

**BLUE RIDGE SHADOWS  
HOMEOWNERS ASSOCIATION  
ARCHITECTURAL DESIGN & MAINTENANCE STANDARDS  
APPROVED date January 2, 2023**

**This document aims to guide and aid members of the Architectural Review Board (ARB), the BLUE RIDGE SHADOWS HOMEOWNERS ASSOCIATION (BRS HOA) staff, and homeowners in maintaining and enhancing our community. HOA approval of a project does not supersede the Warren County Building code. Building permits must be obtained per Virginia Uniform Statewide Building Code.**

During the developer control of the Association, DR Horton approved, and performed alterations to homes that did not meet the standards of the Architectural Design standards. Those improvements do not establish precedence. Any item that was approved prior to the publishing of this document is grandfathered.

Blue Ridge Shadows HOA (HOA) is a Warren County planned community and Suburban Zoned R1 Custer homes. The Architectural Design and Maintenance Standards may be stricter than Warren County, VA Zone code Chapter 180-1 (180.1). Should the HOA Standard be in conflict with the County Zoning Ordinance the stricter standard will prevail.

**OBJECTIVES.**

Article VII, Section 5 of the Declaration of Covenants, Conditions and Restrictions requires the Architectural Review Board (ARB) to adopt architectural standards, subject to the confirmation of the Board of Directors and publish per Virginia Property Owners Act. The ARB and HOA Board of Directors are charged with the fiduciary duty to the association not one member (homeowner).

**OVERALL REVIEW CRITERIA.**

The ARB evaluates all applications individually to ensure the proposal complies with the Covenant, Bylaws, and Resolutions.

**APPLICATIONS.** Applications for alteration or improvements must be submitted on the approved BRS HOA form to the Management company's office. Action on applications submitted without the required information will be delayed until all information is provided. One project per form, i.e., fence and deck are two projects.

**DESCRIPTION.** Completely describe the proposed 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 scaled drawing of your lot (plat), or Warren County GIS map of your lot (<https://www.warrengis.org/#/>), shows the dimensions of the property, adjacent properties, and all improvements. Contour lines must 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 a 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.** Submit complete drawings showing all dimensions, elevations, and details of the proposed improvement or alteration in relation to the existing home. Illegible drawings may be returned to the applicant for clarification.

**SIGNATURES.** ARC applicants must be signed by the homeowner and the adjacent property owners, to demonstrate that the property owners are aware of the proposed project. 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 completed within six (6) months of the approval. Extensions must be approved by the ARB.

REVIEW PROCEDURES. All applications must either be e-mailed or delivered to the BRS HOA Management company. Each application will be reviewed for complete information by the management staff before the ARB review. After ARB review and votes, a letter of ARB decision will be e-mailed or sent to each applicant at the address provided on the application. Letters of denial or those with stipulations will be sent by certified mail and e-mail. Letters of denial will reference specific reasons for the denial and are always subject to appeal.

#### APPEALS PROCEDURE.

A Homeowner may appeal a decision by the ARB under the following conditions:

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

To initiate the appeal procedure, applicants must:

1. Submit a written request for an appeal within ten (10) days of receiving the ARB decision, or the ARB decision will be final.
2. Deliver or e-mail a written request to the BRS HOA Management Company.

Other affected homeowners or neighbors must submit written notice within ten (10) days after the ARB rendered its decision. The Board of Directors will review those cases and shall conduct a hearing.

AIR CONDITIONERS. Condensing Unit (air conditioners) may be installed on a level pad on the ground or platform mounted to the foundation wall. The relocation of existing units may be considered if units are placed near existing units. Window Air conditioners that extend from windows or protrude from the structure are prohibited.

ANIMALS. Only common household pets (i.e.: dogs, cats) are allowed. All animals must be indoor kept. Homeowners are responsible for following county ordinances. Owners will pick up their dog's waste.

ANTENNAS. Prior notice of installation of a satellite dish or antenna is required. However, to comply with the Federal Telecommunications Act of 1996, prior approval of the ARB is not required to install a satellite dish or antenna. Mounts should be located to the rear of the structure to the extent possible.

ATTIC VENTILATORS. Attic ventilators and turbines may be permitted if painted to match the roof's color (in roof-mounted), or the color of the house siding or trim (if mounted on a gable end) should be mounted on the least visible side of the roof.

