

**BLUE RIDGE SHADOWS
HOMEOWNERS ASSOCIATION ARCHITECTURAL DESIGN &
MAINTENANCE STANDARDS
APPROVED April 1st, 2019**

OBJECTIVES

The objective of this document is to guide and assist members of the Covenants Committee (the Committee), the BLUE RIDGE SHADOWS HOMEOWNERS ASSOCIATION staff and homeowners in maintaining and enhancing BLUE RIDGE SHADOWS HOMEOWNERS ASSOCIATION carefully designed environment. The Design Standards address improvements for which homeowners most commonly submit applications to the Covenants Committee. They are not intended to be all inclusive or exclusive. The specific objectives of these Design Standards are:

1. To increase homeowner's awareness and understanding of the Covenants from which authority is granted for creating rules and use restrictions.
2. To illustrate design standards which will assist the Covenants Committee, BLUE RIDGE SHADOWS HOMEOWNERS ASSOCIATION staff and homeowners to develop exterior alterations and improvements which are in harmony with the immediate neighborhood and community as a whole.
3. To assist homeowners in preparing an acceptable application to the Covenants Committee.
4. To relate exterior improvements to BLUE RIDGE SHADOWS HOMEOWNERS ASSOCIATION'S open space.

AUTHORITY

The authority and responsibility for maintaining the quality and design in BLUE RIDGE SHADOWS HOMEOWNERS ASSOCIATION is founded in the Declaration which is a part of the deed to every lot in BLUE RIDGE SHADOWS HOA. The intent of Covenant enforcement is to assure homeowners that the standards of design quality will be maintained consistently throughout the community. This, in turn, protects property values and enhances the overall community environment.

The Covenants Committee performs its task of ensuring aesthetic quality of the community and environs by establishing and monitoring the review process, thus assuring that proposed exterior alterations comply with the objectives set forth in the Covenants. This involves regular and systematic review of all applications for exterior alterations submitted by homeowners.

NEW CONSTRUCTION, REPLACEMENTS AND IMPROVEMENTS

These Design Standards apply not only to improvements contemplated by a homeowner to an existing home or lot; but also, to an unimproved or vacant lot owned by an owner or entity, other

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than a builder under contract to the Developer or Declarant. [Builders under contract to the Developer or Declarant are exempt; however, no improvements made by these entities may be in conflict with these Design standards.] For example, if a homeowner purchases an adjoining or other lot, any improvements on that lot must be approved by the Covenants Committee.

New construction or replacement of homes or portions thereof must be of a comparable size, style and architecture as the adjacent homes; must use comparable construction materials as the adjacent homes; and must meet current BLUE RIDGE SHADOWS HOA Design Standards.

CHANGES WHICH MUST HAVE ARCHITECTURAL AND
REVIEW COMMITTEE APPROVAL

Article 9 Section 4(a) of the Declaration explicitly states that all exterior alterations require the approval of the Covenants Committee.

"No Person shall make any addition, alteration, improvement or change of grade in or to any Lot (other than for ordinary and routine repairs and maintenance and not including areas within a building visible from the exterior only because of the transparency of glass doors, walls or windows), without the prior written approval of the covenants Committee."

This paragraph explicitly states that any change, permanent or temporary, to the exterior appearance of one's property must be approved by the Covenants Committee. Further, once a plan is approved, it must be followed, or a modification must be approved.

It is important to understand that Covenants Committee approval is not limited to major alterations, such as adding a room, garage or deck to a house, but includes such items as changes in exterior color and materials, etc. Approval is also required when an existing item is removed.

Each application is reviewed on an individual basis. There are no "automatic" approvals, unless provided for specifically in these design standards. For example, a homeowner who wishes to construct a deck identical to one already approved by the Covenants Committee is still required to submit an application and be approved prior to the start of construction.

OVERALL REVIEW CRITERIA

The Covenants Committee evaluates all submissions on the individual merits of the application; including the consideration of the characteristics of the housing type and the individual site; since what may be an acceptable design in one specific instance may not be for another.

Design decisions made by the Covenants Committee in reviewing applications are not based on any individual's personal opinion or taste. Judgments of acceptable design are based on the

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following criteria which represent in more specific terms the general standards of the protective Covenants:

1. Relation to the BLUE RIDGE SHADOWS HO A Community Open Space - Fencing, in particular, can have damaging effects on open space. Other factors, such as removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off:
also adversely affect BLUE RIDGE SHADOWS HOA open space.
2. Validity of Concept -- The basic idea must be sound and appropriate to its surroundings.
3. Design Compatibility -- The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
4. Location and Impact on Neighbors - The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage. For example, fences may obstruct views, breezes, air flow or access to neighboring property; decks or larger additions may cause unwanted shadows on adjacent patios or infringe on a neighbor's privacy and view. As another example, an inappropriate "clutter" of play equipment, or an "ill-planned" landscape scheme may also affect existing neighbors.
5. Scale -- The size of the proposed alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.
6. Color -- Color may be used to soften or intensify visual impact. Parts of an addition that is similar in design to an existing house, such as roofs and trim should match in color and composition.
7. Materials -- Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, vertical wood siding on the original house should be retained in an addition. On the other hand, an addition with wood siding may or may not be compatible with a brick house.
8. Workmanship -- Workmanship is another standard which is applied to all exterior alterations. The quality of work should be equal to, or better than, that of the surrounding area. Poor practices, besides causing the owner problems, can be visually objectionable. The BLUE RIDGE SHADOWS HOA assumes no responsibility for the safety or structural validity of new construction by virtue of an approved design. It is the responsibility of each

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applicant to obtain a Building Permit where required and comply with County codes and regulations.

