - showing addition location, distances to property lines and tree(s) if any, to be removed. Show any changes in landscaping.
Floor plan(s) of Addition
All Exterior Elevations of Addition including existing house. (Show finish materials).

ACCESSORY STRUCTURES: Site Plan - showing location of new structure and existing house, with distances between each, distances to property lines, and tree(s) if any to be removed.
Floor Plan(s)
All Exterior Elevations (Show finish materials).

OTHER SITE IMPROVEMENTS: Site Plan - showing location of improvement, existing structures, distances to property lines, tree(s) if any to be removed.
Plan of Improvement (ex: deck, patio, swimming pool, etc.)

FENCES: Site Plan - showing location, extent of fence, and tree(s) if any to be removed.

Drawing of fence with heights, materials and sizes identified.

HOUSE COLORS: For changes to existing house colors, submit application form with manufacturer's names and color names. Submit color chips with application.

LANDSCAPE PLAN: Finish Landscaping Plan, Plant List and Landscape Application Form

1.5.3 **FEES:** There is a construction bond due at the time of application for all new homes. There are also review fees for new home applications and modifications to existing homes. Contact the property manager to determine the applicable fees and bond. The construction bond is refundable upon issuance of a Certificate of Compliance by the ARB. The bond will be placed in an interest bearing account by the Community Association until it is refunded. Any and all interest accrued on the bond fund shall belong to the Association. The construction bond will be forfeited if the work is not completed in the allotted or extended time frame. **NOTE: All or part of the construction bond may be retained per the estimation of the ARB representative to rectify non-compliance. See Section 3.16 - "Additional Construction Fees."**

1.5.4 **INITIAL SUBMITTAL REQUIREMENTS** - All builders of a residence in Brickshire must be licensed by the State of Virginia. A Virginia Class "A" Builders License is the minimum licensing requirement. In addition to the above requirements, any builder starting their first home in Brickshire shall also submit product data on manufactured siding, windows, doors, garage doors, trim or other products intended to be substituted for traditionally designed wood products. Manufactured products shall meet the criteria for those units as defined in these standards. The ARB may reject products on a purely aesthetic basis if they do not adequately compliment the traditional design themes of the houses.

1.5.5 **MINIMUM SCALE OF DRAWINGS:** Site plans shall be drawn to scale (min. 1"= 30'-0"). Drawings of structures, houses, or other improvements shall be drawn to scale (min. 1/8"= 1'-0"). , Exterior wall sections shall be drawn at 3/4" = 1'.

1.5.6 **SUBMITTALS KEPT FOR RECORD:** Submittals are kept on file for a record of approved designs. Therefore submitted drawings should be copies of originals, not the originals themselves.

1.6 REVIEW MEETINGS

1.6.1 The ARB reviews plans for new houses, modifications, additions and accessory buildings in regularly scheduled meetings. At that time the ARB reviews all requests submitted on the appropriate application forms together with their supporting drawings

and information. Application forms are available in Appendix A and B. Applications must be submitted by 12 noon three days in advance of the scheduled meeting to be included on the agenda. Applications received after that time will be put on the next meeting's agenda.

1.7 NON-MEETING REVIEWS

- 1.7.1 For review of color submittals, site stake-out, and project completion, see Appendix A and B for the appropriate application form. Requests for review should be made at least seven (7) days prior to your anticipated need for approval (to start work, close on property, etc.). These reviews are conducted after the ARB meetings by a representative of the ARB.

1.8 REVIEW BASIS

- 1.8.1 The ARB bases its review of each application on its interpretation of the Covenants and these Standards and on the graphic and written information presented. Due to time constraints, ARB review of all applications occurs normally without personal presentations by the applicants. Therefore it is incumbent upon the applicant to provide sufficient and accurate information to the ARB for proper consideration. If, in the applicant's opinion, extenuating circumstances exist which would justify a variance from stated guidelines, this information should be presented with the application.
- 1.8.2 Effective August 15, 2006 the ARB will only review submittals for new construction and modifications after it has been determined by the Brickshire Community Association Property Manager that the annual property owners fee has been paid in full, including all late charges, according to the Covenants. The BCA manager shall indicate approval for review by noting "BCA Approval", with the signature of the Manager or his authorized representative.

1.9 APPROVALS

- 1.9.1 An application is approved when notice is given to the applicant in writing by the ARB or its designated representative. No verbal approvals are given. The ARB may issue any of the following four decisions:

"Approved": means approved as submitted.

"Approved with Limiting Conditions": means approved only if stated conditions in the approval letter are met.

"Not Approved": means not approved for construction. Reasons for disapproval will be given in writing. The ARB may also provide suggestions for

revisions but does not provide design solutions. A disapproval action requires a re-submittal by the applicant for review before any approvals can be given.

"Preliminary Review": means a review of an incomplete application to give the applicant direction as to what the concerns of the ARB are likely to be regarding the design and what needs to be included in order to complete the application. Comments are given to the Applicant but no approval to proceed is granted without ARB review of a complete submittal in accordance with the above requirements. This is the normal response to a plan submitted for concept review.

1.10 APPEALS

1.10.1 **APPEALS TO THE ARB:** Should an application be denied on the basis of the Covenants or Standards, and the applicant feels that the submittal was misinterpreted or that there are extenuating circumstances which should qualify them for an exception from these requirements, they may contact the architect member of the ARB to discuss it. If the architect agrees that a second review is in order, the application will be placed back on the agenda for the next meeting.

1.11 RE-USE OF PREVIOUSLY APPROVED PLANS

1.11.1 The ARB will permit the re-use of previously approved designs within neighborhoods in Brickshire, but may also limit the use of such plans to avoid significant repetition. Approval of a house for a given lot does not guarantee approval on another lot. The ARB may issue restrictions on the number of re-uses of a house design in a given neighborhood or in Brickshire as a whole. The ARB reserves the right, at its option, to require significant modifications to a facade, or to reject the house design entirely, in order to control the amount of repetition.

1.12 CONSTRUCTION CHANGES

1.12.1 All construction must be completed in accordance with the application and the plans as approved. Exterior changes to the subject property must receive prior written approval by the ARB. Applicants requesting design change approvals should consult with the ARB to determine if additional plans and specifications are required. See "Application to Make Construction or Design Change" located at the back of the Standards. Minor changes to an approved plan may be approved by the ARB chairperson in lieu of a full ARB review. The committee chairperson will determine if the change warrants full ARB attention, if the change is not deemed of a minor nature. The applicant will be notified within five working days of meeting with the ARB chairperson as to approval, disapproval, or deferral.

1.13 COVENANT VIOLATIONS

1.13.1 Per Section 55-513 of the Virginia Property Owners' Association Act, the Board of Directors of the Association shall have the power to assess charges for any violation of the declaration or rules and regulations once the member has been given an opportunity to be heard and to be represented by counsel. The amount of any charges so assessed shall not exceed fifty dollars (\$50.00) for a single offense or ten dollars (\$10.00) per day for any offense of a continuing nature and shall be treated as an assessment against the member's lot. However, the total charges shall not be assessed for a period exceeding ninety days

ARTICLE II - INDIVIDUAL LOT DEVELOPMENT STANDARDS

2.1 CLEARING AND LOT PREPARATION

2.1.1 COUNTY ENVIRONMENTAL REQUIREMENTS: Applicants will be required by the County to meet certain environmental planning criteria including staying within maximum permitted lot coverage for the house and pavements in accordance with the Chesapeake Bay Act, and not constructing on designated wetlands, or within the 100 year flood plain. The ARB does not interpret or enforce this criteria. Contact the County for information.

2.1.2 SITE CLEARING, CUTTING OF TREES

- a) **ABSOLUTELY NO CLEARING WITHOUT APPROVAL:** No clearing or work of any kind shall commence on any lot until plans and specifications as defined in these guidelines have been submitted and approved by the ARB. For new homes an on-site stakeout review must be completed and written approval received.
- b) **INITIAL CLEARING OF TREES:** All clearing must be approved by the ARB. Trees that are 6" and greater in diameter are considered protected by the ARB. The ARB encourages the saving of protected hardwood trees and ornamental trees where possible in front yards. Saving trees in groups is also encouraged. Trees shall be cleared to permit the proper grading and planting of a finished yard as specified elsewhere in these Standards. There will be a \$500 fine for each protected tree that is removed without authorization. Yards may not be left in a natural state, except for designated buffer areas.
- c) **REAR YARD BUFFERS:** In general, the ARB will encourage saving most existing trees in the rear 25' of yards in Brickshire as a buffer between yards or between Brickshire and any future off-site development. There is a mandatory 40' rear setback on all golf course lots. All Lakefront and Golf Course lots shall have a 20' maintenance easement within the yard setback requirements.
- d) **REQUIRED TREE REPLACEMENT:** On lots where no significant trees can be saved, or where clearing is subsequently performed beyond what was approved, the ARB reserves the right to require the planting of one or more nursery grown trees in accordance with the criteria in the Landscaping section of these Standards.
- e) **TREE REMOVAL AFTER INITIAL CLEARING:** Tree removal shall be in accordance with the requirements of this Section. No tree greater than 6" in diameter may be removed without first obtaining approval from the Association.
- f) **UTILITY AND SEWER CONNECTIONS:** The builder is responsible for assessing lot conditions including utility and sewer connections as they relate to his

proposed development. Beginning construction constitutes acceptance of all existing conditions.

2.1.3 GRADING AND EROSION CONTROL

- a) **PREVENT EROSION DURING CONSTRUCTION:** All builders must comply with applicable government regulations and code requirements in preventing silt runoff. Erosion control devices, such as straw bales, straw matting and seeding or sodding, shall be installed prior to construction. Any mud or silt runoff onto adjoining properties or streets shall be immediately stopped and removed. The Virginia Erosion and Sedimentation Control Handbook shall be used to set site mitigation requirements.

- b) **GRADING FOR DRAINAGE:** Where necessary, grade site to direct water away from residence and prevent ponding or standing water, or poorly drained areas. Do not direct drainage across adjacent properties. Design and implementation of site work must provide for necessary drainage pipes and drainage ways, French drains and/or berms to prevent the increase in runoff from roofs, driveways and patios from being directed across adjacent properties and to prevent future erosion. Provisions must be made for existing drainage courses and structures. Builder shall be responsible for drainage control on the lot and moisture control in the crawl space of the residence. Builder shall carefully check conditions during site clearing, grading and foundation work to insure proper finished drainage and foundation moisture control conditions.

- c) **TERRACING AND RETAINING WALLS:** Where necessary to stabilize slopes, applicant shall provide retaining walls, stepped terraces or other forms of permanent erosion control as may be required by the ARB. Retaining walls with exposed faces in excess of 3 feet shall be designed to withstand earth pressures from the high side of the wall and shall be prepared and sealed by a professional engineer or shall be of a "pre-engineered" proprietary system specifically manufactured for retaining wall use and for the height required. All visible structures and devices in the final site, to be constructed for erosion controls such as retaining walls and terraces, must be approved by the ARB.

2.2 MINIMUM REQUIRED IMPROVEMENTS TO LOTS

2.2.1 MINIMUM REQUIRED IMPROVEMENTS: The following minimum improvements will be required on each developed lot in Brickshire:

- a) **HOUSE:** Any development or improvement of a lot in Brickshire must include as part of the initial approval, a single family house which meets the minimum standards in this document, including any neighborhood addenda.

- b) PAVED DRIVEWAY AND FRONT WALK: All lots developed in Brickshire will include a paved driveway, and a walk to the front door, in accordance with pavement standards specified in this document.

- c) EQUIPMENT AND UTILITIES SCREENING: Exterior HVAC equipment and Virginia Power Transformers shall be screened in accordance with standards in this document. All utility services at Brickshire have been placed underground. Transformers, junction boxes, and electric meters should be screened with fencing or plantings as needed. Brickshire encourages the burying of liquid propane (LP) tanks in the yard. Any use of satellite dishes, solar collectors or other utility structures must be reviewed and approved by the ARB on an individual basis and in all permitted cases must be screened from view. Any use of satellite dishes, solar collectors, or other utility structures must be reviewed and approved by the ARB on an individual basis and in all permitted cases must be screened from view. The location of LP tanks and HVAC screen walls shall be shown on the site plan prior to receiving final approval for construction.
 - 1) All screening of equipment and utilities in Bel Green will be by landscape plantings. Plantings must be two-thirds of the height of the object screened at time of installation. Large yard or home-mounted solar collectors are not permitted in Bel Green

- d) FINISHED AND LANDSCAPED YARD: Every improved lot shall be landscaped in accordance with landscape standards in this document. Required landscaping may include trees or shrubs for screening certain views, and sod and irrigation in all yards. Landscape plans shall be submitted no later than 30 days after the home is dried in (Roofing, siding, and windows installed)The ARB reserves the right to accept or reject any landscape plan based on its sole discretion. All landscape construction shall be completed within the allotted construction period. In general, it is recommended that lawns be limited to relatively restricted areas around the principal buildings on a homesite, and that the balance of the property, insofar as it is practical remain in forest floor. This has the obvious advantage of minimal disruption of the immediate environment, insures the prospering of established trees, and offers the additional advantage of minimal maintenance.

2.2.2 OPTIONAL ADDITIONAL IMPROVEMENTS: Many other additional improvements may be made to properties in Brickshire *after the minimum required improvements have been approved and installed*, and in accordance with appropriate standards in this document. If a particular desired improvement is not specifically addressed in this book, contact the Association to determine what submittals are required.

2.3 LOCATING STRUCTURES ON A LOT

2.3.1 PROXIMITY OF SIMILAR HOUSES: The ARB reserves the right to reject the placement of houses with the same or substantially similar elevations side-by-side or directly across the street from each other. The ARB shall make final judgement as to the degree of acceptable similarities permitted in each neighborhood.

