

THE GOVERNOR'S LAND AT TWO RIVERS

HANDBOOK of DESIGN STANDARDS AND MAINTENANCE GUIDELINES FOR PROPERTIES & RESIDENCES

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ARTICLE I: POLICIES AND PROCESS

1.1 PHILOSOPHY OF DEVELOPMENT

1.1.1 PHILOSOPHY OF THE GOVERNOR'S LAND:

The Governor's Land at Two Rivers is designed to be an exceptional riverfront community. The homeowner association, The Governor's Land Foundation (GLF), is committed to respecting the environmental significance and historic nature of the site. Blended into the natural beauty of this site the homes present the timeless elegance that comes from the careful use of classical design elements in the facades. The architectural review process encourages a consistency in character and quality of all the homes developed, while promoting variety and individuality in specific home designs. It also encourages a strong visual sense of "community" in the streetscapes and front yards, while preserving privacy and individual settings in the rear yards. Only a high quality of architecture and landscape design will be approved to create a context in which individual tastes are not sacrificed but blended in a way to protect overall property values. To accomplish these goals, protective Covenants and these Standards were established. These Standards were developed to provide homeowners the maximum longevity of their investment.

1.1.2 PRINCIPLES OF GOOD DESIGN:

The standards and criteria developed in this book are based on the following general principles of design qualities for planned communities. The Governor's Land Foundation uses these principles as the basis for review of any improvement that is not otherwise addressed by more specific criteria in this book. These principles include:

PRESERVE ENVIRONMENTAL QUALITY:

Approval for clearing and alteration of existing lots should be made only for approved structures, site improvements, landscaping, and access, and should 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.

CREATE A BALANCE OF COMMUNITY AND PRIVACY:

Each structure or site improvement should be located and oriented to create a proper setting within each lot, consistent with the density and setbacks of the community, to create a harmonious streetscape in relationship to other structures, and to protect the privacy of the general level enjoyed by other members of the community.

ENCOURAGE CONTEXTUAL DESIGN:

Every structure should be of a size and use that is consistent with the standards applicable to the community. All structures and site improvements should be designed in styles, shapes, sizes, massing, and colors to be of good proportions, well balanced, and appropriate to this community.

MAINTAIN HIGH APPEARANCE STANDARDS:

All improvements to any lot in a neighborhood should meet minimum standards of design and material quality consistent with the level of quality established for the community. The exterior of each structure should consist of a selection 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.

1.2 AUTHORITY TO ESTABLISH STANDARDS AND CONDUCT DESIGN REVIEW

1.2.1 THE DECLARATION:

When a lot is purchased in the Governor's Land at Two Rivers, the deed states that the title is subject to restrictions of record that run with the land. All lots in The Governor's Land are covered by the *Declaration* for The Governor's Land. Article 9 of this *Declaration* describes architectural review by the Architectural Review Committee (ARC) and design standards developed and administered by the ARC. Please read the entire *Declaration* carefully and save it for future reference.

1.2.3 THE HANDBOOK:

This Handbook provides a clear method for review and approval of architecture, landscaping, and siting prior to starting construction as well as later revisions (additions, alterations, etc.). There is a description of the review process, details of site and architectural design standards, and procedures and standards for construction activities. The *Handbook* is designed to be a "living document". It will be updated from time to time by the ARC and approved by the GLF Board to address concerns of The Governor's Land community or to update procedures and standards. The *Handbook* may also be amended by design standards or guidelines issued by the Board of Directors of The Governor's Land Foundation governing a specific neighborhood of The Governor's Land.

1.2.4 THE ARCHITECTURAL REVIEW COMMITTEE:

The Governor's Land Architectural Review Committee (ARC) was 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 ARC is to interpret the goals of the community and these Standards as they relate to each design submittal. The ARC shall judge compliance with these Standards in questions of appearance, aesthetics, or infringement by design upon the rights of other residents. The ARC has the absolute and exclusive right to reject any site, building, or landscaping plan and specifications that are not desirable in its opinion for any reason, including purely aesthetic reasons.

This Board reviews conceptual designs, house plans, site plans, and landscape plans for compliance. It also reviews later additions or changes to existing structures and approved landscape design. Minor landscape modifications such as plant replacements, extensions of planting beds and additional rear yard planting beds, **excluding** any hardscape elements or edging, will not require ARC approval but must conform to the Standards.

Members of the ARC are homeowners appointed by the Board of Directors. A professional architect assists members.

1.2.5 THE COVENANTS COMMITTEE:

The Covenants Committee is charged with ensuring that covenant compliance is ongoing throughout the community after the initial construction of a home is complete. As with the ARC, members of the Covenants Committee are homeowners appointed by the Board of Directors.

1.2.6 AMENDMENTS AND DELETIONS:

The Governor's Land Foundation reserves the rights to modify, add to, or delete from any specific section of The Governor's Land Standards from time to time. The Board of Directors must ratify all changes prior to incorporation into these Standards.

1.3 GRANDFATHERED STANDARDS

1.3.1 PRIOR APPROVALS GRANDFATHERED:

All new homes and modifications constructed in accordance with approved applications prior to the issue date of these *Standards* shall be deemed in compliance with the standards of The Governor's Land Foundation, even if the standards have changed.

1.3.2 CURRENT CONSTRUCTION GRANDFATHERED:

Any application approved prior to the issue date of these standards, and for which construction has not yet been completed, shall remain valid for six (6) months from the application date. If construction has not begun within this period, the approval has lapsed and the application must be re-submitted for review. These applications will be reviewed under the current Standards.

1.3.3 NON-APPROVED CONSTRUCTION IN VIOLATION:

Any existing construction, which has not been reviewed and approved by the ARC, is not in compliance with the Covenants of The Governor's Land Foundation. These improvements must be submitted for review by the ARC. Review will be based on these current Standards. Non-approved construction is a violation of the Declaration. The Foundation reserves the right to enforce the Declaration in such cases, including legal enforcement to require corrective action to remove such construction or bring it into compliance.

1.4 RESPONSIBILITY FOR OBTAINING APPROVALS

1.4.1 PROPERTY OWNER IS RESPONSIBLE:

Each property owner within The Governor's Land 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 Foundation prior to making the improvements to maintain compliance. This is true regardless of whether 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 Foundation, approvals and permits (such as a building permit) may be required by the county. It is not the responsibility of the Foundation, or the ARC, to obtain county permits, or to provide any guarantees or waive any legal requirements for compliance with any state or county law, with the Declaration or with these Standards.

1.5 THE NEW HOME REVIEW PROCEDURE

1.5.1 GENERAL:

The procedure for review of new home development includes review of the siting of the home, the architecture of the home, and the final landscaping of the lot. The procedure consists of six (6) steps: the Concept Review, the Preliminary Review, the Final Plan Review, the Landscape Plan Review, the On-Site Stake Out Inspection, and the Final Completion Inspection. All Reviews take place during regularly scheduled ARC meetings. The inspections are by appointment with ARC staff. Contact the Foundation office for meeting times and submittal dates.

1.5.2 STEP ONE: CONCEPT REVIEW:

This meeting should be scheduled **before** the architect or builder begins final drawings on a home. The purpose of the Concept Review Meeting is to review the *Design Standards and Guidelines for Homebuilding*, and to discuss design ideas for the specific home and lot. **The property owner(s) is strongly urged to attend in person.** He or his representative should provide the following:

- a) The Pre-Design Data Sheet (*Appendix C*);

- b) Design sketches, photographs, printed material, or anything else that helps describe the proposed house (Please provide copies for ARC record);
- c) A conceptual site plan indicating the location of the proposed house and its relation to the building envelope;
- d) Questions about the design standards, construction procedures, or review process;
- e) The architect or builder, if selected; and/or
- f) A letter authorizing the builder/architect to act on the property owner's behalf, when the owner is unable to attend.

The ARC will offer recommendations that will help bring the concept design into conformance with the *Design Standards*. Recommendations may also be made for siting the home on the lot, landscaping, dealing with any environmentally-sensitive areas on the lot, and respecting the view from the proposed home and lot. A written summary of the Concept Review Meeting and any further recommendations from the ARC will normally be sent to the property owners within five (5) working days after the meeting.

1.5.3 STEP TWO: PRELIMINARY REVIEW:

Prior to clearing the lot or starting construction, architectural plans for the proposed home must be submitted to the ARC for review (See Section 1.8.2). If desired, the property owner may have the architect or builder present this application on his/her behalf. Attendance by the applicant or his representative, while encouraged, is not required. The Preliminary Review Submission must include the following:

- a) Completed Application Forms (*Appendix C*);
- b) Payment of fees and bonds (see Section 1.7). All fees must be paid, and submittal requirements complete prior to ARC Review of submissions. Additionally, the lot owner must be current on all Governors' Land Foundation assessments.
- c) Two (2) copies of preliminary site plans. For all lots bordering on the golf course, the golf course maintenance superintendent or designated representative must review the site plans. This review is to verify that the course maintenance supervisors have reviewed any ground water drainage from the site that would impact the golf course.
- d) Two (2) copies of preliminary architectural drawings

At this stage the ARC will review the design for overall compliance with these Standards and general aesthetic goals for the Governor's Land and any specific standards for the neighborhood. Submittals that generally meet all criteria on which they are judged, will be recommended for Final Plan Review, with any required changes or conditions that must be met on the final plans. Incomplete submittals or submittals which materially fail to meet the basic criteria on which they are judged, will be required to be resubmitted for Preliminary Review until they are satisfactory for advancement to Final Plan Review.

Before the Preliminary Review the Foundation office will notify owners of property in the same platted area as the applicant's lot of the pending application. Property owners in that platted area may review the site plans and exterior elevations and submit written comments for ARC consideration. The Governor's Land Foundation assumes neither responsibility, beyond a good faith effort in mailing the notice, nor liability, if all affected property owners do not receive notice.

The ARC may have new site plans and or revised landscape plans of all lots abutting the golf course reviewed by the golf green committee chair or designated representative. This process is to address issues on the site that would adversely impact the golf course.

1.5.4 STEP THREE: FINAL PLAN REVIEW:

The ARC will review the final version of the house and site plans, ensuring that all required corrections, changes or revisions are reflected. The Final Review Submissions must include the following: *(See Final Submission Checklist - Appendix C)*.

- a) Two (2) complete sets of final, permit-ready architectural drawings
- b) Two (2) sets of site plans
- c) Samples of finish exterior materials and colors

The ARC will communicate its decision to the property owner in writing (See Section 1.11). The final approval letter will set the date for Landscape Plan submission.

1.5.5 STEP FOUR: ON-SITE STAKE OUT INSPECTION:

Upon securing Final Plan Approval, the applicant may then prepare the site for clearing and construction by staking out the location of the proposed house, driveway, and clearing limits. No clearing or site work can begin until ARC staff has walked the lot with the builder (by appointment) and given approval to begin construction.

1.5.6 STEP FIVE: LANDSCAPE PLAN REVIEW:

The date for the Landscape Plan Review will be set at the time of Final Plan Review and will be approximately eight months after Final Plan approval is given. The property owner will be notified of the due date for landscape plans in the Home Approval Letter. The following requirements must be met for this review:

- a) The landscape plan must include names of plant materials, the number and size of each variety to be planted.
- b) The landscape plan must show the location of the HVAC equipment, utility boxes, transformer box, proposed fencing, and walls or terraces.

1.5.7 STEP SIX: FINAL COMPLETION INSPECTION:

At the completion of construction and installation of final landscaping, the Applicant shall contact the Foundation office and request a Final Completion Review. An ARC representative will conduct a final inspection of the completed work and verify that it complies with all approvals and approved plans. This does not constitute a warranty of any kind with respect to quality of construction or improvement to the lot, nor an express approval of any variance not specifically approved by the ARC. Subject to review by the ARC, bonds will be returned upon completion of this inspection.

1.6 HOME IMPROVEMENT REVIEW PROCEDURE

1.6.1 REVIEW PROCEDURE:

Review of applications for home improvement projects will follow steps two (2) and three (3) of the New Home Review process described above. Exterior home improvement projects are subject to notification of contiguous neighbors for review and comment.

1.7 REVIEW FEES AND BONDS

1.7.1 NEW HOME REVIEW FEE:

The Governor's Land Foundation charges a fee for Architectural Review, payable at the time of the Preliminary Review. This fee covers the clerical administration, architectural and engineering fees.

1.7.2 NEW HOME CONFORMANCE BOND:

The Foundation will collect a Conformance Bond at the Final Review as partial assurance that: 1) the homeowner/builder will comply with the requirements of the Declaration and Guidelines for Homebuilding; 2) erosion and sediment controls are installed and maintained,

3) the lot is kept clean of trash and debris, and 4) drainage ditches and other improvements are operable, maintained and restored to their proper conditions after construction is complete. Upon application to the ARC for refund of the conformance bond deposit at the end of construction, the ARC designee will inspect the home site. If, in the Board's opinion, the home site is considered satisfactory, and the construction conforms to the documents approved by the ARC, the deposit will be promptly refunded.

1.7.3 CONSTRUCTION COMPLIANCE BOND:

At the time of the Final Review, the homeowner or builder shall deposit a Compliance Bond for the purpose of ensuring that all rules and regulations stated in Article II, "Construction Standards and Procedures" are adhered to during construction. At the end of construction, if the home site has been maintained in a satisfactory condition and the completed home site is considered satisfactory, the bond will be promptly refunded.

1.7.4 NON-COMPLIANCE REVIEW FEE:

An ARC Review fee will be levied for unapproved changes made to the approved design during the construction process.

1.7.5 HOME IMPROVEMENT FEES:

An Architectural Review Fee will be charged for the Review of additions, accessory buildings (storage sheds, workshops, etc.), gazebos, or other major site improvements such as swimming pools. No fees will be required for minor improvements and modifications. The compliance bond will be required of additions and alterations, unless waived by the ARC.

1.8 PREPARATION OF SUBMITTALS

1.8.1 SUBMITTALS TO BE COMPLETE AND ACCURATE:

Submittals prepared for consideration by the ARC must be complete and accurate. Submittals for design review must include drawings prepared as described below. The ARC requires that color chips accompany color applications. All information requested on the application form needs to be furnished. The ARC will not review applications that are incomplete or inaccurate.

1.8.2 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, may result in rejection of an application. Applications rejected for insufficient information must be re-submitted for the same review step until accepted. The ARC, at its discretion, may accept plans that are marked-up in red with late changes to design features. However, the ARC may require that the marked-up sheets be corrected and revised and re-submitted. Submit the required number of copies as specified under each review step heading (see Section 1.5). Minimum requirements for each type of application are listed below:

NEW HOMES:

Site Plan: Scale - 1" = 20'. Drawings must show property lines, building setback lines, landscape setback lines, easements, Resource Protection Areas- (RPAs), property dimensions, house, driveway, and walks location (show distances of house from property lines), HVAC, grinder pump and utility box locations; topography, and drainage pattern. Show also any proposed fencing, walls, or retaining walls and any other anticipated property improvements. Designation of the construction trash bin, silt fencing, screening fence, driveways and parking pads must also be clearly drawn on the site plan.

Note: The site plan should also show the corners of existing or planned houses on the adjacent lots on either side of the applicant's lot.

House Plans: Scale - 1/4" = 1' -0". Drawings shall include Foundation Plan, Floor Plans and Exterior Elevations (show actual grade level), and Exterior Wall and Cornice Details.

Indicate finish materials and show any roof vents larger than standard plumbing or gas appliance vents.

Finishes: Color chips of exterior paint colors, finish roofing sample of material and color, samples of brick or stone including mortar color.

Landscape Plans: (Submitted at time set by ARC) Minimum scale 1" = 20' same as site plan, showing all plant locations, locations of existing mature vegetation to be saved, sod areas, planting beds, and pavements. Indicate all proper plant names, sizes, and quantities.

ADDITIONS:

Site Plan: Scale - 1" = 20'. Show existing house, addition location and distances from addition to property lines. Show any trees to be removed and any changes in landscaping.

Plans: Scale - 1/4" = 1'-0". Include foundation plan, floor plan(s) and all exterior elevations of the addition including portions of the existing house. Indicate all finish materials.

ACCESSORY STRUCTURES:

Site Plan: Scale - 1" = 20'. Show location of new structure and existing house, with distances between each, distances to property lines, and tree(s) if any to be removed.

Plans: Floor plan, foundation plan, and all exterior elevations. Indicate finish materials.

OTHER SITE IMPROVEMENTS:

Site Plan: Scale - 1" = 20'. Show location of improvement, existing structures, distances to property lines, tree(s) if any to be removed.

Plans: Plans of Improvement (ex: deck, patio, swimming pool, etc.), and details of any vertical structures or elements.

FENCES:

Site Plan: Scale - 1" = 20'. Show location, extent of fence, and tree(s) if any to be removed.

Fence Drawing: Show design of fence with heights, materials color and sizes identified.

HOUSE COLORS:

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

1.8.3 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. One set of plans will be returned to the Applicant or his/her representative.

1.9 REVIEW MEETINGS

1.9.1 MEETINGS:

The ARC reviews plans for new houses, modifications, additions and accessory buildings in regularly scheduled meetings. Contact the Foundation's Office for meeting times and dates and closing dates for submittals. During scheduled meetings the ARC reviews all requests submitted on the appropriate application forms together with supporting drawings and information. Application forms are available from the Foundation's Office. To be included on the meeting agenda, applications must be submitted by the closing date and time.

1.10 REVIEW BASIS

1.10.1 REVIEW CRITERIA:

The ARC bases its review of each application on its interpretation of the Covenants and these Standards, and on the graphic and written information presented. No approvals will be given based on verbal information or commitments. Therefore, it is incumbent upon the applicant to provide sufficient and accurate written and graphic information to the ARC 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.

1.11 APPROVALS AND OTHER ARC ACTIONS

1.11.1 ACTIONS:

An application is approved when the ARC or its designated representative gives notice to the applicant in writing. No verbal approvals are given. Approved plans will be stamped "Approved" by the ARC. The ARC may issue any of the following three 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 ARC may also provide suggestions for revisions but does not provide design solutions. A *"Not Approved"* action requires a re-submittal by the applicant for review before any approvals can be given.

1.12 APPEALS

1.12.1 APPEALS TO THE ARC:

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 Foundation Office and request to have the application placed back on the agenda for the next meeting. Appeals may be made either in writing or in person to the ARC.

1.12.2 APPEALS OF AN ARC ACTION TO THE FOUNDATION BOARD:

If an applicant feels that he or she has been unfairly denied approval by the ARC, a written appeal may be filed with the Foundation Board of Directors, in accordance with procedures established in the *Declaration*, by contacting the Foundation's Office. Review of ARC actions by the Foundation Board will be limited to questions of ARC compliance with the Declaration and these Design Standards.

1.13 REUSE OF PREVIOUSLY APPROVED PLANS

1.13.1 POLICY:

The ARC may permit the limited reuse of previously approved designs within neighborhoods in The Governor's Land, but may also restrict the use of such plans to avoid repetition. Approval of a house for a given lot does not guarantee approval on another lot. The ARC may issue restrictions on the number of re-uses of a house design in a given neighborhood or in The Governor's Land as a whole. The ARC reserves the right, at its option, to require significant modifications to a facade, or to reject the house design entirely, to control the amount and degree of repetition. (See also, paragraph 5.1.2.)

1.14 CONSTRUCTION CHANGES

1.14.1 POLICY:

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 ARC. Applicants requesting design change approvals should consult with the ARC to determine if additional plans and specifications are required. Changes include items such as fencing, colors, exterior changes, or any additional structures.

1.15 TIME LIMITATIONS

1.15.1 APPROVAL PERIOD:

Once the ARC has approved new construction or an alteration, construction or building must begin within six (6) months and be complete within twelve (12) months after the completion of the on-site stakeout inspection unless otherwise approved by the ARC. If work has not started within six (6) months after approval, the approval will lapse.

1.15.2 REPAIR AND RECONSTRUCTION:

If a home or other major improvement on a lot is damaged or destroyed, the property owner must either: a) repair or replace the home or improvement; or b) clear all debris and restore the lot to a maintained unimproved condition. Such condition would include at a minimum: seeding and replacement of damaged or destroyed trees. Such work must begin within six (6) months after the casualty and be completed within twelve (12) months after the casualty.

1.15.3 FOUNDATION'S RIGHT TO CURE:

Improvements not completed, or upon which construction has ceased for ninety (90) consecutive days, or which have been partially or totally destroyed and not rebuilt within twelve (12) months, will be deemed nuisances. The Governor's Land Foundation may remove any such nuisance or repair or complete the same at the cost of the property owner.

ARTICLE II: CONSTRUCTION PROCEDURES AND STANDARDS

2.1 OBJECTIVE

The Governor's Land Foundation endeavors to maintain the qualities of a mature, well established community, evidenced by the daily living activities of the many residents, while minimizing the noise, mud, trash, and abundance of work vehicles characteristic of construction sites. These Standards were created to establish the builder's key responsibilities and specific expectations relative to the ongoing conditions of each home construction job site and to provide a mechanism for feedback between the builders and the Foundation.

2.1.2 PROPERTY OWNER'S RESPONSIBILITY:

It is the responsibility of each individual property owner to ensure that these standards are met during the construction of improvements to their property. Owners should review these standards with their builders and require that the builders review them with sub-contractors and - to the extent that they apply - suppliers. While the Foundation may initially contact builders or suppliers directly when violations are first noted, ultimately enforcement actions taken by the Foundation will be against the property owner.

2.2 JOB SITE STANDARDS

2.2.1 CONSTRUCTION TRASH BIN:

All home construction job sites will utilize at least a fifteen (15) cubic yard trash bin or a trash trailer for the collection of construction debris easily handled without equipment. The trash bin is required on site before any framing starts and must remain there until the job is complete.

2.2.2 TRASH BARREL:

All home construction job sites will use a trash barrel or drum for the collection of trash resulting from break time snacks and lunch activities. The barrel must be placed on the job site simultaneously with the trash bin.

2.2.3 CONSTRUCTION SCREENING FENCE:

All home construction job sites will use a four (4') foot tall orange fence to encompass the property throughout the construction process. The screening fence shall be securely fastened to posts of sufficient strength and spacing to ensure its durability throughout the building process. This fence should not be confused with silt fencing (usually black) that may be required by James City County.

2.2.4 TEMPORARY CONSTRUCTION ENTRANCE:

All home construction job sites will construct a construction entrance with a minimum excavated depth of ten (10) inches below the proposed driveway slab elevation and meeting the following specifications:

- a) Construction entrance may be up to fifteen (15') feet wide by approximately seventy (70') feet long with a ten (10') foot apron on each side at curb line as space allows. This driveway must be installed to at least the front line of the home under construction. The driveway should provide adequate room for materials delivery trucks to maneuver for their deliveries without leaving the construction entrance and tracking mud onto the street.
- b) All stump holes, organic matter, or otherwise unstable material from below sub grade elevation must be removed. Any unsuitable areas must be backfilled with sand, #57 stone,

or VDOT size # 3 Stone. Grade the sub grade to smooth uniform condition prior to placing fabric.

- c) Place a non-woven fabric (SUPAC 8NP or approved equal) with seams overlapped a minimum of 18 inches directly over sub grade. Utilize sod staples or the like to remove any ripples or kinks, wrinkles, or gaps in the fabric to make it as tight as possible prior to placing stone. Entrance flares must also be covered with fabric prior to stone placement and properly overlapped.
- d) Place directly over the fabric a minimum of ten (10') inches VDOT Size # 3 open graded aggregate. Stone must be compacted (locked into each other) by a vibratory roller or by repeated tracking back and forth by a track dozer/loader.
- e) Prior to driveway slab construction, areas of contaminated or unstable stone must be removed. Ruts or other voids must be backfilled to the bottom of slab elevations with VDOT Size # 57 stone.