9. Timing - Projects which remain uncompleted for long periods of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must include estimated completion dates which are compliant with commencing within one (1) month of an approval; and completed within six (6) months.

AMENDMENTS TO THE DESIGN STANDARDS

These Design Standards will be reviewed and may be amended from time to time. It is anticipated that changes will involve clarification rather than substantive modification of the existing Design Standards. They may also be amended to reflect changed conditions or technology. Amendment proceedings may involve public discussions and review by the Neighborhood governing bodies, if any, and shall be adopted as were the original Design Standards by the Board of Directors.

APPLICATIONS

Applications for alteration or improvements must be submitted on the approved BLUE RIDGE SHADOWS HOA form. The application forms require information which will assist the Covenants Committee in reviewing plans for your proposed alteration or improvement. Specific information is detailed below. Action on applications submitted without the required information will be delayed until all information is provided. The required application information includes the following:

DESCRIPTION - The form requires a complete description of the alteration or improvement. This includes a complete listing of materials to be used. Overall dimensions, height off the ground as in the case of decks and porches. Colors of existing house, trim and roof colors; and colors of the proposed alteration or improvement.

SITE PLAN - A site plan is a scaled drawing of your lot (plat) which shows dimensions of the property, adjacent properties if applicable, and all improvements including those covered by the application. Contour lines may be required where drainage is a consideration. A base for a site plan for single applications can be the plat plan provided to you when you purchased your home. More complex applications may require larger scale ten (10) to twenty (20) feet to the inch scale enlargements of the plat plan of County approved development or site plans.

DRAWINGS/PHOTOGRAPHS - Complete drawings showing all dimensions, elevations and details of the proposed improvement or alteration are required. Drawings should show the relation of the improvement or alteration in relation to the existing home. Drawings which are illegible take time to review, slow the process, and may be returned to the applicant for clarification.

SIGNATURES - The applicant is required to sign the application form. In addition, the signatures of all adjoining or affected property owners are required on all applications. The signatures do not

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constitute approval or disapproval of the proposed project; rather they indicate that the adjoining property owners are aware that an alteration or improvement is contemplated. Applications received without signatures will not be reviewed.

COMMENCEMENT/COMPLETION DATE – Applications must contain the proposed commencement and completion date. All alterations or improvements must be commenced within one (1) month and completed within six (6) months of the approval.

REVIEW PROCEDURES

All applications should either be mailed or delivered to the BLUE RIDGE SHADOWS HOA office at BLUE RIDGE SHADOWS HOA. Faxes will be accepted preliminarily; however original applications must be received for a final approval. Each application will be reviewed for complete information by the BLUE RIDGE SHADOWS HOA staff prior to the Covenants Committee review. After Covenants Committee review and action, a letter of Covenants Committee decision will be mailed to each applicant at the address provided on the application. Letters of approval will be sent by first class mail; while letters of denial or those with stipulations will be sent by certified mail. Letters of denial will reference specific reasons for the denial and are always subject to appeal.

APPEALS PROCEDURE

An appeal procedure exists for those affected by a Covenants Committee decisions who feel that:

1. Proper procedures were not followed during the administration and review process.
2. The Covenants Committee was arbitrary or did not have a rational basis for a decision.

To initiate the appeal procedure, applicants must submit a written request for an appeal within 10days of receiving the Covenants Committee decision or their decision will be final. The written request must be delivered to either the BLUE RIDGE SHADOWS HOA Office at the BLUE RIDGE SHADOWS HOA. Other affected homeowners or neighbors must submit written notice within fifteen (10) days after the Covenants Committee rendered its decision. The Board of Directors will review those cases and shall conduct a hearing.

DESIGN STANDARDS

ACCESSORY UNITS - No accessory unit shall be permitted within BLUE RIDGE SHADOWS HOA unless designated on the subdivision plat at the time a newly constructed home is purchased from a builder. All permitted accessory units shall conform to these Design Standards and shall be approved by the Covenants Committee prior to construction. All accessory units shall conform to Warren County Zoning Ordinance. However, no accessory unit shall exceed 600 square feet.

AIR CONDITIONERS – Air conditioning units extending from windows or protruding from the existing structure are prohibited. Additional exterior a i r conditioning units which are typically installed on a level pad on the ground, or the relocation of existing units may be considered so long

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as they are placed near existing units and do not have an adverse audible or visible impact on adjoining lots or open spaces.