2.3.2 HOUSE SITING REQUIREMENTS

- a) FRONT SETBACK: Houses in Brickshire shall be located in accordance with the setbacks specified in Appendix C. Stoops and Porches may extend into the front setback to the extent permitted by county zoning.
- b) SIDE AND REAR SETBACKS: Houses shall be built wholly within the setbacks specified in Appendix C. Driveways and driveway pads shall be set no closer than 3' to any side property line.
- c) ORIENTATION TO THE ROAD: In general, houses shall face the road. Houses in cul-de-sacs shall generally face the center of the cul-de-sac. Where site conditions make this unnecessarily difficult (in the opinion of the ARB) the ARB may approve alternative site orientation.
- d) RELATIONSHIP TO OTHER HOUSES: Houses shall not face the side or rear of neighboring houses, Where designs create conditions that would create direct views from house fronts onto living areas of adjoining property, the ARB reserves the right to require screening of this view or revisions to the design or siting.

2.3.3 ADDITIONS TO HOUSES - SITING REQUIREMENTS (See also paragraph 4.4 for architectural standards for house additions).

- a) SETBACKS: No addition shall extend beyond the setback limits established for the house.
- b) EFFECTS OF LOCATION ON PRIVACY OF ADJACENT LOTS: In general the siting of additions shall not create a breach of privacy between neighboring houses. Where this is unavoidable, the ARB may require screening of the view by the Applicant.
- c) EFFECTS OF DESIGN ON PRIVACY OF ADJACENT LOTS: New windows or access created by the addition or modification shall not create a breach of privacy between neighboring houses. The ARB reserves the right to reject certain openings or require screening by the applicant in situations where, in the opinion of the ARB, it is required.

2.3.4 ACCESSORY BUILDINGS (SHEDS) - SITING REQUIREMENTS (See also paragraph 4.5 for architectural requirements for accessory buildings). **No accessory buildings (sheds, dog houses, greenhouses, hothouses, etc.) are permitted in Bel Green.**

- a) LOCATION IN REAR YARD ONLY: No accessory building may be constructed farther forward on the site than the rear plane of the house.
- b) COMPLY WITH COUNTY SETBACKS: Accessory buildings shall be located within the minimum setbacks for such structures established by the County.
- c) EFFECTS OF LOCATION ON NEIGHBORING LOTS: In general the siting of accessory buildings shall not create a breach of privacy between neighboring houses, nor shall it create a visual nuisance to neighboring houses. Where this is unavoidable, the ARB may require screening of the view of the structure by the Applicant.
- d) EFFECTS OF DESIGN ON NEIGHBORING LOTS: New windows or access created by the accessory building shall not create a breach of privacy between neighboring houses. The ARB reserves the right to reject certain openings or require screening by the applicant in situations where, in the opinion of the ARB, it is required.

2.3.5 SWIMMING POOLS - SITING REQUIREMENTS

- a) LOCATE DIRECTLY BEHIND HOUSE: In-ground swimming pools shall be located wholly behind the house so as not to be visible from the street, and no closer to any property line than 20'. Above-ground swimming pools and inflatable bubble covers are not permitted.
- b) PRESERVE PRIVACY: The ARB may require additional screening of swimming pools to insure the privacy of the pools owner and of neighbors.
- c) FENCING REQUIRED: Swimming pools shall be fenced in accordance with state building codes, and in conformance with Article II, Section 2.9 - "Fences".

2.3.6 OTHER STRUCTURES - SITING REQUIREMENTS

- a) SETBACKS: The following minimum setback requirements shall apply to any other structures regulated by these Standards:

Front Yard: No farther forward than the rear plane of the house.

Side Yard: 10' from side property line

Cor. Side Yd: 25' from side street property line

Rear Yard: 10' from rear property line

- b) **IMPACT ON NEIGHBORING LOTS:** In general the siting of other structures shall not create a breach of privacy between neighboring houses, nor shall it create a visual nuisance to neighboring houses or yards. Where this is unavoidable, the ARB may require screening of the view or the structure by the Applicant.

2.4 LANDSCAPING

2.4.1 GENERAL REQUIREMENTS

- a) **LANDSCAPE PLAN REQUIRED:** See Sec. 2.2.1 (d). Landscaping plans shall be required for review and approval prior to the installation of landscaping plants to ensure compliance with the Design Standards. Two copies of the landscape plan are required for submittal. Landscape plans are to be submitted as follow:
 - 1) The landscape plan submitted shall be drawn accurately with property lines, house and drive shown, with plantings located and labeled for identification at the same scale as the site plan, minimum.
 - 2) A plant list is required noting the common and botanical names of plants to be used, the sizes (in height and caliper, not container size), and quantities. Refer to Appendix D. The plant list should match the landscape plan.
- b) **REMOVE ALL TRASH AND DEBRIS:** No new landscaping shall commence until all trash, stones, gravel, branches, weeds, and construction debris have been removed from the lot.
- c) **PRESERVE OR ADD TOPSOIL:** A minimum of 6" of topsoil should be placed prior to any landscape planting. Existing topsoil may be re-used.

2.4.2 YARDS

- a) **YARDS SODDED:** For lakefront and golf course lots, sod is required for the entire yard, front, back and sides, exclusive of approved landscape planting beds and pavements. Internal lots may use seed and straw with irrigation in rear yards. Initial builder shall maintain sod in accordance with nursery instructions, until closing. Irrigation is required in the entire yard for all yards.. Artificial turf will not be permitted in lieu of sod for any yards. An exception may be granted

for artificial turf in rear yards only for a putting green, not to exceed 200 square feet, if approved by the ARB (See Section 2.10.4).

- b) **MINIMUM LANDSCAPE PACKAGE:** A minimum landscape package is required for each type of lot as described in Appendix C. See Appendix D for listing of plant materials and minimum sizes required for each plant type.
- c) **CHANGES IN TOPOGRAPHY, WATER FEATURES:** Any earthwork creating changes in topography, site drainage, or creation of ponds, pools, or other water features must be approved by the ARB. Exterior fountains and ponds are not permitted in front yards unless approved by the ARB.
- d) **TERRACES AND PATIOS:** Terraces and patios should be constructed of decorative concrete, brick or stone. They should include flower and shrubbery beds between house and terrace that are well drained and irrigated. They should have a minimum slope of two percent and underground French drains to prevent rainwater from puddling at the edge of the terrace.

2.4.3 **TREES AND SHRUBS:** Every improved yard shall have the following minimum required trees and shrubs in addition to existing trees and minimum yard landscaping. Contractors shall maintain required trees and shrubs in healthy condition until closing, and replace any which are not healthy. Homeowners shall be required to maintain required trees and shrubs in healthy condition and replace any diseased or dead items with new nursery grown items meeting the specifications below.

- a) **DRIVEWAY SCREENING:** Screening shrubs shall be required along the driveway pad in accordance with paragraph 2.6.1.
- b) **GENERAL LANDSCAPE REQUIREMENTS:** Minimum landscape requirements are determined by lot type and are as follows:

	Typical Lot	Lakefront and Golf Course
Shade Trees	0	2
Ornamental Trees	3*	4*
Accent Shrubs	2	3
Medium Shrubs	31	34
Ground Cover	30	50

* - An additional ornamental tree is required for corner lots.

- c) **BEL GREEN LANDSCAPE REQUIREMENTS;** Minimum landscape requirements for Bel Green villa home lots in the front yard include: 2 shade or ornamental trees, 2 accent shrubs, 8 medium shrubs, and 30 ground cover plants. Plantings to screen driveways are included in these minimum requirements. Plantings to screen HVAC units or other mechanical equipments in front or side yards are not included in the minimum requirements.
- d) **THE SANCTUARY LANDSCAPE REQUIREMENTS:** Sod and irrigation is required in the front and side yards to the rear plane of the house. Seed and straw are permitted in the rear yard, except for corner lots where a 20' strip of sod is required the length of the back yard. Mulch is required in all beds. Two ornamental trees (three on corner lots) two accent shrubs, twenty-five medium shrubs and 20 ground cover are required. Shade trees, if desired, must be minimum 8'- 10' high, 1-1/2" caliper when installed. Ornamental trees must be minimum 6' - 8' high, 1-1/2" caliper when installed. Accent shrubs must be 4'-5' , deciduous shrubs 24" and evergreen bushes minimum 18" when installed.

These are guidelines. Circumstances will present themselves that require exception without violating the overall intent of these guidelines. The Brickshire ARB will review and approve these exceptions on a case-by-case basis without compromising the program.

2.5 LANDSCAPE ACCESSORIES

- 2.5.1 **MAILBOXES:** (Required) Brickshire has a standard black wrought iron mailbox. All mailboxes must be ordered through the Project Management office and shall be installed by the approved provider.
- 2.5.2 **CLOTHESLINES:** Exterior clotheslines are not permitted
- 2.5.3 **FLAGS AND FLAGPOLES:**
 - a) **FLAGS MOUNTED ON HOUSES:** Decorative flags and sovereign flags (USA, Virginia, New Kent County) are permitted to be flown from flag standards of 6' or less in length, mounted on the house.
 - 1) One decorative flag pole bracket attached to the front of the home and one vertical flag pole bracket attached to the rear of the home are permitted in Bel Green.
 - b) **VERTICAL FLAG POLES:** Permanent vertical flag poles are not permitted in front yards. Flag poles not exceeding 15' in height, may be permitted in rear yards directly behind the house. and no closer than 20' to any property line.

- 1) Permanent vertical flag poles are not permitted in Bel Green.

2.5.4 SIGNS: Only one sign of each type listed below shall be allowed on a building lot. They shall be placed no more than 5 feet behind the front property line, and no less than 20 feet from a side property line. No other sign of any type may be displayed on a property except for the property owner's sign displaying "Future Home Of —". There shall be no signs of any kind on an unimproved lot except for the property owner's sign displaying "Future Home Of —". Signs shall be configured as follows:

- a) CONSTRUCTION SIGNS: Signs are permitted during the construction period, and up to the time the "Certificate of Compliance" is issued by the ARB. The only construction sign permitted is shown in the illustration 2.5.4a in Appendix E, and it shall be purchased from an authorized sign company designated by the Property Manager of the Brickshire Community Association. The sign shall be one-eighth inch thick aluminum, steel or other metal alloy and nominally 18 inches high and 24 inches high with a 4 inch circular rise at the top edge. It shall be a white background with black letters a maximum of 3 ½ inches high within a 1/4 inch dark brown painted border. The Brickshire logo shall be placed at the top of the sign. Only the builder's company name and phone number shall be displayed on the sign. The lower 6 ½" of the sign shall display the lot number and section of the building site in 2 ½" inch high black lettering. The sign shall be mounted on a 6" by 6" white post planted a minimum of 30 inches in the ground. Another placard, maximum 12 inches square, painted white, shall be placed below the lot number displaying the County building permit(s) and the permit shall be protected from the weather in a plastic folder. (See illustration in Appendix E)
- b) REALTOR SIGNS: Realtor signs shall be configured the same as the Builders sign, but without the lot# and Section. The painted border shall extend to within 3/4 inch from the bottom edge of the sign. Only the Realtor's name shall be displayed with a phone number. Where only a Realtor's sign is placed on a property, the location shall be as specified above.
- c) EXISTING "FUTURE HOME OF..." signs, provided by the Declarant for original purchasers, may remain until replaced by the Construction Sign when construction starts.

2.5.5 DECORATIVE ORNAMENTS AND OTHER LANDSCAPE ACCESSORIES

- a) DEFINITION: Landscape accessories including gazebos, firewood sheds, hot houses, arbors, trellises, benches, fountains, flagpoles, permanent barbecues, decorative objects, etc. must be approved by the ARB as to design and location.

- b) **PLACEMENT:** In general, landscape accessories are not permitted farther forward nor closer to side property lines than the rear corners of the house. The ARB may consider accessories that are part of an overall landscape plan, in the front yard areas on a case-by-case basis.

- c) **CRITERIA:** Decorative objects and lawn ornaments in the front yard may be approved at the sole discretion of the ARB and shall meet the following criteria:
 - 1) The ornament or object shall not dominate the view, nor be distinctly different from other elements of the house facade and/or landscaping.
 - 2) The size shall be consistent with small or medium plant sizes and in no case shall it exceed 24 inches in height from the ground.
 - 3) Color shall be consistent with house color scheme if on the house, porch or steps and neutral if in the yard or garden.
 - 4) It shall be well integrated with the landscape so it is part of the overall design scheme.
 - 5) Ornaments should act as a “welcoming” gesture and shall not make “statements” such as word messages known symbols or partisan icons.
 - 6) In no case shall artificial plants be permitted in the front yard or gardens, but may be permitted in pots or holders located on the front porch or steps at the discretion of the ARB.

2.6 PAVEMENTS

2.6.1 **DRIVEWAYS :** Every improved lot in Brickshire shall have a single paved driveway that conforms to the following criteria:

- a) **PAVEMENT:** Driveway material may consist of concrete, stamped concrete, exposed aggregate concrete, stone, or brick pavers.

- b) **SETBACKS:** Driveways shall be held a minimum of 3' off of side property lines, increasing to a minimum of 10' at the street unless an exception is granted by the ARB for difficult lot conditions. See required landscape screening defined below. No driveway may be closer than 50' to a street intersection as measured from the right-of-way line to the edge of the driveway.

- c) **LANDSCAPE SCREENING:** Landscape screening shall be installed along the length of all driveway pads adjacent to side property lines unless sufficient natural screening is left in place. The ARB shall determine the sufficiency of existing screening. New screening shall include evergreen shrubs or trees planted at a minimum of 6' on centers. Plants shall be a minimum of 36" high when planted.

- d) **DRIVEWAY WIDTHS:** Driveways to side and rear entry garages shall not exceed 12' in width between the property line and the garage pad. Aprons at the curb may flair to 14' wide. At side entry garages the width of the pad, extending out from the door, shall be a minimum of 20' (25' recommended). At rear entry garages the pad width extending out from the door shall be a minimum of 25' (30' recommended).
- e) **DRIVEWAYS AT STREET-FACING GARAGES:** Driveway pads at front entry garages or side entry garages that face a corner street, shall be no wider than 1' beyond the outside corner of the garage door(s), and extend up to 25' toward the street from the face of the garage. Driveways shall reduce in width by 2' for each 8' of distance between the pad and the street, except that a 1' flair may be incorporated in the apron at each side of the driveway. Width reduction shall begin at the pad and proceed at the rate of 1' on any side for every 2' in length. The reduction may occur on one or both sides of the driveway (see illustration in Appendix E).
- f) **SPECIAL DRIVEWAYS:** Circular driveways, parking areas in front of the house, and other special conditions are generally discouraged where they substantially reduce the amount of front yard. The ARB may approve certain applications where they feel that the front yard appearance will not be adversely affected or for other extenuating circumstances which in the sole opinion of the ARB warrant such an approval as an exception.
- g) **NO STORAGE ON DRIVEWAYS:** Motor homes, campers, boats, motorcycles, and other recreational vehicles must be stored in the garage and shall not be stored on streets or lots.