2.2.5 CONSTRUCTION JOB SIGNS:

The builder shall maintain one job sign on the construction site. The sign and text must conform to The Governor's Land specifications for the builder's use (See Appendix B for examples) and will carry the builder's name and telephone number, the architect's name, the lot address and, if approved by the owner, the owner's name. The rear of the sign shall be used for posting permits. The sign will be installed in a visible location on the lot by the builder and shall be maintained by the builder in place throughout the construction period.

2.2.6 TEMPORARY FACILITIES:

The builder shall provide adequate outside portable toilet facilities for construction workers during construction. Locate facilities behind four foot (4') orange screening fence, and as much as possible out of the public view. Portable toilets must open toward the rear of the lot.

2.2.7 LOG PILES:

If log piles are left on the lot, they must be sawed to maximum three-foot (3') length and neatly stacked behind the rear of the house. When a protective covering is utilized on log piles visible from the street, common land, golf course or adjacent homes, the covering must be neatly secured around the wood. The cover color should be earth tone or other unobtrusive hue.

2.2.8 FINAL CLEAN-UP:

At the end of the construction period, the builder must restore all roadways, ditches and drainage ways, including fine grading. These areas must be reseeded. The builder must assure positive drainage with no standing water, clean the lot of all construction debris and trash, and remove all temporary fencing, facilities, equipment, and unused materials.

2.3 JOB SITE AND CREW MANAGEMENT

2.3.1 DAILY PARKING:

All construction vehicles and vehicles belonging to any person working at the jobsite must be parked either on the jobsite or on one side of the roadway bordering the site. Vehicles will not be permitted to obstruct the traffic flow, driveways or mailboxes. Vehicles may not park in the roadside shoulder and drainage ditch and must not track mud onto the street.

2.3.2 OVERNIGHT PARKING:

No storage containers or workman's vehicles such as trucks, trailers, or vans may be visible on the building site or parked on any road in Governor's Land between 7 p. m. and 7 a. m. Construction equipment such as backhoes, tractors, etc. may be left on the lot while actively in use, and should be parked as unobtrusively and safely as possible. Further, it is understood

that the party leaving vehicles or equipment, at any time, assumes all liability arising from so doing.

2.3.3 MAINTENANCE OF ROADS:

The builder is responsible for maintaining the condition of the temporary driveway throughout construction and must immediately clean mud tracked from the job site as well as repair ruts on the shoulders of the road caused by employees, subcontractors or suppliers. If a supply truck tracks mud from the job site or damages shoulders or medians, The Governor’s Land Foundation will seek a remedy from the builder, not the supply company. If an unsightly problem continues following notice, The Governor’s Land Foundation will remedy the problem and invoice the builder accordingly.

2.3.4 WORK HOURS:

Unless otherwise approved by the ARC, construction work hours will be 7:00 a.m. to 7:00 p.m. Monday through Saturday. No construction activity is permitted on Sundays or holidays. The following national holidays are observed:

New Year’s Day	Labor Day
Fourth of July	Thanksgiving Day
Memorial Day	Christmas Day

NOTE: If a holiday falls on Sunday, the holiday will be observed on the following Monday.

2.3.5 JOB SITE BEHAVIOR:

All construction workers are expected to behave in a polite and respectful manner and shall not disturb other residents or activities in the community. The Governor’s Land Foundation reserves the right to control behavior and noise generated by construction workers, by banning disruptive or disrespectful workers from the community.

2.4 COMPLIANCE WITH JOB SITE STANDARDS

2.4.1 PROCESS DEFINED:

The Governor’s Land Foundation maintains the authority to remedy any deviations from these standards by way of the following notification process:

2.4.2 FIRST WRITTEN NOTICE:

First, a written notice will be given to the Builder for any issue of non-compliance of these standards with a reasonable time frame (generally forty-eight hours) allowed for remedy. This time frame may be less if the severity of the issue warrants.

2.4.3 SECOND WRITTEN NOTICE:

If the problem is not corrected after the first notice is given, a second written notice is mailed, and if possible, hand delivered. The notice will restate the issue of noncompliance and state a deadline for resolving the outstanding issue. This deadline will usually provide the builder with one (1) working day but may be less if the severity of the issue warrants. Depending on the severity of the violation, the homeowner may be notified at this point, as the homeowner bears the ultimate responsibility for compliance with construction standards.

2.4.4 NOTICE OF CURE BY GOVERNOR’S LAND FOUNDATION:

If after two written notices, the item has not been corrected, \$50 will be invoiced to the Builder, with a copy to the homeowner. If after a reasonable time, the item has still not been corrected, the Governor’s Land Foundation may contract to have the work done by another contractor. An invoice for the work, to include an administrative fee, will be mailed to the builder for work performed or the amount may be deducted from the security bonds.

2.5 COMPLIANCE WITH JOB SITE MANAGEMENT REQUIREMENTS

2.5.1 PROCESS DEFINED:

Compliance with the job site management requirements is expected. In the case of non-compliance, the Covenants Committee may, at its discretion, implement one or more of the following actions:

- a) Notify the job site superintendent
- b) Notify the owner/builder
- c) Temporarily close down construction access to the home site until non-compliance or unsatisfactory conditions are corrected
- d) Correct non-compliance or unsatisfactory conditions using Governor's Land resources, including, without limitation, towing construction vehicles and equipment if left at the job site during non-permitted periods, and charging the expenses incurred in such activities against the Conformance Bond remaining on the home site
- e) Take necessary legal action on behalf of the Governor's Land Foundation.

ARTICLE III: INDIVIDUAL LOT DESIGN AND LAYOUT STANDARDS

3.1 MINIMUM REQUIRED IMPROVEMENTS TO LOTS

3.1.1 MINIMUM REQUIRED IMPROVEMENTS:

The following minimum improvements will be required on each developed lot in The Governor's Land:

- a) **HOUSE:** Any development or improvement of a lot in The Governor's Land must include as part of the initial approval, a single family house which meets the minimum standards in this document, including specific additional standards in any neighborhood addenda. *(See Article V and Appendix C).*
- b) **PAVED DRIVEWAY AND FRONT WALK:** All lots developed in The Governor's Land will include a paved driveway and a walk to the front door, in accordance with pavement standards specified in Article IV.
- c) **EQUIPMENT AND UTILITIES SCREENING:** Exterior HVAC equipment, and above ground utility meters shall be screened in accordance with standards in Article IV.
- d) **FINISHED GRADING FOR PROPER DRAINAGE:** Grading that permits adequate drainage of the lot, including carry-off of drainage from the house and pavements, in accordance with standards in Article IV.
- e) **FINISHED AND LANDSCAPED YARD:** Every improved lot shall be landscaped in accordance with landscape standards in Article IV. Consult specific neighborhood addenda in Appendix A, as well as general standards in Article IV.
- f) **MAILBOX:** Required mailbox in accordance with standards in Article IV.

3.1.2 ADDITIONAL PERMITTED IMPROVEMENTS:

Many other additional improvements may be made to properties in The Governor's Land *concurrently with, or after the minimum required improvements have been approved and installed*, and in accordance with appropriate standards in this document. Any proposed exterior improvements to a lot require ARC approval. If a particular desired improvement is not specifically addressed in this book, contact the Foundation's office to determine what submittals are required.

3.2 LOCATING STRUCTURES ON THE LOT

3.2.1 AUTHORITY TO APPROVE SITING:

The ARC has the authority to approve, reject, or require modifications to, an applicant's proposed house siting. ARC Review of appropriate siting is based on the criteria stated below.

3.2.2 BUILDING ENVELOPE:

(See Illustration 3.2.2 in Appendix B) A mandatory building envelope, establishing building setback lines, is delineated on the recorded sales plat for each lot. Any additional construction or clearing constraints, such as "delineated wetland buffers" and drainage easements, are also identified on the plat. Structures shall be located wholly within the building envelope and outside any designated easements, except for encroachments established in this section or as otherwise provided in these standards.

3.2.3 PERMITTED ENCROACHMENTS:

The following architectural elements or site features may be allowed to encroach outside the building envelope subject to ARC approval:

Elements or Features	Maximum Encroachment		
	Front Setback	Side Setback	Rear Setback
Uncovered porches, stoops, steps, decks and balconies	5'	None	12'
Grade level patios and pool decks	None	None	12'
HVAC equipment screening enclosure	None	None	None
Accessory buildings and other structures	None	None	None
Swimming pools	None	None	None
Front Walks	See Section 4.4.2		
Permeable Ground Level pathway 36" Maximum Width	None	To property line	To landscape setback
Driveways (See Section 4.4.1)	Not applicable	10' from property line	None

3.2.4 HOUSE SITING:

(See Illustration 3.2.2 in Appendix B) The ARC uses several criteria in judging acceptable house siting in addition to the required building envelope. These criteria have an impact on the size and layout of proposed houses. Therefore, applicants should design homes with these criteria in mind.

- a) **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 ARC) the ARC may approve alternative site orientation. On corner lots, the ARC may, at its option, approve siting diagonally to the intersection of the roads.
- b) **RELATIONSHIP TO OTHER HOUSES:** Houses generally shall not be located such that extreme variations exist in front setback relative to adjacent houses. The ARC shall determine the extent of variation permitted based on-site constraints and house designs. Generally, houses shall be located to avoid facing the side or rear of neighboring houses. Where designs create conditions that would create direct views between house fronts and rear living areas of adjacent houses, the ARC reserves the right to require screening of this view or revisions to the design or siting.
- c) **EXTREME CONDITIONS:** The ARC may waive certain criteria stated above in the case of extreme existing site conditions such as irregularly shaped lots, extreme topographic limitations, legal easements, wetlands, or extremely poor soil conditions.

3.2.5 ADDITIONS TO HOUSES - SITING REQUIREMENTS:

(See also Section 5.4 for architectural standards for house additions).

- a) **SETBACKS:** No addition shall extend beyond the setback limits of the building envelope established for the house.

- b) **EFFECTS OF LOCATION ON PRIVACY OF ADJACENT LOTS:** In general, the siting of additions shall not materially reduce the privacy between neighboring houses. Where this is unavoidable, the ARC 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 materially reduce the privacy between neighboring houses. The ARC reserves the right to reject certain openings or require screening by the applicant in situations where, in the opinion of the ARC, it is required.

3.2.6 ACCESSORY BUILDINGS (SHEDS) - SITING REQUIREMENTS:

(See also Section 5.5 for architectural requirements for accessory buildings.)

- 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) **EFFECTS OF LOCATION ON NEIGHBORING LOTS:** In general, the siting of accessory buildings shall not create a breach of privacy for neighboring houses, nor shall it create a visual nuisance to neighboring houses. Where this is unavoidable, the ARC may require screening of the view of the structure by the applicant.
- c) **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 ARC reserves the right to reject certain openings or require screening by the applicant in situations where, in the opinion of the ARC, it is required.

3.2.7 SWIMMING POOLS - SITING REQUIREMENTS:

- a) **LOCATE DIRECTLY BEHIND HOUSE:** In-ground swimming pools shall be located within the building envelope and wholly behind the house so as not to be visible from the street, with minimal disruption to natural grades. Above ground swimming pools are not permitted.
- b) **PRESERVE PRIVACY:** Visual screening of swimming pools is required to ensure privacy for both the pool owner and neighbors.
- c) **FENCING REQUIRED:** The immediate area around swimming pools shall be fenced in accordance with state building codes, and in conformance with Article IV, Section 4.7 – “Fences”. See Article V, Section 5.2.7 i) for requirements for spas (hot tubs).

3.2.8 OTHER STRUCTURES - SITING REQUIREMENTS:

- a) **LOCATE WITHIN BUILDING ENVELOPE:** Other structures such as gazebos, standalone arbors (See 4.7.2 and 4.7.3 for arbors integrated into a fence), trellises, or other vertical construction shall be located only within the building envelope.
- b) **IMPACT ON NEIGHBORING LOTS:** In general, the siting of other structures shall not create a breach of privacy for neighboring houses, nor shall it create a visual nuisance to neighboring houses or yards. Where this is unavoidable, the ARC may require screening of the view or the structure by the applicant.

3.2.9 VARIANCES:

The ARC does not grant variances to the building envelope except for encroachments as outlined in Section 3.2.3.

ARTICLE IV: PROPERTY STANDARDS

4.1 CLEARING AND LOT PREPARATION

4.1.1 COUNTY ENVIRONMENTAL REQUIREMENTS:

The development of each lot must conform to the James City County Chesapeake Bay Preservation Ordinance for clearing, tree removal, and erosion and sediment control. The ARC does not interpret or enforce these criteria. Contact the County for information.

4.1.2 SITE CLEARING, CUTTING OF TREES:

One of the reasons Governor's Land has retained its natural beauty is by insuring that new homes are blended into the natural beauty of this community. The following standards were developed with that in mind. These standards are applicable for modifications to existing homes and landscape areas as well as for new home construction.

- 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 ARC. For new homes an on-site Stakeout Review must be completed, and written approval received. The Governor's Land Foundation will seek remedy for violations which may include fines, stop work order, etc.
- b) **INITIAL CLEARING - GENERAL GOALS:** The goal for any clearing is to protect and retain as many trees as possible and to ensure that the roots of these trees are protected during clearing and throughout subsequent construction. No clearing activity is permitted in RPA areas without prior approval of James City County and the ARC. The retention of all healthy trees greater than eight inches (8") in diameter is encouraged. Additionally, flowering trees (such as dogwood or redbud) and broad leaf evergreens (such as holly, laurel, or rhododendron) more than two inches (2") in diameter should be retained if possible. Saving groups of trees and maintaining natural areas should be done wherever possible. The lot should be cleared of poisonous vegetation, debris and underbrush. The ARC may require the removal of additional vegetation, which is considered obnoxious and unsightly when visible from the street.
- c) **INITIAL CLEARING OF TREES:** Removal of healthy trees with a diameter of twelve inches (12") or greater requires approval from James City County. Total clearing of vegetation is permitted for the house site and a perimeter of 15' outside of the house site, the driveway, and other pavement areas. Clearing beyond these areas in preparation for replacement landscaping, including sod lawns, planting beds and nursery-grown trees, will be reviewed during the on-site Stakeout Review. Reasonable clearing will be permitted in areas outside of designated landscape buffers. Tree stumps shall be removed in a manner to conserve remaining trees or cut at grade. Cleared material may not be dumped on other sites or common areas within the Community. No live vegetation on slopes greater than 1-in-2 gradients will be removed without ARC approval.
- d) **UNDERGROUND UTILITIES:** Underground utilities shall be routed through cleared areas whenever possible. Where underground utilities are installed in wooded areas, extra care shall be taken to minimize cutting of roots within the drip line of existing trees.
- e) **LANDSCAPE BUFFERS:** (See Section 4.2.2) No trees greater than five (5") inches in diameter and flowering trees (such as dogwood or redbud) and broad leaf evergreens (such as holly, laurel, or rhododendron) in excess of two inches (2") in diameter may be removed from the landscape buffers without prior ARC approval. Lower branches of trees in landscape buffers may be thinned to permit improved views.
- f) **REQUIRED REMOVAL OF DEAD OR DISEASED TREES:** All dead and diseased trees (unless in restricted wetland buffer areas) must be removed.

- g) **REQUIRED TREE REPLACEMENT:** On lots where no significant trees can be saved, or where clearing is subsequently performed beyond what was approved, the ARC reserves the right to require the planting of nursery grown trees in accordance with the criteria in the landscaping section of these Standards.
- h) **TREE REMOVAL AFTER INITIAL CLEARING:** No trees greater than five (5") inches in diameter and flowering trees (such as dogwood or redbud) and broad leaf evergreens (such as holly, laurel, or rhododendron) in excess of two inches (2") in diameter may be removed without prior ARC approval. The ARC and James City County must approve removal of trees greater than twelve (12") inches in diameter. Where removal of any tree over five inches in diameter is requested due to reasons of the health of the tree, the Foundation may require the homeowner to provide a Certified Arborist's opinion in the event that the ARC disagrees with the Owner as to the necessity to remove it. Tree stumps shall be removed or ground down to grade level. Tree stumps near pond shorelines shall be left in place after being ground down to grade level to protect the shoreline from erosion.
- i) Areas designated "natural" on the approved landscape plan shall remain as such unless a revised landscape plan is approved by the ARC. Since the natural beauty of these areas is important to neighboring property owners and the community as a whole, the ARC will be reluctant to approve such changes.
- j) All trees and shrubs that are part of the approved landscape plan that subsequently die, must be removed and replaced. Any requirement to remove dead trees and/or vegetation from "natural" portions of the lot will be based on any adverse impact (to include aesthetics) on the community and considered by the Covenants Committee on a case-by-case basis.

4.1.3 GRADING AND EROSION CONTROL:

- a) **PREVENT EROSION DURING CONSTRUCTION:** Comply with applicable government regulations and code requirements in preventing silt runoff. Erosion control devices shall be installed prior to construction. Any mud or silt runoff onto adjoining properties or streets shall be immediately stopped and removed. See also Article II of these Standards.
- b) **GRADING FOR DRAINAGE:** Final grading shall conform to the drainage design on the approved site plan. Grading design must not alter the natural drainage pattern, and may not concentrate run-off onto adjacent lots or the golf course. Any piped connections to the public drainage system structures require ARC and James City County approval. If natural drainage flows across the lot from adjacent lots, common area or the golf course, this flow may be diverted on the lot to avoid structures and other lot improvements; however, normal flow cannot be blocked nor can it be diverted off-site. Upon completion of grading, if areas of ponding water remain on graded areas after rain periods, the grading shall be corrected to eliminate this condition.
- c) **STEEP SLOPES:** If the angles of slopes that result from site grading do not permit quality maintenance in grass, the slope shall be stabilized with spreading ground plants or terracing. In general, existing slopes in excess of a 1-in-2 gradient, not in the area of the house, cannot be disturbed.
- d) **TERRACING AND RETAINING WALLS:** To the extent possible, grading should blend with the existing contours of the lot. Where necessary to stabilize slopes, the applicant shall provide retaining walls, stepped terraces or other forms of permanent erosion control as may be required by the ARC. If retaining walls are used, they must be approved by the ARC and must be constructed of approved materials such as treated timber, brick, stone, or pre-cast architectural blocks.
- e) **CONCENTRATED RUNOFF:** Concentrated runoff may not be directed toward neighboring lots. Preferred method of drainage is underground piping. Any proposed

surface drainage improvements such as rip rap, natural colored stones, culverts, swales, berm, etc., must be designed as an integral element in the landscaping of the lot, be installed according to best engineering practices, and must be approved by the ARC. (See Section 4.2.5 c).

4.2 LANDSCAPING

4.2.1 GENERAL RECOMMENDATIONS:

Plants should be chosen for the best long-term plant life and appearance. This will vary depending on sun exposure, soil type, topography and drainage. Also, it should be noted that vegetation in some parts of The Governor's Land is susceptible to destruction by deer. No new landscaping shall commence until all trash, stones, gravel, branches, weeds, and construction debris have been removed from the lot. Sufficient topsoil to assure success should be placed prior to any landscape planting.

4.2.2 LANDSCAPE ZONES:

There are three defined "zones" on each lot that have differing landscape requirements. Each is defined below (*See Illustration 4.2.2 in Appendix B*):

- a) **ZONE "A" - LANDSCAPE BUFFER:** On the plat for each lot, a "landscape buffer" or "landscape setback" has been defined around the lot perimeter. These buffers are to provide visual consistency at roadways and the golf course, and reasonable screening between homes. No architectural elements or site features may encroach into front landscape buffers except driveway, walks, approved landscaping, approved fencing, or approved site lighting. Encroachments into side landscape buffers will be the same as building envelope encroachments. No encroachments are allowed in rear landscape buffers except improvements specifically permitted in other sections of the Standards. For lots plated in the later stages of development and for which no landscape buffer or setback was defined, the landscape buffer or setback will be considered to be 10' from the property lines.
- b) **ZONE "B" - LANDSCAPED YARD AREA:** These areas are not defined on the plats, but include the areas between the designated landscape setback and the designated building envelope. General finished landscaping and approved special landscaping is permitted in these areas along with permitted encroachments outside the building envelope, fences, play equipment and pool decks (rear yard areas only), and pavements.
- c) **ZONE "C" - BUILDING ENVELOPE AREA:** This area is defined on the plat of each lot. All approved structures are permitted in these areas in addition to landscaping. All areas within the building envelope must either be built, paved, or landscaped.

4.2.3 REQUIRED MINIMUM LANDSCAPING - ALL LOTS:

All portions of lots not containing approved structures, pavements, or other permanent improvements, shall be landscaped with vegetation utilizing a combination of the elements defined below. No areas of exposed, non-landscaped soil, as opposed to natural areas, are permitted on any lot.

- a) **LAWNS:** Sod shall be installed in all new homes, front and side lawn areas between the street and the rear house corners. All other open yard areas not otherwise landscaped shall be seeded or sod to create a uniform lawn, using a turf grass appropriate to the soil and climate conditions. Front and side lawns shall be green during the growing season.
- b) **SHRUBS, PLANTING BEDS AND MULCHED AREAS:** Areas that are not landscaped as lawn or as natural areas shall be landscaped as planting beds or mulched areas. The distinction between lawn and planting beds or mulched areas shall be clearly and neatly defined. See 6.2.1 h) for guidelines on Landscape Edging. As a guiding principle the ARC will only approve materials and designs that fit in naturally and harmoniously with the landscaping standards of the GL community. Planting beds may include spreading

groundcover, shrubs and trees. Spacing between plants in beds, or between plants and the perimeter of the bed, should not exceed the spacing as outlined in Section 4.2.3 c). Open soil between plants shall be maintained with pine needles, pine bark, or shredded hardwood mulch.

Large expanses of mulch beds bordering driveways or streets are generally prohibited. When mulched areas are near open surfaces, they should be designed so as to minimize washout of mulch.

- c) **FOUNDATION PLANTING:** Foundation planting is required along the front facade of the house and along other areas as designated by the ARC such as decks, fenced enclosures, or other highly visible foundation areas. Foundation beds at the front of houses shall meet the following criteria unless otherwise approved by the ARC:
- 1) Foundation beds shall be a minimum of four feet (4') wide from the house foundation or paved ground gutter.
 - 2) Foundation beds shall contain a combination of the following types of materials in the required size and density:

EXAMPLE PLANT TYPES	MINIMUM SIZE	MAX. SPACING
Groundcover (e.g. periwinkle, liriope, pachysandra)	2 1/4" pots	12" staggered rows
Small shrubs (e.g. euonymous, helleri holly, azalea)	18" - 24"	30" (when in rows)
Larger shrubs (e.g. hollies, boxwood, pyracantha, arborvitae)	24" - 30"	48"
Evergreen, flowering or specimen (ornamental) trees (e.g. Nellie Stevens holly, redbud, Japanese red maple)	5' - 6'	Individually placed
Flowers, bulbs		Supplemental planting only

- d) **MINIMUM TREE REQUIREMENT AND TREE REPLACEMENT:** Front yards and street-facing side yards of corner lots shall maintain a minimum number of mature trees equal to a total density of one (1) tree per 1000 s.f. of open yard including pavement areas. Where existing conditions or clearing leaves the front yard or side yard of corner lots with fewer trees than this required density, new nursery grown trees shall be planted as required to meet this density. Trees may be planted individually throughout the yard areas or in groupings in clustered areas. New trees that are to be counted toward the required minimum number of trees shall be a minimum of two & one-half inch (2½") caliper hardwood trees and / or eight to ten feet (8' - 10') evergreen, flowering or specimen trees. *(See Illustration 4.2.3 in Appendix B)*

TREE TYPE	MINIMUM SIZE TO MEET DENSITY REQUIREMENT
Evergreen and ornamental trees (e.g. Nellie Stevens holly, redbud, Japanese red maple)	8' - 10'
Hardwood/canopy trees (oak, maple, gum)	2 ½" Caliper

- e) **NATURAL AREAS:** Natural areas, as defined for landscape purposes, are those wooded areas left in a generally undisturbed state. The defined area must be maintained to control the sucker and other undesirable wild ground cover. Periodic mulching of the natural area or the application of vegetation control products is necessary. Selective limbing and pruning should also be considered for natural areas. Landscaping enhancements are encouraged including shrubbery, under-story flowering trees and evergreens.