ANTENNAS - To comply with the Federal Telecommunications Act of 1996, prior approval of the Covenants Committee is not required for the installation of a satellite dish or antenna. However, prior Notice of such an installation or planned installation is required. Prior Notice will assist the homeowner in selecting the best possible location for the equipment, while complying with the requirement for the least visible and least obtrusive location. More specifically:

Ground Mount: Should be located on a rear lot location. Where front or side yard locations are necessary all equipment SHOULD be installed near other utility equipment; or among shrubbery.

Roof Mount: Should be located on the rear of the roof, below the ridge pole or peak. If a front roof mount is necessary, all equipment should be installed to one side of the roof, rather than in the center; and equipment may be required to be painted to match the roof (so long as warranties are not voided).

Structure Mount: Should be located such that the equipment is adjacent to a chimney or other structure on the home; if on a deck, the equipment should be installed off to one side of the deck or adjacent to the house. Screening may be required.

ATTIC VENTILATORS - Attic ventilators and turbines may be permitted if painted to match the color of the roof (in roof mounted) or the color of the house siding or trim (if mounted on a gable end). Ventilators and turbines shall be mounted on the least visible side of the ridge pole so as to minimize their visibility from public areas and adjoining lots.

CHIMNEYS - Chimneys (including those for direct vent gas fireplaces and the like) must extend from the ground through the roof line located to the rear of the ridgepole of the home. They must be masonry or enclosed in the same material as the exterior of the building.

CLOTHESLINES - Permanent clotheslines or similar apparatus for the exterior drying of clothes or bedding is not permitted.

COMPOST BINS - If a compost bin is desired, the use of a pre-manufactured compost bin, which is earth tone in color, is encouraged. Bins should be located to the rear of the property and should be screened from the street, open space and adjoining and affected neighbors. All active compost must be treated at all times to prevent odors from escaping. Failure to maintain a satisfactory compost bin and/or the point at which the compost becomes a public nuisance shall indicate an abandonment of the compost pile and violation of these Design Standards.

DECKS - Decks provide for an extension of a home's living space. They may be designed to include bench seating areas, overhead timbers for shade and hanging plants, planter areas, and hot tubs with appropriate scale privacy screening. When deck design schemes include other exterior

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changes, such as fencing, lights, plantings, etc., other appropriate sections of the Design Standards should be consulted prior to application. All decks must meet Warren County building codes.

Location -Decks shall generally be located in rear yards. Side yard locations may be considered when lot size or topography prohibits rear yard locations.

Size and Scale – Deck size should be appropriate to the scale of the home as sited on the lot. Decks must meet Warren County minimum setback specifications and should not be constructed across Building Restriction Lines (BRL) shown on individual site plans (plats).

Decks on interior town homes must be set in one foot on either side. End unit town homes must be set in one foot on the side which abuts an interior unit.

Under Deck Storage - Raised decks include an under-deck area which has a visual impact on neighbors in the surrounding area. When using an under-deck area for informal storage, the impact on the neighbors should be kept in mind. Storage must be maintained so as to present a neat, uncluttered appearance. Screening such as lattice work or landscaping may be required to hide tall, spindly deck supports or objectionable views.

Material and Color - Materials should have natural weathering qualities as do brick, wood or “wood like” material (Trex, etc.) and stone. Wood in decks may be painted to match the trim or dominant color of the applicant's house. Certain kinds of wood, such as redwood, cedar and pressure-treated pine, may be left to weather naturally; or may be sealed with a clear natural wood stain to prevent weathering.

Railing Details - Railings of decks may include decorative designs (i.e. Sunburst, Starburst, Chippendale, etc.) · Railings must meet minimum Warren County building requirements.

Stairs - When the use of stairs is desired, the Covenants Committee encourages the practice of interrupting the flight of stairs with a landing for both safety and appearance. Stairs, as well as tread and riser dimensions must meet Warren County building codes.

Drainage - If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated on the application, with drainage areas are to be shown on the site plan. Approval will be denied if adjoining properties are adversely affected by changes in drainage. Serious consideration should be given in making ground level surfaces of porous material or to provide mulched beds to offset additional impervious deck or patio area.

DOG HOUSES - The use of dog houses is discouraged. However, applications may be considered on a case by case basis by the Covenants Committee. Dog houses must be located in the rear of the property and be screened from view of the street and adjoining lots. Pre-manufactured dog houses may be permitted if of an appropriate style and appropriately placed and screened. Applicant- constructed dog houses should complement the existing home in color and material and should not exceed sixteen (16) square feet or be higher than four (4) feet above ground level. Dog house areas are to be kept free of animal waste and debris. Dog runs are prohibited.

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Dogs must be on a leash at all times when off the owner's property. Dog owners are responsible for cleaning up after their pet on common area and on their own lot. Dogs must be kept quiet so that they do not create a nuisance for adjoining lot owners.

