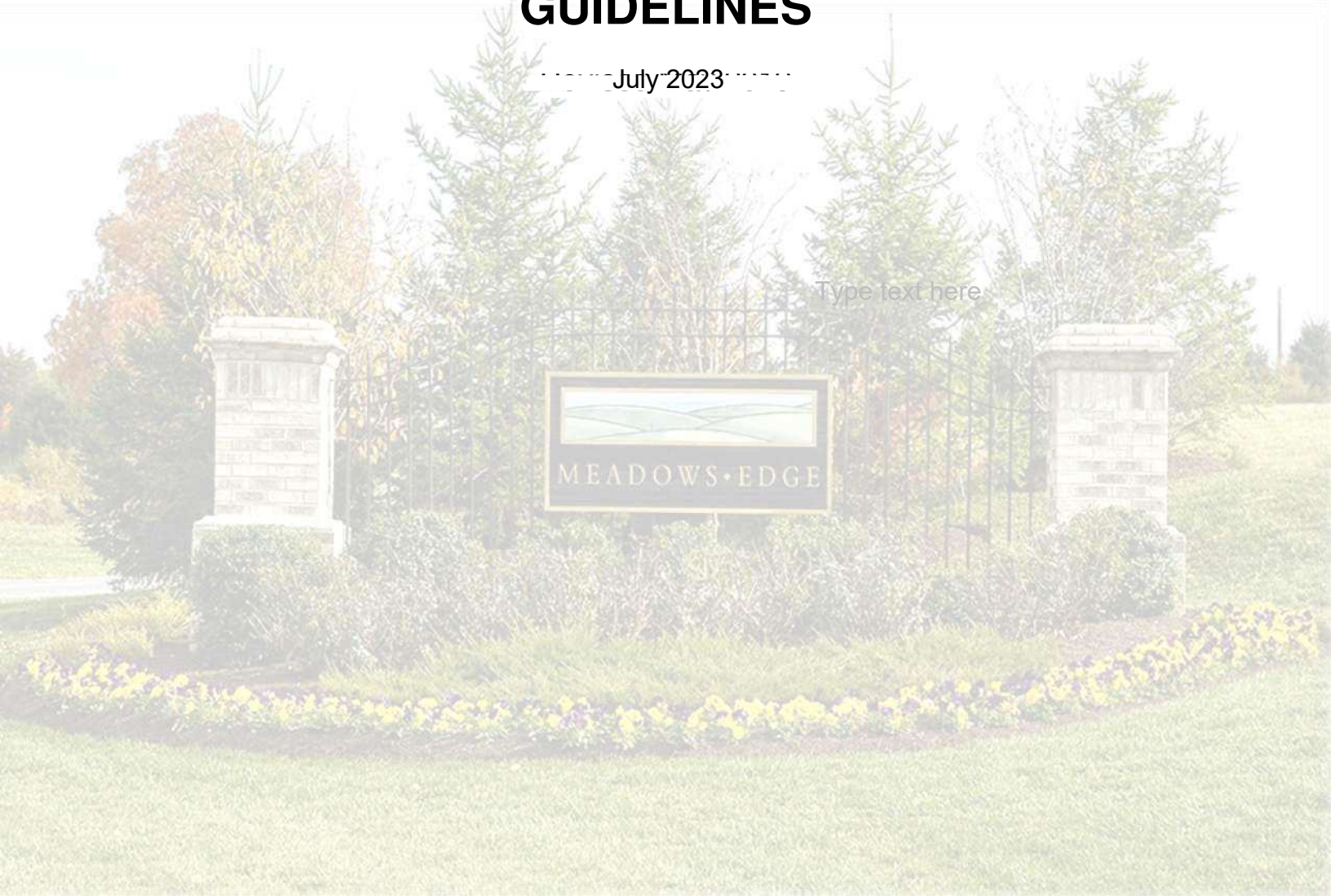


**MEADOWS EDGE  
HOMEOWNERS ASSOCIATION  
ARCHITECTURAL STANDARDS AND  
GUIDELINES**

.....July 2023.....

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**REVISION HISTORY**

<i>Date Revised</i>	<i>Description</i>
<i>May 2009</i>	<ul style="list-style-type: none"><li>• Initial Document</li></ul>
<i>March 2017</i>	<ul style="list-style-type: none"><li>• Landscape section is updated</li></ul>
<i>December 2017</i>	<ul style="list-style-type: none"><li>• Fencing section is updated</li></ul>
<i>February 2018</i>	<ul style="list-style-type: none"><li>• Formatting is updated</li><li>• Updated Storm Doors to remove application requirement</li><li>• Updated application section to add additional clarity</li></ul>
<i>May 2019</i>	<ul style="list-style-type: none"><li>• Updated application section to include waivers</li></ul>

## **ARCHITECTURAL STANDARDS AND GUIDELINES**

### **OBJECTIVES**

These Architectural Standards and Guidelines (ASG) are intended to provide additional information and detail regarding the external design, appearance and locations of improvements and structures on the property. The goal of the ASG is to preserve and enhance values and to maintain a harmonious relationship among structures, the natural vegetation and the topography of the property.