4.2.4 LANDSCAPING USED FOR REQUIRED SCREENING:

- a) **DRIVEWAY SCREENING:** The ARC has the right to require landscape screening along the length of all driveways and garage pads unless sufficient natural screening is left in place. The ARC shall determine the sufficiency of existing screening. New screening shall include evergreen shrubs (30" minimum height) planted at a maximum spacing of four feet (4') on center, and/or evergreen trees (6' - 8' minimum height) planted at a minimum of six feet (6') on centers.
- b) **UTILITY BOXES/GRINDER PUMP/METER SCREENING/RAIN BARRELS/IRRIGATION PIPES:** (See also Section 4.5.1) Standard landscape screen requirement will be for densely shaped evergreen shrubs or trees of an installed height at least 2/3 the equipment height, placed to provide a continuous screen on all stipulated sides. Painting exposed pipes a neutral color to aid in screening is encouraged.
- c) **ARCHITECTURAL SCREENING:** Where the ARC has required vegetative screening of architectural elements such as a large expanse of blank house wall, screening shall be accomplished using evergreen, specimen, or hardwood trees at the owner's option unless a type is specified by the ARC. Minimum sizes shall be eight to ten feet (8' -10') for evergreen or specimen trees, and two and one-half inch (2 1/2") caliper for hardwood trees.
- d) **PRIVACY SCREENING:** In yard areas where privacy screening is desired, such as to screen views from roads to back yards, or to screen the view of pools or spas (hot tubs), such screening shall be accomplished with vegetation, such as large shrubs and/or evergreen trees. See 5.2.7 i) for more on spas (hot tubs). Plantings are encouraged to be naturalized using staggered locations and/or plant types and sizes; however, the ARC may also consider a defined hedge. Such screening shall be submitted for review and will be judged on a case-by-case basis. Criteria for review include the relative severity of the lack of normal privacy as compared with other properties in the community, and the visual impact of the screening on adjacent lots, roads, or the golf course.

4.2.5 RESTRICTED LANDSCAPING:

- a) **RIGHT-OF-WAY:** It is the responsibility of the homeowner to plant and maintain grass or sod in the roadway right-of-way adjacent to the lot, from the property line to the edge of curb. Other landscaping in the right-of-way must be approved by the ARC. Shrubs or trees that will impede normal safe viewing distances from driveways and along the road will not be permitted.
- b) **LEGAL EASEMENTS:** Easements for utilities slope or drainage may be present on a lot. The homeowner must maintain any easements shown on a lot. Because of potential damage or interference with easements, no structures, trees, fencing, etc. may be placed on such easements without the prior approval of the ARC. Any improvements approved by the ARC will be placed at the homeowner's risk; with the understanding that such improvements may have to be removed to service the easement.
- c) **SPECIAL LANDSCAPE FEATURES:**
 - 1) Any earthwork creating changes in topography, site drainage, or creation of ponds, pools, or other water features must be approved by the ARC.
 - 2) **STONES AND BOULDERS:** Use of stones for decorative and edging purposes will not be approved. Use of stones in landscaping must be approved by the ARC, to be

based on identifiable drainage problems (see Section 4.1.3 e). Large stones and boulders used as accent features must be natural and require ARC approval. Per Section 4.3.1.e of the Handbook, stones cannot be permitted around mailboxes. Additionally, stones shall not be used to mask puddling of water in lawns, landscape beds or natural areas.

3) **EROSION CONTROL:** Plantings are the preferred method of erosion control. However, when plantings are not practical, the use of stones as an alternative method for erosion and drainage control will be considered as long as:

- The stones do not appear to be a dominant feature in the landscape.
- They blend in with the surrounding area being controlled (i.e. stones with darker earth tones in mulched areas).
- “Mounding” of the stones is avoided. The top layer of stones should be no higher than the immediately adjacent areas.
- They are used as sparingly as reasonably possible.
- Visibility of the stones is minimized. If necessary install appropriate evergreen plantings in and/or around the stones to help screen them from view.

d) **LANDSCAPING IN RPA BUFFER:** Only landscaping that is consistent with natural vegetation is permitted in RPA areas, and must be approved by *both* James City County and the ARC. JCC approval does not guarantee ARC approval.

e) **ENVIRONMENTAL OR OTHER ACCESSORIES/ELEMENTS:** Items not addressed in these standards, such as ones designed to meet environmental conditions, (e.g. drought or excess drainage etc.), must be submitted to the ARC for approval.

f) **POND SHORELINES:** Shorelines of lots adjacent to ponds shall be left in a natural state. A vegetative buffer shall be established and maintained approximately two to three feet from the water’s edge. It should not be mowed or cut shorter than two to three feet in height. This will aid in the overall health of the pond, minimize the sedimentation problem, reduce pond maintenance, protect the bank from eroding and will also deter geese from accessing the shore. See Section 4.1.2.h for tree removal near pond shorelines.

4.2.6 PROHIBITED LANDSCAPING:

The use of any form of artificial or exotic vegetation, including in pots and window boxes, is prohibited. The ARC may reject any proposed landscaping design, layout, or material that is not consistent with the general landscape context of properties within The Governor’s Land.

SUPPLEMENTAL NEIGHBORHOOD RESTRICTIONS: Additional restrictions on permitted landscaping applies to lots in certain neighborhoods. See Appendix A.

4.3 LANDSCAPE ACCESSORIES

4.3.1 MAILBOXES, HOUSE NUMBERS:

a) Mailboxes must be obtained from the Governor’s Land Foundation, and installed utilizing the standard Governor’s Land post, with house numbers (*see Illustration 4.3.1 in Appendix B*). Maintenance of the mailbox is the responsibility of the homeowner. Repair and/or replacement may be contracted through The Governor’s Land Foundation office at a group rate. The standard approved design, paint color, and numbers must be used for all repaired or reconditioned mailboxes. Appearance/maintenance standards for mailboxes are in section 6.2.2.

b) Specifications are:

- Mailbox color is Sherwin Williams Governor’s Land Blue water base all surface enamel (or equivalent) Super Paint Gloss-Acrylic.
- Post and paper box color is Sherwin Williams Super Paint #2123 Latex Gloss (or equivalent).

- Specified address numbers are available at the office.
 - Copper sheaths and caps are allowed, available through the GLF office.
- c) Additional house numbers, names or other texts are not permitted on the house or elsewhere on the property except as otherwise noted in Section 4.3.4.d.
- d) No vines, trellis, flags, or shrubs may obscure the numbers on either side of the post. Numbers must be kept clean on both sides of the box for emergency purposes.
- e) Landscaping such as specialty grasses, mulch, juniper etc. may be used at the base of mailbox posts. No blocks, stones, pavers, rip rap, or other material may be used unless it is an integral element in the landscape plan and approved by the ARC.

4.3.2 CLOTHESLINES:

Exterior clotheslines are not permitted.

4.3.3 FLAGS AND FLAGPOLES:

A maximum of two flags may be flown on property visible from any common land in accordance with the standards stated below:

- a) **VERTICAL FLAG POLES:** One vertical flagpole will be allowed for the sole purpose of flying no more than two sovereign, or US Military flags upon approval of the pole design and location in accordance with the following criteria:
- The pole is a pre-finished metal pole and a maximum height of 25 feet (25’).
 - The flag is no larger than four feet by six feet (4’ X 6’) and will be an appropriate size in relation to the height of the pole.
 - The fully extended flag does not touch the house and the pole is placed no more than seven feet (7’) forward of the house elevation closest to the street.
 - Permanent flagpoles are also permitted in the rear yard, but no closer than 20’ to any side property line.
 - Torn and tattered flags are to be replaced.
- b) **FLAGS MOUNTED ON HOUSES:** Decorative flags, US Military flags and sovereign flags (USA, Virginia, James City County) may be flown from flag standards of six feet (6’) or less in length, mounted on the house. A maximum of two standards visible from common land is allowed on the property.

4.3.4 SIGNS:

Signs that are visible (that can be read or whose message is discernable) when viewed from outside the lot, are restricted and regulated by this section. For the purpose of this regulation, “signs” are defined to include house numbers, plaques, placards, notices, symbols, emblems, insignias, logos, crests and any pictorially decorative finishes or details on the house. Legal notices, required to be posted by a jurisdiction are not regulated by this section.

Only the following signs are permitted in accordance with the Standards herein.

- a) **BUILDERS’ SIGNS:** A maximum of one builder’s sign, matching Governor’s Land specifications (*see Illustration 4.3.4 in Appendix B*) is permitted on any lot during construction. See Article II, para. 2.2.5 for job sign requirements.
- b) **REAL ESTATE SIGNS:** Real estate signs, matching Governor’s Land specifications (see Appendix D) shall be placed in the front yard only. Rear yard signs facing the golf course or other community amenities are not permitted.
- 1) Name riders conforming to the following criteria are permitted: Must be made of wood the same thickness and same colors, in the same combination, as current real estate signs; must not exceed twenty-four inches (24") wide by six inches (6") high; must be securely fixed to the post with two fasteners; must be placed beneath the real estate sign; and may contain the agent’s name and phone number.

- 2) No more than one rider may be displayed at any time. Sold or Under Contract riders meeting the above criteria may be installed if the name rider is removed.

c) **SECURITY SIGNS: (March 2004)**

Security alarm signs may be installed on lots with homes that have security systems installed.

Only one sign may be displayed that is visible from the street, golf course, pond or common area.

The sign must be unobtrusive in color & size and must not exceed 12"x12".

The sign must be displayed in an unobtrusive place close to the house, preferably in a shrubbery bed.

d) **DECORATIVE SIGNS OR FINISHES:**

Any decorative elements added to an approved structure in addition to the architectural elements already approved by the ARC, must also be approved by the ARC prior to installation.

The following list gives examples of items that will not be permitted if viewable from off site *as determined by the ARC*:

- 1) House or other numbers
- 2) Plaques with dates, names, or other written or pictorial information
- 3) Relief elements (3 dimensional) that protrude further than 1" from the surrounding surface or finishes of a pictorial or sculptural nature, or with text, logos, emblems or crests
- 4) Greater than an 8" x 8" footprint
- 5) More than two visible when viewed from off site
- 6) Viewable from the street
- 7) Elements that do not complement the style and color scheme of the home.

4.3.5 MINOR STRUCTURES:

- a) Miscellaneous small structures such as arbors, fountains, permanent barbecue/outdoor kitchen equipment, fire pits, waterfalls/ponds, rain barrels, etc. must be approved by the ARC as to design, size and location. These items will generally be restricted to rear yards only. The ARC reserves the right to restrict the design, size, and placement of such structures, and/or to require landscape screening, in order to limit visibility of the structure and activity associated with it, from off site.
- b) All arbors, fountains, permanent barbecue/outdoor kitchen equipment, fire pits, waterfalls/ponds and similar larger projects require neighborhood review prior to approval by the ARC. Once approved, a stake out inspection is required as described in 1.5.5, to be completed prior to beginning any clearing or construction activity. At the completion of the project, a final construction inspection is required. All inspections are scheduled through the GLF office.

4.3.6 YARD ORNAMENTS:

Yard Ornaments, including but not limited to armillary spheres, gazing balls, sundials, statues, sculptures, urns, pottery, artifacts, etc. are subject to review by the ARC for design, size, quantity, material, color and location.

- a) Yard Ornaments may be approved if they meet the conditions of both (1) and (2) below:

- 1) No more than two (2) ornaments are visible when viewed from the street, golf course, pond or common area. This means any additional ornaments are screened from view by landscaping in order to maintain a harmonious appearance.
- 2) If the ornament is visible from the street, golf course, pond or common area, it may, at the sole discretion of the ARC, be acceptable if it supports the overall design and character of the house, landscaping, and streetscape. This means that the ornament neither dominates nor is distinctly different from the other elements of the house façade and/or landscape. Values to be used in judging this include:

Size: limited to thirty inches [30"] in height with a base footprint no larger than twenty-four inches by twenty-four inches [24" x 24"].

Color: consistent with house color scheme if on the house, porch or steps; natural and neutral if in the yard.

Material: may be made of cement, ceramic, stucco, cast materials, wrought iron, metal or natural material. Yard ornaments made of plastic are specifically prohibited.

Location: well-integrated within the landscape so that it is part of the overall design scheme

Design: neutral and consistent and supports an overall design theme. Ornaments including word messages, known symbols, human statues and figurines are specifically prohibited.

- b) Initial installation of landscape screening in order to fulfill the visibility requirement must be maintained as approved, or the ornament(s) must be removed.
- c) Seasonal decorations on or adjacent to mailboxes (to include flags or banners not to exceed twelve inches by sixteen inches [12" X 16"] in size) may be displayed for up to a month.
- d) Benches and other large ornamental features are considered to be part of the overall landscaping and must be submitted as part of the landscaping plan. Benches will be considered for front, side and rear yards. Other large ornamental features, including birdbaths, are specifically prohibited in front yards and areas visible from the street.

4.4 PAVEMENTS

4.4.1 DRIVEWAYS:

(See Illustration 4.4.1 in Appendix B) Every improved lot in The Governor's Land shall have a single paved driveway that conforms to the following criteria:

- a) **DRIVEWAY WIDTHS**: Unless otherwise approved by the ARC, driveways shall not exceed twelve feet (12') in width from the apron to the garage pad, including any approved border or edging. Aprons may flair to 16' wide. At side entry garages the width of the pad, extending out from the door, shall be a minimum of 25' wide. At rear entry garages the pad width extending out from the door shall be a minimum of 30' wide. *(See illustration in Appendix B).*
- b) **PAVEMENT**: Driveways shall be constructed of concrete, asphalt with brown stone chip-and-seal overlay, or approved pavers. Concrete shall have exposed gray or brown aggregate finish or approved simulated paver finish. Plain asphalt or gravel driveways are not permitted. Decorative borders, edging or patterned pavements require ARC approval, and they must be within the twelve-foot maximum width.
- c) **SETBACKS**: Driveways shall be held a minimum of 10' off side property lines. Exceptions of less than 10' from the side lot line must be approved by the ARC and will require landscape screening. See Section 4.2 in this Article for specific requirements.

Driveways to rear entry garages shall also be held a minimum of three feet (3') off the side of the house.

- d) **GRADING:** Driveways shall be designed as much as possible to the natural grade of the lot. Where significant re-grading is necessary, maintain adjacent landscape slopes no greater than 3 to 1 for lawns, or 2 to 1 for ground cover, or provide retaining walls as approved by the ARC.
- e) **CURB CUTS AND APRONS:** Driveways shall tie directly into the roll curb at the street, or at the property owner's option, the roll curb may be removed and replaced with a Virginia Department of Transportation (VDOT) approved curb cut, at the responsibility of, and cost to, the lot owner. Curb cuts shall be finished with exposed aggregate concrete.
- f) **SPECIAL DRIVEWAYS:** Circular driveways, driveways with two curb cuts, and driveways with parking areas in front of the house or other special conditions are generally discouraged where they substantially reduce the front yard. The ARC may approve 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 ARC, warrant such an approval as an exception.
- g) **GATES AND PILLARS:** To preserve the streetscape, driveway entrance gates or pillars are not permitted.
- h) **DRIVEWAY EDGES:** Posts, boulders, stones, flags, etc., are not approved methods of edging driveways.

Where driveway edge definition is desired, it should be accomplished with landscaping. For permitted edging methods see 6.2.1 h) Landscape Edging.

Decorative path light fixtures will be considered on a case-by-case basis under the criteria for Landscape Lighting. See 4.6.3.

4.4.2 FRONT WALKS:

- a) **LOCATION:** Front walks may extend from the front steps to the driveway and/or, upon approval of the ARC, to the street. The ARC may require alteration of walk locations for the purpose of improving landscaping, grading, or visual organization of the front yard.
- b) **DESIGN:** All front walks shall be paved of brick, exposed aggregate concrete, concrete pavers, embossed concrete or cut stone (mortar-set). Walks should be between three feet (3') and four feet (4') in width, widening as required to the front steps width.

4.4.3 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 (GROUND LEVEL):** See also standards for raised terraces in Article V. Ground level patios are permitted of hard-surfaced materials as approved for front walks, but may include sand set stone or masonry. The ARC will judge the design, size, and location of patios on a case-by-case basis, using the relative visual impact on the lot and neighboring lots, as the criteria for approval
- c) The ARC will often require a stake out inspection as described in 1.5.5 prior to beginning any clearing or construction activity. At the time of plan approval the ARC will specify if such inspections are required.

4.5 MECHANICAL, ELECTRICAL AND COMMUNICATIONS EQUIPMENT

(See also 4.2.4b)

4.5.1 HVAC EQUIPMENT AND GENERATOR SCREENING:

- a) **LOCATION:** Equipment should be placed at the rear of the house or on either side towards the rear plane of the house. No equipment will be allowed near the front plane of the house.
- b) **SCREENING:** Required screening of exterior mechanical, gas powered, or electrical equipment or machinery is by finished (stained or painted to match house trim) vertical board fence, properly supported, trimmed, level, and plumb. (Alternate landscape screening of equipment other than HVAC or generators is acceptable in accordance with requirements in Section 4.2 of this Article). The ARC may require more extensive landscape screening in addition to fencing. Equipment shall be screened on all visible sides. Spaces between vertical boards shall be two inches (2") maximum. The height of the screening enclosure shall be at least as high as the equipment screened, but not more than one foot (1') higher

4.5.2 GAS AND ELECTRIC METER SCREENING:

Gas and electric meters shall be located so as not to be visible from the street. When, in the opinion of the ARC these are in a highly visible location, screening with landscaping may be required.

4.5.3 IRRIGATION PIPES AND OTHER EQUIPMENT:

Shall be located so as not to be visible from the street, and as much as possible, out of view of the golf course, pond or common area, or be screened in accordance with Section 4.2.4 b).

4.5.4 SATELLITE DISHES AND BROADCAST ANTENNAS:

- a) **LOCATION:** TV broadcast antennas should be located inside an attic area. To the extent feasible, satellite dishes should not be visible from the street. The following priorities shall be observed in determining dish locations:
 - 1) Mounted directly on the rear of the house, on a roof plane facing the rear, or on the backside of a chimney.
 - 2) Mounted on the ground in the rear yard.
 - 3) Mounted on a pole, existing structure, or a tree in the rear yard if no clear signal may be obtained in any of the above locations.
 - 4) If it can be demonstrated to the ARC that no clear signal may be obtained in any of the above locations, the satellite dish may be mounted on the ground. Or, if necessary, it may be mounted on a pole in the front yard, or on the front plane of the house. Landscape screening may be required.
 - 5) Satellite dishes and antennas must be removed when the service is changed or discontinued.
- b) **APPEARANCE AND SCREENING:** Insofar as possible, the visibility of dishes shall be minimized using one or both of the following methods:
 - 1) Screen the dish from view with natural plantings, trees and shrubs; to the extent they do not compromise the signal reception.
 - 2) Use a dish with a dark or muted color, or paint the dish a muted color to blend with the background surface or with the surrounding landscape.
- c) **SUBMITTAL AND REVIEW BY THE ARC:** Proposed location and design of dishes shall be submitted to the ARC for review. Under Federal law dishes that meet the

requirements of this section may not be denied by the ARC as to type or placement. Residents are encouraged to use care in the selection and placement of dishes to preserve the appearance, standards and character of The Governor's Land.

4.6 EXTERIOR LIGHTING AND FIXTURES

Light emitted from any exterior light fixture must be in the "warm white" spectrum not to exceed 4000 Kelvin. Excessive exterior lighting, at the sole discretion of the ARC, will not be permitted. The ARC reserves the right to use a light meter to determine the acceptability of any lights.

4.6.1 POST LAMPS:

Post lamps shall be of a traditional style lamp fixture. The fixture shall be mounted on a traditional style post, generally not more than 8' to 10' tall. The lamppost should be located near the intersection of the front walk and the driveway. Other locations must be approved by the ARC.

4.6.2 HOUSE MOUNTED LIGHT FIXTURES:

Permitted fixtures mounted on houses or dependencies include wall mounted traditional style decorative lights at doors and garage entrances (compatible with the style of the house), ceiling mounted porch lights, and eave-mounted security lights. Lights mounted at other locations or for other purposes must be approved by the ARC. Eave mounted floodlights shall be hooded fixtures (no bare bulb in socket) with a maximum lumens output equivalent to 100 incandescent watts per lamp, shall direct light completely within the individual lot area and shall not be installed forward of the front corners of the house.

4.6.1 POST LAMPS:

Post lamps shall be of a traditional style lamp fixture. The fixture shall be mounted on a traditional style post, generally not more than 8' to 10' tall. The lamppost should be located near the intersection of the front walk and the driveway. Other locations must be approved by the ARC.

4.6.2 HOUSE MOUNTED LIGHT FIXTURES:

Permitted fixtures mounted on houses or dependencies include wall mounted traditional style decorative lights at doors and garage entrances (compatible with the style of the house), ceiling mounted porch lights, and eave-mounted security lights. Lights mounted at other locations or for other purposes must be approved by the ARC. Eave mounted floodlights shall be hooded fixtures (no bare bulb in socket), shall direct light completely within the individual lot area and shall not be installed forward of the front corners of the house.

4.6.3 LANDSCAPE LIGHTING:

In evaluating requests for landscape lighting, the ARC will give serious consideration to the impact of the proposed lighting on the streetscape, neighboring properties and common areas.

- a.) **LOCATION:** Landscape lighting is permitted in Landscape Zones "B" and "C", and limited areas of Landscape Zone "A". Landscape lighting will not be permitted in Landscape Zone A behind the front corners of the house. Landscape lighting to be installed in an RPA area must be approved by both James City County (JCC) and the ARC. JCC approval does not guarantee ARC approval. All landscape lighting must be directed within the boundaries of the property.
- b.) **PERMITTED FIXTURES:** Landscape lights shall be low voltage fixtures with a maximum of 35 incandescent watts except as otherwise noted. Non-incandescent lights shall have a lumens output no greater than the incandescent equivalent. Light emitted must be in the "warm white" spectrum not to exceed 4000 Kelvin. The ARC reserves the right to use a light meter to determine the acceptability of any lights.

- 1) **Pathway Lights:** Path lights must be integrated in landscape beds or camouflaged in adjacent shrubbery so as to be not readily visible. Their design shall be consistent with typical path lights containing an invisible light source, which casts light down on a pathway or pavement (see Illustration XIII). Pathway lights shall have a maximum of 20 incandescent watts (or a lumens output no greater than the incandescent equivalent for non-incandescent lights). Light installations that appear as rows of lights will not be approved.
- 2) **Directional Floodlights on Front Facades and Up-Lights for Trees:** Fixtures must be integrated in landscape beds or camouflaged in adjacent shrubbery so as to be not readily visible.
- 3) **Tree-Mounted Down Lights (“Moon Lights”):** The height of tree-mounted down-lights shall not exceed the height of the house. Lights must be installed in such a way that the light source is not visible to neighboring properties

4.7 FENCES, WALLS AND GATES

Any reference to, or standard governing fences or walls, also includes gates as applicable.

4.7.1 APPROVAL PROCESS:

- a) To maintain the open nature of Governor’s Land, alternatives such as landscaping are encouraged in lieu of fences. Requests for fences, walls and gates will require neighborhood review and comment, and the ARC has the absolute and exclusive right to reject any request. Fences required for pools or utility screening must meet James City County codes and are addressed in Sections 3.2.7 c) and 4.5 of this document. No fence may be replaced without ARC approval. Any fence application submitted after August 28, 2012 will be subject to these standards.
- b) The ARC will often require a stake out inspection as described in 1.5.5 prior to beginning any clearing or construction activity. At the time of plan approval the ARC will specify if such inspections are required.