DOORS - FRONT

Single Family Homes - Front doors on single family homes should be of a style and color compatible and complementary with the style of the home and the existing colors on the applicant's home.

Town homes - Front doors on town homes (other than single facade town homes) should be of the style originally installed by the builder. The color of the front doors should be compatible and complementary with the color of the applicant's home and on adjacent homes.

DOORS-STORM

Single Family Homes - Storm doors on single family homes are to be full view, without significant decoration or edging. (For example, half view and crossbuck storm doors with scalloping would not be permitted.) Storm doors should match the color of the entrance door or the trim around the entrance door. Exceptions may be made depending upon the style of the front entrance and facade.

Town homes - Storm doors on town homes (other than single facade town homes) are to be full view, without significant decoration or edging. (For example, half view and crossbuck storm doors with scalloping would not be permitted.) Storm doors should match the color of the entrance door or the trim around the entrance door.

DRIVEWAYS - Extensions, modifications or additions to driveways will be considered only if there is no adverse aesthetic or drainage impact on adjoining lots. Driveway modifications must be constructed of the same material as found in the existing driveway. Driveway extensions must be of a size and scale which will complement the property, rather than become a focal point. Extended driveways may not be used for parking inoperable, commercial, recreational or unused vehicles.

EXTERIOR DECORATIVE OBJECTS - Approval will be required for all exterior decorative objects, exceeding thirty (30) inches in height and eighteen (18) inches in width or depth, including natural and man-made objects. Decorative objects will be considered based on their size, color, scale, appropriateness with the surrounding area and their visual impact of adjoining lots and open space. Exterior decorative objects include such items as sculptures, fountains, pools, stumps, driftwood, free standing poles of any type, and items attached to approved structures.

ELECTRONIC INSECT TRAPS - Electronic insect traps will be regulated based on the same criteria as for exterior lighting. In addition, no device shall be installed or maintained in such a way as to cause discomfort to adjacent owners from noise, and may only be operated during those times when the immediate area protected by the trap is occupied by the owner or guests.

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EXTERIOR LIGHTING - Exterior lighting (flood lighting, motion sensors, entrance lighting, etc.) shall not be directed outside the applicant's property. Light fixtures which are proposed in place of the original fixtures should be compatible in style and scale with the applicant's house.

Lighting which is part of the original structure must not be altered without Covenants Committee approval. Applications for exterior lighting should include wattage, height of light fixture above ground, and a complete description including the material of the light fixture and location.

Landscape Lighting located along a walkway or among shrubbery will be considered so long as it does not detract from the overall lighting appearance of the home and property.

FENCES - Proper fencing can have a unifying effect upon a neighborhood. Improper fencing can detract from the appearance of a neighborhood. Cluttering the neighborhood with an uncoordinated selection and placement of fences will be avoided. Fences should be compatible with the applicant's house type. Stockade and chain link fencing or chain link material will not be permitted. In all cases, when fencing is constructed, it is to be constructed with the "finished" side facing out. Painting of fence is not permitted in any case.

Detached Homes - Fences should be restricted to the rear yard except in Neighborhoods where originally designed as a neighborhood feature by the builder. Property line fencing must be an "open type", split rail, paddock or open space picket, and may not exceed four (4) feet in height. Privacy fences, such as board on board style, may be installed with a height not to exceed six (6) feet in height. Consideration will be given to the topography and siting of the applicant's house and adjacent houses when considering fences. On a case by case basis, solid or transparent fencing (lattice, louvers, board on board style) used for privacy screening in short segments (not to exceed two-eight (8) foot long sections installed adjacent to a house, and not exceeding six (6) feet in height) may be considered. Privacy screening must be installed adjacent to the applicant's house.

Fences should be constructed of natural woods. Chain link and chain link material will not be permitted. Where security is desired, metal landscape mesh (defined as a light or medium gauge mesh with square or rectangular openings - usually factory coated with a brown, black or green vinyl) may be used. Chicken wire will not be permitted. All fences are to be built to the rear plain of the house.

Attached Homes - Fencing shall be restricted to rear yard locations. Particular attention should be given to the amount of adjacent open space, the height, and compatibility of materials and color with the existing house and other houses in the immediate vicinity. The height of the fence should be compatible with any partial fencing installed by the builder, generally six (6) feet.

In attached homes especially, consideration will be given to minimize any loss of views, sunlight and natural ventilation of adjacent properties.

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Materials and Colors - Property line fencing shall be left to weather naturally; however, a clear stain or sealer may be used as a preservative. Continuity of texture and the scale of materials should be considered. Chain link or chain link material is not permitted. Masonry (Brick or stone pillars, etc.) may be incorporated into a fencing design where appropriate. Masonry should match the masonry used in the applicant's house. Pillars, which may not exceed the height of the fence, must be of an appropriate size and scale in relation to the fence they complement.