CHIMNEYS. Chimneys must extend from the ground through the roof line located to the rear of the home's roof and must be masonry or enclosed in the same material as the exterior of the building.

CLOTHESLINES. Permanent clotheslines or similar apparatus for the drying of clothing or bedding is not permitted.

COMPOST BINS. Compost bins are to be pre-manufactured, earth tone in color, and located at the rear of the property, and screened from adjoining neighbors. All compost must be treated to prevent odors from escaping.

DECKS. All decks, rails, stairs, and other structures must meet Warren County building codes.

- Decks, railing, stairs, and other structures must be maintained and clean.
- **Location.** Decks should be 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 and positioned on the lot and 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 townhomes must be set in one foot on either side. End unit townhomes must be set in one foot on the side, which abuts an interior unit.
- **Under Deck Storage.** Under deck storage must be maintained to present a neat, uncluttered appearance.
- **Material and Color.** Materials should have natural appearance, such as brick, wood, "wood-like" material (Trex, etc.), or stone. Wood in decks may be stained, sealed, or painted to match the trim or dominant color of the applicant's house or may be sealed with a wood color stain to prevent weathering.
- **Railing Details.** Railings of decks may include decorative designs (i.e., Sunburst, Starburst, Chippendale, etc.).
- **Stairs.** The ARB encourages interrupting the flight of stairs with a landing.

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.

DOORS - FRONT. **Detached Homes and Townhomes.** Front doors must be of a style and color compatible and complementary with the style of the house or trim and the existing colors on the applicant's home.

DOORS - STORM. **Detached Homes and Townhomes.** Storm doors must match the entrance door's color or house trim and be full view, without significant decoration or edging.

EXTERIOR CHANGES. Must stay within the design/architectural intent and design of your community i.e., Townhouses, Highlands, Estate, Single Family.

ELECTRONIC INSECT TRAPS. The device must be installed and maintained in a way that minimally affects adjacent owners and may only be operated during those times when the owner or guests occupy the immediate area.

EXTERIOR LIGHTING. Lighting, which is part of the original structure, must not be altered without ARB approval. Exterior lighting (flood lighting, motion sensors, entrance lighting, etc.) must not be directed outside the applicant's property. Light fixtures proposed in place of the original fixtures must be compatible in style and scale with the applicant's house.

FIREWOOD. Firewood must be kept neatly stacked located to the rear of the property. Tarps must be earth tone in color.

FLAGPOLES. Flagpoles must be attached to the house or garage and does not exceed six (6) feet in length. This does not require an application. Flags must be maintained in a proper matter.

**FLUES and VENTS.** Flues and vents on a roofline must be painted to match the roof color and must be located to the rear of the roof. Flues and vents on the side or rear walls must match the siding color, except direct fireplace vents may be unpainted as required by fire codes. No flues or vents are permitted on the front exterior wall of the house.

**FENCES.** Fences must be compatible with the applicant's house type, topography of the site, and the adjacent homes. The fence is to be constructed with the "finished" side facing out. All fences are to be built to the rear plain of the house. Fences must be maintained and clean.

- Fences must be constructed of natural woods and may be stained with natural wood color or wrought iron.
- Wrought Iron fencing is permitted and match the developer's Wrought Iron fencing installed along the retraining wall.
- Stockade, chain link, and chain link material is not permitted. Chicken wire is not permitted.
- Metal landscape mesh (defined as a light or medium gauge mesh with square or rectangular openings - usually factory coated with a black finish) may be used.
- Masonry (Brick or stone pillars, etc.) may be used and must match the masonry used in the applicant's house.
- Pillars, which may not exceed the fence's height, must be of an appropriate size and scale in relation to the fence they complement.
- Pool fences are to meet or exceed the State and County code.

**ROOM ADDITIONS/GARAGES/SUNROOMS.** Room additions require an application and must meet Warren County setback requirements and may not be constructed across Building Restriction Lines (BRL).