2.6.2 **FRONT WALKS:** Sidewalks are required from the front door of the house to the driveway with a minimum width of 3 feet. The location of all walks shall be shown on the site plan. Material may be the same as identified for driveways. If concrete walkways are selected, they are to be constructed with an exposed aggregate finish.

2.6.3 OTHER PAVEMENTS

- a) **OTHER WALKS:** Secondary walkways located behind the front plane of the house or in the rear yard may include loose-laid stone in gravel or a mulch bed in addition to approved hard surface materials. Continuous landscape edging will be required along soft surface walks.
- b) **PATIOS:** Patios are permitted of hard-surfaced materials as noted above, either set in concrete or sand-set. The ARB will judge the design and location of patios on a case-by-case basis.

2.7 MECHANICAL, ELECTRICAL AND COMMUNICATIONS EQUIPMENT

2.7.1 **EQUIPMENT SCREENING:** Required screening of heat pumps, air conditioning condensers, generators or similar equipment may be by finished or unfinished (salt-treated) vertical board fence enclosures, or lattice enclosures, properly supported, trimmed, level and plumb. Equipment shall be screened on all sides with allowance for one 3' wide opening, not visible from the street. Spaces between vertical boards shall be 2" max. The height of the screening enclosure shall be at least as high as the equipment screened, but not more than 1' higher. Refer to Section 2.2.1 c.

- a. All screening of equipment and utilities in Bel Green will be by landscape plantings. Plantings must be two-thirds of the height of the equipment at the time of installation.

2.7.2 SATELLITE ANTENNAS

a) **PERMITTED ANTENNAS:** The following antennas are permitted by the Federal Telecommunications Act of 1996:

1. An antenna that is designed to receive direct broadcast satellite service , including direct-to-home satellite services, that is one meter (39") or less in diameter.
2. An antenna that is designed to receive video programming services via multi point distribution services, including multichannel, multi point distribution services, instructional television fixed services, and local multi point distribution services, and that is one meter (39") or less in diameter or diagonal measurement.
3. An antenna that is designed to receive television broadcast signals.

b) **LOCATION:** To the extent feasible, antennas should not be visible from street. The following priorities shall be observed in determining antenna locations:

1. Mounted directly on the rear of the house, on a roof plane facing the rear, or on the back side of a chimney.
2. Mounted on the ground in the rear yard.
3. Mounted on a pole, an existing other structure, or a tree in the rear yard.
4. If no clear signal may be obtained in any of the above locations, mounted on the ground or, if necessary, on a pole, in the front yard, or on the front plane of the house.

- c) **APPEARANCE AND SCREENING:** Insofar as possible, the visibility of antennas should be minimized using one or both of the following methods:
 - 1. Screen the antenna from view from the street with natural plantings, trees and shrubs, to the extent they do not compromise the signal reception.
 - 2. Use antennas with a dark or muted color, or paint the antenna a muted color to blend with the background surface or with the surrounding landscape.
- d) **NO ADDITIONAL REGULATION BY THE ASSOCIATION:** Under Federal law, antennas that meet the requirements of this section may not be further regulated by the Association as to type or placement. Residents are encouraged to use care in the selection and placement of antennas to preserve the appearance standards and character of Brickshire.

2.7.3 **EMERGENCY GENERATORS:** Permanent emergency generators should be installed either to the rear of the property or in the immediate vicinity of existing exterior HVAC unit. There is no restriction on manufacturer. However, all emergency generators must be fully shrouded, i.e. enclosed in some type of housing, usually metal. There is no restriction on size (KW) provided the generator noise level, running at full load, does not exceed 73 dBA as measured at 15 feet from the emergency generator. The emergency generator manufacturer's noise specification will be the determinant for compliance with this criteria. No open frame generators will be approved for permanent installation. Propane gas is the only approved fuel for permanently installed emergency generators

2.8 EXTERIOR LIGHTING AND FIXTURES

2.8.1 **REQUIRED POST LAMPS:** Post lamps are permitted and shall be of a traditional style lamp fixture.

2.8.2 OTHER PERMITTED FIXTURES

- a) **GENERAL TYPES PERMITTED:** Other exterior light fixtures shall be limited to lights at entrances, at garage doors, low intensity landscape or driveway lights, and side or rear (only) eave-mounted floodlights directed completely within the applicant's lot area.
- b) **STYLES:** Light fixtures, except for floodlights, shall be compatible in style with the style of the house.
- c) **FACADE FLOODLIGHTING:** Floodlighting of front facades will be permitted by the ARB on condition that floodlights use only incandescent fixtures, and the fixtures are concealed in landscape beds. No more than one fixture for each 30' of facade frontage will be permitted.

2.8.3 **PROHIBITED FIXTURES:** High intensity house or pole mounted area or security lights are prohibited. "High intensity" refers to ballasted light fixtures using high or low-pressure sodium, mercury vapor, or metal halide lamps.

2.9 FENCES

2.9.1 **GOLF COURSE LOTS:** Black ornamental iron or aluminum fences, 4' in height, are the only type of fence permitted on any lot that backs up to the golf course. Fences are permitted in rear yards only, no farther forward than the rear corners of the house, as determined by the ARB (see illustration in Appendix E). Where a property line abuts the golf course, a street or a Brickshire common area amenity, the fence shall be held a minimum of 4' off the property line. Landscape screening shall be required between the fence and the property line. At a minimum, landscape screening shall consist of a continuous row of shrubs, minimum 30" high when planted and approximately 36" on center. Alternate landscape plans that meet the spirit of this screening requirement may be considered on a case-by-case basis. At any other rear yard location, the fence may extend up to the property line.

2.9.2 **ALL OTHER SINGLE FAMILY LOTS (except Bel Green):** Permitted fence styles include treated wood picket fences, vinyl picket fences and ornamental metal picket fences. All fences shall be 4' in height to the top of the pickets. Unless otherwise approved by the ARB for special conditions, only one style of fence is permitted on a lot. Picket fences are permitted to enclose any or all portions of the rear yard except as noted below. The rear yard includes all yard portions behind the rear plane of the house (see illustration in Appendix E). Where a property line abuts the golf course, a street or a Brickshire common area amenity, the fence shall be held a minimum of 4' off the property line. Landscape screening shall be required between the fence and the property line. At a minimum, landscape screening shall consist of a continuous row of shrubs, minimum 30" high when planted and approximately 36" on center. Alternate landscape plans that meet the spirit of this screening requirement may be considered on a case-by-case basis. At all other property lines, the fence may be constructed up to, but not over the property line. Where a fence already exists on an adjoining property line, the new fence may be constructed up to the existing fence. It is not required that the new fence match the adjacent yard fence. Fences may not be constructed parallel within 10' of each other. Wood and vinyl fences may be constructed with exposed posts or hidden posts (constructed behind support rails). Posts shall be a minimum of 3½" x 3½". Support rails shall be a minimum of 1 ½" x 3 ½". Pickets for wood and vinyl fences shall be a minimum of ¾" thick by 2 ½" wide. Pickets should be spaced between 1" and 2" apart. Where rails are constructed behind the pickets, the picket side shall always face to the outside of the lot. Wood fences may be unfinished or stained. The color must be approved by the ARB. Vinyl fences shall be white. Ornamental picket metal fences must be approved as to design and shall be finished in black.

2.9.3 **PRIVACY AND SCREENING FENCING:** Limited use of privacy style fences (vertical board or board and lattice) are permitted directly around decks or patios for the purpose of providing privacy (such as for a hot tub). (See illustration in Appendix E). The area

shall be limited to a portion of the rear yard directly behind the house (not extending beyond the house corners). Landscape screening shall be required along the outside of all privacy fences except at gates. Privacy fences shall be no higher than 6' to the top of the running fence. Posts may be slightly higher as appropriate to the style.

2.9.4 **PROHIBITED FENCE STYLES:** The following fence types are prohibited for use in any area of Brickshire: chain link fences, barbed wire fences, fences with non-decorative metal posts, stockade style rough-sawn privacy fences, split rail and board rail fences and post and wire fences. Any fence type not described in this article, shall be submitted to the ARB for review to determine if it may be used.

2.9.5 **BEL GREEN FENCES:** No fences of any kind are permitted in Bel Green residential lots. Only brick walls, plantings, or landscaping rocks (fake or real) are permitted as screening in front or side yards. Only plantings are permitted as screening for front and side yard HVAC units and other mechanical equipment. Only plantings and brick walls are permitted as screening in rear yards, with the exception of decks. Decks more than 2 feet, but less than one story from grade with have all open sides screened with plantings or lattice which matches the material and color of the deck. Screening must no interfere with access for mowing by maintenance crews.

2.10 PLAY EQUIPMENT AND STRUCTURES

2.10.1 DEFINITIONS

a) **PLAY EQUIPMENT:** Play equipment are often highly visible, and depending on their design and application, they may defeat many of the aesthetic and environmental goals that the community has sought to achieve. For this reason, the Association requires approval of all exterior play equipment prior to placement on the lot. For the purposes of this article, play structures and equipment shall include but not be limited to the following:

SWING SETS
SLIDING BOARDS
JUNGLE GYMS - CLIMBING STRUCTURES
STRUCTURES
BASKETBALL GOALS
TRAMPOLINES
PUTTING GREENS

b) **ENCLOSED STRUCTURES:** Forts, Treehouses, Playhouses, or other enclosed play buildings with an interior height of 6'-0" or less floor-to-ceiling, and with a total floor area of less than 36 square feet shall be considered to be Play Structures. Dog houses are also permitted under this section. Larger buildings are considered to be Accessory Buildings regulated under Article IV, Section 4.5 of these Standards.

2.10.2 PLACEMENT AND SCREENING

- a) **PLACEMENT:** Play Equipment shall be located in rear yards only, 20' from all property lines and shall not be located in the golf course easement.
- b) **SCREENING:** The ARB may require that certain play equipment be screened from view. The standard requirement for screening will be to provide densely shaped evergreen shrubs or trees of a height when planted of at least 2/3 the height of the structure, and so placed as to provide a continuous screen on the stipulated side. Planting can be in a continuous row or staggered. A variety of shrubs/trees may be used in addition to single species solutions. It shall be the responsibility of the homeowner to submit to the Board a plan and proposed plant types for review. Privacy fences may also be proposed by the homeowner for construction as screening.

2.10.3 BASKETBALL GOALS: Basketball goals may be installed adjacent to driveways in accordance with the following criteria:

- a) The structure may not directly face the street unless otherwise approved by the ARB. Basketball goals may be mounted on the side or rear face of garages, except when such location faces a street, or on a pole mounted on the side of the driveway facing the house and no farther forward than the front corner of the house.
- b) The mounting pole must be black pre-finished metal or painted a neutral earth tone.
- c) The backboard must be grey, white, or clear acrylic. Specifically, colored backboards are not permitted.
- d) Portable basketball goals are permitted if constructed and located in accordance with the above criteria.

2.10.4 PUTTING GREENS: Putting greens may be installed in rear yards only in accordance with the following criteria:

- a) The putting green is not to exceed 200 square feet.
- b) Artificial turf may be used for the putting surface only as approved by the ARB..

2.10.5 PLAY EQUIPMENT CONSTRUCTION AND USE

- a) Factory built, pre-finished equipment is preferred but not required. Home-built Play Equipment should be neat and orderly in appearance and finish.

- b) Homeowners should exercise care and common courtesy in using Play Equipment that creates noise (i.e.: basketball goals).
- c) Play equipment which has fallen into disrepair or has been outgrown by children should be removed from the property.

2.10.6 BEL GREEN ONLY: No play equipment or structures of any kind, including swing sets, sliding boards, jungle gyms, climbing structures, basketball goals, trampolines or enclosed play structures are permitted in Bel Green.

ARTICLE III - CONSTRUCTION SITE MANAGEMENT

- 3.1 SIGNAGE:** See Article 2.5.4 a "Construction Signs".
- 3.2 CONSTRUCTION ENTRANCE:** A 12' x 50' x 6' deep gravel construction entrance shall be provided and maintained in each lot during the construction period. Drainage culverts must be installed immediately when clearing of the lot begins. Sufficient gravel base must be maintained until the permanent driveway is complete.
- 3.3 CONSTRUCTION DAMAGE:** The Contractor shall be responsible for any damage to roadways. Any damage attributable to the owner, his builder, his sub-contractors or suppliers, to streets and curbs, drainage inlets, sidewalks, street signs, mailboxes, walls, fences, etc. may be repaired by the Association and such costs billed to the responsible party, or withheld from the Construction Bond.
- 3.4 CONSTRUCTION SPILLAGE:** Operators of vehicles are required to exercise caution so as not to spill any damaging materials while within the community. If spillage of a load occurs, operators are responsible for effective and immediate clean-up. If spills are not cleaned up within a timely manner, a stop work order will be issued until the site is clean. Please report any spills as soon as possible in order to expedite proper procedures with regard to clean-up
- 3.5 PORTABLE TOILETS:** During construction of new homes, every builder shall maintain portable construction site toilets as necessary to serve all of their sites.
- 3.6 LOT CLEAN-UP/STORAGE OF MATERIALS:** All lots must be maintained in a neat and orderly fashion. Trash from construction work will be contained in a trash dumpster and removed from the job site no less than twice a month. The contractor/owner is responsible for trash that blows off the lot and shall retrieve such trash immediately. All trash stockpiled for removal shall be located in the rear of the dwelling until removed. There will be no stockpiling or dumping on adjacent lots or on the streets. Trash remaining on the lot after due notification will be removed by the ARB and billed to the responsible owner. No stacking of construction materials are permitted unless utilized within forty-eight (48) hours of delivery. All materials for construction may not be placed in the streets, rights-of-way or adjoining properties. No temporary storage units shall be placed on the lot during construction.
- 3.7 CONSTRUCTION HOURS:** The construction working hours shall be from 7:00 a.m. to 7:00 p.m. Monday through Friday and 8 a.m. to 5 p.m. on Saturday.
- a) No exterior work is allowed on Sundays. Interior work by trades that produce no noise that can be heard from the street may work on Sundays at their own discretion. Work that requires the use of power saws, generators, compressors

or similar noise-producing equipment or tools, whether intermittent or continuous is not permitted on Sundays. Loud music is prohibited.