### **AUTHORITY**

The authority and responsibility for maintaining the quality and design in Meadows Edge is founded in the Declaration which is a part of the deed to every lot in Meadows Edge. The intent of Covenant enforcement is to assure homeowners that the standards of design quality will be maintained consistently throughout the community.

The Architectural Review and Covenants Committee (Covenants Committee) is appointed by the Board of Directors of the Association and is charged with reviewing and approving applications for improvements on the property and implementing and enforcing the ASG.

It is important to understand that the Covenants Committee approval is not limited only to major alterations, such as adding a room, a garage, a fence or a deck. It also includes (but is not limited to) such additional items as changes in exterior color, changes to landscaping, modifications to materials, the installation of a storm door, etc. Approval is also required when an existing item is removed.

Each application is reviewed on an individual basis. There are no "automatic" or administrative 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.

It is highly recommended that Homeowner's review the specific terms of the Article 9, (Architectural Review) and Article 8, (Restrictions On Use Of Lots And Common) of the recorded Declaration of Covenants, Conditions and Restrictions of the Association prior to submitting an application.

### **NEW CONSTRUCTION, REPLACEMENTS AND IMPROVEMENTS**

The ASG 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 than a builder under contract to the Developer or Declarant. [Builders under contract to the Developer or Declarant are exempt from this specific process, however no improvements made by these entities may be in conflict with these Design Standards.]

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 Meadows Edge Homeowners Association Design Standards.

## ARCHITECTURAL STANDARDS AND GUIDELINES

### ARCHITECTURAL REVIEW AND COVENANTS COMMITTEE

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

Validity of Concept -- The basic idea must be sound and appropriate to its surroundings.

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, use of like or similar building materials, color and construction details.

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.

Scale -- The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house would likely be inappropriate.

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 must match in color, composition and design.

Materials - Continuity is established by used of the same or compatible materials as were used on the original house. The options may be limited somewhat by the design and materials of the original house. For example, horizontal siding on the original house should be retained in an addition. On the other hand, an addition with horizontal siding may or may not be compatible with a brick house.

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 can be visually objectionable. Meadows Edge Homeowners Association assumes no responsibility for the safety or structural validity of new construction by virtue of an approved design. It is the responsibility of each applicant to obtain a Building Permit where required and comply with County, State and Federal codes and regulations where required.

## **ARCHITECTURAL STANDARDS AND GUIDELINES**

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 an estimated completion date. If such time period is considered unreasonable, the Covenants Committee may disapprove the application. Typically, projects must be commenced within six months of an approval; and completed within one year.

### **AMENDMENTS TO THE ARCHITECTURAL STANDARDS AND GUIDELINES**

The ASG may be reviewed and amended from time to time. It is anticipated that changes will involve clarification rather than substantive modification of the existing standards and guidelines. The ASG may also be amended to reflect changed conditions or technology. Amendment procedures will require a public hearing of the members. Amendments shall be adopted, as were the original ASG, by the Board of Directors.

## ARCHITECTURAL STANDARDS AND GUIDELINES

### APPLICATIONS

Applications for alteration or improvements must be submitted on the approved the Meadows Edge Homeowners Association form to:

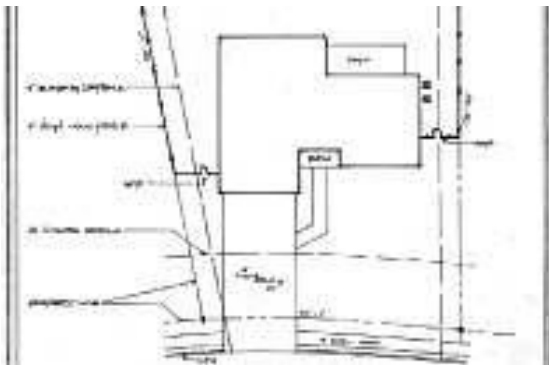
Meadows Edge  
c/o Coventry Group  
P.O. Box 2580  
Winchester, VA 22604  
OR  
admin@coventrygrp.com

Information on the forms will assist the Covenants Committee in reviewing plans for your proposed alteration or improvement. Action on applications submitted without the required information will be delayed until all information is provided. The required application information includes the following:

DESCRIPTION - You must provide a detailed description of the alteration or improvement. This includes a complete listing of:

1. All materials to be used
2. Accurate overall dimensions, including
  - a) Length
  - b) Width
  - c) Height
  - d) Height off the ground for decks, porches or other elevated structures.
3. Colors of the proposed alteration or improvement as well as existing home colors

Detailed Site Plat - A site plat 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.



This **IS** a detailed site plan



This is **NOT** a detailed site plan

## ARCHITECTURAL STANDARDS AND GUIDELINES

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.

WAIVERS – In rare cases applicants may be unable to submit a completed application for alteration or improvements. In these cases, the Covenants Committee may grant waivers with good cause. It will be the responsibility of the applicant to identify what part of the application is incomplete as well as provided a detailed explanation of the reason(s) for the deficiency. A waiver shall NEVER be granted for the application itself.