4.7.2 CLASSIFICATIONS:

There are three (3) classifications of yard enclosures in The Governor’s Land:

- 1) Fences (includes gates).
- 2) Walls (includes gates).
- 3) Wildlife Barrier Fences.

Each classification has different requirements and limitations, as defined below.

The following changes reflect that while Supplemental Standards may be different, they are not necessarily more restrictive.

SUPPLEMENTAL NEIGHBORHOOD RESTRICTIONS: Permitted fence styles and locations differ for lots in certain neighborhoods. See Appendix A.

4.7.3 FENCES:

Fences used to enclose, separate, delineate or enhance a yard will be considered by the ARC on a case-by-case basis, and only as part of a complete landscape plan. Fences are not permitted to enclose entire yards and may not extend to any lot line. No fencing is permitted in areas of any lot designated as being within the RPA. Consult James City County for restrictions on RPA land, which is protected by the Chesapeake Bay Act. To be approved, the application shall demonstrate that the fence and/or fenced area is integrated into the landscape planting design and supports the overall aesthetic of the design theme. Simple enclosed pen areas or arbitrary fence lines will not be approved.

- a) **PERMITTED FENCE TYPES** (See Illustration 4.7.3 in Appendix B: Permitted styles include decorative picket fences, wrought iron or matching finished aluminum fences.

Fences may be up to 48" high to the top of the fence, except that posts or piers or an integrated arbor higher as appropriate to the overall design may be approved by the ARC. Picket fences may be constructed of treated wood, naturally decay resistant wood or paintable cellular PVC and must be either painted or stained with an approved color. Iron and aluminum fences shall be factory painted in black. Other products or materials will be considered by the ARC, but will not be approved if they do not equal the aesthetic appearance of permitted fence types.

b) LOCATIONS:

- 1) REAR YARDS: Fences may be permitted in rear yards up to the landscape setback as defined on each plat (defined in these Standards as Landscape Zone A), or, if not defined on the plat, no closer than 10' to the side or rear lot line. Exceptions to the rear line setback will be considered for lots that back up to undeveloped wooded common areas not visible to neighbors, the street, golf course or ponds.
- 2) FRONT AND SIDE YARDS: A decorative picket fence or an alternative approved style using high quality craftsmanship may be considered for limited use in areas forward of the rear plane of the house, including limited front yard areas, where the fence is used to complete an architectural or landscape design, and such design and location is acceptable as a part of the overall streetscape of the neighborhood, in the opinion of the ARC. Special designs, which frame and accent the house, may be permitted to include decorative gates and arbors. Fence height may not exceed 36", except that an arbor which is integral to the design of the fence may be approved higher than 36".
- 3) CORNER LOTS: In rear yards bordered by a street on corner lots, fences shall not extend to the street facing side beyond the rear corner of the house closest to the street. Screening shrubbery or trees are required along the outside of the fence on the street side.
- 4) RESOURCE PROTECTION AREA (RPA) LOTS: Unless prior approval is received from both James City County and the ARC, no fencing is permitted in areas of any lot designated as being within the RPA. Consult James City County regarding RPA restrictions on property that is protected by the Chesapeake Bay Act.
- 5) POND AND GOLF COURSE LOTS: Fences must be no closer to the side lot lines than the rear corners of the house. Fences shall not extend closer than 25' from the rear property line or pond shore. Fences shall be limited to 36" in height except for approved swimming pool enclosures which shall be the minimum height necessary to meet the James City code.
- 6) EASEMENTS: All GL lots have easements of either 5' or 10', depending upon the neighborhood. These easements provide access to ponds, dams or BMP's that require periodic maintenance.
- 7) LANDSCAPE SCREENING: Screening shrubbery or trees will be required along the outside of any fence where noticeably visible (in the opinion of the ARC) from the street, golf course, ponds, common area and other neighbors. Lots backing up to common areas that are **not** visible to neighbors are exempt from adding additional landscaping. If these fences become visible in the future, landscaping will then be required. The minimum installed height of landscape screening must be at least 30". For golf course and pond lots the height of mature plantings must be maintained at a height equal to that of the fence and kept neatly pruned. This landscape screening must be maintained, and replaced if ever removed for any reason.
- 8) ADJOINING FENCES: Where a fence has been constructed on an adjoining lot up to a side or rear property line that abuts a lot, an approved fence of the same or similar design may be designed on that lot to meet (abut) the adjoining fence. No fence may be constructed directly alongside a property line that has already been fenced by a

neighbor.

If the neighbor removes his fence, including the adjoining fence segment, the new fence segment shall meet the existing standard as to location.

4.7.4 BRICK OR STONE WALLS:

(See Illustration 4.7.4 in Appendix B). Brick or stonewalls are subject to the same location and height limits as yard fences, except that limited walls attached to the house, and designed to augment its architecture, will be considered in other locations and/or heights as appropriate to the architectural scheme.

4.7.5 WILDLIFE BARRIER FENCES:

Wildlife barrier fences shall include fences and screens designed specifically to prevent passage of wildlife on home sites and to protect landscaping from wildlife damage or destruction. Wildlife fences shall include single or double strand wire, welded wire fabric, or synthetic mesh fabric, supported on posts or draped on landscaping. Electrified fences of any kind will not be approved. Any fence meeting the definition for one of the other fence types as defined in these standards, regardless of whether or not it is used for wildlife control, shall be required to meet the Standards for that fence type, including materials, location and height. The ARC reserves the right to approve or disapprove any wildlife barrier fence purely for aesthetic, safety or any other reason. The following additional limitations apply to wildlife barrier fences:

- a) **LIABILITY:** Low visibility wildlife barrier fences that cross open yard areas and electrified fences could cause injury to humans. The ARC and/or The Governor's Land Foundation do not endorse the use of such fences. The use of a wildlife barrier fence by an Owner shall impose no liability of any kind whatsoever on The Governor's Land Foundation, its representatives, employees, agents and/or committees. The Owner shall indemnify and hold The Governor's Land Foundation and its representative, employees, agents and/or committees harmless from any claims, causes of action, and/or liability of any type resulting from the use of a wild life barrier fence. The fence owner holds sole and full responsibility for any liability resulting from the use of such fencing.
- b) **LOCATION AND USE:** The ARC may consider any location for wildlife barrier fencing. Approval criteria for such fencing will be visibility from common areas or adjacent lots. Synthetic mesh, draped over or set close to shrubs with small, dark colored supports, will be considered for highly visible locations. Larger, freestanding fences having metal posts and wire strands or mesh, may be considered for low visibility locations. Chain-link fencing and other high visibility materials, including flagging, disks, cloth ties, reflectors, etc. are not allowed in any location. Some lots contain easements that provide Governors Land Foundation access to ponds, dams or BMP's that require periodic maintenance. The ARC or the Foundation may impose additional limits on fence locations in these areas to permit access. Wildlife barrier fences on pond shorelines will only be considered when screened with natural vegetation between the fence and the pond shoreline.
- c) **HEIGHTS:** Heights will be reviewed on a case-by-case basis with regard to relative visibility from common areas or adjacent lots.

4.7.6 PROHIBITED FENCE TYPES:

Tall privacy fences, lattice fences, chain link fences, barbed wire fences, fences with stamped metal posts, and solid picket (stockade) fences are prohibited for use in any area of The Governor's Land. Any fence type not described in this article shall be submitted for review by the ARC to determine if it may be used, and under which classification.

4.8 PLAY EQUIPMENT AND STRUCTURES

4.8.1 DEFINITIONS:

- a) **PLAY EQUIPMENT:** One of the pleasing aspects of Governor’s Land is the presence of families and young children. However, just as homes, landscaping, and landscape accessories must meet the aesthetic goals that define the community, so must play equipment. The Foundation requires approval of all permanent exterior play equipment, as defined below, PRIOR to placement on the lot. For the purposes of this article, permanent play structures and equipment shall include, but not be limited to the following:

Swing Sets	Jungle Gyms-Climbing Structures
Basketball Goals	Outdoor Athletic Workout Structures
Sliding Boards	Other Large Recreational/Amusement Devices
Trampolines	

- b) **ENCLOSED STRUCTURES:** Forts, tree houses, playhouses, or other fully enclosed play structures or buildings with an interior height of 6’ or less floor-to-ceiling, and with a total floor area of less than 36 square feet shall be considered to be play structures. Doghouses are also permitted under this section. Larger buildings are considered to be Accessory Buildings regulated under Article V of these Standards.

4.8.2 PLACEMENT AND SCREENING:

- a) **PLACEMENT:** Play Equipment shall be located in rear yards only, within the building envelope and out of direct view from the street, golf course, ponds, common areas and neighbors.
- b) **SCREENING:** To preserve privacy, views, and a harmonious neighborhood atmosphere, the ARC will require screening for play equipment or enclosed structures visible from a neighbor’s living area, the street, the golf course, or a neighborhood pond. Refer to Section 4.2 in this Article for landscape screening methods. The installed height of any screening material must be at least as tall as the play equipment or enclosed structure being screened.

4.8.3 CONSTRUCTION AND FINISH:

- a) **CONSTRUCTION:** Play equipment and enclosed structures shall be constructed of wood or other materials (including metals). If painted (metals must be painted), the color shall be dark green, dark brown, or black. Examples: MS Burdett Ordinary Black Green W650625 or Chownings Tavern Brown W85-1070. Home-built play equipment or enclosed structures should be of high quality, workmanlike construction, and be neat and orderly in appearance and finish.
- b) **HEIGHT:** Play equipment and enclosed structures shall be limited to a maximum height of 12 feet.
- c) **ATTACHMENTS:** Play equipment attachments such as slides, canvas swing seats, awnings, disk swings, etc., should be black, brown, or dark green, if possible. Alternative colors must be approved by the ARC *before* installation.

4.8.4 BASKETBALL GOALS:

Basketball goals may be installed in accordance with the following criteria:

- a) Basketball goals may be mounted on the side or rear face of garages or on a pole mounted on the side or rear of the driveway, and not further forward than the front corner of the house. Portable basketball hoops must be placed in the same manner.
- b) The mounting pole must be black pre-finished metal or painted to match the house.

4.8.5 USE OF EQUIPMENT AND STRUCTURES:

- a) Homeowners should exercise care and common courtesy in using play equipment that creates noise (e.g., basketball goals).

- b) Play equipment which has fallen into disrepair or has been outgrown by children and is not used, should be removed from the property. No play equipment may be replaced without ARC approval.
- c) Play equipment such as hockey or soccer nets, skateboard ramps, etc. must be stored out of public view when not in use. Portable basketball hoops must be relocated to the side of the driveway, facing the house and no farther forward than the front corner of the house.

4.10 MARINE STRUCTURES

4.10.1 PERMITTED STRUCTURES AND USES:

Marine structures are those structures that may be constructed into the James or Chickahominy Rivers (the River). Permitted structures include piers and single-story boathouses. Multi-level piers, elevated decks, and multi-level boathouses will not be permitted. Fueling docks, commercial docks and sewage pump-out facilities will not be permitted.

4.10.2 PERMITTED LOCATIONS:

Marine structures may be constructed into the River from any lot that directly adjoins the River. Individual structures may not be constructed into the Marina from any adjoining lot. Unless otherwise approved by the Governor's Land Foundation Board of Directors, structures may not be constructed from Common Lands owned by the Foundation. Permitted structures shall generally be located no closer than 25' from an adjoining property line. Structures shall normally be oriented at right angles to the general shoreline where they are located, except that long structures should not cross a line extended from the property line separating two lots, such that it appears to be in front of the adjacent lot.

4.10.3 PIERS:

- a) **LENGTHS AND SIZES:** A single main pier may be constructed up to eight feet (8') maximum in width, and of a length as required to reach a maximum water depth at low tide of three feet (3'). Owners who wish to dock boats with greater draft requirements shall provide information concerning the draft requirements of the boat and information showing the length required to reach the required depth, to the ARC. These requests will be reviewed on a case-by-case basis. Generally, piers shall be constructed with a deck level no higher than three feet (3') above the water level at high tide. Branch docks and catwalks required for mooring of boats will be reviewed on a case-by-case basis. Deck areas for recreational uses other than for mooring of boats will normally be permitted up to 625 s. f. Larger decks will be reviewed on a case-by-case basis.
- b) **DESIGN:** Piers shall be constructed using all treated wood, as approved by the EPA for marine uses, and shall be constructed by a qualified marine contractor. Stationary piers shall consist of wood pilings, cross ties, joists and decking. Cross bracing under the deck is permitted. Pilings shall stop below the deck. Vertical wood bumpers may extend up to three feet (3') above the deck. Continuous wood curbs and/or wood railing systems are permitted. Substitute composite materials for decking boards will be considered. Aluminum or other metal decking or railing systems are not permitted.

4.10.4 BOAT HOUSES:

- a) **SIZE AND HEIGHT:** One boathouse may be constructed in conjunction with an approved pier, for the purpose of sheltering one or more private boats owned by the property owner. The structure may cover approved boat slips and adjacent piers. For large structures the ARC reserves the right to require substantiation of boat sizes and/or number. The eave height of boathouses shall normally be no higher than ten feet (10') above the pier surface. Higher structures required for specific boats will be considered on a case-by-case basis.
- b) **DESIGN:** Boathouses may be open sided (post) structures or closed (walled) structures, with a gable, hipped, or combination roof. All roofs shall be shingled with natural or preservative treated cedar shakes, or preservative treated pine shakes. Flat roofs, roof

decks, metal roofs, and asphalt shingle roofs are not permitted. The roof slope should be no less than six (6) in twelve (12) and no greater than twelve (12) in twelve (12), and appropriate to the size of the structure (steeper roofs on smaller structures, flatter roofs on larger structures). Where walls are used, they shall be sided with wood or synthetic shingle siding. Windows shall be traditional double-hung with muntins. Doors may be plank style of colonial panel style.

4.10.5 OTHER IMPROVEMENTS:

- a) **LIGHTING:** Any lighting on piers and at boathouses shall be hooded exterior fixtures (concealed lamp) or interior fixtures. Light emitted must be in the “warm white” spectrum not to exceed 4000 Kelvin. The ARC reserves the right to use a light meter to determine the acceptability of any lights. If warning lights are necessary on long piers, they shall be the minimum number, type and location required by the Coast Guard.
- b) **MASTS AND FLAGS:** One mast of a reasonable height is permitted on a pier, with a crosspiece, as required for flying one standard flag (United States, Virginia, etc.) and weather pennants.
- c) **FURNISHINGS:** Permanent furnishings such as wood benches and low profile equipment lockers will be permitted. Other structures and furnishing will be considered at the discretion of the ARC with the intent limiting the visual impact of such structures from neighboring properties.

4.11 VEHICLES AND STORAGE CONTAINERS

4.11.1 VEHICLES AND PARKING

No trailers, campers, recreational vehicles, boats or other large vehicles may be parked on properties or public rights-of-way adjacent to properties other than when pre-approved by the Governor’s Land Foundation office. Such approval will be for a specifically limited time period and on a non-recurring basis. For more detail, see Article 7, Section 7.1(v) of the Second Amended and Restated Declaration for The Governor’s Land.

4.11.2 STORAGE CONTAINERS

No storage containers may be visible on a property or parked on any road in Governor’s Land between 7 p. m. and 7 a. m. unless pre-approved by the Governor’s Land Foundation office. Approvals will only be granted on a temporary and non-recurring basis.

ARTICLE V: ARCHITECTURAL GUIDELINES

5.1 ARCHITECTURAL GUIDELINES - GENERAL

5.1.1 TYPE OF RESIDENCE:

Only single-family residences are permitted in the neighborhoods of The Governor's Land.

5.1.2 PROXIMITY OF SIMILAR HOUSES:

The ARC reserves the right to reject the placement of houses with the same or substantially similar elevations located within sight of each other or on the same street. The ARC shall make final judgment as to the degree of acceptable similarities permitted in each neighborhood.

5.1.3 MINIMUM FLOOR AREAS:

- a) Minimum finished floor area shall be 2,500 square feet for a single story home and 2,800 square feet for a two-story home.
- b) The following areas may not be used to help meet the minimum finished floor area: garages, basements, open or screened porches, terraces, decks, attics, attached storage sheds, or unfinished "bonus rooms" on the first or second floors.

5.1.4 MAXIMUM SIZE:

- a) The ARC 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 and/or crowding of the property lines.
- b) Houses shall not be more than 2 ½ stories in height above a crawl space or basement. (½ story is defined as useable floor area under a gabled roof.)

5.1.5 HOUSE DESIGN CONCEPTS:

Houses in The Governor's Land shall be designed with traditional or transitional exterior facades. Facades shall use generally traditional design elements as defined in this Article. Primary design requirements for The Governor's Land houses include:

- a) **TRADITIONAL OR TRANSITIONAL HOUSE STYLES:** Traditional architectural styles are derived from historical styles including Georgian, Adam, Greek Revival, and Colonial Revival. Transitional styles include houses of mixed historical styles and eclectic styles.
- b) **MASSING, SCALE AND OPENINGS:** Exterior walls, planes, and masses shall be of a residential scale consistent with the residential scale of the community. The ARC reserves the right to require that large planes be broken up with additional windows, or offsets to maintain appropriate scale. Walls without any openings will generally not be approved. Conceptually, walls should predominate over windows, and all fenestration (window and door openings) shall have a strong exterior organization. Elevations that are exposed to direct view from roads or the golf course will be carefully reviewed for conformance to style, proportion, window openings, etc. Generally, windows and doors on facades visible from the street shall be of traditional design. Contemporary styled windows may be permitted on rear elevations.
- c) **ENTRANCES:** Unless abnormal topographical constraints dictate otherwise, all homes shall have a front-facing main entrance. The design should emphasize the main front entry and de-emphasize the garage entry.
- d) **TRIM AND DETAILS:** Front and side facades shall generally 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

appropriate sizes and styles to support the prevailing traditional design themes of The Governor's Land.

- e) **ROOF PITCHES:** Minimum roof pitch on main roof of two-story houses shall be eight (8) in twelve (12). Minimum roof pitch on main roof of one-story shall be ten (10) in twelve (12). The ARC may require a steeper pitch on any roof for aesthetic reasons. Similarly, the ARC 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 three (3) in twelve (12). Lower slopes or flat roofs for porches or other limited elements will be considered on a case-by-case basis depending on the architectural merits of the design. Generally, combination mansard and flat roofs will not be approved.
- f) **UNAPPROVED DESIGNS:** The ARC 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.

5.1.6 GARAGES:

Each house shall have a minimum 2-car garage. Garages shall be integrated into the overall design and massing of the house. Side entry, rear entry, and angled garages (45-90 degrees) are permitted. Front loading garages are prohibited.

5.2 ARCHITECTURAL GUIDELINES - CONSTRUCTION

5.2.1 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 ARC.
- c) **FOUNDATION VENTS:** Foundation vents shall be generally organized in relation to first floor house windows. The ARC may require decorative louvered vents (wood or PVC) on primary facades where appropriate to the design of the house.
- 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 walkout basement only if a first floor deck visually breaks the rear facade.

5.2.2 FIREPLACES, CHIMNEYS AND FLUES:

- a) **PERMITTED CHIMNEY TYPES:** When chimneys are used, brick or stone chimneys are required. All fireplaces capable of burning wood shall have masonry chimneys. Pre-fabricated gas-log appliance fireplaces may utilize either direct through-wall venting or through-roof gas appliance venting, located on the rear roof plane only. (See metal flue requirements below). Any roof vents/flues larger than 8" in diameter require masonry chimneys.
- b) **CHIMNEY DESIGN** (*See Illustration 5.2.2 in Appendix B*): The width and depth of chimneys shall be appropriately sized in proportion to the size and height of the house, as determined by the ARC.
- c) **METAL FLUE REQUIREMENTS:** Unenclosed metal gas flues shall not extend more than thirty-six inches (36") above their roof penetration and shall not be visible from the front of the house. Where higher flues are required by code, they shall be enclosed in an

approved chimney structure. Exposed flues must be finished in flat black paint, or a color to match the roof color.

- d) **DIRECT VENT FIREPLACES:** For direct vent gas fireplace boxes which protrude beyond the exterior plane of the house, the frame structure shall 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.

5.2.3 EXTERIOR SIDING:

- a) **PERMITTED SIDING MATERIALS:** Exterior siding materials are limited to wood, cement fiber simulated wood, brick, stucco, synthetic stucco, and natural quarried stone. Laminated and finger jointed wood siding, vinyl siding, aluminum siding, and exposed concrete block, or cast stone block may not be used. Medium Density Overlay (MDO) board may be approved for dog-ears, pediments, and panels below windows. Any other use of MDO board is not permitted.
- b) **BRICK AND STONE FACADES:** When brick is used in combination with other siding materials, it shall be continuous around exterior corners of the main body or wings of the house. The use of brick on just one wall (such as the front elevation) will not be approved, unless specifically appropriate to the style of architecture (such as brick gable end walls on a colonial home).
- c) **APPROVED HORIZONTAL LAP SIDING:** Horizontal lap siding may be manufactured from natural wood or cement fiber composition. Cement fiber siding shall be limited to smooth face, factory primed boards, with or without colonial bead. All horizontal siding must be field painted.
- d) **OTHER MATERIALS:** Materials other than those listed above are subject to denial, but will be considered on the basis of visual and material compatibility with approved materials.
- e) **COMPATIBILITY OF MATERIALS:** Where siding materials are used in combination they shall be aesthetically compatible with each other as determined by the ARC.

5.2.4 EXTERIOR TRIM:

- a) **GENERAL REQUIREMENTS:** Exterior architectural detailing shall be consistent with the overall design theme of the house. Eaves, band boards, 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 ARC reserves the right to require modifications to the facade to accommodate appropriate trim.
- b) **CORNICES AND EAVES:** All primary facades shall have a minimum five (5)-member cornice and eave consisting of frieze board, crown mold, eave, fascia and either second crown or gutter. *(See Illustration 5.2.4 in Appendix B)*
- c) **RAKES:** Rakes shall be either flat or boxed depending on the architectural style of the house. The ARC reserves the right to require boxed rakes where necessary to be consistent with the architectural style of the house.

5.2.5 WINDOWS AND DOORS:

- a) **WINDOWS ON FRONT AND SIDE FACADES:** Window designs, sizes and locations shall be appropriate to the architectural style of the house. Aesthetic design consideration shall be given to the location of all windows that face the front of the house, or any other street. Windows are required on all elevations. Window head heights shall be uniform except for special windows, circle heads and transom windows. Circle and elliptical head windows are permitted. The ARC 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. The ARC may reject windows that do not meet this aesthetic standard. Where window grills are approved and installed in original

construction, they are required to remain as part of the approved house design unless a subsequent change to that design is approved by the ARC.

- b) **WINDOWS ON REAR FACADES:** Windows on rear facades shall be consistent with windows on other facades except that sunrooms and other specially glazed areas may have specially designed windows upon approval by the ARC. The ARC may require relocation of windows or additional windows where necessary to improve the visual organization and massing of rear facades. Windows in rear facades not visible from the golf course, pond lots, marina basin, common areas, roadways, or other properties may have their grills removed upon approval by the ARC.
- c) **FRONT DOORS:** Standard painted six-panel doors will generally be permitted for the main front door of the house. Six panel doors may be permitted as part of a larger unit with side-lites and transom. Double front doors, doors with double side lites, special design panel doors, doors with half lites, single full lite doors, and ornamental leaded glass doors will also be considered. Door styles must be submitted for approval.
- d) **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.
- e) **WINDOW AIR CONDITIONERS:** Window and through-wall air conditioning units are generally prohibited. Requests for exceptions will be reviewed on a case-by-case basis.
- f) **AWNINGS AND TRELLISES:** Sun control devices such as awnings and trellises must be compatible with the architectural style, character, and color of the house, and will be reviewed on a case-by-case basis for use on the rear of any home. Awnings must be retractable. Awnings must be retractable and must not have any knee braces or other supports.