- b) No work is allowed on the following holidays, regardless of the day of the week they occur: New Years Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day.

Workers found on a lot outside of these hours, or on the days when work is not allowed will be asked to leave and a stop work order will be issued.

3.8 CONSTRUCTION VEHICLES: Construction vehicles shall not be parked in any area other than on the building site or on the roadway bordering the site. Vehicles will not be permitted to obstruct the traffic flow. Vehicles shall not park in a roadside shoulder or drainage ditch. There will be no washing of any construction vehicles or equipment anywhere in Brickshire, unless an area is designated by the developer.

3.9 CONSTRUCTION SITE APPEARANCE: All personnel working in Brickshire are to maintain all areas in which they are working free of discarded material such as lunch bags, soda cans, and other loose materials. No objects of any type should be thrown out of cars or trucks. All construction sites adjacent to the golf course shall have Beacon 4' orange safety fencing between the golf course property line and the construction area.

3.10 CONDUCT OF WORKERS: The conduct of workers is the ultimate responsibility of the general contractor. Loud vehicles, radios, etc., or any other machine that is not directly related to construction activities and can disturb residents will not be tolerated. The posted speed limits must be observed by all workers, including subcontractors and vendors.

3.11 GOLF COURSE ACCESS: No short cuts across the golf course are allowed.

3.12 PERSONNEL: Only bonafide builders and sub-contractors are allowed within the community and are required to exit upon completion of their work. Spouses may drive personnel to the lot on which they are working, and pick them up, but must not remain on the property unless they are actual employees of the builder or a sub-contractor. No children of workers will be permitted unless they are bonafide workers, and workers are strictly prohibited from bringing their pets to the job site. All personnel are required to wear shirts at all times. No alcoholic beverage, or illegal drugs, are permitted to be kept or consumed within Brickshire. Any builder, his employees or a sub-contractor whose behavior is noxious, or who violates these rules may be permanently expelled from working in the community.

3.13 TIME LIMIT OF THE CONSTRUCTION PHASE:

- a) All construction on a particular property must be completed within a twelve-month period. The time limit starts upon issuance of ARB approval of the stakeout

review. Approved landscaping installation must be completed within 90 days of approval

- b) All additional construction (construction not approved under the initial submittal or submitted as a change to the initial submittal) must be completed within 90 days of approval.
- c) A builder may file a written request for a time extension. The request must be filed no later than one month before the construction period is due to end. The extension request must contain a revised date of completion. The ARB will then vote whether or not to allow the extension.

3.14 ADDITIONAL REQUIREMENTS Trees and shrubbery cleared for construction or landscaping shall be removed from the site within 30 days after clearing has begun. If logs are to be left on the lot they should be sawn and neatly stacked in the rear yard.

3.15 STOP WORK ORDERS: Stop work orders issued by the Association shall be binding on the property owner/general contractor (relating to all sub-contractors). They will be issued under the following conditions:

- a) When a violation exists on a construction site, the property owner/general contractor will be notified of the violation and given a date to rectify the violation.
- b) When the compliance date has passed and no communication has been established with the Association, concerning the violation, a Stop Work Order may be issued and will stay in effect until the violation has been corrected, or a plan for compliance has been submitted and approved.
- c) In other instances where the violation consists of working on Sunday or proceeding with construction without plan approval, site plan approval, or stakeout approval, a Stop Work Order may be issued immediately. No construction may commence until the property owner/general contractor has contacted the Association, or submitted plans for review and approval.

3.16 ADDITIONAL CONSTRUCTION FEES: The property owner/general contractor will be notified of any of the following violations. However, if a third notice is necessary, based on the following chart, additional construction fees may be imposed. In all cases, working on Sundays will result in an immediate Stop Work order. Other select violations are subject to automatic construction fees without prior request for compliance and are noted below as "automatic".

3.16.1 FEE SCHEDULE: The following is a Schedule of Construction Fees for violations of the established Design Guidelines. Before a fee is required a violation letter will be mailed or faxed to the responsible party. If the violation is not corrected within the given allotted amount of time, a fee will be imposed at the rates listed below. The builder/owner then has fifteen (15) days to replenish the amount

deducted from the construction bond or be subject to additional actions and proceedings up to and including forfeit of the entire construction bond and a hold on future permits.

Violation	Additional Construction Fee	Automatic Fee
Littered Site	\$200.00	
Cleaning paint brushes, cement chutes or dumping of any refuse materials	\$200.00	
Construction equipment or material on adjacent property	\$200.00	
No temporary sanitary facility	\$200.00	
No dumpster	\$200.00	
Working on Sunday	\$200.00	Yes
Non-conforming/unauthorized signs	\$200.00	
Damage to natural areas	\$200.00	
Unapproved plan change (minor)	\$200.00	
Unapproved plan change (major)	\$500.00	
Unapproved tree removal (per tree)	\$500.00	
Unapproved construction	Forfeit of construction bond (\$4,000) plus hold on future applications.	Yes
Unauthorized finishes (e.g. paint, stain, roofing)	Forfeit of construction bond (\$4,000) plus hold on future applications.	Yes
Materials in the road	\$300.00	
Unapproved trailer/dumpster	\$100.00	
Dirt, sand or gravel in road	\$200.00	
Unapproved clearing of lot	Forfeit of construction bond (\$4,000) plus hold on future applications.	Yes
General nuisance/misconduct	\$500.00	Yes
Erosion into drainage facility (i.e. drop inlet)	\$500.00	

Silt fencing uninstalled or damaged	\$250.00	
Improper routing of drainage	\$250.00	
Damaged tree: 6" caliper or greater	\$250.00	
Construction deadline expiration/no Certificate of Compliance	Forfeit of construction bond (\$4,000) plus hold on future applications.	Yes
Working after 7 p.m. or before 7 a.m.	\$500.00	Yes
Failure to comply with Stop Work Order	Forfeit of construction bond (\$4,000) plus hold on future applications.	

Note:

1. Above listed fees are the maximum levied for first time violations; they are doubled for repeat violations. Initial fees may be reduced or waived at the discretion of the Board.
2. If it becomes necessary for the association to schedule maintenance/repairs on a job site, the Owner will also be held responsible for the cost of said actions.
3. Select violations subject to automatic additional fees with prior request for compliance.

ARTICLE IV - ARCHITECTURAL GUIDELINES

4.1 ARCHITECTURAL GUIDELINES - GENERAL

4.1.1 TYPE OF RESIDENCE: Only single-family residences are permitted in the neighborhoods of Brickshire.

4.1.2 MINIMUM FLOOR AREAS:

- a) All houses in Brickshire are subject to minimum finished floor area requirements. The minimum square footage requirement differs by lot type. Lakefront homes have a minimum finished floor area of 2,000 sq. ft. for single story homes and 2,400 sq. ft. for two story homes. Golf Course lots have a minimum of 1,800 sq. ft for single story homes and 2,200 sq. ft. for two story homes. All other lots, except for Villa lots, is 1,800 sq. ft for single story homes and 2,200 sq. ft. for two story homes. Consult Appendix C for setback requirements.
- b) The minimum heated square footage is calculated as the total of all interior areas within the roof line of the building, exclusive of basements, garages, open or screened porches, terraces, decks, attics, attached storage sheds or unfinished bonus rooms do not count towards the total square footage.

4.1.3 MAXIMUM SIZE:

- a) The ARB reserves the right to disapprove any proposed house which appears to be excessively large for the selected lot, or for the context of the neighborhood. Criteria used in making this determination may include a combination of height and width appearance and/or crowding of the property lines.
- b) Houses shall not exceed two stories or 35' in height, not including basements.

4.1.4 HOUSE DESIGN CONCEPTS: Houses in Brickshire shall be designed with traditional or transitional exterior facades. Strong emphasis will be placed on the design character of facades that face streets. Front and corner side facades shall use traditional design elements as defined in this Article. Where other facades face streets or community amenities, they will also be required to have the same traditional treatment. Primary design requirements for Brickshire houses include:

- a) MASSING, SCALE AND OPENINGS: Exterior walls, planes, and masses shall be of a residential scale with sufficient openings for light, view and air consistent with the residential scale of the community. The ARB reserves the right to require that large planes be broken up with additional windows, or off-sets to maintain appropriate scale. Massing should be scaled to the site, again recognizing surroundings.

- b) TRIM AND DETAILS: Primary facades shall include appropriate traditional trim and details. Elements such as cornices, fascias, pediments, columns, window and door moldings, railings, balusters and similar details shall be included in sufficient sizes and number to complete the traditional design.
- c) ROOF PITCHES: Minimum roof pitch on main roof of two-story houses shall be 8 in 12. The ARB may require a steeper pitch on any roof for aesthetic reasons. Similarly, the ARB may permit a lower slope roof on certain houses if the architectural style supports this design, and it fits in with the context of the community. Secondary roofs shall generally have a minimum slope of 3 in 12. Lower slopes for porch roofs will be considered on a case by case basis depending on the architectural merits of the design. Height and profile should be determined by particular lot setting.
- d) UNAPPROVED DESIGNS: The ARB reserves the right to reject highly stylized houses with overstated eclectic design elements, contemporary designs, houses with overly mixed styles, or houses with insufficient stylistic theme or treatment. All buildings must be built on site. Modular construction is not approved.

4.1.5 GARAGES: Attached garages shall be integrated into the overall design and massing of the house. Side-loaded or rear-loaded attached garages are preferred. However, front-loaded attached garages are allowed, provided their presence on the front facade is minimized. For example, the front plane of the front-loaded garage must be set back a minimum of 5' from the plane of the main house front elevation as determined by the ARB. Three-car garages must be side or rear loaded. Side entry or courtyard entry garage doors visible from the street must have window lites at the top of the door. Garage doors on front-loaded garages should include panels, trim etc., to enhance their appearance from the right of way. Garages attached with a covered breezeway may be considered.

4.2 ARCHITECTURAL GUIDELINES - CONSTRUCTION

4.2.1 FOUNDATIONS AND MASONRY

- a) PERMITTED FOUNDATION MATERIALS: All visible portions of exterior foundations shall be constructed of brick or stone. For houses with primary facades constructed entirely of brick, the foundation brick shall match the brick facade. Synthetic stucco foundations may be permitted for facades entirely constructed of synthetic stucco.
- b) COORDINATION OF COLORS: Masonry and mortar colors should be coordinated with other colors on the house, and must be approved by the ARB.
- c) FOUNDATION VENTS: For houses constructed on crawl spaces, decorative louvered vents shall be required on all primary facades.

- d) **STEPPED-DOWN SIDING:** For houses with walk-out basements or other conditions where the grade drops along a facade foundation, the siding shall not step down below the first floor level over the length of that facade. At the rear facade, siding may continue to the floor level of a walk-out basement only if the rear facade is visually broken by a first floor deck.

4.2.2 FIREPLACES, CHIMNEYS AND FLUES

- a) **PERMITTED CHIMNEY TYPES:** When chimneys are used, masonry chimneys are required on primary facades. Frame chimneys on foundations are permitted only on facades that do not face streets or amenities. All chimneys shall have foundations of materials that match the house foundation. Cantilevered frame chimneys are not permitted. Chimneys must be appropriate in size, scale, material and design to the style of roof and architecture.
- b) **CHIMNEY DESIGN:** The width and depth of chimneys shall be appropriately sized in proportion to the size and height of the house, as determined by the ARB.
- c) **METAL FLUE REQUIREMENTS:** Unenclosed metal flues shall not extend more than minimum requirement by code above their roof penetration and shall not be visible from the front of the house. These flues must be finished to match color of roofing material. Unenclosed metal flues are not permitted for wood-burning fireplaces.
- d) **DIRECT VENT FIREPLACES:** For direct vent gas fireplace boxes which protrude beyond the exterior plane of the house, the frame structure must have a foundation to match the house foundation, and all the exterior materials and finishes used to enclose the fireplace box must match the adjacent facade.

4.2.3 EXTERIOR SIDING

- a) **PRIMARY FACADES:** Primary facades shall be faced with one or more of the following materials: brick, stone, synthetic stucco, approved horizontal lap siding, vertical board and batten. Premium vinyl may be used in "The Sanctuary" neighborhood only. Houses with more than one primary facade shall use materials consistently on all primary facades.
- b) **SECONDARY FACADES:** Secondary facades may be faced with any of the above materials used on the primary facade, or with an approved horizontal lap siding.
- c) **APPROVED HORIZONTAL LAP SIDING:** Horizontal lap siding may be natural wood or cement fiber board.

- d) OTHER MATERIALS: Materials other than those listed above will be considered on a case by case basis by the ARB.
- e) COMPATIBILITY OF MATERIALS: Where siding materials are used in combination they shall be aesthetically compatible with each other as determined by the ARB.

4.2.4 EXTERIOR TRIM

- a) GENERAL REQUIREMENTS: Exterior architectural detailing shall be consistent with the overall design theme of the house. Eaves, bandboards, cornices, rakes, columns, pilasters, corner boards, vents, window and door trim shall be consistent with the style of the house and sized appropriately to the scale of the house. The ARB reserves the right to require modifications to the facade to accommodate appropriate trim.
- b) CORNICES AND EAVES: All primary facades shall have a minimum four (4) member cornice and eave consisting of frieze board, crown mould, eave and fascia.
- c) RAKES: Gables ends shall have rakes consistent with the style of the house. The ARB may require projected rakes for certain styles of houses.