- Major alterations must not impair views or the amount of sunlight and natural ventilation on adjacent properties. The design of room additions or garages must be the same or compatible in design, scale, materials, and color with the applicant's house and adjacent houses.
- Roof pitches, roofing materials, and siding must match or be compatible with the applicant's existing house.
- Windows and doors must match those used in the applicant's house.
- Changes in grade or other conditions that will affect drainage to an adjacent home must be indicated. Approval will be denied if adjoining properties are adversely affected by changes in drainage.

**PATHWAYS.** The installation of pathways on your lot must be appropriate for the intended use and appropriate to the lot's size and scale. Stone, concrete, slate, flagstone, or brick are examples of appropriate materials. Pathways or sidewalks must be set back from any VDOT right of way and out of any easements.

**GAZEBOS.** Gazebos must be appropriate to the size for the home and position on the lot. They must meet Warren County minimum setback requirements and must not be constructed across Building Restriction Lines (BRL) shown on the individual plat or site plan.

- Gazebos must be in the rear yard and placed in a way that views from adjoining properties are not adversely impacted.
- Gazebos must be constructed of 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, stained, or sealed.
- Roof material must be the same color as that of the existing home, four-tab architectural shingles are allowed.
- The screen material must be dark nylon or aluminum type.
- Gazebos must be clean free of mildew and mold.

**GREENHOUSES/SCREENED PORCHES.** Greenhouses and screened porches must be appropriate to the scale for the home and position. They must meet County minimum setback requirements and must not be constructed across Building Restriction Lines (BRL), as shown on individual plats or site plans.

- Greenhouses must be a glass enclosure.
- Screened porches may be constructed of natural woods or must match the existing house in materials and color, and the roof must be shingled to match the existing house.

**GRILLS.** Permanent grills or barbecue areas are allowed in rear of single-family homes only. Construction design, scale, and materials of permanent grill areas must complement the existing house and lot.

**GUTTERS.** Gutters must match or complement the existing trim color or area of the home to which they are attached. Extensions of downspouts at ground level are discouraged and all downspout extensions must be buried to manage runoff.

**HOUSE NUMBERS.** House numbers must be legible and of a size and color which is appropriate for the house. House numbers not installed by the builder require an application.

**LANDSCAPING.** An application is required for the use of railroad ties, landscape timbers, or stone is proposed for a border, and the height of the ties, timbers, or stones will meet or exceed twelve (12) inches, and when the use of more than two such borders is proposed on the same side of the property.

An application is required when plant materials will be used as hedges, fences, barriers, or screens which meet or exceed [either at installation or at maturity] two (2) feet in height. Hedges and the like are only considered for rear and side yard (not extending forward of the home's front plane into the front yard) installations.

**PAINTING.** An application is required prior to changing the color schemes of homes. Colors must relate to and complement the houses' colors in the immediate area. Adjacent homes cannot be the same color.

**PATIOS.** Patios may be constructed of wood, concrete, brick, landscape slate, flagstone, etc. Patios must be in the rear yard and must be installed within County setback required limits and not across Building Restriction Lines (BRL). Positive drainage flow cannot be blocked.

**RECREATION AND PLAY EQUIPMENT.** Play equipment must be placed in rear yards behind the house. Consideration will be given based on lot size, equipment size, design, amount of visual screening, etc.

- Play equipment constructed of wood is encouraged. Metal play equipment, exclusive of the wearing surfaces (slide poles, climbing rungs, etc.) and 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.
- Basketball backboards may be attached to single-family detached homes or garages and painted to match the background. Basketball backboards may be located on poles located in the driveway of single-family homes, in a location that avoids balls from rolling into an adjoining neighbor's yard. A contrasting rectangular color outlined may be painted on the backboard behind the goal. No play lines may be painted on the driveway.
- Portable basketball stands may be used in the driveway and stored when not in use. Sporting equipment may not be in the VDOT roadway or easement.

**ROCK/WATER GARDENS.** Water gardens and rock gardens require an application if the rocks or collection of rocks exceed twenty-four (24) inches in any direction. Rock/Water Gardens are only allowed in the rear of the house.

**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 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, announcing events, or signs denouncing another person, place, entity, or thing, are prohibited.

**SKYLIGHTS.** Skylights must be mounted parallel with the roof plane and must be made of glass or surface material that is clear or dark tinted. Bubble or elevated skylights are not permitted.