The ARC reserves the right to prohibit the use of such devices on the front or sides of any home.

- g) **WINDOW TRIM AND SHUTTERS:** Windows on primary facades shall be trimmed with traditional wide built-up moldings, brick quoining and jack arches, keystones, grills (muntins) and other traditional decorative trim, and/or may 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. Consideration for shutters will generally be restricted to single or double windows. No changes to originally approved shutters; grills or any other external window treatments are permitted unless approved by the ARC.
- h) **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. The ARC may reject doors that do not adequately meet this standard.
- i) **BAY WINDOWS:** On primary facades, bay windows must meet the following requirements:
 - 1. Windows must be wide enough to fill each bay facade without filling with siding.
 - 2. Cantilevered bays and bays on foundations shall utilize raised panel facades below windows. No lap siding may be used. Bays elevated at one (1) story above grade shall have finished decorative trim or brackets under the bay.

5.2.6 ROOFS AND ROOF ACCESSORIES:

- a) **ROOF MATERIALS:** Roof materials are limited to wood, slate (or approved simulated slate), simulated shingles (concrete), standing seam metal, and dimensional composition shingles. Other materials will be judged on their own merits, but are subject to disapproval by the ARC. In general, only one material may be used on all roofs on the same house,

except that bay window roofs and porch roofs may be of a different material than the main roof.

- b) **SHINGLE COLORS:** All roofs must be a dark color in the gray to black range, weathered wood, or charcoal black. Medium or light color shingles will not be approved.
- c) **GUTTERS AND DOWNSPOUTS:** Gutters and downspouts shall be pre-finished to match the adjacent building material color and/or trim color. Copper gutters and downspouts are permitted on masonry facades. Downspouts shall include short turnouts at their outlets. If extensions are required, they shall utilize corrugated pipe below grade.
- 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. All roof penetrations shall be painted flat black or a color to match roof shingles. 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** (*See Illustration 5.2.6 in Appendix B*): Dormer windows and eyebrow windows are permitted as consistent with the style of the home.
- g) **SKYLIGHTS AND SOLAR TUBES:** Skylights and solar tubes will not be approved for the front roof planes of houses. Skylights and solar tubes are discouraged on side and rear elevations visible to common areas, golf course, ponds or street. Where skylights are permitted, they shall be flat, dark tinted glass style roof windows, trimmed in pre-finished metal similar to the roof color.
- h) **RIDGE VENTS:** Continuous ridge vents of the type that are covered with roof shingles are permitted. Exposed metal ridge vents are prohibited.
- i) **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 ARC. Collectors shall not be placed where they can be viewed from any street, golf course, pond or common area.

5.2.7 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. Band boards, handrails and railings shall be painted wood, an approved paintable composite material 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 generally not permitted at these locations unless otherwise approved by the ARC for a specific architectural design.
- b) **FRONT PORCH WIDTH:** Front porches shall be a minimum of five feet (5') wide from the house face to the porch floor edge.
- c) **FRONT STEPS WIDTH:** Front steps shall be a minimum of six feet (6') wide in design unless otherwise approved by the ARC for a specific architectural style. All front steps shall be masonry.
- d) **FRONT PORCH FOUNDATIONS:** Stoops and extended front porches shall be supported on continuous masonry foundations. Alternate foundation designs using minimum 12'X12' brick or stone piers with framed lattice panels between, may be proposed for houses of historic design where such a porch was integral to that historic style. These requests will be reviewed on a case-by-case basis.

- e) **REAR DECK CONSTRUCTION:** Rear patio decks shall be constructed of quality exterior grade or pressure treated wood, including steps with closed risers and railings. Substitute composite materials for decking boards will be considered. 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 two feet (2') above grade but less than one story above grade shall be enclosed with lattice or other approved screening material. Landscape screening is required around all decks, regardless of height, and is reviewed as part of the landscape plan.
- f) **DECK FINISH:** Decking may be constructed entirely of unfinished treated lumber; however staining or painting of decks is acceptable. All vertical faces and all railings shall be painted or stained consistent with the house color scheme.
- g) **SECONDARY PORCHES:** On secondary facades, open porches, stoops, and screened porches shall all be constructed of finished materials to match the house.
- h) **RAISED TERRACES:** Raised terraces may be constructed utilizing paving materials as approved for patios and walks in Article IV. Other hard surface paving materials will be considered by the ARC on a case-by-case basis. Exposed foundation walls of raised terraces shall match the house foundation. Railings shall be decorative metal or wood, as approved by the ARC.
- i) **SPAS:** Spas (hot tubs) are permitted on attached rear decks, porches or terraces. Remote decks for spas or free standing spa units must be located directly behind the house and no closer than 20' to any property line. Spas must be screened so as not to be visible from the street, golf course, pond or common area. See 4.2.4 d) for information on privacy screening.

5.2.8 TECHNOLOGY CHANGES

When in the opinion of the ARC, new materials or product requirements meet or exceed those specified in the Design Standards, the ARC may grant interim approval to such applications until the standards are formally revised.

5.3 ARCHITECTURAL GUIDELINES - COLOR

5.3.1 TYPES OF APPROVED FINISHES:

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

5.3.2 CRITERIA FOR JUDGING COLOR:

- a) The same or very similar color schemes may not be used on adjacent houses or on houses directly across from each other. The ARC 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. The ARC may require a large (4 ft X4 ft) section on the siding and a sample of trim colors to be painted on the house before approving colors.
- c) Additions and accessory buildings must be finished in the same colors as the house.

5.4 ADDITIONS TO HOUSES

5.4.1 CONSISTENCY OF DESIGN:

To ensure consistency in the design of the house and to 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 as not to overpower the house. Roof styles and slopes shall be similar.
- b) Openings shall be required in additions, including windows and doors, at a minimum, 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 ARC for sunrooms 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 posts or piers (including decks) higher than two feet (2') above grade, but less than one story above grade, shall be enclosed with lattice or other approved screening material and landscaping. See also Section 4.2.3 c).

5.5 ACCESSORY BUILDINGS (WORKSHOPS, DEPENDENCIES, ETC.)

5.5.1 DESIGN LIMITATIONS:

- a) Accessory buildings shall match the adjacent house (at a minimum) or may be specially designed in a unique style, to the extent that it enhances the overall design of the house and lot in the opinion of the ARC. Economy kits from home-improvement stores are not permitted.
- b) The building must be placed wholly inside the building envelope, no further forward than the rear plane of the house. Exceptions to the rear building line setback may be considered for lots that back up to undeveloped wooded common areas not visible to neighbors, the street, golf course or ponds, but in no case will buildings be permitted within any landscape setback zone.
- c) Except for special designs, minimum requirements include:
 - 1) 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 8 in 12 slope.
 - 2) Windows and doors in accessory buildings shall be similar in style to those in the house. Doors may not face the street. (Alternate styles of shed doors may be approved at the discretion of the ARC)
 - 3) 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.
 - 4) All exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is not acceptable.
 - 5) Accessory buildings shall be set on foundations which match the house, or on a concrete slab.
 - 6) The ARC will often require a stake out inspection as described in 1.5.5 prior to beginning any clearing or construction activity. At the time of plan approval the ARC will specify if such inspections are required.

5.6 GAZEBOS

5.6.1 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'. The maximum height from gazebo deck to eave edge shall be eight feet (8'). Gazebos shall have roof slopes generally of at least eight (8) in twelve (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, 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 freestanding members.
- c) Additional trim, detailing, brackets, cupolas, etc. shall be appropriate to the design and size of the gazebo. The ARC 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.
- e) Landscaping around the base as well as screening from roads or neighbors may be required.

5.6.2 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. Freestanding 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.

ARTICLE VI: PROPERTY MAINTENANCE

6.1 PHILOSOPHY OF GOVERNOR'S LAND PROPERTY MAINTENANCE

The purpose of the Design Standards and the new home review process is to create a community of consistent high design quality, architecture, appearance, and landscape design. All properties, including all structures and all landscaping will deteriorate unless properly maintained. The purpose of Property Maintenance Standards is to ensure that to the extent possible, the initial quality and appearances of the individual properties and the community as a whole are maintained over time. Homeowners must also recognize that changes that have occurred to their properties may become issues if and when they decide to sell their property and therefore continual proper maintenance will benefit all residents.

6.2 MAINTENANCE GUIDELINES FOR YARDS

All homeowners are required to maintain their individual landscaping in a manner consistent with the standard of design and quality as originally established in the project and in a condition comparable to that of a premier residential planned community. Additionally, homeowners should ensure no work will be conducted in RPA areas without the prior approval of JCC.

6.2.1 LANDSCAPING:

- a) **LAWNS:** All lawns must have regular periodic mowing and the removal of unsightly debris. Every effort must be evidenced for the promotion of healthy grasses and the elimination or avoidance of weeds and the maintenance of a green color lawn during the growing season.
- b) **PRUNING AND TRIMMING:** Shrubs shall be pruned and trimmed as necessary to maintain a neat and well-cared for appearance proportionate in size to the property. Shrubs shall not be permitted to significantly encroach on driveways, walkways or the architectural features of houses such as doors, windows, stairways, porches, etc. Ornamental trees shall be pruned to remove suckers and other undesirable growth that detracts from the attractive appearance of the tree.
- c) **NATURAL AREAS:** While defined as undisturbed areas, Natural Areas should not have unrestrained growth. Periodic selective limbing, pruning, and thinning should be done to maintain an attractive appearance. Periodic mulching should be done and weeds and undesirable vegetation eliminated.
- d) **MINIMUM SHRUBS, TREES AND LANDSCAPE SCREENS:** The original requirements for foundation plantings and trees must be maintained and any of those plantings or trees that have died, must be replaced. Likewise, any landscaping approved for screening purposes must also be maintained unless the reason for that screening has been removed and approval is granted by the ARC.
- e) **DRAINAGE:** Over time, changes in landscaping can affect the proper drainage of a property. This should be monitored and any undesirable drainage within a property or to an adjacent property should be corrected.
- f) **DEBRIS REMOVAL:** Residents and landscape services must dispose of debris properly, and as soon as practical so as not to create a visual nuisance to neighbors and other passersby. Logs, leaves, cut up trees, Christmas trees, grass clippings and any other debris may not be deposited on neighboring lots, GLF common areas or trails, or on TRCC property.
- g) **LANDSCAPE BEDS AND MULCHED AREAS:** Open areas between plantings are to be maintained with pine needle, pine bark, or shredded hardwood mulch, and should be kept

free of weeds and debris. There shall be no weeds or grass in planting beds or mulched areas. Borders between landscape beds, lawns and mulched areas shall be neatly and clearly delineated. See also 4.2.3 b).

- h) **LANDSCAPE EDGING:** When edging is used it shall be by Trench Edging, which is preferred, or edging material that must be approved by the ARC. (See Illustration XII.) Trench Edging may be used to prevent mulch washout onto adjoining surfaces and grass encroachment into planting beds. Where Trench Edging is not successful, the ARC will consider the use of bricks, Belgian Blocks and heavy gauge steel to resolve specific problems. It must be installed using a suitable foundation that will resist frost heaving, settling, and, when adjacent to vehicular areas, damage from tire impact. Plastic edging or stones are not permitted as edging. Edging materials must be of consistent height: not more than four inches (steel two inches) above the ground, curb, or pavement; must fit flush against each other without obvious gaps; and be aligned in a uniform and even manner. See also Section 4.2.3 b) for guidelines on planting beds. Permitted edging may be limited to the type and style of previously permitted edging installed in a neighborhood.
- i) **DEAD OR DISEASED TREES:** To be handled in accordance with Sections 4.1.2 f), g), h) and i).
- j) **POND SHORELINES:** Shorelines of lots adjacent to ponds shall be left in a natural state. A vegetative buffer shall be established and maintained approximately two to three feet from the water's edge. It should not be mowed or cut shorter than two to three feet in height. This will aid in the overall health of the pond, minimize the sedimentation problem, reduce pond maintenance, protect the bank from eroding and will also deter geese from accessing the shore. See Section 4.1.2.h for tree removal near pond shorelines.

6.2.2 LANDSCAPE ACCESSORIES:

- a) **MAILBOXES:** See Section 4.3.1 for Mailbox specifications. Maintenance of the standard mailbox, post, and paper box is the responsibility of each homeowner. House numbers and paint kits can be obtained from the GLF Office. You can also request that the GLF contractor do the necessary work at a nominal cost. Any of the following conditions should be repaired within a reasonable time frame:
 - a. Post (and/or paper box): dirty/mildewed or has peeling paint, leaning, scarred at the bottom from weed whackers, damaged, cracked or broken.
 - b. Post and paper box have been re-painted but the area around the numbers was not and the paints do not match.
 - c. Numbers on the side of the paper box are peeling or missing.
 - d. Vegetation is covering the numbers –An emergency response issue.
 - e. Mailbox: not the required size, damaged, paint is faded or “flat”, colors do not match standards outlined in Section 4.3.1, box or flag is rusted, bent, or otherwise damaged, box is missing parts... latch mechanism, flag, door.
- b) **LANDSCAPE ACCESSORIES:** All landscape accessories including but not limited to arbors, fountains, permanent barbecues, statues, ornaments, etc. shall be maintained in good physical condition. Working mechanisms shall be maintained in good working order. Accessories that become damaged, dislodged, broken, excessively weathered or discolored, and which are not restored or repaired, shall be removed.)

6.2.3 PAVEMENTS:

- a) **WEED CONTROL:** Weeds growing through joints or cracks in the surface of any pavement shall be removed (to maintain visual quality and preserve pavement life).
- b) **MAINTENANCE:** Periodic re-sealing of exposed-aggregate and patterned concrete is

recommended to preserve the surface integrity and appearance. All pavements shall be maintained free of mold, mildew and other staining.

- c) **CONCRETE DAMAGE:** Sections of concrete driveways, walkways, or patios that develop large open cracks, cracks with loose pieces or sections, spalling (surface disintegration from pitting and/or separation into chips, extensive raveling (surface disintegration into loose stones), or differential settlement or heaving, shall be replaced.

6.2.4 MECHANICAL, ELECTRICAL AND COMMUNICATIONS EQUIPMENT:

- a) **DAMAGED EQUIPMENT:** Malfunctioning mechanical equipment such as condensers, exterior furnaces, generators, etc., which create unusual noise such as tapping, rattling, banging, whining, screeching, etc., shall be replaced or repaired as necessary to eliminate the noise.
- b) **REPLACEMENT EQUIPMENT:** Any equipment that is replaced or modified with larger or relocated units shall be required to be fully screened in the same manner as the original approved enclosure. Relocation or enlargement of enclosures must be approved by the ARC.
- c) **SATELLITE DISHES:** Satellite dishes that are no longer in use shall be removed from any exterior location.

6.2.5 EXTERIOR LIGHTING AND FIXTURES:

- a) **LAMPS:** Replacement lamps in approved exterior light fixtures shall be of the same or lesser wattage or lumens output than the originally approved lamps. Light emitted must be in the “warm white” spectrum not to exceed 4000 Kelvin.
- b) **DIRECTIONAL LIGHTING:** Directional light fixtures shall remain oriented as originally approved unless a change is approved by the ARC. All lighting, especially floodlighting, shall be directed completely within the owner’s own yard.
- c) **REPLACEMENT FIXTURES:** Light fixtures exposed to view, including all decorative or house mounted fixtures, shall be replaced with similar fixtures in size, design and color, if such fixtures stop working, become broken or damaged.

6.2.6 FENCES, WALLS AND GATES:

- a) **FENCE MAINTENANCE:** All fences shall be maintained in good repair. Individual members that become broken or damaged shall be replaced with identical new members. Fences shall be maintained straight and true. Posts that lean or otherwise fall out of alignment with the normal fence line shall be righted or replaced. Gates shall be maintained in good working order. Damaged or sagging gates shall be repaired or replaced.
- b) **WALL MAINTENANCE:** Wall failures such as large open cracks due to movement or uneven settlement, shall be repaired or re-constructed as necessary to restore a good finished appearance and maintain true vertical and horizontal alignment. Over time, significant mortar loss can occur due to severe weather exposure. Areas of significant visual mortar loss should be re-pointed.
- c) **PAINTING:** Any stained or painted fences that become discolored from fading, and paint that chips or blisters off shall be re-finished to originally approved condition.
- d) **LANDSCAPE SCREENING:** Where landscape screening was a condition of approval of a fence, said screening shall be maintained in place and in a healthy viable condition. Dead or diseased plants shall be replaced with like material of the originally required size (minimum).

6.2.7 PLAY EQUIPMENT:

See maintenance requirements in Section 4.8.5.

6.2.9 TOOLS AND EQUIPMENT:

Property areas (including porches, decks, and pavements) visible from the street, ponds, golf course and common areas shall be kept clear of tools and equipment, yard maintenance equipment and other clutter when not in use. This includes but is not limited to lawn mowers, edgers, leaf blowers, wheelbarrows, hoses, hose reels, shovels, rakes, ladders, auto repair equipment, power washers, buckets, coolers, and home accessories such as screens, railings, fence sections, shutters and gutters which have been removed for maintenance. In general, these items shall be stored so as not to create a visual nuisance to neighboring houses, pond lots, the golf course or common areas. Portable BBQ's, patio heaters or other items intended for outdoor entertaining should not be visible when viewing the front of the house from the street.

6.3 MAINTENANCE GUIDELINES FOR STRUCTURES

6.3.1 HOUSES:

- a) **WALLS, SIDING AND TRIM:** All house facades shall be kept in good condition, as close to the originally approved appearance as reasonably possible. Mold or mildew shall be removed. Paint that becomes worn and excessively faded shall be re-coated. Peeled, cracked or chipped paint shall be removed prior to re-coating. Rotted or otherwise physically deteriorated members shall be replaced.
- b) **WINDOWS AND DOORS:** Windows and doors shall be maintained in good appearance like the original approved units. Re-painting or staining shall be completed periodically in similar fashion as walls and trim. Where windows were approved with specific trim, including grills (muntins or mullions) those units shall be maintained in the windows unless otherwise approved by the ARC for a change in design. Replacement windows or doors shall match original units. Different products shall be submitted to the ARC and approved prior to use.
- c) **ROOFS:** Roofs shall be maintained free of mold and mildew, staining, or excessive wear or deterioration of roofing. Deteriorated roofing shall be replaced with the same (new) material, unless a different material is submitted to and approved by the ARC. Roof penetrations (vents, pipes, flues, etc.) shall be maintained in flat black as originally required for new construction.
- d) **DECKS, RAILINGS:** Worn warped, cracked, chipped or otherwise damaged decking shall be replaced with the same (new) material unless a different material is submitted to and approved by the ARC. Railings shall be kept in sound condition, true and straight, and finished as originally approved. Replace weak, leaning, rotted or damaged railings with the same (new) material unless a different material is submitted to and approved by the ARC.

6.3.2 ACCESSORY BUILDINGS (WORKSHOPS, DEPENDENCIES, ETC.):

- a) **MAINTENANCE:** All dependencies and accessory structures shall be treated as extensions of the main house. They shall receive the same maintenance (at a minimum) as the house, and shall be maintained to the same appearance quality as the house, even if this requires additional maintenance of these structures. If a material, color or finish is changed on the house, the same change shall be made on like materials on the dependency or accessory structure at the same time.
- b) **REMOVAL / REPLACEMENT:** Structures shall be removed from the property if they become damaged or in disrepair and full restoration is not possible or desired by the owner.

6.3.3 MARINE STRUCTURES:

- a) **PIERS:** Piers shall be maintained in good sound physical condition. Any decking boards or other members that break or become excessively worn, weakened or damaged, shall be replaced with the same (new) material. Any pier (framing and decking) that becomes unusable and which is not repaired shall be removed. Pilings may remain.
- b) **BOATHOUSES:** Boathouses shall be maintained to the same level expected of homes. Heavily weathered or damaged materials shall be replaced with new materials.
- c) **ACCESSORIES:** Any accessories such as masts, lighting, and furnishings shall be maintained in good condition. When not in use, seasonal furniture should be stored out of sight.

**APPENDIX A: SUPPLEMENTAL NEIGHBORHOOD
DESIGN STANDARDS**

BARRET'S POINTE pg. 56

COUNTRY CLUB VILLAS pg. 61

CYPRESS ISLE pg. 64

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BARRET'S POINTE SUPPLEMENTAL

1.1 PHILOSOPHY OF BARRET'S POINTE:

Barret's Pointe is a unique neighborhood located at the confluence of the James and Chickahominy Rivers, and overlooks the 16th and 17th holes at Two Rivers Country Club. Many of the home sites offer a commanding view up the James River. Due to the significant location of this neighborhood on some of the most valuable property in The Governor's Land, the quality of the architecture, construction, and landscaping is expected to be of equally high quality. Therefore, certain higher specific standards and controls are provided here to protect the design quality and maintain consistency in the visual streetscape of this neighborhood.

1.2 ARC AUTHORITY TO REJECT NON-COMPLYING DESIGNS:

The ARC has absolute authority to deny applications in whole or in part, for homes that do not support this philosophy, or do not meet the specific standards in this supplement.

1.3 REQUIREMENTS HERE IN ADDITION TO HANDBOOK REQUIREMENTS:

The following standards are specific requirements for lot and home development in Barret's Pointe. They are provided as supplements to the general design standards in this Handbook. The standards listed below are referenced to specific standards paragraphs in the Handbook. In each case, the standard referenced in the Handbook shall be modified by *the addition or modification of* language provided here for any lot or home improvements in Barret's Pointe. All other language in the modified paragraph remains applicable unless specifically contradicted by this additional language. All other standards in the Handbook, unmodified by this section, shall apply to Barret's Pointe in the same manner as they do to all other neighborhoods in The Governor's Land.

SUPPLEMENTAL STANDARDS

REFERENCED MODIFIED PARAGRAPH NUMBER AND TITLE	SUPPLEMENTAL STANDARD
ARTICLE III	INDIVIDUAL LOT DESIGN AND LAYOUT CHARACTERISTICS
3.2 LOCATING STRUCTURES ON THE LOT	
3.2.6 ACCESSORY BUILDINGS (SHEDS) - SITING REQUIREMENTS	a) Detached sheds and garages are not permitted in Barret's Pointe. Any additional storage or garage space shall be designed as an attached house addition and must be approved by the ARC.
ARTICLE IV	LOT CLEARING AND CONSTRUCTION STANDARDS
4.2 LANDSCAPING	
4.2.1 GENERAL RECOMMENDA- TIONS	Landscaping requirements are greater for Barret's Pointe than for other parts of Governor's Land.
4.2.2 LANDSCAPE ZONES	a) Side yard landscape setbacks between houses on lots #2 through #9 shall be maintained free of trees or shrubs over three feet (3') in height in order to preserve views to the water from Barret's Pointe Road. Homeowners are required to maintain vegetation under the three-foot (3') height limit.