4.2.5 WINDOWS AND DOORS

- a) WINDOWS: Aesthetic design consideration shall be given to the location of all windows and doors which face the front of the house, or any other street. Windows are required on all elevations. All windows and doors shall be of a style and size that is appropriate to the design of the home. Circle and ellipse head windows are permitted. The ARB reserves the right to require different styles, sizes or locations of windows when, in its opinion these changes are necessary to maintain the aesthetic quality of the facade. Vinyl or pre-finished metal windows are permitted, however they must be designed in profiles and with trims that are similar to traditional wood windows. The ARB may reject windows that do not meet this aesthetic standard. Shutters on triple windows will not be approved.
- b) FRONT DOORS: Standard painted six-panel doors will be permitted for the main front door of the house. Double front doors, doors with double side lites, and special design panel doors and doors with half lites are encouraged. Door styles must be submitted for approval.
- c) STORM DOORS: Storm doors shall be compatible with the units that they cover and with the style and color of the house. Excess ornamentation not consistent with other ornamentation on the house, is prohibited. In general, single full lite

doors or traditional multiple lite doors which match the design characteristics of the doors they cover will be approved.

- d) WINDOW AIR CONDITIONERS: Window and through-wall air conditioning units are prohibited.
- e) SUN SHADING DEVICES: Sun shading devices are considered external devices adjacent to or attached to the house. Such devices may consist of wood structures, PVC, vinyl or canvas and may take the form of pergolas, arbors, awnings, trellises and the like. External sun shading devices must be approved by the Architectural Review Board (ARB) for design location and color. Note: Sun shading devices of any kind, including awnings, trellises, arbors, and pergolas are permitted in rear yards or rear patios only in Blue Green.,
 - 1. Pergolas, trellises and arbors may be constructed on the front or rear of a house and shall be consistent with the architectural style and color of the house. The ARB reserves the right to determine the appropriateness of such shading devices on the front of a house.
 - 2. Awnings shall be of canvas, vinyl or wood but shall be one solid color coordinated with the color of the house. Awnings are not permitted on the front or side of the house. Awnings that become torn or are in disrepair shall be removed.
- f) WINDOW TRIM: Windows on primary facades shall be trimmed with brick mold or wide decorative trim or shall have shutters. Shutters should be compatible with the style, materials and colors of the house and should be of proper proportions to the windows they adjoin. Shutters on triple windows will not be approved.
- g) GARAGE DOORS: Garage door detailing shall be consistent with the architectural style of the house. Metal garage doors shall approximate the appearance of wood garage doors. Side entry and courtyard entry garage doors visible from the street must have window lites at the top of the door. The ARB may reject doors that do not adequately meet this standard.
- h) BAY WINDOWS: On front facades bay windows must have solid foundation and on side and rear may be cantilevered. Cantilevered rooms or portions of rooms are not permitted on side elevations of houses. All bay windows must meet the following requirements:
 - 1) Windows must be wide enough to fill each bay facade without filling with siding.
 - 2) Siding may be used under windows, with a bandboard and drip cap at the base of the siding. On these bays, a foundation is required.

- 3) Cantilevered bays shall utilize raised panel facades below windows. No lap siding may be used. Bays elevated at 1 story above grade shall have decorative brackets under the bay.

4.2.6 ROOFS AND ROOF ACCESSORIES

- a) **ROOF MATERIALS:** Roof material may be cedar shingles, asphalt shingles (25 year or greater), slate synthetic slate or standing seam metal. In general only one material may be used on all roofs on the same house, except that porch roofs may be of a different material than the main roof.
- b) **SHINGLE COLORS:** Composition shingle colors are recommended to be in the medium to deep brown or grey ranges. Very light colors, and white shingles will not be approved. Colors that are compatible with the elevations and surroundings should be used.
- c) **GUTTERS AND DOWNSPOUTS:** Gutters and downspouts shall be pre-finished to match the adjacent building material color. Downspouts shall include short turnouts at their outlets. If extensions are required, they shall utilize corrugated pipe below grade. Gutters shall match the fascia trim color or they shall be copper. Downspouts shall match the exterior wall trim or be copper.
- d) **FLASHING:** Highly visible roof flashing shall be copper or pre-finished to match the adjacent building material color. Painting is acceptable for less visible flashing, however no exposed mill finished flashing is permitted. Imitation copper will not be permitted.
- e) **ROOF VENTS:** Attic ventilators and other roof penetrations shall be low profile designs. No roof penetrations, metal ridge vents, or accessories shall be visible above the ridge of the roof nor shall they be located on the front roof plane of the house. Fireplace chimneys are not regulated by this provision.
- f) **ROOF DORMERS:** Dormer windows and eyebrow windows are permitted as consistent with the style of the home.
- g) **SKYLIGHTS:** Skylights will not be approved for the front roof planes of houses. Where skylights are permitted, they shall be trimmed in pre-finished metal similar to the roof color.
- h) **SOLAR COLLECTORS:** Solar collectors may only be considered where they are integrated into the design of the structure and that design is acceptable to the ARB. Collectors shall not be placed where they can be viewed as part of a primary facade.

- 1) No large yard- or home-mounted solar collectors are permitted in Bel Green.

4.2.7 PORCHES AND DECKS

- a) **FRONT PORCH CONSTRUCTION:** All front entry stoops and extended front porches shall be constructed of finished materials to match the house. Bandboards, handrails and railings shall be painted wood or metal railing of a design to match the character and style of the house. Columns supporting roofs of porches and covered stoops on primary facades, shall be tapered round columns, or square box columns of a width appropriate to the character of the house. Colonial turned posts and solid square posts are not permitted at these locations. Wood steps on primary facades shall have closed and painted risers.
- b) **FRONT PORCH WIDTH:** Front porches shall be a minimum of 6' wide from the house face to the porch floor edge.
- c) **FRONT PORCH FOUNDATIONS:** Stoops and extended front porches shall be supported on either continuous foundations or on a minimum of 12" x 12" brick piers. Open areas under extended front porches of 12" or greater in height above grade shall to be concealed with lattice.
- d) **REAR DECK CONSTRUCTION:** Rear patio decks shall be constructed of quality exterior grade or pressure treated wood, including steps with closed risers and railings. Grade level patios and terraces are encouraged. Decks shall be supported on minimum 6 x 6 wood posts. The space beneath all decks higher than 2' above grade but less than 8' above grade or with walk-out basements shall be enclosed with lattice or other approved screening material
 - 1) Decks in Bel Green more than two feet but less than eight feet off the ground will have all open sides screened with plantings or lattice work which matches the material and color of the deck.
- e) **DECK FINISH:** Decks constructed at or below the first floor level of a house may be constructed entirely of unfinished treated lumber, however staining or painting of decks is acceptable. Decks or balconies constructed above the first floor level shall be finished to match the house except for deck flooring which may be unfinished.
- f) **SECONDARY PORCHES:** On secondary facades, open porches, stoops and screened porches shall all be constructed of finished materials to match the house, except for deck flooring.
- g) **PATIOS AND TERRACES:** Patio and terrace surfacing material should be concrete, stone, slate or pavers.

- h) SPAS: Spas and hot tubs are permitted on attached rear decks. Remote decks for spas and hot tubs, or free standing units must be located behind the house so as not to be visible from the street, and no closer than 20' to any property line. Spas and hot tubs in Bel Green must be located in rear yards or patio areas so as not to be visible from the street. (Note: The 20' side setback restriction does not apply to Bel Green due to the restricted lot size).

4.3 ARCHITECTURAL GUIDELINES - COLOR

4.3.1 TYPES OF APPROVED FINISHES

- a) All exterior colors must be approved by the ARB prior to painting or the application of pre-finished materials.
- b) Painted siding shall be painted with an oil or latex based exterior house paint. Semi-transparent stains and clear finishes are not permitted.

4.3.2 CRITERIA FOR JUDGING COLOR

- a) The same or very similar color schemes may not be used on adjacent houses nor on houses directly across from each other. The ARB may also reject a proposed siding color if it determines that the color has been used on too many houses in the same neighborhood.
- b) Color selections are not limited to a restricted list, however, colors should generally be muted in hue, especially for large areas such as siding. Stronger colors may be approved for focal points such as doors and shutters. Colors selected must be harmonious with each other and with other finishes such as masonry foundations, and roof colors. Shingle and metal roof colors shall be submitted at the same time as house colors. Provide a sample or color chip for approval.
- c) Additions and accessory buildings must be finished in the same colors as the house.

4.4 ADDITIONS TO HOUSES

4.4.1 CONSISTENCY OF DESIGN: To insure consistency in the design of the house and minimize visual disruption of the neighborhood, additions must match the design characteristics of the house. Specifically:

- a) The architectural style shall match the style of the house. The massing of the addition shall be similar in the use of shapes to that of the house, but

proportionately smaller so to not overpower the house. Roof styles and slopes shall be similar.

- b) Openings shall be required in additions, including windows and doors, in a similar fashion and extent as in the original house. Windows and doors shall be of matching material as those in the house. In general windows and doors should match the style of those in the existing house. Exceptions may be granted at the discretion of the ARB for sun rooms or other specially glazed areas.
- c) Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters shall match the style of the same elements on the house.
- d) All exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is not acceptable.
- e) The space beneath any structure constructed on piers (including decks) higher than 2' above grade but less than one story above grade shall be enclosed with lattice or other approved screening material.
- f) Greenhouse additions shall be constructed of finished wood framing or of a pre-finished metal consistent with the house exterior color scheme.
- g) Awnings or other sun screen devices must be consistent with the architectural character of the house.

4.5 ACCESSORY BUILDINGS (SHEDS) - Note: Accessory buildings are not permitted in the Bel Green neighborhood.

4.5.1 DESIGN LIMITATIONS: Sheds shall match adjacent houses (at a minimum) or may be specially designed in a unique style, to the extent that it enhances the over-all design of the house and lot in the opinion of the ARB. Economy kit sheds from home-improvement stores are not permitted. Except for special designs, minimum requirements include:

- a) The architectural style shall match the style of the house. Roof styles and slopes shall be similar, i.e: gable roof shed with gable roof house, etc. Shed roofs shall be constructed at a minimum 6 in 12 slope as appropriate to the design of the house .
- b) Windows and doors in accessory buildings shall be similar in style to those in the house. (Alternate styles of shed doors may be approved at the discretion of the ARB.)

- c) Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters shall match the style of the same elements on the house.
- d) Where siding is used, all exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is not acceptable. Where house exteriors are entirely constructed of brick or stone, the ARB will permit siding to be used consistent with materials approved for houses in the neighborhood.
- e) Accessory buildings may be set on foundations which match the house, or may be set directly on the ground on skids. When skids are used, the shed must be set level and plumb. Any space visible under the shed must be concealed with lattice or planting.
- f) The maximum floor area of any shed shall be 150 square feet (ex: 10' x 15'), unless otherwise approved by the ARB. Exceptions to this limit will be judged on the basis of exceptional design merit and building location that does not significantly impact adjacent properties or the visual streetscape.
- g) The maximum interior height of a shed shall be 8', measured at the eaves (exclusive of sloped roof height).
- h) The ARB reserves the right to require the addition of landscaping to soften the exterior appearance of any accessory structure where visible from off-site.

4.6 GAZEBOS

4.6.1 DESIGN AND CONSTRUCTION: Acceptable gazebos shall generally be octagonal (8) sided structures consisting of a base deck, decorative columns or posts, optional railings, and a sloped roof. Stepped roofs and/or cupolas may be added. Structures of other shapes such as square structures will be considered on the basis of equal architectural merit. Additional standards include:

- a) The maximum width of a gazebo across flat sides shall be 14'-0". The maximum height from gazebo deck to eave edge shall be 8'-0". Gazebos shall have roof slopes generally of at least 8 in 12. Slopes shall be appropriate to size and style of gazebo.
- b) Gazebos shall be constructed of weather resistant wood, preferably western red cedar, cypress, or redwood, although pressure treated southern yellow pine will be the acceptable minimum. All exposed wood members, except decking, shall be surfaced (finished smooth) on all exposed sides. Posts, railings, and other open wood members shall be turned, edged, or worked into shapes consistent with traditional gazebo designs. Unfinished, dimensional lumber will not be approved for exposed open or free-standing members.

- c) Additional trim, detailing, brackets, cupolas, etc. shall be appropriate to the design and size of the gazebo. The ARB reserves the right to deny gazebo designs with excessive and inappropriate detail, as well as with insufficient detail.
- d) Gazebos may be built on site or assembled from kits. Applications for approval must include either scale drawings of plans and elevations, or manufacturer's brochure showing the exact gazebo being purchased, with dimensions and specifications.

4.6.2 **COLORS AND FINISHES:** Gazebos constructed on decks attached to the primary house shall be painted to match the trim color of the house, and roofed with shingles that match the house shingles. Free-standing gazebos set away from the house may be painted to match the house trim or finished with a clear finish. Roofing shall match the house or be cedar shake.