A medium gauge mesh (defined as a square or rectangular wire mesh usually factory coated with green, brown or black vinyl) used to increase security as part of an open style fence will be considered. The wire mesh must be attached on the inside of the fence and shall not extend above the top rail. Chicken wire will not be permitted.

Screening Lots on Major Roadways - Applicants should retain the natural woods or grassy cover; or supplement or re-establish the natural woodland cover with native plant material. Special privacy needs of a homeowner due to the topography or orientation may be met by planting a "green" barrier of trees and/or shrubbery along the property line. Privacy fencing is not considered an appropriate barrier along a major roadway.

FIREWOOD - Firewood shall be kept neatly stacked and shall be located to the rear of the property in such a manner as to avoid adverse visual impacts for adjoining properties or open space. The use of brightly colored tarps will not be permitted. Where such a cover is required the color shall be a muted brown or tan. No firewood may be stacked on community open space.

FLAGPOLES - Permanent flagpoles should be of a height, color and location which are appropriate for the size of the property and background. Permanent free-standing flagpoles will be considered for detached houses only and must be installed and maintained in a vertical position. Homeowners wishing temporary flagpole staffs which do not exceed six (6) feet in length and are attached at an incline to the house or dwelling unit need not have an application.

FLUES and VENTS - Flues and vents protruding through a roof line must be painted to match the roof color; and they must be located to the rear of the ridgepole. Flues and vents protruding through the side or rear walls must match the siding color, except that direct fireplace vents may be unpainted as required by fire codes. No flues or vents may be visible on any front exterior wall of the house.

GARAGE DOORS - Garage doors should be left in a fully closed position when not in use. Using a garage as an obvious pet confinement area (leaving garage doors partially open with or without screening) will not be permitted.

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GAZEBOS

Size and Scale - Gazebos should be appropriate to the size of the home as sited on the lot. They must meet Warren County minimum setback requirements and should not be constructed across Building Restriction Lines (BRL) shown on the individual plat or site plan.

Location and Style - Gazebos should be located in the rear yard. Particular attention will be given so that views from adjoining properties are not adversely impacted. [Adjoining properties will be defined by the Covenants Committee at the time of application.]

Materials and Color - Gazebos should be constructed of a material which is the same as or complementary to the existing home. In the cases where redwood, cedar or pressure treated lumber is used, the material may be painted to match the home, left to weather naturally or sealed with an appropriate sealer to prevent weathering. Roof material must be the same as that of the existing home, or in some cases shake shingle may be used. Screen material should be a dark nylon or aluminum type.

GREENHOUSES/SCREENED PORCHES - Greenhouses will be reviewed as room additions, with special attention given to visibility of interior activities.

Size and Scale - Greenhouses and screened porches should be appropriate to the scale of the home as sited on the lot. They must meet County minimum setback requirements and should not be constructed across Building Restriction Lines (BRL) as shown on individual plats or site plans.

Material and Color - Greenhouses shall be a glass enclosure. The use of plastics would be discouraged. Screened porches should match the existing house in materials and color, except that they may also be constructed of natural woods. The use of a shed type roof is discouraged. In all cases, the screened porch roof must be shingled to match the existing house.

GRILLS - Permanent grills or barbecue areas will be considered on a case by case basis in single family homes only. Construction design, scale and materials of permanent grill areas must complement the existing house and lot. Temporary grills should be stored out of sight when not in use.

GUTTERS - As part of new construction by a homeowner, gutters must match or complement the existing trim color or area of the home to which they are attached. Extensions of down spouts at ground level are discouraged because of drainage considerations on adjoining properties and open spaces. All down spout extensions must be buried in such a manner to adequately manage runoff, according to correct engineering practices and local codes.

HOUSE NUMBERS - House numbers should be legible but should be of a size and color which is appropriate for the applicant's house. In certain cases, decorative house numbers may be acceptable dependent upon the location and type of house. House numbers not installed by the builder require an application.

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LANDSCAPING - An application is required when plant materials will become hedges, fences, barriers, or screens which meet or exceed [either at installation or at maturity] two (2) feet in height. Hedges and the like will generally only be considered for rear and side yard (not extending forward of the front plane of the home into the front yard) installations. An application is also required when the use of railroad ties, landscape timbers or stone is contemplated for a border and the height of such ties, timbers or stones will meet or exceed twelve (12) inches. An application is required when the use of more than two such borders is contemplated on the same side of the property.

PAINING - An application is not required for re-painting or re-staining a specific object to match its original color. Color changes apply not only to the house siding, but also to the doors, shutters trim, roofing and other appurtenant structures. Change of exterior color for both single-family and town homes should relate to and complement the colors of the houses in the immediate area.

PATIOS - Patios provide a means for ground level extension of indoor space with less visual impact than elevated decks. Patios should be located in the rear yard and should be installed within County setback required limits, and not across Building Restriction Lines (BRL). Patios may be constructed of wood, concrete, brick, landscape slate, flagstone, etc. Also, positive drainage flow cannot be blocked in any way.

When patio design schemes include other exterior changes, such as fencing, lights, plantings, etc., other appropriate sections of the Design Standards should be consulted prior to application.