<p>4.2.3 REQUIRED MINIMUM LANDSCAPING - ALL LOTS</p>	<p>a) LAWNS: All open yard areas not otherwise landscaped shall be sodded and irrigated. Seeded lawns are not permitted.</p> <p>c) FOUNDATION PLANTING: Foundation planting is required along all facades unless otherwise approved by the ARC, and along other areas as designated by the ARC such as decks, fenced enclosures, or other highly visible foundation areas.</p> <p>d) NURSERY GROWN TREES: Where yards are devoid of mature trees, new nursery grown trees shall be planted at a total density of one (1) tree per 3000 s.f. of open yard including pavement areas, but in no case less than five (5) trees.</p> <p>e) NATURAL AREAS: No area of the lot may be left in a natural state. All areas shall be landscaped in accordance with standards for lawns, planting beds, foundation planting, and trees.</p>
<p>4.2.4 LANDSCAPING USED FOR REQUIRED SCREENING:</p>	<p>d) PRIVACY SCREENING: Plantings used for screening in Barret's Pointe shall preferably be developed in uniform rows or as hedges.</p> <p>e) REAR YARD HEDGE: The hedge on golf course property adjacent to the rear property line of lots #1 through #10 is to maintain a visual separation of the lots from the golf course. This hedge will be maintained by the Country Club and may not be modified by individual property owners.</p>
<p>4.4 PAVEMENTS</p>	
<p>4.4.1 DRIVEWAYS</p>	<p>b) PAVEMENT: The finish must be brick pavers, interlocking concrete pavers, or stamped concrete (Bomanite or equivalent).</p>
<p>4.4.3 OTHER PAVEMENTS</p>	<p>b) PATIOS (GROUND LEVEL): Patios shall be paved with brick pavers, interlocking concrete pavers, stamped concrete (Bomanite or equivalent), slate or flagstone (Pennsylvania Bluestone, for example).</p>
<p>4.7 FENCES, GATES and WALLS</p>	
<p>4.7.2 SUPPLEMENTAL NEIGHBORHOOD RESTRICTIONS</p>	<p>a) Yard fences shall be limited to black iron or aluminum picket fence styles only. Fences may enclose portions of rear yards only, up to the outermost rear house corners, and enclosing a limited area of the rear yard. Landscape screening will be required along the outside of any fence visible from the golf course, a pond or a street. Wildlife barrier fences will not be permitted.</p>
<p>4.8 PLAY EQUIPMENT AND STRUCTURES</p>	
<p>4.8.1 DEFINITIONS</p>	<p>a) Except as noted below, play equipment is not permitted on lots in Barret's Pointe.</p>
<p>4.8.4 BASKETBALL GOALS</p>	<p>Basketball goals are permitted in Barret's Pointe in accordance with the criteria in this Article.</p>
<p>ARTICLE V</p>	<p>ARCHITECTURAL GUIDELINES</p>
<p>5.1 ARCHITECTURAL GUIDELINES - GENERAL</p>	

5.1.3 MINIMUM FLOOR AREAS	a) Minimum finish floor area of each home shall be 2,800 s.f.
5.1.4 MAXIMUM SIZE	<p>b) Houses shall not be more than 2 ¼ stories in height above a crawl space (1/4 story is defined as useable floor area under a hip roof.</p> <p>c) Maximum finished floor area of each home shall be limited to no more than 50% of the total lot area, but in no case greater than 7,500 square feet.</p>
5.1.5 HOUSE DESIGN CONCEPTS	<p>b) MASSING, SCALE AND OPENINGS: Houses in Barret’s Pointe shall have an urban scale, utilizing minimum nine foot (9’) floor to ceiling heights on both first and second floors. The house design shall emphasize the main body of the house over other elements such as garage or other wings. The quality and formal resolution of architectural design and detailing shall be consistent on all facades. Where window opening treatment such as jack arches or shutters are used on primary first floor windows, the same consistent treatment shall be used on all facade windows unless otherwise approved by the ARC. Window openings on all facades generally shall be in a formal arrangement, both horizontally and vertically.</p> <p>d) TRIM AND DETAILS: All facades shall generally include appropriate trim and details to the style of architecture selected. Elements such as cornices, fascias, pediments, columns, window and door moldings, railings, balusters and similar details shall be included in appropriate sizes and styles to support the design of each home.</p> <p>f) UNAPPROVED DESIGNS: The ARC reserves the right to reject any house that does not meet the design criteria in this section.</p>
5.1.6 GARAGES	Each house in Barret’s Pointe shall have a 2 1/2-car garage with a minimum square footage of 675 s.f. Front loading garages are prohibited in all cases. Garage doors shall be individual overhead doors a maximum of nine feet (9’) wide and a minimum of eight feet (8’) high.
5.2 ARCHITECTURAL GUIDELINES - CONSTRUCTION	
5.2.1 FOUNDATIONS AND MASONRY	a) PERMITTED FOUNDATION MATERIALS: All visible portions of exterior foundations shall be constructed of oversize brick, stucco or synthetic stucco.
5.2.3 EXTERIOR SIDING	<p>a) PERMITTED SIDING MATERIALS: Exterior siding materials are limited to brick, stucco or synthetic stucco on the main body of the house, with limited use of wood, cement fiber simulated wood or natural quarried stone.</p> <p>b) BRICK AND STUCCO FACADES: When brick, stucco or synthetic stucco is used in combination with other siding materials, it shall be continuous around the exterior of the main body of the house. Natural quarried stone is permitted as a limited or accent material.</p>

<p>5.2.4 EXTERIOR TRIM</p>	<p>a) GENERAL REQUIREMENTS: Exterior architectural detailing shall be appropriate to traditional classical facades. The following is a suggested list of appropriate trim features: white tapered wood columns, dormers, center decorative pediment gables, tall windows, stone sills, brick or stone arches or jack arches, key blocks, cut stone sculpted window trim and heads, elliptical or circle heads over doors, wrought iron handrails.</p> <p>b) CORNICES AND EAVES: All facades shall have a minimum five (5)-member cornice and eave consisting of frieze board, crown mold, eave, fascia and upper crown. Alternative cornices appropriate to an approved architectural style will be considered.</p> <p>c) RAKES: Rakes shall generally be boxed rakes with eave returns unless otherwise approved by the ARC depending on the architectural style of the house.</p>
<p>5.2.5 WINDOWS AND DOORS</p>	<p>a) WINDOWS ON FRONT AND SIDE FACADES: All windows on side facades shall be the same style and receive the same trim treatment as front windows.</p> <p>b) WINDOWS ON REAR FACADES: Windows on rear facades shall be the same style and receive the same trim treatment as front windows, except as specifically approved by the ARC for specially glazed areas.</p> <p>d) WINDOW TRIM AND SHUTTERS: Shutters, if provided, shall be hinge mounted operable panels held open with shutter dogs. Panels will be sized to fit the window openings.</p>
<p>5.2.6 ROOFS AND ROOF ACCESSORIES</p>	<p>a) ROOF MATERIALS: Roof materials are limited to cedar shingles, slate, (or approved simulated slate,) simulated shingles (concrete), and Grand Manor 50 year dimensional architectural shingles or their equivalent (in the opinion of the ARC). Other materials will be judged on their own merits, but are subject to disapproval by the ARC.</p> <p>g) Skylights and solar tubes are not allowed in Barret's Pointe.</p> <p>i) SOLAR COLLECTORS: Solar Collectors are not permitted.</p>
<p>5.2.7 PORCHES AND DECKS</p>	<p>e) REAR DECK CONSTRUCTION: Rear patio decks constructed of wood are not permitted on lots #1 through #10. Decks are permitted on lots #11 through #13. Second floor decks supported from the ground are not permitted on any homes in Barret's Pointe. Minor projecting second floor balconies and porches constructed under roof within the main house form are permitted.</p>
<p>5.5 ACCESSORY BUILDINGS (STORAGE SHEDS, WORKSHOPS, ETC.)</p>	
<p>5.5.1 DESIGN LIMITATIONS</p>	<p>Detached Accessory Buildings (sheds, workshops and garages) are not permitted in Barret's Pointe. Any additional storage or garage space shall be designed as an attached house addition and must be approved by the ARC.</p>

**ADDITIONAL
CONSTRUCTION
REQUIREMENT -
FOUNDATIONS**

The existing surface grade levels at Barret's Pointe are the result of fill placed on the land. Care should be taken in planning house designs, including obtaining soil borings and reports, and designing foundations appropriate to sub-grade conditions.

COUNTRY CLUB VILLAS SUPPLEMENTAL

1.1 PHILOSOPHY OF COUNTRY CLUB VILLAS:

Country Club Villas is a small neighborhood of eight courtyard homes. Four of the homes are complemented with a small detached guesthouse. Located in The Governor’s Land at Two Rivers, Country Club Villas is set between the Two Rivers Country Club and the neighborhoods of Barret’s Pointe and The Marina. The design of this neighborhood is coordinated to provide a consistent theme, an attractive streetscape, and to maintain a balance of community and privacy over the life of the community. While homeowners are encouraged to personalize their homes, the uniform architecture and site development require that certain specific limits be observed. Therefore, certain higher specific standards and controls are provided here to protect the design quality and maintain consistency in the visual streetscape of this neighborhood.

1.2 ARC AUTHORITY TO REJECT NON-COMPLYING DESIGNS:

The ARC has absolute authority to deny applications in whole or in part, for homes that do not support this philosophy, or do not meet the specific standards in this supplement.

1.3 REQUIREMENTS HERE IN ADDITION TO HANDBOOK REQUIREMENTS:

The following standards are specific requirements for lot and home development in Country Club Villas. They are provided as supplements to the general design standards in this Handbook. The standards listed below are referenced to specific standards paragraphs in the Handbook. In each case, the standard referenced in the Handbook shall be modified by *the addition or modification of* language provided here for any lot or home improvements in Country Club Villas. All other language in the modified paragraph remains applicable unless specifically contradicted by this additional language. All other standards in the Handbook, unmodified by this section, shall apply to Country Club Villas in the same manner as they do to all other neighborhoods in The Governor’s Land.

SUPPLEMENTAL STANDARDS

REFERENCED MODIFIED PARAGRAPH NUMBER AND TITLE	SUPPLEMENTAL STANDARD
ARTICLE III	INDIVIDUAL LOT DESIGN AND LAYOUT STANDARDS
3.2 LOCATING STRUCTURES ON THE LOT	
3.2.6 ACCESSORY BUILDINGS (SHEDS) SITING REQUIREMENTS	Freestanding accessory buildings in addition to the Guest House are not permitted at Country Club Villas. See Section 5.4 for permitted additions to houses.
ARTICLE IV	LOT CLEARING AND CONSTRUCTION STANDARDS
4.2 LANDSCAPING	
4.2.3 REQUIRED MINIMAL LANDSCAPING - ALL LOTS	Landscape plan must match plans installed by the original Developer, and be approved by the ARC prior to installation. Modifications other than individual plant replacement must be approved by the ARC.

4.2.5 RESTRICTED LANDSCAPING (also 3.2.9)	d) LANDSCAPING IN RPA BUFFER: Only landscaping that is consistent with natural vegetation is permitted in RPA areas, and must be approved by <i>both</i> James City County and the ARC. . JCC approval does not guarantee ARC approval.
4.3.5 DECORATIVE ORNAMENTS AND OTHER LANDSCAPE ACCESSORIES	b) PLACEMENT: Landscape accessories are permitted in the courtyard only, unless otherwise approved by the ARC for another location away from side property lines and not visible from the street.
4.4 PAVEMENTS	
4.4.1 DRIVEWAYS	Driveways shall not be modified from their original design, materials or layout.
4.6 EXTERIOR LIGHTING AND FIXTURES	
4.6.1 POST LAMPS	Post lamps shall not be modified from their original design unless otherwise approved by the ARC.
4.7 FENCES, GATES AND WALLS	
4.7.2 SUPPLEMENTAL NEIGHBORHOOD RESTRICTIONS	a) No fences other than the originally constructed courtyard walls built with the house are permitted in Club Villas.
4.8 PLAY EQUIPMENT AND STRUCTURES	
4.8.1 DEFINITIONS	a) Play equipment as defined in this article will not be approved on lots at Country Club Villas.
4.8.4 BASKETBALL GOALS	Basketball goals will not be approved on lots at Country Club Villas.
ARTICLE V	ARCHITECTURAL GUIDELINES
5.2 ARCHITECTURAL GUIDELINES - CONSTRUCTION	
5.2.6 ROOFS AND ROOF ACCESSORIES	a) ROOF MATERIALS: Roof materials are limited to Elk Prestique 30 year dimensional shingles. Replacement shall be with the same product. If the same product is no longer manufactured, the ARC shall designate an acceptable alternate product as equal. b) SHINGLE COLORS: Shingles shall be “weathered wood”. If the same color name is no longer manufactured, the ARC shall designate an acceptable alternate color name as equal.
5.2.7 PORCHES AND DECKS	e) REAR DECK CONSTRUCTION: Raised rear patio decks are not permitted at Country Club Villas. f) DECK FINISH (deleted)
5.3 ARCHITECTURAL GUIDELINES - COLOR	

5.3.1 TYPES OF APPROVED FINISHES	<p>a) Exterior paint colors shall not be changed from the original specification unless otherwise approved by the ARC for all homes. Replacement shall be with the same product. If the same product is no longer manufactured, the ARC shall designate an acceptable alternate product as equal.</p> <ol style="list-style-type: none"> 1. Siding color shall be Benjamin Moore #997 2. Trim color shall be Benjamin Moore white tinted with 5% #995.
5.4 ADDITIONS TO HOUSES	
5.4.1 CONSISTENCY OF DESIGN	<p>Additions to homes in Country Club Villas are permitted to include two pre-designed additions - a sunroom (enclosure of rear porch), and a storage room (addition to Guest House in service yard). Other additions or modifications to homes will be considered for special circumstances, however the ARC has the right to deny any other addition not pre-designed by the Developer of Country Club Villas.</p>
5.5 ACCESSORY BUILDINGS (STORAGE SHEDS, WORKSHOPS, ETC.)	
5.5.1 DESIGN LIMITATIONS	<p>Freestanding accessory buildings other than the Guest House are not permitted.</p> <p>(See Section 5.4 above for permitted additions).</p>
5.6 GAZEBOS	
5.6.1 DESIGN AND CONSTRUCTION	<p>a) Gazebos will not be approved on lots at Country Club Villas.</p>

CYPRESS ISLE SUPPLEMENTAL

1.1 PHILOSOPHY OF CYPRESS ISLE:

Cypress Isle is a secluded neighborhood located on the banks of the James River. Located in The Governor’s Land at Two Rivers, Cypress Isle is set apart from other neighborhoods by a natural wetland forest. Many of the lots have prime river frontage while all lots enjoy views to the river or to natural woodland. The quality of these fine properties will be complemented by equally high quality architecture, construction, and landscaping. Therefore, certain higher specific standards and controls are provided here to protect the design quality and maintain consistency in the visual streetscape of this neighborhood.

1.2 ARC AUTHORITY TO REJECT NON-COMPLYING DESIGNS:

The ARC has absolute authority to deny applications in whole or in part, for homes that do not support this philosophy, or do not meet the specific standards in this supplement.

1.3 REQUIREMENTS HERE IN ADDITION TO HANDBOOK REQUIREMENTS:

The following standards are specific requirements for lot and home development in Cypress Isle. They are provided as supplements to the general design standards in this Handbook. The standards listed below are referenced to specific standards paragraphs in the Handbook. In each case, the standard referenced in the Handbook shall be modified by *the addition or modification of* language provided here for any lot or home improvements in Cypress Isle. All other language in the modified paragraph remains applicable unless specifically contradicted by this additional language. All other standards in the Handbook, unmodified by this section, shall apply to Cypress Isle in the same manner as they do to all other neighborhoods in The Governor’s Land.

SUPPLEMENTAL STANDARDS

REFERENCED MODIFIED PARAGRAPH NUMBER AND TITLE	SUPPLEMENTAL STANDARD
ARTICLE IV	LOT CLEARING AND CONSTRUCTION STANDARDS
4.1 CLEARING AND LOT PREPARATION	
4.1.2 SITE CLEARING, CUTTING OF TREES	b) NO CLEARING IN RPA BUFFER: No clearing including selective clearing is permitted beyond 100’ RPA buffer line on any lot unless first approved by James City County and then the ARC. JCC approval does not guarantee ARC approval.
4.2 LANDSCAPING	

<p>4.2.3 REQUIRED MINIMUM LANDSCAPING - ALL LOTS</p>	<p>a) LAWNS: All open front yard areas in Cypress Isle, not otherwise landscaped, shall be sodded and irrigated. Seeded front lawns are not permitted.</p> <p>c) FOUNDATION PLANTING: Foundation planting is required along all facades unless otherwise approved by the ARC, and along other areas as designated by the ARC such as decks, fenced enclosures, or other highly visible foundation areas.</p> <p>d) NURSERY GROWN TREES: Yards shall retain a minimum density of one (1) tree per 1500 s.f. of open yard <i>including pavement areas</i>. Existing mature trees may be used to meet this requirement. Where sufficient natural trees are not present after clearing for construction, new nursery grown trees conforming to the requirements of 4.2.3 (d) in the Handbook will be planted in addition to other required minimum landscaping.</p>
<p>4.2.5 RESTRICTED LANDSCAPING (<i>also 3.2.9</i>)</p>	<p>c) LANDSCAPING IN RPA BUFFER: Only landscaping that is consistent with natural vegetation is permitted in RPA areas, and must be first approved by James City County and then the ARC. JCC approval does not guarantee ARC approval.</p>
<p>4.4 PAVEMENTS</p>	
<p>4.4.1 DRIVEWAYS</p>	<p>b) PAVEMENT: Driveways shall be constructed of brick pavers, interlocking concrete pavers, stamped concrete (Bomanite or equivalent) or exposed aggregate concrete (grey or brown).</p>
<p>4.4.3 OTHER PAVEMENTS</p>	<p>b) PATIOS (GROUND LEVEL): Patios shall be paved with brick pavers, interlocking concrete pavers, stamped concrete (Bomanite or equivalent), slate or flagstone (Pennsylvania Bluestone, for example).</p>
<p>4.7 FENCES, GATES AND WALLS</p>	
<p>4.7.2 SUPPLEMENTAL NEIGHBORHOOD RESTRICTIONS</p>	<p>a) Limited walls or fences that are extensions of the house architecture will be considered on a case-by-case basis and may not extend outside the building envelope.</p>
<p>ARTICLE V</p>	<p>ARCHITECTURAL GUIDELINES</p>
<p>5.1 ARCHITECTURAL GUIDELINES - GENERAL</p>	
<p>5.1.3 MINIMUM FLOOR AREAS</p>	<p>a) Minimum finish floor area of each home shall be 2,800 s.f.</p>

<p>5.1.5 HOUSE DESIGN CONCEPTS</p>	<p>b) MASSING, SCALE AND OPENINGS: Houses in Cypress Isle shall have minimum nine foot (9') floor to ceiling heights on both first and second floors. The house design shall emphasize the main body of the house over other elements such as garage or other wings. The quality and formal resolution of architectural design and detailing shall be consistent on all facades. Where window opening treatment such as jack arches or shutters are used on primary first floor windows, the same consistent treatment shall be used on all front and side facade windows unless otherwise approved by the ARC. Window openings on all facades generally shall be in a formal arrangement, both horizontally and vertically.</p> <p>d) TRIM AND DETAILS: All facades shall generally include appropriate trim and details to the style of architecture selected. Elements such as cornices, fascias, pediments, columns, window and door moldings, railings, balusters and similar details shall be included in appropriate sizes and styles to support the design of each home.</p> <p>f) UNAPPROVED DESIGNS: The ARC reserves the right to reject any house that does not meet the design criteria in this section</p>
<p>5.1.6 GARAGES</p>	<p>Front loading garages are prohibited in all cases. Garage doors shall be individual overhead doors a maximum of nine feet (9') wide and a minimum of seven feet four inches (7' 4") high.</p>
<p>5.2 ARCHITECTURAL GUIDELINES - CONSTRUCTION</p>	
<p>5.2.1 FOUNDATIONS AND MASONRY</p>	<p>a) PERMITTED FOUNDATION MATERIALS: All visible portions of exterior foundations shall be constructed of oversize brick, synthetic stucco, or natural quarried stone as consistent with house siding.</p>
<p>5.2.3 EXTERIOR SIDING</p>	<p>a) PERMITTED SIDING MATERIALS: Exterior siding materials are limited to brick, stucco, natural quarried stone, or cedar shingle on the main body of the house, with limited use of wood or cement fiber simulated wood siding.</p> <p>b) CONTINUITY OF FACADES: Each house shall have one primary siding material. When the primary material is used in combination with other siding materials, it shall be continuous around the exterior of the main body of the house.</p>

<p>5.2.4 EXTERIOR TRIM</p>	<p>a) GENERAL REQUIREMENTS: Exterior architectural detailing in Cypress Isle shall be appropriate to traditional classical facades. The following is a suggested list of appropriate trim features: white tapered wood columns, dormers, center decorative pediment gables, tall windows, stone sills, brick or stone arches or jack arches, key blocks, cut stone sculpted window trim and heads, elliptical or circle heads over doors, wrought iron handrails.</p> <p>b) CORNICES AND EAVES: All facades shall have a minimum five (5)-member cornice and eave consisting of frieze board, crown mold, eave, fascia and upper crown. Alternative cornices appropriate to an approved architectural style will be considered.</p> <p>c) RAKES: Rakes shall generally be boxed rakes with eave returns unless otherwise approved by the ARC depending on the architectural style of the house.</p>
<p>5.2.5 WINDOWS AND DOORS</p>	<p>g) WINDOW TRIM AND SHUTTERS: Shutters, if provided, shall be hinge mounted operable panels held open with shutter dogs. Panels will be sized to fit the window openings</p>
<p>5.2.6 ROOFS AND ROOF ACCESSORIES</p>	<p>a) ROOF MATERIALS: Roof materials are limited to slate, (or approved simulated slate,) concrete shingles, and Grand Manor 50 year dimensional architectural shingles or their equivalent (in the opinion of the ARC). Other materials will be judged on their own merits, but are subject to disapproval by the ARC.</p> <p>i) SOLAR COLLECTORS: Solar Collectors are not permitted.</p>
<p>5.2.7 PORCHES AND DECKS</p>	<p>e) REAR DECK CONSTRUCTION: Decks constructed above the first floor level shall be constructed with finish grade materials on all vertical faces and railings, including trim consistent in style with other house trim. All vertical faces shall be finished to match other house trim.</p>

FOUNDER'S HILL SUPPLEMENTAL

1.1 PHILOSOPHY OF FOUNDER'S HILL:

Founder's Hill was envisioned by Governor's Land Associates as an urban styled neighborhood of historic revival architecture including Georgian, Adam, Federal and Greek Revival periods. The standards here are designed to support this philosophy in both the general architectural themes and the specific architectural details of homes. Some lot development and landscaping standards are also modified here in support of this theme. An urban neighborhood is generally built to a higher density than other planned community neighborhoods and thus requires higher specific standards and controls to protect the design quality and maintain consistency in the visual streetscape.

1.2 ARC AUTHORITY TO REJECT NON-COMPLYING DESIGNS:

The ARC has absolute authority to deny applications in whole or in part, for homes that do not support this philosophy, or do not meet the specific standards in this supplement.

1.3 REQUIREMENTS HERE IN ADDITION TO HANDBOOK REQUIREMENTS:

The following standards are specific requirements for lot and home development in Founder's Hill. They are provided as supplements to the general design standards in this Handbook. The standards listed below are referenced to specific paragraphs in the Handbook. In each case, the standard referenced in the Handbook shall be modified by *the addition or modification of* language provided here for any lot or home improvements in Founder's Hill. All other language in the modified paragraph remains applicable unless specifically contradicted by this additional language. All other standards in the Handbook, unmodified by this section, shall apply to Founder's Hill in the same manner as they do to all other neighborhoods in The Governor's Land.

SUPPLEMENTAL STANDARDS

REFERENCED MODIFIED PARAGRAPH NUMBER AND TITLE	SUPPLEMENTAL STANDARD
ARTICLE III	INDIVIDUAL LOT DESIGN AND LAYOUT STANDARDS
3.2 LOCATING STRUCTURES ON THE LOT	
3.2.4 ADDITIONAL LIMITATIONS ON HOUSE SITING	b) ORIENTATION TO THE ROAD: Some lots in Founder's Hill have building envelopes with diagonal corner setbacks. Houses on these lots shall be oriented so that the front of the house faces the corner of the lot.
ARTICLE IV	LOT CLEARING AND CONSTRUCTION STANDARDS
4.2 LANDSCAPING	
4.2.1 GENERAL RECOMMENDA- TIONS	Landscaping requirements are greater for Founder's Hill than for other parts of Governor's Land.