**SNOW REMOVAL.** Homeowners are required to clear snow and ice from the sidewalks in front or adjacent to their townhomes. Sand may be used as an abrasive when necessary. HOA contacts for snow removal for Townhouse parking lots. Single Family sections of the association VDOT removes the snow.

**SOLAR PANELS.** Solar panels are prohibited.

**STORAGE STRUCTURES.** Storage shed materials and color must match that of the house, the fence, gazebo, deck, or other outdoor structure. No shed shall exceed one hundred (120) square feet (e.g., 10 x 12 feet). Sheds have been placed into two categories based upon the structure's relationship to the house.

### **Type 1: Sheds Attached to the House**

- The shed's architectural design must be compatible with the design of the house, i.e., the same materials, same color scheme, same roof pitch, same detailing.
- The finished materials used for the shed must be the same as the exterior finish of the house.
- The roof slope and the type and color of the roofing material (shingles, etc.) must match those of the house.

### **Type 2: Sheds Integral with Fence or Deck - Townhomes**

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

- The shed must be the same as the finished material on the fence.
- The shed's height must not exceed the height of the fence or deck, to which it is an integral part.
- The roof of the shed must not exceed the top of the fence (in the case of a six (6) foot fence) and must be sloped.

**STORM WINDOWS.** Exterior storm windows may be considered where the windows and frames' style match the style and color of the existing window.

**SUN CONTROL DEVICES.** Sun control devices must be compatible with the design character of the house in terms of style, color, and materials.

- Materials applied on the inside of windows to reduce thermal transmission and glare are allowed. However, no shiny surfaces may be visible to the exterior of the home.
- Awnings and trellises must be consistent with the visual scale of the house; must not have decorative embellishments, such as fringes or contrasting color stitches; must not adversely affect views, light, winter sun, or natural ventilation of adjacent properties. Trellis work must match the trim or dominant color of the applicant's home or be constructed of natural wood.

TRASH/RECYCLING CONTAINERS. Trash cans and recycling containers must be stored outside of site from the street, except on scheduled pickup days.

STORAGE OF BOATS, TRAILERS, CAMPER, MOBILE HOMES, OR RECREATIONAL VEHICLES. No recreational vehicles, such as but not limited to boats, boating equipment, travel trailers, camping vehicles, trailers, or camping equipment, may be parked, or stored on residential property, residential streets, open space, or other common areas. No overnight parking is allowed. Day time parking for the purpose of cleaning or loading is permitted with written approval from the Management Company.

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 motorhome or other self-contained camper; Any mobile home, trailer, or fifth-wheel trailer; Any pop-up camper/tent, trailer, or other similar recreation-oriented portable or transportable facility or conveyance.
3. Any camper slip-ons where the camper backs are twelve (12) inches or higher than the roofline of the cab of the truck.
4. ATVs – All Terrain Vehicles.
5. 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.

No inoperable, junk, unregistered, unlicensed, or uninspected vehicle may be kept on the property. No part of the property can be used for repair of a vehicle.

No commercial or industrial vehicle may be habitually parked or parked overnight on the property, except upon written approval of the ARC.

The Board of Directors has the right to tow any vehicle that is in violation of the covenants with twenty-four hours' notice, and at the owner's expense.

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

1. Any vehicle included in a State Code or County Ordinance is defined as commercial, except that a normal passenger vehicle used for commercial purposes but not modified for commercial purposes may be permitted.
2. Any vehicle that is included in the Vehicle Parking and Storage Violation Enforcement Procedure of the BRS HOA.
3. Any private or public school or church bus.

Other than BRS HOA owned and operated vehicles, motorized vehicles are not permitted on the trails and common areas within the community.

## **LANDSCAPE AND VEGETABLE GARDEN STANDARDS.**

**LANDSCAPING AND VEGETABLE GARDENS.** Plants and trees must be planted to prevent obstruction of sight lines required for vehicular traffic and the views of adjacent units and shade patterns of larger trees (See “Landscaping”).