RECREATION AND PLAY EQUIPMENT - Creatively designed play equipment is encouraged. The Design Standards listed below are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact. Careful thought should be given to location and kinds of equipment to be installed since neighborhood facilities will be of a larger scale and have greater usage. The use of wooden play equipment is encouraged.

Location and Site - Play equipment must be placed in rear yards. Consideration will be given to lot size, equipment size and design, amount of visual screening, etc.

Basketball backboards may be attached to single family detached homes or garages only, provided that proper consideration is given to color as noted below. Basketball backboards may be located on poles located in the driveway of single-family homes with the stipulation that the equipment is located so that loose balls from missed shots fall into the front yard of the applicant, rather than the adjoining neighbor. In the case of a driveway installation, consideration will be given to the configuration of the driveway and the proximity of the equipment to the street.

Play is limited to daylight hours and street play is discouraged.

Material and Color - Play equipment constructed of wood is encouraged. Metal play equipment, exclusive of the wearing surfaces (slide poles, climbing rungs, etc.), free standing basketball backboards and their poles should be painted dark earth tones to blend with the natural surroundings or, if located adjacent to a dwelling or fence, painted to match the background or screening structure.

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Other play equipment colors will be considered, contingent upon location and landscaping. Basketball backboards attached to detached houses or garages should be painted to match the background. A contrasting rectangular color outlined may be painted on the backboard behind the goal. No play lines may be painted on the driveway.

ROCK/WATER GARDENS - Rock gardens require an application in the event the rocks or collection of rocks exceed twenty-four (24) inches in any direction. All rocks are to remain in their natural color. Water gardens require an application. Location of such a feature should be seriously considered by the applicant so that the safety-of household members and neighbors is considered. Rock/Water Gardens are only allowed in the rear of the house.

ROOM ADDITIONS/GARAGES/SUNROOMS - Room additions are considered to be those which substantially alter the existing structure and become as an original fixture of the existing home.

Location - The location of major alterations should not impair views or the amount of sunlight and natural ventilation on adjacent properties. Room additions and garages must meet Warren County setback requirements and may not be constructed across Building Restriction Lines (BRL).

Design and Materials - The design of room additions or garages should be the same or compatible in design, scale, materials and color with the applicant's house and adjacent houses. Roof pitches must match or be compatible with the roof slope on the applicant's existing house. Roofing materials must match that of the existing house; siding must match existing siding in color, material, size and style. Windows and doors must match those used in the applicant's house, and should be located in a manner which relates well to the location of exterior openings in the existing house.

Changes in grade or other conditions which will affect drainage to adjacent home must be indicated. Approval will be denied if adjoining properties are adversely affected by changes in drainage.

SIDEWALKS AND PATHWAYS - The installation of sidewalk or pathways on a lot will be considered if it seems appropriate for the intended use and is appropriate to the size and scale of the lot. Stone, concrete, slate, flagstone or brick would be appropriate materials. Pathways or sidewalks must be set back from any VDOT rights of way and out of any easements.

SIGNS - No signs may be posted on any lots, other than one real estate sign listing a property For Sale or For Rent, or a security sign posted within ten (10) feet to the immediate left or right of, and/or two (2) feet out from the front and rear entrance of a home. Signs, either temporary or permanent, advertising products or services, whether provided by the homeowner or others; announcing events; or signs denouncing another person, place, entity or thing; are prohibited.

SKYLIGHTS - Skylights should be mounted parallel with the roof plane. Bubble or elevated types of skylights are discouraged. The glass or surface material should be clear or dark tinted. White tinted material is not appropriate.

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SOLAR PANELS - Solar panels are prohibited.

STORAGE SHEDS - Any storage shed has an aesthetic impact on neighboring lots. An inconsiderately placed or poorly designed shed can visually and functionally negate an otherwise desirable residential area. Therefore, it is important to remember in choosing and locating a shed that there are needs other than storage which must be considered.

Shed Design Criteria

1. The shed should be designed to appear as part of the house, the fence (in the case of a town home), or may be part of a gazebo, deck or other outdoor improvement. The materials and color of the shed must match that of the improvement to which it is attached.
2. No shed shall exceed forty-eight (64) square feet
3. No pre-fabricated sheds will be permitted.

Sheds have been placed into two categories based upon the shed's relationship to the house.

Type 1: Attached to the House

Design - The architectural design of the shed should be compatible with the design of the house, i.e. same materials, same colors scheme, same roof pitch, same detailing.

Materials - The finished materials used for the shed must be the same as the exterior finish of the house.

Color - The color scheme must be the same as that on the house.

Roof - The roof slope and the type and color of the roofing material (shingles, etc.) must match those of the house.

Type 2: Integral with Fence or Deck

In town homes, sheds may be designed as an integral part of fencing, either solid or semi-transparent fence type is required. The architectural design of the shed must be compatible with the design of the fence, whether the fence is existing or to be built with the shed. When constructed in conjunction with a deck, the shed must be compatible with the deck.