<p>4.2.3 REQUIRED MINIMUM LANDSCAPING - ALL LOTS</p>	<p>a) LAWNS: All open yard areas not otherwise landscaped shall be sodded and irrigated. Seeded lawns are not permitted.</p> <p>c) FOUNDATION PLANTING: Foundation planting is required along both the front and side facades when they face a street diagonally, along driveways and front walks, and along other areas as designated by the ARC such as decks, fenced enclosures, or other highly visible foundation areas.</p> <p>e) NATURAL AREAS: On lots that back up to Two Rivers Road, no area of the lot may be left in a natural state. All areas shall be landscaped in accordance with standards for lawns, planting beds, foundation planting, and trees.</p>
<p>4.2.4 LANDSCAPING USED FOR REQUIRED SCREENING:</p>	<p>a) PRIVACY SCREENING: Plantings used for screening in Founder’s Hill shall preferably be developed in uniform rows or as hedges.</p>
<p>4.4 PAVEMENTS</p>	
<p>4.4.1 DRIVEWAYS</p>	<p>b) PAVEMENT: The finish must be stamped concrete with a gray cobblestone herringbone pattern, gray pavers, gray exposed aggregate or brushed concrete. Stamped gray concrete or gray pavers are preferred. Samples of stamped gray concrete and gray pavers must be submitted for review and approval.</p> <p>c) CURB CUTS AND APRONS: Driveways shall tie directly into the roll curb at the street.</p>
<p>4.7 FENCES, GATES AND WALLS</p>	
<p>4.7.2 SUPPLEMENTAL NEIGHBORHOOD RESTRICTIONS</p>	<p>a) Limited walls or fences that are extensions of the house architecture may not extend outside the building envelope. Wildlife barrier fences will not be permitted.</p>
<p>ARTICLE V</p>	<p>ARCHITECTURAL GUIDELINES</p>
<p>5.1 ARCHITECTURAL GUIDELINES - GENERAL</p>	

<p>5.1.5 HOUSE DESIGN CONCEPTS</p>	<p>Houses in Founder’s Hill shall be designed with traditional historic exterior facades. Facades shall use traditional design elements as defined in this Article. Primary design requirements for Founder’s Hill include:</p> <p>a) TRADITIONAL HOUSE STYLES: Traditional architectural styles are derived from historical styles including Georgian, Adam, Greek Revival, Federal and Colonial Revival.</p> <p>b) MASSING, SCALE AND OPENINGS: Houses in Founder’s Hill shall have an urban scale, utilizing minimum nine foot (9’) floor to ceiling heights on both first and second floors. The house design shall emphasize the main body of the house over other elements such as garage or other wings. Where window opening treatment such as jack arches or shutters are used on primary first floor windows, the same consistent treatment shall be used on all facade windows on houses facing a street diagonally. Window openings on the front facade shall be in a formal arrangement, both horizontally and vertically. Window openings on other facades facing streets, golf course or common areas shall, as much as possible, be in a formal arrangement also.</p> <p>c) ENTRANCES: All homes shall have a front-facing main entrance except for lots with angled building envelopes, where the entrance shall face paved pull-off on the street.</p> <p>d) TRIM AND DETAILS: All facades shall generally 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 appropriate sizes and styles to support the prevailing traditional design themes of Founder’s Hill.</p> <p>e) ROOF PITCHES: Minimum roof pitch on main roof of one and one-half story houses shall be 12 in 12 unless otherwise approved by the ARC.</p> <p>f) UNAPPROVED DESIGNS: The ARC will reject any house that does not meet the traditional design criteria in this section.</p>
<p>5.1.6 GARAGES</p>	<p>Garages shall have multiple nine-foot (9’) wide single-width doors. Double width, 18’ doors are not permitted, unless otherwise approved by the ARC for locations not visible from the street.</p>
<p>5.2 ARCHITECTURAL GUIDELINES - CONSTRUCTION</p>	
<p>5.2.1 FOUNDATIONS AND MASONRY</p>	<p>a) PERMITTED FOUNDATION MATERIALS: All visible portions of exterior foundations shall be constructed of brick.</p> <p>c) FOUNDATION VENTS: If used Decorative louvered foundation vents are required on all facades.</p>

5.2.3 EXTERIOR SIDING	<p>a) PERMITTED SIDING MATERIALS: Exterior siding materials are limited to brick with limited use of wood or cement fiber simulated wood or stucco (including synthetic stucco), or natural quarried stone.</p> <p>b) BRICK AND STONE FACADES: When brick is used in combination with other siding materials, it shall be continuous around the exterior of the main body of the house. Stone is only permitted as a limited or accent material and shall be natural quarried stone.</p>
5.2.4 EXTERIOR TRIM	<p>a) GENERAL REQUIREMENTS: Exterior architectural detailing shall be appropriate to traditional classical facades. The following is a suggested list of appropriate trim features: white tapered wood columns, dormers, center decorative pediment gables, tall windows, stone sills, stone arches or brick jack arches, key blocks, elliptical or circle heads over doors, wrought iron handrails.</p> <p>b) CORNICES AND EAVES: All primary facades shall have a minimum five (5)-member cornice and eave consisting of frieze board, crown mold, eave, fascia and upper crown. Optional modillion blocks or dentils are recommended.</p> <p>c) RAKES: Rakes shall generally be boxed rakes with eave returns unless otherwise approved by the ARC depending on the architectural style of the house.</p>
5.2.5 WINDOWS AND DOORS	<p>b) WINDOWS ON REAR FACADES: Windows on rear facades shall be consistent with windows on other facades, unless otherwise approved by the ARC for facades not visible from roads.</p>
5.2.6 ROOFS AND ROOF ACCESSORIES	<p>a) ROOF MATERIALS: Roof materials are limited to cedar shingles, slate, (or approved simulated slate,) simulated shingles (concrete), and three-dimensional architectural shingles. Other materials will be judged on their own merits, and must be approved by the ARC.</p> <p>b) SHINGLE COLORS: All roofs must be a dark gray or black.</p>

MARINA VILLAGE SUPPLEMENTAL

1.1 PHILOSOPHY OF MARINA VILLAGE:

Marina Village was envisioned to emulate the architecture and character of the combination of style seen in Coastal towns from New England to South Carolina. Due to the unique specific character of this neighborhood, the style of the architecture, the quality of construction, and the landscaping will be of great importance to The Governor's Land community as a whole and to the property owners in Marina Village in particular. Therefore, certain different specific standards and controls have been provided here to protect the design quality and maintain consistency in the visual streetscape of this neighborhood.

1.2 ARC AUTHORITY TO REJECT NON-COMPLYING DESIGNS:

The ARC has absolute authority to deny applications in whole or in part, for homes that are not supportive of this philosophy, or do not meet the specific standards in this supplement.

1.3 REQUIREMENTS HERE IN ADDITION TO HANDBOOK REQUIREMENTS:

The following standards are specific requirements for lot and home development in Marina Village. They are provided as supplements to the general design standards in this Handbook. The standards listed below are referenced to specific standards paragraphs in the Handbook. In each case, the standard referenced in the Handbook shall be modified by *the addition or modification of* language provided here for any lot or home improvements in Marina Village. All other language in the modified paragraph remains applicable unless specifically contradicted by this additional language. All other standards in the Handbook, unmodified by this section, shall apply to Marina Village in the same manner as they do to all other neighborhoods in The Governor's Land.

1.4 EASEMENTS AFFECTING BULKHEAD LOTS:

Property owners should be aware of deeded easements (Easements) to both JCC and TRCC affecting marina basin (bulkhead) lots. The Easement extends 50 feet from the bulkhead. The Easement exists to allow JCC and TRCC to have access to the easement properties to facilitate inspection of and maintenance to the bulkhead. In order to preserve the structural integrity of the bulkhead, any improvements within the Easement area are subject to additional requirements and must be approved by JCC, TRCC and the ARC. JCC and TRCC approval does not guarantee ARC approval.

SUPPLEMENTAL STANDARDS

REFERENCED MODIFIED PARAGRAPH NUMBER AND TITLE	SUPPLEMENTAL STANDARD
ARTICLE IV	LOT CLEARING AND CONSTRUCTION STANDARDS
4.2 LANDSCAPING	
4.2.1 GENERAL RECOMMENDA- TIONS	<p>Landscaping requirements are greater for Marina Village than for other parts of Governor’s Land. . Plantings in the Easement areas are restricted to those approved by JCC Environmental Division and TRCC. JCC and TRCC approval does not guarantee ARC approval. Plantings in the RPA or Conservation areas are restricted to those approved by JCC Environmental Division. JCC approval does not guarantee ARC approval</p> <p>Owners of bulkhead lots should be aware of the storm water management system which consists of a berm and swale that directs runoff into several drains that channel the runoff away from the bulkhead. Owners of these lots must make every reasonable effort to preserve and maintain the drainage swale, berm and drains in their rear yards in order to prevent excessive runoff into the bulkhead area.</p> <p>Runoff from structures, paved areas or other surfaces in bulkhead lots must be managed so that it does not overflow the berm resulting in runoff collection near the bulkhead.</p> <p>Irrigation systems installed in rear yards of bulkhead lots must be designed such that runoff from normal usage, failures or breakages of the system does not breach the berm.</p>
4.2.3 REQUIRED MINIMUM LANDSCAPING - ALL LOTS	<p>a) LAWNS: All open yard areas not otherwise landscaped shall be sodded and irrigated except as otherwise noted. Seeded lawns are not permitted.</p> <p>b) SHRUBS AND PLANTING BEDS: Additional planting beds should be developed along property perimeters in accordance with an approved front yard fence.</p> <p>c) FOUNDATION PLANTING: Foundation planting is required along all facades unless otherwise approved by the ARC, and along other areas as designated by the ARC such as decks, fenced enclosures, or other highly visible foundation areas.</p> <p>d) NURSERY GROWN TREES: TREE REPLACEMENT: Where clearing leaves front or corner side yards devoid of mature trees, new nursery grown trees shall be planted at a total density of one (1) tree per 750 s.f. of open yard <i>including pavement areas</i>.</p> <p>e) NATURAL AREAS: No area of the lot may be left in a natural state. All areas shall be landscaped in accordance with standards for lawns, planting beds, foundation planting, and trees.</p>
4.2.4 LANDSCAPING USED FOR REQUIRED SCREENING:	<p>a) PRIVACY SCREENING: Plantings used for screening in Marina Village shall preferably be developed in uniform rows or as hedges.</p>

<p>4.2.6 PROHIBITED LANDSCAPING</p>	<p>To preserve the structural integrity of the bulkhead, any landscaping within the bulkhead Easement area must also be approved by JCC and TRCC. Nothing may be attached to, come into contact with or extend over the bulkhead without the approval of TRCC.</p> <p>Irrigation systems between the bulkhead and the berm on bulkhead lots will not be approved.</p> <p>No modifications shall be made to the drainage swale and berm on bulkhead lots without written consent from TRCC. Additionally, no landscaping or other site feature shall be installed that compromises the integrity of the storm water management system (see ILLUSTRATION XIV: MARINA VILLAGE STORM WATER MANAGEMENT SYSTEM in APPENDIX B).</p>
<p>4.4 PAVEMENTS</p>	
<p>4.4.1 DRIVEWAYS</p>	<p>b) PAVEMENT: The driveway apron shall be brick pavers set in a herringbone pattern with brick rowlock borders. The balance of the driveway shall be brown exposed aggregate concrete.</p>
<p>4.4.2 FRONT WALKS</p>	<p>a) LOCATION: Each house shall have a front sidewalk developed at the front property line consistent with existing sidewalk locations.</p> <p>b) DESIGN: Sidewalks shall be brick pavers set on a sand bed in a herringbone pattern, with rowlock borders.</p>
<p>4.4.3 OTHER PAVEMENTS</p>	<p>b) PATIOS (GROUND LEVEL): Patios shall be paved with brick pavers, interlocking concrete pavers, stamped concrete (Bomanite or equivalent), or exposed aggregate concrete.</p>
<p>4.7 FENCES, GATES AND WALLS</p>	
<p>4.7.2 SUPPLEMENTAL NEIGHBORHOOD RESTRICTIONS</p>	<p>a) Yard fences in Marina Village shall be limited to decorative Williamsburg styed picket fences no greater than 36” in height, which shall be painted or stained white. They may extend to the property line.</p> <p>Rear yard fences on bulkhead lots may not extend into the Easement area. Grandfathered fences in the Easement shall be removed from the property if they become damaged or fall into disrepair and full restoration is not possible. Replacement of fences in the Easement will be subject to the then current Handbook standards.</p> <p>Wildlife barrier fences will not be permitted.</p>
<p>ARTICLE V</p>	<p>ARCHITECTURAL GUIDELINES</p>
<p>5.1 ARCHITECTURAL GUIDELINES - GENERAL</p>	

<p>5.1.5 HOUSE DESIGN CONCEPTS</p>	<p>Houses in Marina Village shall be designed in traditional styles evocative of historic seaport architecture, such as Cape Cod, low country cottage, shingle cottage and Greek Revival. Primary design requirements for Marina Village include:</p> <p>a) HOUSE STYLES: Traditional styles evocative of historic seaport architecture, such as Cape Cod, low country cottage, shingle cottage and Greek Revival. Examples are provided from the William Poole collection following this supplement.</p> <p>d) TRIM AND DETAILS: All facades shall generally include appropriate trim and details to the style of architecture selected. Elements such as cornices, fascias, pediments, columns, window and door moldings, railings, balusters and similar details shall be included in appropriate sizes and styles to support the design or each home.</p> <p>f) UNAPPROVED DESIGNS: The ARC will reject any house that does not meet the design criteria in this section.</p>
<p>5.2 ARCHITECTURAL GUIDELINES - CONSTRUCTION</p>	
<p>5.2.1 FOUNDATIONS AND MASONRY</p>	<p>a) PERMITTED FOUNDATION MATERIALS: All visible portions of exterior foundations shall be constructed of brick.</p>
<p>5.2.3 EXTERIOR SIDING</p>	<p>a) PERMITTED SIDING MATERIALS: Exterior siding materials are limited to primarily wood or shingle siding, cement fiber simulated wood siding and limited use of brick, such as on gable end walls.</p>
<p>5.2.5 WINDOWS AND DOORS</p>	<p>a) WINDOWS ON FRONT AND SIDE FACADES: Windows shall be consistent with the architectural design of the house and shall be consistent in style on all facades.</p> <p>b) WINDOWS ON REAR FACADES: Windows on rear facades shall be consistent with windows on other facades, unless otherwise approved by the ARC.</p> <p>g) WINDOW TRIM AND SHUTTERS: Shutters, if provided, shall be hinge mounted operable panels held open with shutter dogs. Panels will be sized to fit the window openings. .</p>
<p>5.2.6 ROOFS AND ROOF ACCESSORIES</p>	<p>a) ROOF MATERIALS: Roof materials are limited to sawn cedar shingles, slate, (or approved simulated slate,) simulated shingles (concrete), minimum 40 lb. metal standing seam in (painted) medium to dark gray, dark green or (natural) copper, and minimum 30-year dimensional architectural shingles in dark gray or black. Other materials will be judged on their own merits, but are subject to disapproval by the ARC.</p>

TWO RIVERS POINT SUPPLEMENTAL

1.1 PHILOSOPHY OF TWO RIVERS POINT:

Two Rivers Point is an extraordinary neighborhood located at the confluence of the James and Chickahominy Rivers, and overlooking the 18th hole at Two Rivers Country Club. Due to the high visual exposure of the homes and lots in this neighborhood, the quality of the architecture, construction, and landscaping will be of great importance to The Governor's Land community as a whole and to the property owners in Two Rivers Point in particular. Therefore, certain higher specific standards and controls are provided to protect the design quality and maintain consistency in the visual streetscape of this neighborhood.

1.2 ARC AUTHORITY TO REJECT NON-COMPLYING DESIGNS:

The ARC has absolute authority to deny applications in whole or in part, for homes that do not support this philosophy, or do not meet the specific standards in this supplement.

1.3 REQUIREMENTS HERE IN ADDITION TO HANDBOOK REQUIREMENTS:

The following standards are specific requirements for lot and home development in Two Rivers Point. They are provided as supplements to the general design standards in this Handbook. The standards listed below are referenced to specific standards paragraphs in the Handbook. In each case, the standard referenced in the Handbook shall be modified by *the addition or modification of* language provided here for any lot or home improvements in Two Rivers Point. All other language in the modified paragraph remains applicable unless specifically contradicted by this additional language. All other standards in the Handbook, unmodified by this section, shall apply to Two Rivers Point in the same manner as they do to all other neighborhoods in The Governor's Land. Applicants should pay special attention to foundation construction requirements stated at the end of this section.

SUPPLEMENTAL STANDARDS

REFERENCED MODIFIED PARAGRAPH NUMBER AND TITLE	SUPPLEMENTAL STANDARD
ARTICLE IV	LOT CLEARING AND CONSTRUCTION STANDARDS
4.2 LANDSCAPING	All improved lots shall have a green lawn year-round. Painting of lawns will not be permitted.
4.2.1 GENERAL RECOMMENDATIONS	Landscaping requirements are greater for Two Rivers Point than for other parts of Governor's Land
4.2.3 REQUIRED MINIMUM LANDSCAPING - ALL LOTS	<p>a) LAWNS: All open yard areas in Two Rivers Point not otherwise landscaped shall be sodded and irrigated. Seeded lawns are not permitted.</p> <p>c) FOUNDATION PLANTING: Foundation planting is required along all facades unless otherwise approved by the ARC, and along other areas as designated by the ARC such as decks, fenced enclosures, or other highly visible foundation areas.</p> <p>d) NURSERY GROWN TREES: TREE REPLACEMENT: Where yards are devoid of mature trees, new nursery grown trees shall be planted at a total density of one (1) tree per 3,000 s.f. of open yard <i>including pavement areas</i>, but in no case less than five (5) trees.</p> <p>e) NATURAL AREAS: No area of the lot may be left in a natural state. All areas shall be landscaped in accordance with standards for</p>

	lawns, planting beds, foundation planting, and trees.
4.2.4 LANDSCAPING USED FOR REQUIRED SCREENING:	a) PRIVACY SCREENING: Plantings used for screening in Two Rivers Point shall preferably be developed in uniform rows or as hedges.
4.2.5 RESTRICTED LANDSCAPING (<i>also 3.2.9</i>)	d) LANDSCAPING IN RPA BUFFER: Only landscaping that is consistent with natural vegetation is permitted in RPA areas, and must first be approved by James City County and then the ARC. JCC approval does not guarantee ARC approval.
4.4 PAVEMENTS	
4.4.1 DRIVEWAYS	b) PAVEMENT: The finish must be brick pavers, interlocking concrete pavers, or stamped concrete (Bomanite or equivalent).
4.4.3 OTHER PAVEMENTS	b) PATIOS (GROUND LEVEL): Patios shall be paved with brick pavers, interlocking concrete pavers, stamped concrete (Bomanite or equivalent), slate or flagstone (Pennsylvania Bluestone, for example).
4.7 FENCES, GATES and WALLS	
4.7.2 SUPPLEMENTAL NEIGHBORHOOD RESTRICTIONS	a) Yard fences shall be limited to black iron or aluminum picket fence styles only. Fences may enclose portions of rear yards only, up to the outermost rear house corners, and enclosing a limited area of the rear yard. Landscape screening will be required along the outside of any fence visible from the golf course or street. Wildlife barrier fences will not be permitted.
ARTICLE V	ARCHITECTURAL GUIDELINES
5.1 ARCHITECTURAL GUIDELINES - GENERAL	
5.1.3 MINIMUM FLOOR AREAS	a) Minimum finish floor area of each home shall be 3,400 s.f.
5.1.5 HOUSE DESIGN CONCEPTS	<p>b) MASSING, SCALE AND OPENINGS: Houses in Two Rivers Point shall have an urban scale, utilizing minimum nine-foot (9') floor to ceiling heights on both first and second floors. The house design shall emphasize the main body of the house over other elements such as garage or other wings. Where window opening treatment such as jack arches or shutters are used on primary first floor windows, the same consistent treatment shall be used on all facade windows unless otherwise approved by the ARC. Window openings on all facades generally shall be in a formal arrangement, both horizontally and vertically.</p> <p>d) TRIM AND DETAILS: All facades shall generally include appropriate trim and details to the style of architecture selected. Elements such as cornices, fascias, pediments, columns, window and door moldings, railings, balusters and similar details shall be included in appropriate sizes and styles to support the design of each home.</p> <p>f) UNAPPROVED DESIGNS: The ARC reserves the right to reject any house that does not meet the design criteria in this section.</p>

5.2 ARCHITECTURAL GUIDELINES - CONSTRUCTION	
5.2.1 FOUNDATIONS AND MASONRY	a) PERMITTED FOUNDATION MATERIALS: All visible portions of exterior foundations shall be constructed of oversize brick or natural quarried stone.
5.2.3 EXTERIOR SIDING	a) PERMITTED SIDING MATERIALS: Exterior siding materials are limited to brick or natural quarried stone on the main body of the house, with limited use of wood or cement fiber simulated wood board, or stucco (including synthetic stucco). b) BRICK AND STONE FACADES: When brick or natural quarried stone is used in combination with other siding materials, it shall be continuous around the exterior of the main body of the house.
5.2.4 EXTERIOR TRIM	a) GENERAL REQUIREMENTS: Exterior architectural detailing shall be appropriate to traditional classical facades. The following is a suggested list of appropriate trim features: white tapered wood columns, dormers, center decorative pediment gables, tall windows, stone sills, brick or stone arches or jack arches, key blocks, cut stone sculpted window trim and heads, elliptical or circle heads over doors, wrought iron handrails. b) CORNICES AND EAVES: All primary facades shall have a minimum five (5)-member cornice and eave consisting of frieze board, crown mold, eave, fascia and upper crown. Alternative cornices appropriate to an approved architectural style will be considered. c) RAKES: Rakes shall generally be boxed rakes with eave returns unless otherwise approved by the ARC depending on the architectural style of the house.
5.2.5 WINDOWS AND DOORS	a) WINDOW TRIM AND SHUTTERS: Shutters, if provided, shall be hinge mounted operable panels held open with shutter dogs. Panels will be sized to fit the window openings.
5.2.6 ROOFS AND ROOF ACCESSORIES	a) ROOF MATERIALS: Roof materials are limited to cedar shingles, slate, (or approved simulated slate,) simulated shingles (concrete) and Grand Manor 50-year dimensional architectural shingles or their equivalent (in the opinion of the ARC). Other materials will be judged on their own merits, but are subject to disapproval by the ARC.
ADDITIONAL CONSTRUCTION REQUIREMENT - FOUNDATIONS	Two Rivers Point is located in a historically rich area of James City County, Virginia. Extensive archaeological research conducted by the James River Institute for Archaeology, Inc. on behalf of Governor's Land resulted in the most extensive excavation of a Contact Period Native American village in Virginia. The Paspahegh Indians had their village located on the banks of the Chickahominy River overlooking the confluence of the James and Chickahominy Rivers. This village was located primarily underneath what is now the 18th hole of the Two Rivers golf course and in the area immediately adjacent to the 18th hole. Many Native American long houses were discovered as well as several burial sites within this region. In the peripheral areas of the field (the area where Two Rivers Point subdivision is located), additional long houses and cultural features were discovered but at a

lower level of density.