APPENDIX A

APPLICATION FOR RESIDENTIAL CONSTRUCTION

PROPERTY STAKEOUT APPLICATION

APPLICATION TO MAKE CONSTRUCTION OR DESIGN CHANGE

APPLICATION FOR LANDSCAPE PLAN APPROVAL

REQUEST FOR FINAL INSPECTION/BOND REFUND

BRICKSHIRE ARCHITECTURAL REVIEW BOARD

APPLICATION FOR NEW HOME CONSTRUCTION

Date: _____

Property Address: _____

Lot and Section: _____

Property Owner: _____

Mailing Address: _____

Phone No. _____ Fax _____ Cell _____

Builder/Contractor: _____

Mailing Address: _____

Phone No. _____ Fax _____ Cell _____

Virginia Contractor's License No. _____

Construction Loan by (name of bank) _____

SQUARE FOOTAGE

Heated Living Area: _____ Covered/Screened Porches: _____

Total Under Roof: _____ Decks: _____

Impervious Site Coverage (Walks, Driveways, Patios, etc.): _____

Brickshire Architectural Review Board

Page 2

APPLICATION FEES - Separate Checks Required

Concept Review Fee:

**Payable to Brickshire Community
Association: \$200.00**

Check No. _____

New Home Review Fee:

**Payable to Brickshire Community
Association: \$750.00**

Check No. _____

Construction Bond:

**Payable to Brickshire Architectural Review
Board : \$4,000.00**

Check No. _____

**Received By: _____
(See attached copy of checks)**

SUBMITTAL CHECKLIST

New Home Application must include the Design Review Fee, the Construction Bond, Site Plan (to include grading plan), Architectural Construction Documents, this completed document and samples (if necessary). The documents will be scaled, at minimum, as follows:

Site Plan	1" = 30'
Floor Plans	1/4" = 1'
Exterior Wall Sections	3/4" = 1'
Building Elevations	1/4" = 1'
Landscape Plan	1" = 30'

The Landscape plan must be submitted within 90 days of final plan approval. It should show all property lines and note existing trees. A separate plant list is required with the common and biological names of the plants, quantities and height (not container size) when installed. Indicate the location of any retaining wall(s).

Brickshire Architectural Review Board
page 3

The site plan should show the locations of the construction dumpster and HVAC unit(s) as well as topography and final grades.

EXTERIOR MATERIALS:

Foundation

Material _____ **Color Name** _____

Manufacturer _____

Exterior

Material _____ **Color Name** _____

Manufacturer _____

Shutter

Material _____ **Color Name** _____

Manufacturer _____

Doors

Material _____ **Color Name** _____

Manufacturer _____

Garage Doors

Material _____ **Color Name** _____

Manufacturer _____

Windows

Type or Series _____ **Color Name** _____

Manufacturer _____

Exterior Trim

Material _____ **Color Name** _____

Manufacturer _____

**Brickshire Architectural Review Board
page 4**

Roof

Material _____ **Color Name** _____

Manufacturer _____

Decks/Railings

Material _____ **Color Name** _____

Manufacturer _____

Patios/Terraces

Material _____ **Color Name** _____

Manufacturer _____

Driveway/Parking Pad

Material _____ **Color Name** _____

Manufacturer _____

Sidewalk

Material _____ **Color Name** _____

Manufacturer _____

Fences/Walls/Screens

Material _____ **Color Name** _____

Manufacturer _____

Front Entry Stairs

Material _____ **Color Name** _____

Manufacturer _____

We, as property owner and contractor, acknowledge and agree that the improvements will be constructed in accordance with plans and specifications which have been approved by the Brickshire Architectural Review Board. We

acknowledge that failure to do so will result in additional Construction Fees per Section 3.16 of the Brickshire Design Standards.

We further acknowledge and agree that:

1. We have read and understand the Covenants and Restrictions and all ARB Design Standards applicable to the property and we will follow and obey said Covenants, Restrictions and Design Standards.
2. We are responsible for completing the project as described by the drawings and specification approved by the Board within the construction time limit per Section 3.13 of the Design Standards.
3. We will maintain a clean construction site at all times and install a job sign, commercial dumpster and job toilet in conformance with ARB guidelines.
4. We are responsible for the conduct of all worker and subcontractors performing service on this project at all times while they are engaged by us.

This Application and Agreement made this _____ day of _____
by:

Property Owner's Signature

Contractor/Builder Signature

FOR USE BY ARCHITECTURAL REVIEW BOARD ONLY

Final Design Approval Date _____ By _____

See Status Memo for comments.

**BRICKSHIRE ARCHITECTURAL REVIEW BOARD
STAKEOUT REVIEW REQUEST**

Date _____ Section _____ Lot No. _____

Property Owner: _____

Address: _____

City, State, Zip: _____

Phone:

Home _____ Work _____ Fax _____ Cell _____

Builder: _____

Address: _____

City, State, Zip: _____

Phone: Office _____ Fax _____ Cell _____

Date lot will be staked for review: _____ (8 a.m.) Confirm the lot is staked and flagged before submitting request. Additional fees may be required for repeat site visits.

Stakeout Instructions:

1. Mark each of the four corners of a rectangular house with a flagged (orange or pink) stake.
2. Flag clearing limits by marking trees to remain. Mark trees at approximately every 20' around the general clearing area, including the driveway. Flag (double wrap) trees to remain within the clearing area.
3. Additional trees may be marked to be saved during the stakeout review.
4. The purpose of the stakeout review is to determine the condition of the roads, curb, gutter, water meter and sewer clean out. If construction is started without a stakeout approval, any damage to these items will be the financial responsibility of the builder/property owner and will be deducted from the compliance bond.

DO NOT CLEAR WITHOUT WRITTEN STAKEOUT REVIEW APPROVAL!!!!

Do not write below this line. For ARB use only.

() Approved as staked () Not Approved () Approved with Changes

Refer to the Status Memo if the stakeout review is Not Approved or Approved with Changes.

Reviewer: _____ Date: _____

The stakeout review is for general conformance with the approved site plan only. Specific dimensional setbacks must be met as approved and are the sole responsibility of the builder to comply. The Brickshire ARB make no representation of granting variances based on the stakeout review should the house be placed in the wrong location. Approval does not relieve the applicant of responsibility for obtaining all other necessary permits and compliance with applicable zoning and building codes.

Brickshire Community Association, 10100 Kentland Trail, Providence Forge, Virginia 23140
Phone (804) 966-1599, Fax (804) 966-8372

**BRICKSHIRE ARCHITECTURAL REVIEW BOARD
APPLICATION TO MAKE CONSTRUCTION OR DESIGN CHANGE**

Date Prepared: _____ Date Received: _____

Lot Number: _____ Section: _____

Owner: _____ Phone: _____

Architect/Designer: _____

Proposed Change: (Attach revised drawings if necessary)

Reason for Change:

Signed: _____ Date: _____

Applicant

FOR USE BY ARCHITECTECTURAL REVIEW BOARD

Approved

Preliminary Review

Not Approved

Approved with Conditions

Comments: See Status Memo if not approved or approved with conditions or preliminary review.

Brickshire Architectural Review Board Representative

Date

Brickshire Community Association - 10100 Kentland Trail- Providence Forge, VA 23140 - (804) 966-1599

**BRICKSHIRE ARCHITECTURAL REVIEW BOARD
APPLICATION FOR LANDSCAPE PLAN APPROVAL**

Date Prepared: _____ Date Received: _____

Lot Number: _____ Section: _____

Owner: _____ Phone: _____

Mailing Address: _____

Landscape
Architect/Designer: _____

Proposed Installation Date: _____

Include the following:

- Landscape Plan drawn to minimum scale to match site plan.
- A plant list with common and botanical names with quantities and sizes in height and caliper.
- Driveway and HVAC locations.

Signed: _____ Date: _____
Applicant

FOR USE BY ARCHITECTURAL REVIEW BOARD

() Approved () Preliminary Review

() Not Approved () Approved with Conditions

Comments: See Status Memo if not approved or approved with conditions or preliminary review.

Brickshire Architectural Review Board Representative Date
Brickshire Community Association 10100 Kentland Trail Providence Forge, VA 23140 (804) 966-1599

BRICKSHIRE ARCHITECTURAL REVIEW BOARD

11000 Kentland Trail, Providence Forge, VA 23140

Phone 804-966-1599; Fax 804-966-8372

COMPLETION OF CONSTRUCTION - FINAL INSPECTION

DATE:

LOT / NEIGHBORHOOD:

PROPERTY ADDRESS

OWNER:

BUILDER:

MAILING ADDRESS:

A representative of the Architectural Review Board has conducted an inspection of this property and noted the following:

✓for OK, "NO" for not in compliance (see comments), N/A for not applicable

	Curb and Gutter Condition		HVAC located per approved site plan
	All Construction material/equip/trash removed		Deck, Raised Terrace, Porch per plans & Strdrs
	Site layout complies with approved site plan		Clearing of site complies with clearing approval
	All pavement layouts and materials per approvals		New Trees comply with approved plan & size
	Drainage swales and grading per approvals		Lawn is installed and healthy
	House form, materials and colors per approvals		Shrubs / plants per approved landscaped plan
	Front Door per plan or approval		Landscape Accessories per approvals
	Windows, grids, shutters, per plan or approval		Landscape lighting per approvals
	Gas vents comply with Standards		Other:

REVIEWER'S COMMENTS:

Signed for The Brickshire Architectural Review Board

Date

BOD'S REPRESENTATIVE'S COMMENTS:

Signed for the BOD'S Representative

Date

Refund Bond?

Y _____

N _____

APPENDIX B

HOME IMPROVEMENT APPLICATION

BRICKSHIRE ARCHITECTURAL REVIEW BOARD

11010 Kentland Trail, Providence Forge, VA 23140

Phone 804.966.1599; Fax 804-966-8372

Home Improvement Application

Property Address _____

Lot # _____

Section _____

Owner _____

Mailing Address _____

Phone No. _____

Office _____

Fax _____

Cell _____

Note Review Fee Required - Make checks payable to Brickshire Community Association.

	TYPE OF REQUEST (CHECK BOX)	REQUIRED ATTACHMENTS
	HOUSE ADDITION Review Fee \$150.00	1) Plans and elevations of addition showing connection and architectural relationship to house. Identify exterior materials. 2) Site plan showing addition location, main house, distances to property lines.
	EXTERIOR MODIFICATION (changes in materials, ornamentation, etc.) Review Fee \$25.00	1) Scale drawing, of modification or photograph or catalogue information on product. Show where change will be made on house.
	ACCESSORY BUILDING (tool shed, workshop, garage, pool house, gazebo, etc.) Review Fee \$50.00	1) Plans and elevations of structure showing all architectural details. Identify exterior materials. 2) Site plan showing location relationship to main house, distances to property lines.
	PROPERTY IMPROVEMENT (swimming pool, spa, deck, patio, play set, or other pavement, etc.) FENCE/WALL Review Fee \$50.00	1) Plans of improvement. Identify materials. 2) Catalogue information of purchased product (ex. spa). 3) Site plan showing location relationship to main house, distances to property lines.
	FENCE/WALL - Review Fee: \$50.00	1) Elevation drawing of fence type or wall, height, materials. Site plan showing location with fence dimensions.
	COLOR CHANGE - Review Fee \$25.00	1) Paint chips or samples of finished product
	LANDSCAPING & ACCESSORIES (water features, arbors, etc.), PLAY STRUCTURES, SATELLITE DISHES -Review Fee \$25.00	1) Landscape plan with all new materials and sizes identified. 2) Photo or cut sheet of play structure. 3) Site plan showing proposed location of structure or dish.

DO NOT SIGN - Office Use Only

Application: Approved as Submitted

Not Approved

Approved with Limiting Conditions (see memo)

Preliminary Review

Signature: _____

Date: _____

(for the Architectural Review Board)

Approval is limited to design criteria established by the Brickshire Architectural Review Board and should not be interpreted as approval of any variation from restrictions or conditions imposed on the property owner by New Kentd County. Approval of siting does not necessarily imply compliance with county zoning requirements.

Brickshire Design Standards (Revised October 2008)

APPENDIX C SETBACK REQUIREMENTS

Each neighborhood in Brickshire is governed by different setback requirements. These setbacks determine the distance from each house to the street, adjacent homes, water features, and the golf course. Setback requirements are as follows in these guidelines.

All building and accessory structures (dog runs, dog houses, play structures, out building, gazebos, patios, decks, terraces, and swimming pools) shall be placed on the lot within the required setback lines. All new construction shall be subject to a setback inspection by the Board. Failure to comply with setback requirements shall result in forfeiture of construction bond and/or a hold on future permits. The amount of fine for each violation shall be left to the discretion of the Board.

The property owner or their representative may require a variance from an existing setback line. Variances will be granted if the Board determines that the setback presents an undue hardship. The Board will grant or deny all variance requests in writing.

	Planning Requirements
--	-----------------------

Lot Type	Min. House Size - Square Ft.	Max. Bldg. Coverage % of Lot	Max. Bldg. Height	Side Corner Setback	Rear Setback	Yard Maintenance Easement*	Front Setback	Side Setback
Lakefront	2000 (2400 if 2 story)	35%	35'	20'	25'	20'	35'	10'
Golf Course	1800 (2200 if 2 story)	35%	35'	20'	40'	20'	35'	10'
Typical	1800 (2200 if 2 story)	35%	35'	20'	25'	-0-	35'	10'
Villa	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Note: All work shall be in compliance with the Chesapeake Bay Act.

* all Lakefront and Golf Course lots shall have a 20' maintenance easement within the yard setback requirements.

TBD - To be determined. Villa lots are a sub-association within the Brickshire Homeowners Association.