Materials - The shed must be the same as the finished material on the fence.

Height - The height of the shed should not exceed the height of the fence, or deck, to which it is an integral part.

Roof - The roof of the shed should not exceed the top of the fence (in the case of a six (6) foot fence), and should be sloped similar to that of the house.

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STORM WINDOWS - Exterior storm windows may be considered where the style of the windows and frames match the style and color of the existing window. White colored frames may be acceptable in certain specific cases.

SUN CONTROL DEVICES - The manner in which sun control is implemented can have a significant effect on the exterior appearance of a house and the desirable benefits of sun exposure in the winter, fall and spring. Materials are available for application on inside of windows to reduce thermal transmission and glare; however no shiny surfaces may be visible to the exterior of the home. These materials may provide effective and economical alternatives to awnings and trellises. Effective sun control can often be provided by such simple measures as planting deciduous trees to shade windows from undesired sun exposure.

1. Sun control devices should be compatible with the design character of the house in terms of style, color and materials.
2. Awnings should be of straight-forward design without decorative embellishments, such as fringes and contrasting color stitches.
3. Awnings and trellises should be consistent with the visual scale of the houses to which they are attached.
- 4.

Location - The location of any awning or trellis should not adversely affect views, light, winter sun or natural ventilation of adjacent properties.

Material and Color - Solid colors should be used rather than brilliant stripes or patterns.

Trellis work should match the trim or dominant color of the applicant's home, or be constructed of natural woods. Pipe frames and mechanical devices for awnings should be painted to match trim or dominant color of the house. If awnings are removed for winter storage, frames should be secured or removed to the extent possible. Landscaping features are very important and should be integrated with sun control devices.

SWIMMING POOLS - BLUE RIDGE SHADOWS HOA amenities are designed to provide swimming opportunities for all residents through association and community facilities. Most lots enclosing single-family homes are generally too small for compatible development of a swimming pool. Only in-ground swimming pools will be considered. Swimming pools must be located in the rear of the property and must meet all Warren County building and health codes. Comment from surrounding and/or affected owners may be solicited by the Covenants Committee to determine if a swimming pool is appropriate for the neighborhood in which it is proposed.

Wading pools may not exceed six (6) feet in diameter and/or one (1) foot in height. These do not require an application, but must be removed from view when not in use.

Swimming Pool Fencing

A fence not to exceed four (4) feet in height and compatible with the design style of the house may be required to enclose the pool used for swimming and related pool equipment, and must

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meet the fencing criteria of these Design Standards, especially with respect to property line set-back and landscaping. In some cases, short segments of privacy screening may be used along with landscaping to offer a privacy, security and a noise barrier.

TRASH/RECYCLING CONTAINERS - Trash cans and recycling containers must be stored out of view of the street or adjoining properties at all times, except on scheduled pickup days. Containers should be placed out at curbside very early in the morning on pick up days or after dark the evening before. Storage in front or alongside of garages or the home is inappropriate. Screened areas for trash and recycling container storage may be incorporated into a deck design.

STORAGE OF BOATS, TRAILERS, CAMPER, MOBILE HOMES OR
RECREATIONAL VEHICLES

No recreational vehicle may be parked or stored in open view of residential property, residential streets or open space or other common area. Further, the Board of Directors has defined "recreational vehicle" as follows:

1. Any boat or boat trailer, canoe, Jon-boat, paddle boat, jet skis, sailboats, catamarans, rafts or inflatables and the like.
2. Any motor home or other self-contained camper.
3. Any camper slip-ons where the camper backs are twelve (12) inches or higher than the roof line of the cab of the truck.
4. Any mobile home, trailer or fifth-wheel trailer.
5. Any pop-up camper/tent, trailer or other similar recreation oriented portable or transportable facility or conveyance.
6. ATVs – All Terrain Vehicles
7. Any other vehicle not defined above which could not normally or regularly be used for daily transportation, including dune buggies or non-operative automobile collections or other automotive equipment not licensed for use on the highways of Virginia

The following vehicles shall be treated in the same manner as recreational vehicles:

1. Any vehicle that is included in a State Code or County Ordinance as being defined as commercial, except that a normal passenger vehicle used for commercial purposes but not modified for commercial purposes may be permitted. (For example, a passenger vehicle, pickup truck not exceeding 1/2 ton, a passenger van - used for commercial purposes and having the name of the business written on the front doors in an area not exceeding two square feet may be permitted. Any vehicle described above having exterior racks, compartments or the like will not be permitted.)

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2. Any vehicle that is included in the Vehicle Parking and Storage Violation Enforcement Procedure of the BLUE RIDGE SHADOWS HOA.
3. Any private or public school or church bus.

Motorized vehicles, other than BLUE RIDGE SHADOWS HOA owned and operated vehicles, are not permitted on the trails and common areas within the community.