Governor's Land entered into an agreement with James City County, the James City County Historical Commission, and the U.S. Army Corps of Engineers that set aside an archaeological easement area adjacent to the 18th hole and including some of the 18th hole. This area could be filled over with earth but could not be developed. The balance of the site (the Two Rivers Point subdivision) was allowed to be developed provided that the development either not impact the underlying archaeological features or, if impacted, the archaeological features would be documented by excavation prior to development. In conjunction with this requirement, Governor's Land was allowed to fill over the unexcavated archaeological site as an accepted method of providing in situ preservation while at the same time dramatically enhancing the views of golf and river from the home sites. To complete the development of the home without impact to the underlying features, homes are required to be constructed on concrete piling placed underneath the foundation. This methodology of construction should result in negligible impact to archaeological features that may be located under the fill and thereby require no additional archaeological documentation (i.e. excavation). The architectural guidelines for Two Rivers Point will require that all foundations be constructed utilizing the angled or pressed sleeve pile systems.

Revised December 2018

WYTHE HAMLET SUPPLEMENTAL

1.1 PHILOSOPHY OF WYTHE HAMLET:

Wythe Hamlet is a small neighborhood of home sites overlooking the third fairway at Two Rivers Country Club. The design of this neighborhood includes model home designs created by Governor’s Land Associates, Developers of The Governor’s Land. Only approved final versions of these designs, or substitute designs which are approved by the ARC as being consistent in concept with the model home designs, may be constructed in Wythe Hamlet. Therefore, certain higher specific standards and controls are provided here to protect the design quality and maintain consistency in the visual streetscape of this neighborhood.

1.2 ARC AUTHORITY TO REJECT NON-COMPLYING DESIGNS:

The ARC has absolute authority to deny applications in whole or in part, for homes that do not support this philosophy, or do not meet the specific standards in this supplement.

1.3 REQUIREMENTS HERE IN ADDITION TO HANDBOOK REQUIREMENTS:

The following standards are specific requirements for lot and home development in Wythe Hamlet. They are provided as supplements to the general design standards in this Handbook. The standards listed below are referenced to specific standards paragraphs in the Handbook. In each case, the standard referenced in the Handbook shall be modified by *the addition or modification of* language provided here for any lot or home improvements in Wythe Hamlet. All other language in the modified paragraph remains applicable unless specifically contradicted by this additional language. All other standards in the Handbook, unmodified by this section, shall apply to Wythe Hamlet in the same manner as they do to all other neighborhoods in The Governor’s Land.

SUPPLEMENTAL STANDARDS

REFERENCED MODIFIED PARAGRAPH NUMBER AND TITLE	SUPPLEMENTAL STANDARD
ARTICLE I	POLICIES AND PROCESS
1.5 THE NEW HOME REVIEW PROCEDURE	
1.5.2 THE CONCEPT REVIEW	<p>f) The Property Owner may reserve a model home design or other home design for a specific lot in Wythe Hamlet, by following the Concept Review Guidelines stated in Section 1.5.2. The Property Owner shall provide to the ARC adequate information about the home design and/or any proposed exterior changes to the model home design. Concept Review for Wythe Hamlet shall expire six (6) months after the approval by the ARC, unless one of the following occurs:</p> <p>1) The Property Owner proceeds with Preliminary Review and Final Plan Review as described in Section 1.5.3 and Section 1.5.4,</p>

	<p>respectively. The approval period for Final Plan Review is further described in Section 1.5.1.</p> <p>2) The Property Owner renews the Concept Review by re-applying to the ARC. Concept Review renewal shall be charged a fee of \$50.00, which is subject to change by the ARC.</p>
ARTICLE II	CONSTRUCTION PROCEDURES AND STANDARDS
2.3 JOB SITE AND CREW MANAGEMENT	
2.3.2 DAILY PARKING	All vehicles belonging to any person working at the jobsite shall be parked only in an approved area designated by GLF.
ARTICLE III	INDIVIDUAL LOT DESIGN AND LAYOUT STANDARDS
3.1 MINIMUM REQUIRED IMPROVEMENTS TO LOTS	
3.1.1 MINIMUM REQUIRED IMPROVEMENTS	<p>a) HOUSE: Any development of a lot in Wythe Hamlet must include as part of the initial approval, a single family house as designed for this neighborhood by the Developer, or an approved alternative of similar design style. The house must also meet all other minimum standards in <i>The Governor's Land Handbook of Design Standards and Guidelines for Homebuilding</i>, and these Supplementary Standards.</p> <p>b) PAVED DRIVEWAY: Except where specifically shown on a plan of file at the Foundation Office, all houses in Wythe hamlet shall be designed to include a courtyard style driveway and parking pad, as further defined and restricted in these Supplementary Standards.</p> <p>h) STREET SIDEWALKS AND DRIVEWAY APRONS: The Developer will install paver sidewalks and driveway aprons from edge of street to back edge of sidewalk. Builder/Lot Owner will be responsible for maintenance of sidewalk/apron. Should the Lot Owner not properly maintain the driveway/apron and sidewalk in good condition, the Governor's Land Foundation reserves the right to remedy the condition of the driveway/sidewalk at the Lot Owner's expense.</p>
3.2 LOCATING STRUCTURES ON THE LOT	
3.2.2 BUILDING ENVELOPE	A mandatory building envelope, establishing building setback lines, is delineated on the Record Plat for Wythe Hamlet. Structures shall be located wholly within the building envelope except for permitted encroachments established in this section, and wholly outside of any designated easements. In order to maintain the relationship between houses and the golf course, between adjacent houses, and between facing auto courtyards, each house shall be built within ten feet (10') of the rear building setback line.

3.2.3 PERMITTED ENCROACHMENTS	
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Elements or Features	Maximum Encroachment		
	Front Setback	Side Setback	Rear Setback
Uncovered porches, stoops, steps, decks and balconies	None	None	5'
Grade level patios, terraces and uncovered decks no more than 2"-6" above surrounding grade, with no guardrails, handrails, fixed benches or other vertical elements projecting above patio, terrace, or deck elevation	None	None	12' but no closer than 10' to rear property line
HVAC equipment screening enclosure	None	None	None
Bay windows (box and angled bays)	None	2'6"	2'6"
Roof overhangs (cornice or eave)	1'6"	1'6"	1'6"
Accessory buildings and other structures	Accessory Buildings are not allowed in Wythe Hamlet		
Swimming pools	Swimming pools are not allowed in Wythe Hamlet		
3.2.4 ADDITIONAL LIMITATIONS ON HOUSE SITING	<p>b) Due to the proximity of the homes, the setbacks of the homes shall be maintained consistent to that shown on a plan on file at the Foundation Office.</p> <p>c) RELATIONSHIP TO OTHER HOUSES: In addition to other siting requirements, houses in Wythe Hamlet shall be oriented as designated by the Developer to create facing courtyards on pairs of adjacent lots. The ARC may approve variations from this, which may, in the opinion of the ARC, be required in special cases. Due to the close proximity of houses, front setbacks will be maintained as similar as possible on adjacent lots to maintain the visual quality of the streetscape.</p>		
3.2.6 ACCESSORY BUILDINGS (SHEDS) - SITING REQUIREMENTS	a) Detached sheds and garages are not permitted in Wythe Hamlet. Any additional storage or garage space shall be designed as an attached house addition and must be approved by the ARC.		
3.2.7 SWIMMING POOLS – SITING REQUIREMENTS	Swimming pools are not allowed in Wythe Hamlet		

ARTICLE IV	LOT CLEARING AND CONSTRUCTION STANDARDS
4.2 LANDSCAPING	
4.2.3 REQUIRED MINIMUM LANDSCAPING - ALL LOTS	<p>Landscaping in Wythe Hamlet shall be designed to achieve basic landscaping goals, such as framing views to and from the street, framing views to and from adjacent properties, marking driveway entrances, enhancing buffers between lots, providing transition to the golf course and providing definition and enclosure of auto courtyards. Landscape plans will be generally consistent with that shown in on a plan on file at the Foundation office. Quantities, sizing, and spacing shall follow the examples shown on a plan of file at the Foundation Office.</p> <p>a) LAWNS: All open yard areas not otherwise landscaped shall be</p>

	<p>sodded and irrigated. Seeded lawns are not permitted.</p> <p>d) NURSERY GROWN TREES: Finished yard shall be planted generally consistent with the Wythe Hamlet landscape plan, see on a plan of file at the Foundation Office. Trees should be consistent in quantity, size, and selection; however, substitution of similar tree types is permitted with approval by ARC.</p> <p>e) NATURAL AREAS: No area of the lot may be left in a natural state unless specifically approved by the ARC. All areas shall be landscaped in accordance with standards for lawns, planting beds, foundation planting, and trees.</p> <p>f) Developer will install street trees at the front of each lot behind sidewalk. Lot owner will be responsible for the maintenance. Should the Lot owner not properly maintain the trees, the Governor's Land Foundation reserves the right to remedy the condition of the trees at the owner's expense.</p> <p>f) Tall dense plant material that would significantly impair the view of neighbors to the golf course will not be generally permitted.</p>
4.4 PAVEMENTS	
4.4.1 DRIVEWAYS	b) PAVEMENT: All driveways shall be paved with exposed aggregate concrete, brick pavers, approved interlock concrete pavers, or approved stamped colored concrete (Bomanite or equivalent).
4.4.2 FRONT WALKS	b) DESIGN: All front walks shall be paved with brick pavers to blend with the house brick, exposed aggregate concrete, approved interlock concrete pavers, or approved stamped, colored concrete (Bomanite or equivalent).
4.4.3 OTHER PAVEMENTS	b) PATIOS (GROUND LEVEL): Patios shall be paved with brick pavers, interlocking concrete pavers, stamped concrete (Bomanite or equivalent), slate or flagstone (Pennsylvania Bluestone, for example).
4.7 FENCES, GATES AND WALLS	
4.7.2 SUPPLEMENTAL NEIGHBORHOOD RESTRICTIONS	a) Yard fences shall be limited to decorative Williamsburg style picket fences, painted or stained white. They are limited to rear yards, to a maximum height of 36" and may extend to the property lines. Wildlife barrier fences will not be permitted.
4.8 PLAY EQUIPMENT AND STRUCTURES	
4.8.1 DEFINITIONS	b) Play equipment, as defined in this section, will be limited to structures or devices no larger than 48 s.f. in ground coverage area (defined as a rectangular area encompassing the greatest extremities of the structure), and no higher than six feet (6'). Play equipment shall be placed no greater than 20' from rear of house, no less than 10' from rear property line, no less than 7'6" from side property line. Placement shall minimize visual impact on adjacent lots.
4.8.4 BASKETBALL GOALS	Basketball goals are permitted only on the courtyard side face of garages, over the garage door. Freestanding goals are not permitted. Backboards shall have clear background, or shall be painted to match adjacent surfaces

ARTICLE V	ARCHITECTURAL GUIDELINES
5.1 ARCHITECTURAL GUIDELINES - GENERAL	
5.1.2 PROXIMITY OF SIMILAR HOUSES	<p>In order to minimize the visual impact of the same or substantially similar house elevations located very near one another, the following shall apply to placement of the model homes and other designs on lots in Wythe Hamlet:</p> <p>a) No model homes or home designs, which are the same, shall be placed within four (4) lots of one another. (Example: If Model A, Elevation #1 is placed on Lot #1, it can be used again on Lot #5)</p> <p>b) No model home with an alternate elevation shall be placed within two (2) lots of another model home of the same basic design, without significant elevation revisions as approved by the ARC. (Example: If Model A, Elevation #1 is placed on Lot #1, then Model A, Elevation #2 can be placed on Lot #3.)</p> <p>c) Any home designs which are the same or substantially similar shall use different exterior colors from one another (Example: If Model A is used on Lot #5 and Lot #15, they shall have different exterior colors.)</p> <p>d) These guidelines apply to facades facing the street and facades facing the golf course. The ARC shall make final judgment as to the degree of acceptable similarities permitted in Wythe Hamlet.</p>
5.1.3 MINIMUM FLOOR AREAS	a) Minimum finish floor area of each home shall be 2,200 s.f.
5.1.4 MAXIMUM SIZE	c) Maximum finished floor area of each home shall be limited to 4,200 square feet, unless otherwise approved by the ARC. In consideration of homes with finished floor areas greater than 4,200 square feet, the ARC will review massing, scale, and appearance of homes to determine compatibility and consistency with Wythe Hamlet model homes.
5.1.5 HOUSE DESIGN CONCEPTS	<p>a) GEORGIAN TRANSITIONAL MODEL HOMES: All houses shall be constructed from one of the model home designs for Wythe Hamlet, a modification of a model home design, or a custom design that conforms to the style and contains the design elements of the model homes. This includes classical design elements (windows, doors, cornices, gables, details, etc.) organized in a transitional asymmetrical facade.</p> <p>b) MASSING, SCALE AND OPENINGS:</p> <ol style="list-style-type: none"> 1. Houses in Wythe Hamlet shall utilize minimum nine-foot (9') floor to ceiling height on first floors. 2. Rafters shall bear on top of the first floor ceiling joists (or other bearing condition), so that the primary soffit at the roof edge is at least ten feet (10') above the first floor, except at garages or other secondary wings of the main house. 3. The house design shall consist of a whole or part 1½ story structure and optional 2-story structure. 1 or 1 ½ story structures shall flank each side of any partial 2-story element, to visually tie the 2-story

	<p>element into the main house. Any 2-story elements shall be set back at least 15' from the side property line. Full 2-story houses are not permitted.</p> <p>d) TRIM AND DETAILS: All facades shall include trim and details consistent in design and size with those elements on model homes.</p> <p>e) ROOF PITCHES: Roof slopes shall be 12 in 12, to 13 in 12, unless otherwise approved for small secondary roof elements or special conditions.</p> <p>f) UNAPPROVED DESIGNS: The ARC reserves the right to reject any house that does not meet the design criteria in this section.</p>
5.1.6 GARAGES	<p>a) Each house in Wythe Hamlet shall have a minimum 2-car garage oriented to face a front courtyard, as shown on the model homes. Except where specifically shown on the conceptual Streetscape Plan for Wythe Hamlet, front-loading garages shall not be permitted. 2 ½ car garages are permitted, up to 30' in length, where building area permits.</p>
5.2 ARCHITECTURAL GUIDELINES - CONSTRUCTION	
5.2.1 FOUNDATIONS AND MASONRY	<p>a) PERMITTED FOUNDATION MATERIALS: All visible portions of exterior foundations shall be constructed of oversize brick.</p> <p>c) FOUNDATION VENTS: Decorative louvered vents (wood or PVC) are required on all facades facing street, and are recommended on facades facing golf course. Minimum size shall be thirty-two inches (32") wide by sixteen inches (16") high. Vents shall be painted white, off-white, or a color to match siding or house trim, as approved by the ARC.</p> <p>e) FOUNDATION HEIGHT: Foundations shall be at least thirty inches (30") above grade and no greater than forty-two inches (42") above grade, measured from finished grade at the outside face of the foundation to top of sub-floor.</p>
5.2.2 FIREPLACES, CHIMNEYS & FLUES	<p>e) CHIMNEY REQUIRED: All houses shall have a brick masonry chimney, consistent with the Model Home designs.</p>
5.2.3 EXTERIOR SIDING	<p>PERMITTED SIDING MATERIALS: Exterior siding in Wythe Hamlet shall be predominately brick. Horizontal lapped, redwood, cedar or fiber cement simulated wood siding may be used in combination with brick. If used, siding shall be used on a garage wing or other secondary wing of the house, and shall be continuous to an inside corner.</p>
5.2.4 EXTERIOR TRIM	<p>b) CORNICES AND EAVES: All primary facades shall have a minimum (5) member cornice and eave, consistent with <i>Illustration 5.2.4 in Appendix B</i> and consistent with the model home designs. Eave shall be between eighteen inches (18") and twenty-four inches (24") high, measured from the bottom of the frieze board to the top of the outer crown or gutter, and fourteen inches (14") to eighteen (18") wide, measured from the face of the siding or brick to the outer crown or gutter.</p>

<p>5.2.5 WINDOWS AND DOORS</p>	<p>a) WINDOWS ON FRONT AND SIDE FACADES: Windows shall be generally of the same style and range of sizes on all houses, as consistent with model home designs. Windows on the front façade shall be predominantly individual double hung windows, with a minimum two feet eight inches (2'8") wide by five feet six inches (5'6") high sash size on the first floor, minimum five feet two inches (5'2") high sash size on the second floor and minimum four feet six inches (4'6") high sash size at dormers. Windows head heights shall be consistent across the front façade and on the first floor, shall be set at 7'8" to 8' above the floor level. Occasional use of bay windows, twin double hung windows, or fixed windows flanked by double hung windows is permitted on front facades. These windows shall not be used more than once on a front façade and triple window types shall not be used. Grilles (muntin bars) are required in all windows.</p> <p>b) WINDOWS ON REAR FACADES: Windows on rear facades shall be generally consistent with windows on other facades, except that more glazing and window combinations may be used. Windows on rear facades shall be organized into combinations of double hung, fixed, transoms, casements, segment arch tops or round top windows or French doors and shall be consistent with model home designs. Windows shall not be organized in groups of more than three (3) windows horizontally nor two (2) windows vertically, without separation by brick or a minimum of eight inches (8") wide trim. Contemporary or trendy combinations of windows, or combinations that are not consistent with the model home designs shall not be approved. Grilles (muntin bars) are required in all windows.</p> <p>c) FRONT DOORS: Front doors shall be painted traditional panel doors with sidelights, transoms, and trim surround. Transoms shall be rectangular, elliptical, or segmented arch style. Front door designs shall be consistent with the model home designs.</p> <p>g) WINDOW TRIM AND SHUTTERS: Windows on all facades shall be trimmed with traditional wide built-up moldings. Brick jack arches and shutters shall be used in a similar manner on all individual double hung windows on front facades, and shall be of one matching design. Shutters shall be sized to ½ width of window sash, and shall only be used on individual double hung windows.</p> <p>h) GARAGE DOORS: Each garage shall have two overhead garage doors, with a maximum size of nine feet (9') wide and eight feet (8') high. Doors shall have a raised panel design. Tops of all garage doors shall have a segmented brick arch, brick jack arch, or crown mold cornice trim if garage exterior is siding.</p>
<p>5.2.6 ROOFS AND ROOF ACCESSORIES</p>	<p>a) ROOF MATERIALS: All roofs shall be finished with minimum 30 year warranty dimensional asphalt shingles - weathered wood color.</p> <p>f) ROOF DORMERS: All dormers on front facing roof slopes shall be consistent with <i>Illustration 5.2.6 in Appendix B</i>. Dormer windows on side and rear facing roofs may be wider, with additional windows, if consistent with the model home designs. Dormers shall be properly sized to window openings used, and shall not have siding between jamb of windows and corner boards.</p>
<p>5.2.7 PORCHES AND DECKS</p>	<p>b) FRONT PORCH WIDTH: All houses shall have front porches, of width and design consistent with model home designs.</p>

	<p>g) PORCHES: Screened porches shall be constructed of finished materials to match the house. Trimmed-out square columns shall be used at all exterior corners of screened porch, and at mid-span of all exterior walls of porch greater than ten-foot (10') width. Columns shall be at least ten inches (10") wide, and shall have trim at capital and base, similar to a traditional column. All materials on screened porches exposed to view shall be painted to match house trim.</p> <p>h) RAISED TERRACES: Raised terraces are recommended and encouraged in Wythe Hamlet in lieu of raised decks. Raised terraces may be constructed utilizing paving materials as approved for patios and walks in Article IV. Other hard surface paving materials will be considered by the ARC on a case-by-case basis. Exposed foundation walls of raised terraces shall match the house foundation. Railings shall be decorative metal or wood, as approved by the ARC.</p>
5.3 ARCHITECTURAL GUIDELINES – COLOR	
5.3.2 CRITERIA FOR JUDGING COLOR	Color selections shall be made from the recommended colors for Wythe Hamlet (on file at the Foundation Office). Other similar colors may be used if they are consistent with the design of Wythe Hamlet and approved by the ARC.
5.5 ACCESSORY BUILDINGS (STORAGE SHEDS, WORKSHOPS, ETC.)	
5.5.1 DESIGN LIMITATIONS	Detached Accessory Buildings (sheds, workshops and garages) are not permitted in Wythe Hamlet. Any additional storage or garage space shall be designed as an attached house addition and must be approved by the ARC.
5.6 GAZEBOS	
5.6.1 DESIGN AND CONSTRUCTION	Gazebos are not permitted in Wythe Hamlet

Supplementary Standards for Wythe Hamlet Recommended Colors Exhibit D

Material	Manufacturer	Color Name	Color
Brick (Oversize)	Old Virginia Brick	Colonial Full Range	...
	Lawrenceville Brick & Tile Corp.	Gunston	3-479
	Boral Bricks, Inc.	King William	...
	Lawrenceville Brick & Tile Corp.	Monticello	3-515
	Lawrenceville Brick & Tile Corp.	Berkeley	1-476
	General Shale Brick	Old English Tudor	35-09-480
	General Shale Brick	Rose Range Tudor	35-09-530
Mortar	...	Buff	—
	Flamingo	...	C-81
	Flamingo	Old Colonial	OC
	Flamingo	Brick Bond Straw	—
	Flamingo	Special Light	—
	Flamingo	...	C-320
	Flamingo	—	C-73
Siding	Benjamin Moore	Sag Harbor Gray	HC-95
	Benjamin Moore	Abingdon Putty	HC-99
	Benjamin Moore	Revere Pewter	HC-172
	Benjamin Moore	Bennington Gray	HC-82
	Benjamin Moore	Wickham Gray	HC-171
	Benjamin Moore	Lancaster Whitewash	HC-174
	Benjamin Moore	Monterey White	HC-27
	Benjamin Moore	Carrington Beige	HC-93
	Benjamin Moore	Stonington Gray	HC-170
	Martin-Senour	James Moir Shop Fawn	W82-1080
	Martin-Senour	Market Square Tavern Shell	W81-0330
	Martin-Senour	Williamsburg Simulated Whitewash	W970
	Martin-Senour	Bracken Tenement Biscuit	W81-1064
	Martin-Senour	William Byrd III House Ivory	W81-1073
...	White	—	
Fascia, Trim, Columns, Foundation Vents	Benjamin Moore	Lancaster Whitewash	HC-174
	Benjamin Moore	Carrington Beige	HC-93
	Benjamin Moore	Monterey White	HC-27
	Benjamin Moore	Wickham Gray	HC-171
	Benjamin Moore	Stonington Gray	HC-170
	Martin-Senour	Williamsburg Simulated Whitewash	W970
	Martin-Senour	Bracken Tenement Biscuit	W81-1064
	...	White	—
Shutters, Front Door	Martin-Senour	William Finnie House Brown	W85-0225
	Martin-Senour	Nicolson Store Red	W86-1081
	Martin-Senour	Palace Arms Red	W1083

Material	Manufacturer	Color Name	Color
	Benjamin Moore	Hodley Red	HC-65
	Benjamin Moore	Tarrytown Green	HC-134
	Martin-Senour	Market Square Tavern Dark Green	W85-0620
	Martin-Senour	George Davenport House Green	W85-1071
	Martin-Senour	Levingston Kitchen Green	W84-1077
	Martin-Senour	George Pitt House Green	W84-1088
	Benjamin Moore	Yorktowne Green	HC-133
	Benjamin Moore	Narragansett Green	HC-157
	Benjamin Moore	Hale Navy	HC-154
	Benjamin Moore	Newburyport Blue	HC-155
	—	Black	—
Windows, Window Grilles & Window Trim, Fencing	Benjamin Moore	Lancaster Whitewash	HC-174
	Benjamin Moore	Monterey White	HC-27
	Martin-Senour	Williamsburg Simulated Whitewash	W970
	—	White	—
Roofing	GAF Timberline 30	Weathered Wood Blend	—
	GAF Timberline 30	Slate Blend	—
	Elk Prestique I	Weathered Wood	—
	Elk Prestique I	Antique Slate	—
	GAF Slateline	Slate Gray Blend	—
	Certainteed Grand Manor Shingle	Colonial Slate	—

UPLOADED
4/9/2021