APPENDIX D

MINIMUM PLANT SIZES

Plant Material Type	Minimum Size at Time of Installation	Minimum Branch Spread
Deciduous:		
-Shade/Street Trees	10' height and 1-1/2" caliper	
Flowering/Ornamental		
- single-stem	8' height and 1-1/4" caliper	
- multi-stem	8' height and 1-1/4" caliper	

SHRUBS

Deciduous	24" height or spread	N/A
Evergreen	18" height or spread	N/A
Accent:	4-5' height	Full

RECOMMENDED LANDSCAPE MATERIALS SHADE TREES

SPECIES	COMMON NAME	DROUGHT TOLERANT	PREFERRED STREET TREE
Acer rubrum	Red Maple	✓	✓
Fraxina americana	White Ash	✓	✓
Fraxinus pennsylvanica lanceolata	Green Ash seedless variety	✓	✓
Fraxinus pennsylvanica Marshall - seedless	Marshall Green Ash	✓	✓
Planatus acerifolia	London Plane - Tree (Sycamore)		✓
Quercus alba	White Oak	✓	✓
Quercus coccinea	Scarlet Oak	✓	
Quercus palustris	Pin Oak	✓	✓
Quercus phellos	Willow Oak	✓	✓
Quercus rubra maxima	Eastern Red Oak	✓	
Zelkova serrata Green Vase	Green Vase Zelkova	✓	✓

ORNAMENTALS

SPECIES	COMMON NAME	DROUGHT TOLERANT
Cercis canadensis	Redbud	
Chionanthus virginicus	White Fringe Tree	
Cornus florida varieties	Flowering Dogwood	✓
Cornus kousa varieties	Korean Dogwood	
Lagerstroemia indica	Crape Myrtle	✓
Magnolia soulangeana	Saucer Magnolia	
Magnolia stellata	Star Magnolia	
Prunus cerasifera pissardi	Purple Leaf Plum	
Prunus serrulata-Kwanzen	Sekiyama Cherry	
Vitex angus-castus	Chaste Cherry	
Betula nigra	River Birch	

EVERGREEN TREES

SPECIES	COMMON NAME	DROUGHT TOLERANT
Cupressocyparis leylandii	Leyland Cypress	✓
Ilex opaca	American Holly	✓
Juniperus virginiana	Virginia Red Cedar	✓
Magnolia grandiflora	Southern Magnolia	✓
Magnolia virginiana	Sweet Bay Magnolia	
Pinus nigra	Austrian Pine	✓
Pinus taeda	Loblolly Pine	✓
Tsuga caledonia	Canadian Hemlock	
Tsuga caroliniana	Carolina Hemlock	

ACCENT SHRUBS

SPECIES	COMMON NAME	DROUGHT TOLERANT
Ilex - Nellie R. Stevens	Nellie R. Stevens Holly	
Ilex opaca - Forsteri	Foster American Holly	✓
Buxus sempervirens	American Boxwood	
Ilex cornuta - Burford	Burford Holly	✓
Ilex vomitoria	Yaupon Holly	✓
Osmanthus heterophyllus	Holly Osmanthus	
Pieris japonica	Japanese Andromeda	

Viburnum rhytidophyllum	Leatherleaf Viburnum	✓
Viburnum tines	Laurestinus Viburnum	

MEDIUM DECIDUOUS SHRUBS

SPECIES	COMMON NAME	DROUGHT TOLERANT
Azalea calendulaceae	Flame Azalea	
Azalea nudiflorum	Pinxter Bloom	
Berberis thunbergii	Japanese Barberry	✓
Calcanthus floridus	Carolina Allspice	
Chaenomeles lagenaria	Japanese Flowering Quince	✓
Clethra alnifolia	Sweet Pepperbush	
Deutzia gracillis	Slender Deutzia	
Forsythia intermedia	Forsythia	
Hydrangea quercifolia	Oakleaf Hydrangea	
Ilex verticellata	Winter Berry	
Spiraea thunbergii	Baby Breath	
Syringa persica	Persian Lilac	
Viburnum carlesi	Fragrant Viburnum	
Weigela floribunda	Crimson Weigela	

MEDIUM EVERGREEN SHRUBS

SPECIES	COMMON NAME	DROUGHT TOLERANT
Abelia grandiflora	Glossy abelia	✓
Azalea varieties	Azalea (hardy evergreen)	
Buxus microphylla japonica	Japanese Boxwood	✓
Cotoneaster horizontalis	Rockspray Cotoneaster	
Ilex cornuta - Burfordii nana	Dwarf Burford Holly	✓
Ilex crenata	Japanese Holly	
Ilex vomitoria nana	Dwarf Yaupon Holly	✓
Juniperus	Junipers	✓
Kalmia latifolia	Mountain laurel	
Myrica cerifera	Wax Myrtle	✓
Nandina domestica	Nandina	✓
Pyracantha coccinea	Scarlet Firethorn	✓

DWARF SHRUBS/GROUND COVERS

SPECIES	COMMON NAME	DROUGHT TOLERANT
Cotoneaster salicifolius lowfast	Willowleaf Cotoneaster	
Juniperus chinensis - Plumosa Compacta	Compact Andorra Juniper	✓
Juniperus conferta	Shore Juniper	✓
Liriope muscarli	Lilyturf	✓
Liriope spicata	Creeping Lilyturf	✓
Azalea dwarf	Dwarf Azalea	

APPENDIX E
ILLUSTRATIONS

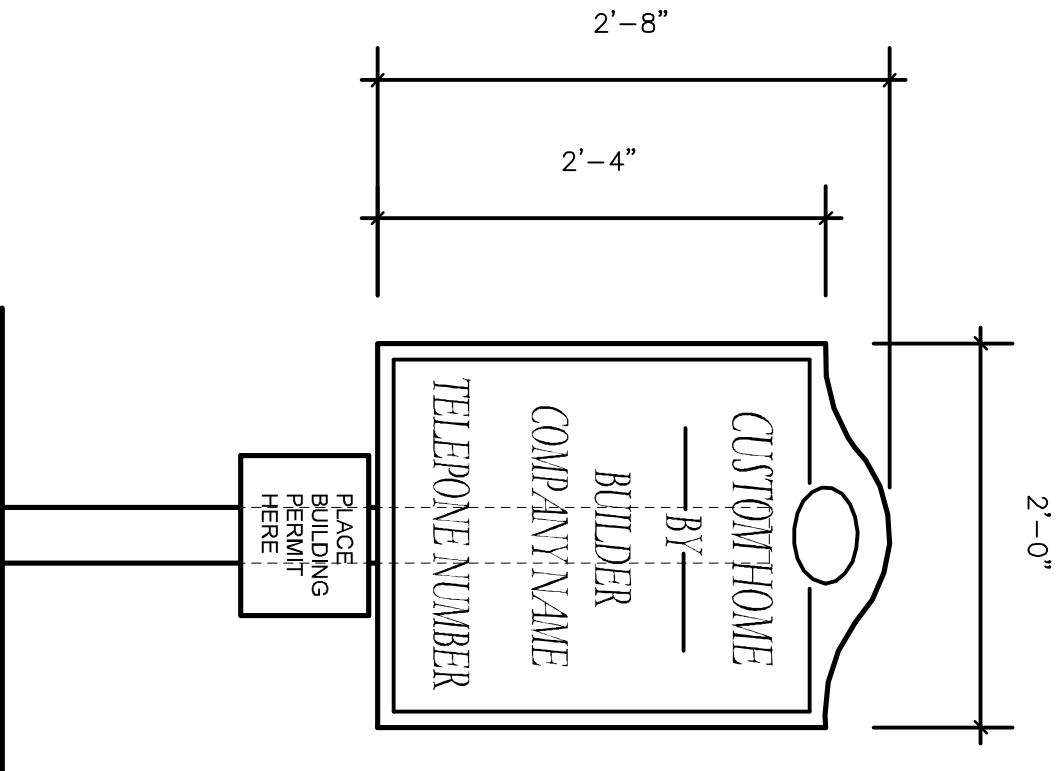
2.5.4a CONSTRUCTION SIGN

2.6.1 DRIVEWAY WIDTH REDUCTION FOR STREET FACING GARAGES

2.9.1 PERMITTED FENCE STYLES

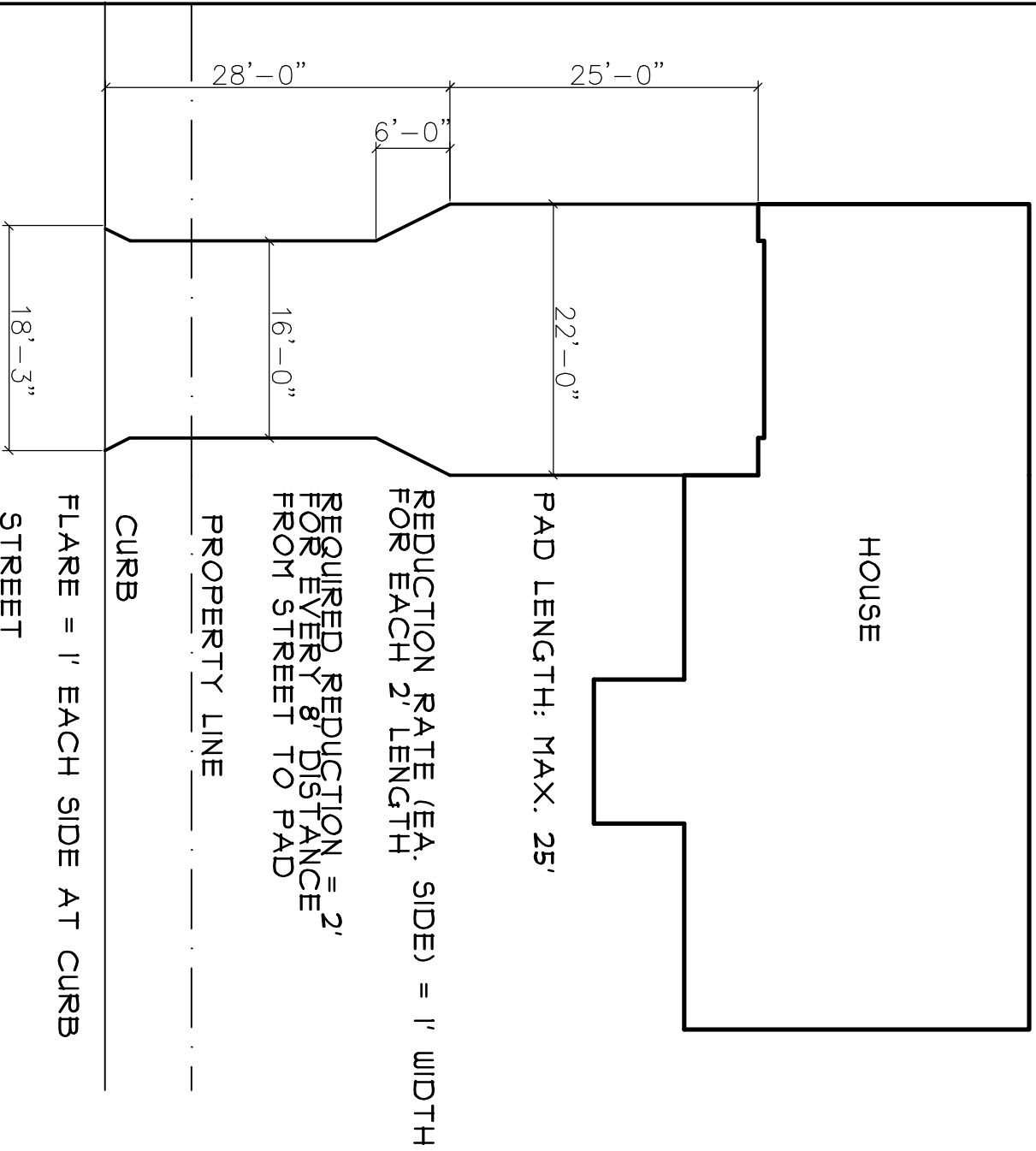
2.9.3a PERMITTED FENCE LOCATIONS N REAR YARD

2.9.3b FENCE LOCATIONS IN YARD FACING
GOLF COURSE, AMENITY OR ROAD



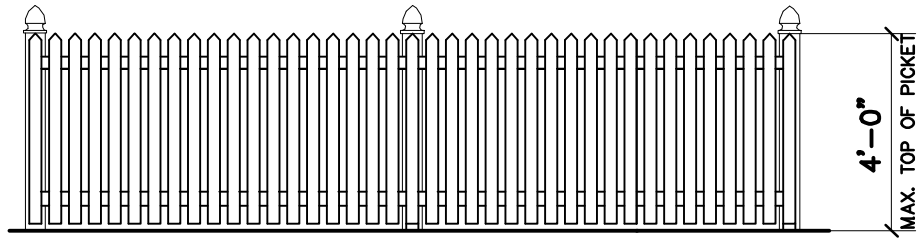
Brickshire Illustration 2.5.4a

PERMITTED CONSTRUCTION SIGN

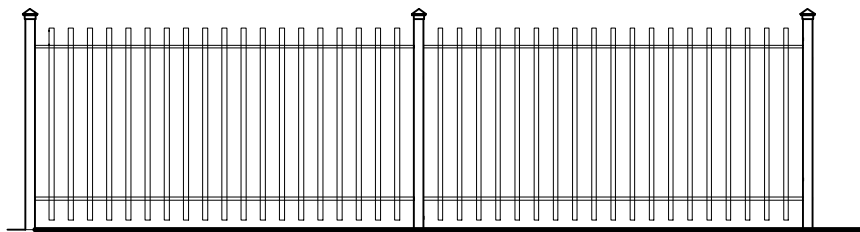


EXAMPLE DRIVEWAY ILLUSTRATION NO SCALE

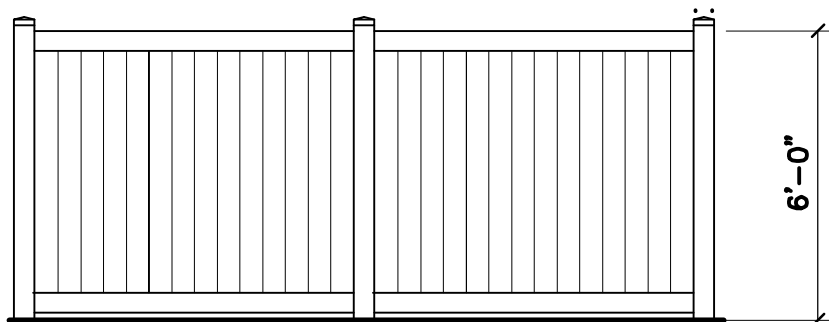
IN THIS EXAMPLE, THE 28' DISTANCE FROM THE STREET TO THE PAD CONTAINS THREE 8' LENGTHS (24'), A PARTIAL LENGTH DOES NOT COUNT, THE THREE 8' LENGTHS REQUIRES A TOTAL 6' REDUCTION IN WIDTH (22' - 6' = 16').