LANDSCAPE AND VEGETABLE GARDEN STANDARDS

LANDSCAPING AND VEGETABLE GARDENS

Location -- Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic. Also, the views of neighboring units and shade patterns of larger trees should always be considered.

Scale -- Care must be exercised in selecting plant materials which, upon maturity, will be an appropriate size in height and breadth for the intended location. Mature size, in height and diameter, should always be considered especially when planting close to walkways and houses. Consideration will be given to the effect plantings will have on views from neighboring houses and property.

Planting should be clustered rather than widely spread. A three-dimensional appearance of planting, is improved by augmenting trees and taller shrubs with low spreading shrubs and/or ground cover. All gardens must be neatly maintained through the growing season; including removal of all unused stakes, trellises and dead growth.

An application is not required for foundation planting, trees or single plantings. However, an application is required for hedges more than two (2) feet in height or other features which in effect become structures, fences or screens, and as part of other applications where required.

Applications should include a description of the types and sizes of shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.

An application is required for railroad ties or garden timbers which form a wall over twelve (12) inches high and eight (8) feet long. Include a site plan with the location of ties or timbers drawn in and information on landscaping plans and any grading changes.

Rock Gardens -An application is required for rock gardens in the event rocks or collection of rocks exceed twenty-four (24) inches in any direction. All rocks shall be left in their natural color.

Vegetable Gardens - Do not require an application if they:

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1. Are located between the rear line of the house and the rear property line; and do not exceed 114 of the area.
2. Are not planted on a grade exceeding a ratio of five (5) feet to one-hundred (100) feet; and they do not damage property below it through the flow of water onto lower property.
3. Does not encroach on BLUE RIDGE SHADOWS HOA open space.

LOT MAINTENANCE STANDARDS

Property ownership includes the responsibility for maintenance of all structures and grounds which are a part of the property. This includes, but is not limited to, items such as mowing grass, removal of trash and structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhood and, in some cases, safety.

Exterior Appearance --Residents are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences, sheds and playground type of equipment.

The following represents some conditions which the Covenants Committee considers a violation:

1. Peeling paint on exterior trim.
2. Recreation equipment which is either broken or in need of repainting.
3. Guttering in need of painting or replacement.
4. Fences with either broken or missing parts or which are leaning.
5. Sheds with broken doors or in need of painting or repair.
6. Decks in need of repair or re-staining.
7. Concrete or masonry block foundations and/or party walls in need of repainting.

Most residents would not allow any of the above conditions to exist as they seek to preserve and protect their investment in their homes and to limit their personal liability by keeping all improvements on their lots in good condition. The BLUE RIDGE SHADOWS HOA expects that all residents will do this necessary maintenance to prevent any of the cited conditions from occurring in BLUE RIDGE SHADOWS HOA.

Mowing - Turf areas need to be mowed at regular intervals, maintaining a maximum height of six (6) inches, and a minimum height of two (2) inches. Changes to this requirement may be made according to specified plans.

Planted beds must be kept in a neat and orderly manner.

Lawn Watering - Water only during extended dry periods, and apply the water only as fast as the soil can absorb it. Wet the soil to a depth of between four (4) inches and six (6) inches. This usually requires the equivalent of one-half (1/2) inch to one (1) inch of rainfall.

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Lawn and Garden Fertilization - All soil should be tested before fertilizer is added, especially in areas where drainage will flow into ponds. Special care should be taken not to over-fertilize or to fertilize lawns and gardens when there is the least chance of run-off. Soil test kits are available free from the County libraries or County Extension office.

Trash Removal - Each resident is responsible for picking up litter on his property and preventing wind-blown debris from originating on his land.

At no time is the BLUE RIDGE SHADOWS HOA open space considered a dumping ground for inorganic debris. Organic debris such as leaves, grass clippings and branches may not be dumped on open space. Yard waste is required to be recycled according to County specifications.

Removal of trash and debris from all BLUE RIDGE SHADOWS HOA areas accumulating from resident usage will be completed as necessary. Removal of trash and debris costs the BLUE RIDGE SHADOWS HOA dollars and voluntary resident and neighborhood clean-up, in addition to controlling the litter at the source saves everyone money.

Erosion Control - Each resident is responsible for seeing that their lot area is protected from erosion and that storm drain structures are not blocked so as to cause additional erosion problems which will silt up ponds and stream valleys.

Pesticides and Herbicides - Pesticides and herbicides may be applied according to label instructions for the specified problem. Emphasis should be placed on organic/biodegradable materials in order to ensure the least harm to the natural environment. Care in application is extremely important along ponds and waterways, near neighborhood play areas and tot lots, and near adjacent residences. Avoid the use of pesticides and herbicides if at all possible, but when necessary, use with caution and follow instructions. Notice must be posted when applying Pesticides (State Law) so all will have knowledge of this activity.

Snow Removal - Residents are required to clear snow and ice from the sidewalks in front or adjacent to their homes. Sand may be used as an abrasive when necessary, but the use of any rock salt or any other deicing salts, which are known to cause concrete deterioration, is prohibited.

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