- Mature plant size should be considered in height and diameter, especially when planting close to walkways and houses. Planting should be clustered rather than widely spread.
- All gardens must be neatly maintained through the growing season, including removing all unused stakes, trellises, and dead growth.
- No application is required for foundation planting, trees, or single plantings.
- An application is required for hedges more than two (2) feet in height or other features, which in effect become structures, fences, or screens (See “Landscaping”).
- An application is required for garden timbers (See “Landscaping”).
- An application is required for rock gardens (See “Rock/Water Gardens”).
- Vegetable gardens do not require an application if it is located between the rear line of the house and the rear property line, and
  - If it is not planted on a grade exceeding a ratio of five (5) feet to one hundred (100) feet
  - If it does not damage property below it through the flow of water onto the lower property
  - It does not encroach on BRS HOA open space.

## **LOT MAINTENANCE STANDARDS.**

**EXTERIOR APPEARANCE.** Homeowners are responsible for maintaining their home’s exterior and any other structures on their lots, such as decks, fences, sheds, and playground type of equipment.

The following represents several conditions which are a violation of the covenants, bylaws, or resolutions:

1. Peeling paint, faded, or on exterior trim.
2. Recreation equipment which is either broken or in need of repainting.
3. Guttering in need of cleaning, painting, or replacement.
4. Fences with either broken or missing parts or which are leaning.
5. Sheds with broken doors or in need of cleaning, painting, or repair.
6. Decks in need of cleaning, repair, cleaning, or re-staining.
7. Concrete or masonry block foundations and/or party walls in need of cleaning, repairing, or repainting.
8. Mildew and/or mold on exterior of home or any item exterior to the house (Deck, Fence, eta), must be cleaned.

**YARD MAINTENANCE.** Turf areas must be mowed at regular intervals, maintaining a maximum height of six (6) inches. Planted beds must be kept in a neat and orderly manner.

**LAWN WATERING.** Water lawns only during extended dry periods and apply the water only as fast as the soil can absorb it.

**LAWN AND GARDEN FERTILIZATION.** All soils must be evaluated before fertilizer is added, especially in areas where drainage will flow into ponds.

**TRASH REMOVAL.** Homeowners are responsible for picking up litter on their property and preventing wind-blown debris from originating on their land. The BRS HOA open space is to be kept free of litter and yard waste. Removal of trash and debris from all BRS HOA communal areas will be completed, as necessary.



**EROSION CONTROL.** Homeowners are responsible for ensuring that their lot area is protected from erosion and that storm drain structures are not blocked.

**PESTICIDES AND HERBICIDES.** Pesticides and herbicides must be applied according to label instructions for the specified problem, and care must be taken to ensure safe usage. Notice must be posted when using Pesticides (State Law).

## **Specific to Different Sections:**

### **Single Family Homes, Highlands, and Estates:**

- Property line fencing must be an "open type," split rail, paddock, or open space picket, and may not exceed four (4) feet in height and may not extend past the rear plane of the house.
- Privacy fences, such as board on board style, may be installed not to exceed six (6) feet in height, sixteen (16) feet in Length, and may not extend past the side plane of the house (not to be visible from the street).
  - 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.

**DRIVEWAYS.** Driveway modifications may be considered only if there is no adverse aesthetic or drainage impact on adjoining lots. Modifications must be constructed of the same material as found in the existing driveway. Extensions must be of a size and scale which complement the property. The driveway requires set back from side from the property line per County code 180.1.

**GARAGE DOORS.** Garage doors must be left in a fully closed position when not in use. Garages must not be used as a pet confinement area. Garage doors must be the same appearance and design of other doors (installed by the developer) in that section of the community. Top panel may have windows.

**FRONT PORCHES.** Porches with roof hangover, may install railing that matches the color of the house trim and step handrails, per 180.1. Front Porches will not be screened in or enclosed.

**SWIMMING POOLS.** Only in-ground swimming pools are allowed.

- Swimming pools must be in the rear of the property and must meet all Virginia State, Warren County building and health codes. Comments from surrounding and/or affected owners may be solicited by the ARB to determine if a swimming pool is appropriate for the neighborhood in which it is proposed.
- A fence not to exceed four (4) feet in height and compatible with the house's design style may be required to enclose the pool used for swimming and related pool equipment and must meet the fencing criteria on page 4 paragraph titled FENCES.
- Wading pools that do not exceed six (6) feet in diameter and/or one (1) foot in height do not require an application. but must be removed from view when not in use.

### **Townhomes.**

- Fence height must be compatible with any partial fencing installed by the builder, six (6) feet in height.