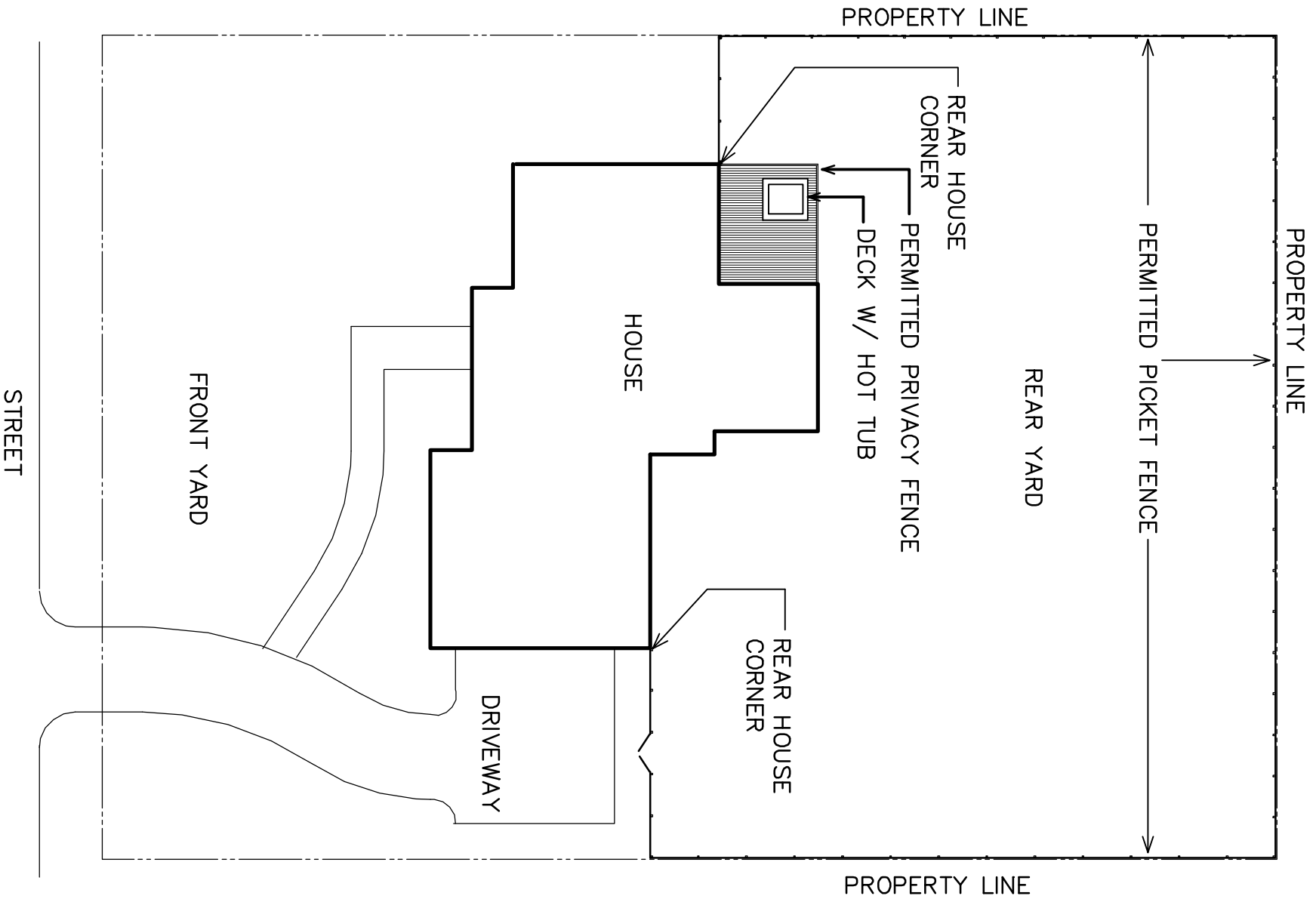
EXAMPLE PICKET FENCE (WOOD OR PVC)



EXAMPLE ORNAMENTAL METAL PICKET FENCE

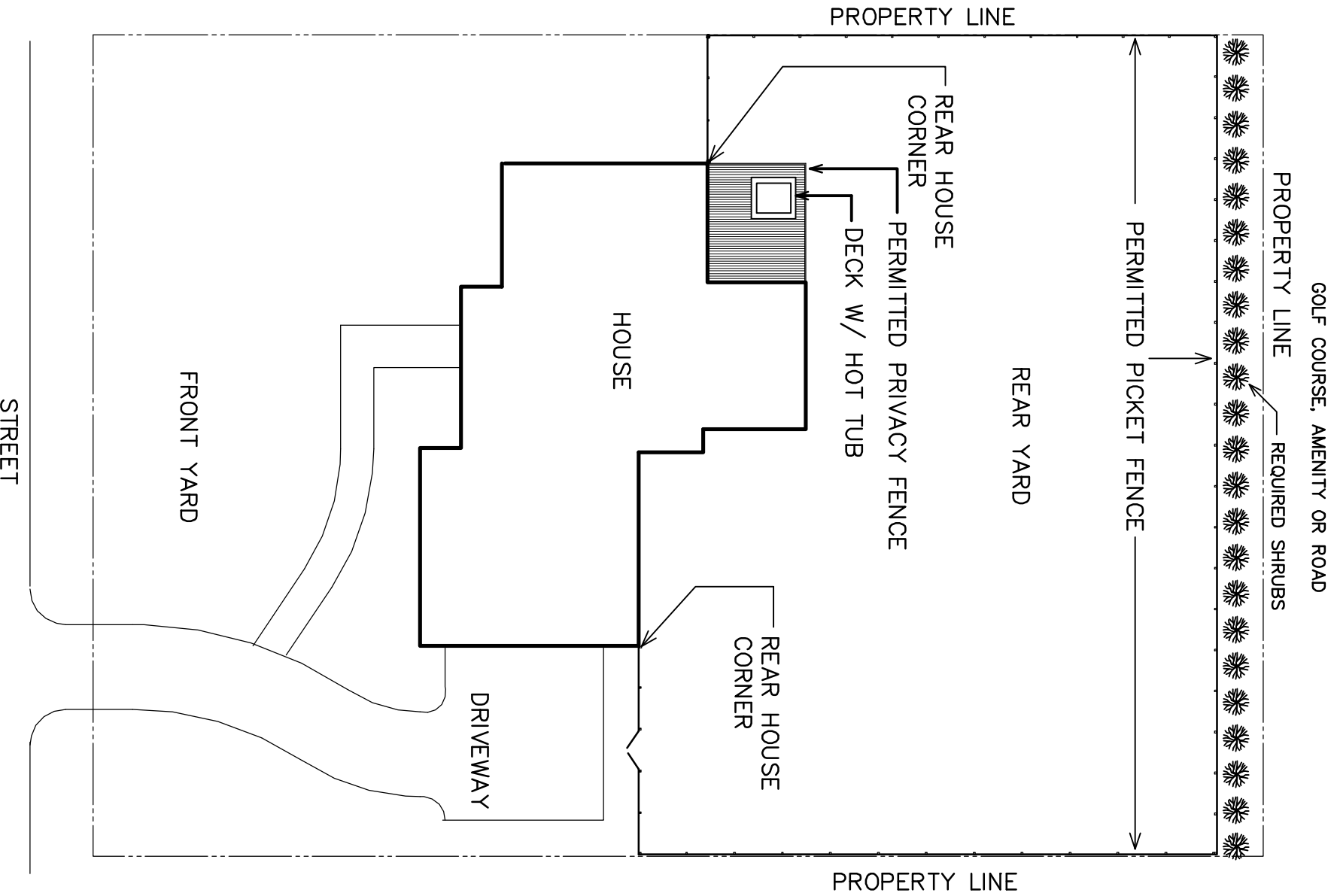


EXAMPLE PRIVACY FENCE (WOOD OR PVC)



Brickshire Illustration 2.9.3a

PERMITTED FENCE LOCATIONS



APPENDIX F

DESIGN STANDARDS FOR SECTION R - THE SANCTUARY

**Architectural Guidelines
&
Development Criteria
For Section R - Brickshire
Revised March 16, 2005**

Streetscape: Porches will be required on a majority of the spec homes. Tree-lined streets, streetlights, houses easily accessible to street, harmonious architectural style, mixture of brick and siding (primarily vinyl) on houses.

I. Lot Development Standards:

- A. Setback and Lot Coverage: Minimum 40 ft. setback from right-of-way to garage. The side setbacks are 10' on each side and 25' in the rear.
- B. Driveways and Parking Areas: Aggregate, no asphalt.
- C. Base Construction: Brick foundations on all homes unless other material approved by the ARB.
- D. Walks and Terraces: All required walkways are to be hard surface and will be brushed or aggregate concrete.
- E. Lighting: Front yard lamp post is standard - placement to be indicated in landscaping plan.
- F. Landscaping: Builder to submit a typical landscape plan, which will represent a budget of \$1500, not including sod, mulch or labor. Sod is required from the street to the rear plane of the house. Irrigation systems required in all yards except rear yards.
- G. Mechanical - Electrical: Required screening of heat pumps and trash containers may be finished or unfinished (salt treated) board fence enclosures, or lattice properly framed and supported, level and plumb. Objects may be screened on all sides with one 3' wide opening not visible from the street. The height of the screening enclosure shall be at least the height of the object being screened.

II. Architectural Design Standards:

A. Heated Square Footage:

1. 2000 sq. ft. minimum for one level.
2. 2100 sq. ft. minimum for one and a half story.
3. 2400 sq. ft. minimum for two story.

B. Roof Pitch:

1. 6-1/2/12 for one story.
2. 8/12 for two story.
3. 12" overhang on all gable eaves on front elevations only.

C. Architectural Detailing:

1. Returns on all gables wrapped on front elevation of house, partial or full return. Cornice to frieze board, eave and fascia on the front elevation, two member cornice on sides and rear, except for those houses where the side or rear is visible from Kentland Trail.
2. Columns and Bases: Must be 6" box or 8" round columns with base and cap.
3. Porches: 6' minimum depth on brick piers with framed, painted lattice to the ground. Brick piers to be 12" x 12" or full underpinning with finished materials to match the house.
4. Decks: To be built on minimum 6" x 6" supports with lattice required underneath unless the deck is less than 2' or more than one story from the ground.
5. Steps: Brick, slate or stone masonry or painted wood with closed risers which are painted the same color as the band board on the porch, if a wood porch is used.
6. Direct vents fireplaces must have foundations except at the rear of the house, excluding those lots that back up to or are parallel to Kentland Trail.
7. Bay Windows: Must have foundations when on the side or front of the house.
8. Garage Doors: Garage door detailing shall be consistent with architectural style of the houses and may be steel paneled door. Front entry garages are required to have window lites in the top row.

9. Driveway: No driveway pavement may be closer than 3' to the property line at the parking pad and 5' at any other point.
10. Mailboxes: The standard Brickshire mailbox is required. Mailboxes may be ordered from the Association office.

III. Exterior Materials:

- A. Roof Material: 30 year dimensional shingle, medium or dark shades and subject to ARB approval. Recommend deep browns or grays.
 1. Visible roof flashing shall be copper or pre-finished to match adjacent building material color.
 2. Attic ventilators and other roof penetrations shall be low profile designs. Houses that back up to Kentland Trail shall have any roof penetration pre-finished or painted to match the roof of the house.
 3. No roof penetrations shall be visible above the ridge line of the roof (from a perspective of 10' from the front of the house), nor shall they be located on the front plane of the house.
 4. Skylights will not be approved for the front plane of the house.
- B. Exterior Walls: Vinyl (minimum nominal thickness of .044±), stone, brick, dryvit or Hardiplank. Will require color approval by the ARB. Stepped down siding will be permitted in Section R only.
- C. Exterior Trim: Vinyl, wood or aluminum. Will require color approval by the ARB.

Notes: Commercial trash containers will be required on each home site during construction and the site must be kept clean at all times.

EXHIBIT C

Activities & Association Center

Renovation of Existing Great Hall, Fitness Center, & HOA - 2,685 SF \$160,000
(@ \$60.00/SF +/-)

Activities & Association Budget \$160,000

Owners Clubhouse

Renovation of Existing Owners Clubhouse – 1,760 SF \$ 50,000
(@ \$30.00/SF +/-)

New Decks, Steps, Railings & Terraces \$ 25,000
(By Allowance)

Owners Clubhouse Budget \$ 75,000

Poolhouse & Pool

Renovation of Existing Poolhouse - 584 SF \$ 10,000
(@ \$20.00/SF)

Poolhouse Addition – 300 SF +/- \$ 20,000
(@ \$60.00/SF +/-)

Adult Deck, Privacy Fencing & Sun Structure \$ 30,000
(By Allowance)

Children's Pool \$ 40,000
(By Allowance)

Children's Playground & Park \$ 100,000
(By Allowance)

Pool Deck, Fencing, & Lighting \$ 50,000
(By Allowance)

Poolhouse & Pool Budget \$250,000

Village Green

Village Green \$ 20,000
(by allowance)

Village Plaza & Amenities \$ 30,000
(by allowance)

Village Center Parking Lot \$ 175,000
(by allowance)

Village Center Landscaping, Signage & Lighting \$ 50,000

(by allowance)	
Owners Club Promenade	\$ 25,000
(by allowance)	
Tennis Viewing Stand	\$ 15,000
(By Allowance)	
Village Green Budget	\$315,000

Colonial Trail

Pond Band Stand	\$ 25,000
(By Allowance)	
Pond & Owners Clubhouse Shelter	\$ 25,000
(by allowance)	
Demo Metal Railing & Softscape Enhancements	\$ 30,000
(by allowance)	
Trail Lighting & Landscaping	\$ 40,000
(by allowance)	
Signage & Amenities	\$ 10,000
(by allowance)	
Pond Terracing/Edging & New Fountain	\$ 25,000
(by allowance)	
Colonial Trail Budget	\$155,000

Recreational Activities

Park Shelter Enhancements	\$ 10,000
(by allowance)	
Park Trail Enhancements & Features	\$ 20,000
(by allowance)	
Park Playground & Court Enhancements	\$ 60,000
(by allowance)	
Park Amenities, Signage & Lighting	\$ 15,000
(by allowance)	
Park Parking Area	\$ 20,000
(by allowance)	
Community Trail Network, Signage & Dog Walk	\$ 75,000
(by allowance)	
Recreational Activities Budget	\$200,000

TOTAL BUDGET	UPLOADED	
	4/9/2021	
		\$1,155,000