## ARCHITECTURAL STANDARDS AND GUIDELINES

### DESIGN STANDARDS

**AIR CONDITIONERS** - Air conditioning units extending from windows or protruding from the existing structure are prohibited. Additional exterior air conditioning units which are typically installed on a level pad on the ground, or the relocation of existing units may be considered so long as they are placed near existing units and do not have an adverse audible or visible impact on adjoining lots or open spaces.

**ANTENNAS** - Antennas and satellite dishes of a diameter of one meter or less are permitted on the property, however they must be installed on the least obtrusive and least visible location on the lot. Satellite dishes in excess of one meter will not be permitted. 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 less than one meter in diameter. However, prior Notice of such an installation or planned installation is required. Prior Notice will allow the Covenants Committee to 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 any 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, if possible. Screening may be required.   |

**ATTIC VENTILATORS** - Attic ventilators may be considered painted to match the color of the roof (if roof mounted) or the color of the house siding or trim (if mounted on a gable end).

Ventilators must be mounted on the least visible side of the peak so as to minimize their visibility from public areas and adjoining lots.

**BASKETBALL BACKBOARDS** - High visibility and loud noise are among the concerns associated with siting of a basketball backboard. The best setting provides enough room for a small basketball play area, and locates the backboard so as to be as inconspicuous as possible from the road and adjacent properties. The best setting also minimizes the amount of noise to adjacent neighbors, and minimizes possible damage resulting from playing to adjacent property landscaping. The only acceptable location for a basketball backboard is on the side of the driveway of a single-family home. Backboards will not be permitted to be attached directly to the house. The backboard should be clear Plexiglas or gray. No brightly colored backboard tape should be used. Black, dark green or white tape is acceptable. The pole may be permanent or portable. If the pole is permanent it must be painted black or dark green and must be permanently installed in the ground. Portable basketball backboards may never be used in the streets and may never be left in the street.



## ARCHITECTURAL STANDARDS AND GUIDELINES

**CHIMNEYS** - Full chimneys should be constructed of masonry or stone. Direct vent gas fireplaces may be permitted so long as the materials and colors used in construction match the existing house and designed as an architectural feature of the house.

**CLOTHESLINES** - Clotheslines or similar apparatus for the exterior drying of clothes or bedding are not permitted.

**COMPOST BINS** - Compost bins may be considered when they can be installed out of view of adjacent or adjoining lots. If a compost bin is desired, the use of a pre-manufactured compost bin, which is earth tone in color, is encouraged. Bins must be located to the rear of the property and must be fully 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 and trellises for shade and hanging plants, planter areas, and hot tubs with appropriate scale privacy screening. When deck 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. All decks must meet Frederick County building codes.

- **Location** - Decks shall be located only in rear yards.
- **Size and Scale** - Deck size should be appropriate to the scale of the home as sited on the lot. Decks must meet Frederick County minimum setback specifications and should not be constructed across Building Restriction Lines (BRL) shown on individual site plans (plats).
- **Under Deck Storage** - The storage of any items below a deck is prohibited, except for a storage shed which conforms to the Design Guidelines may be constructed below the floor of an elevated deck and must directly abut the exterior wall of the home.
- **Material and Color** - Wood decks should be constructed of high quality pressure-treated wood (#2 southern yellow pine or better or for structure members and #1 or better for deck railing and stair stringers) or cedar, which remains stable in exterior applications. Trex or equivalent composite material may be used for horizontal surfaces (deck floor and stair risers). White vinyl may be used for deck railing components and other structure components.
- **Railing and Post Details** - Deck railings may include decorative design elements (i.e., sunbursts, starbursts, Chippendale) so long as the total design scheme is appropriate.
- **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 Frederick 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.

## ARCHITECTURAL STANDARDS AND GUIDELINES

**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 12 square feet or be higher than 4 feet above ground level. Dog house areas are to be kept free of animal waste and debris.

Dog runs are prohibited.

Dogs must be on a leash at all times when off the owner's property. Dog owners are required to clean 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-EXTERIOR** - Front doors should be of a style and color compatible with and complementary to the style of the home and the existing colors on the applicant's home. New hardware should be compatible and complement that installed by the builder.

**DOORS-STORM** (Revised February 2018) - Storm doors should be full view, without significant decoration, ornamentation or edging. (For example, cross buck storm doors with scalloping, storm doors with grilles or ornamentation, etc., are not 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. Unless requesting an exception, an application is not required to install a storm 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 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 30 inches in height and 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, small decorative 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.

## ARCHITECTURAL STANDARDS AND GUIDELINES

**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 builder-installed fixtures.

Lighting which is part of the original structure must not be altered without THE COVENANTS COMMITTEE approval. Applications for exterior lighting should include wattage, height of light fixture above ground, and a complete description of the light fixture and its proposed location on the property. Landscape lighting located along a walkway or among shrubbery will be considered so long as it does not detract from or overwhelm the overall lighting appearance of the home and property.

**EXTERIOR SURFACES** - Exterior materials and colors have been selected and approved to present a uniform architectural theme for the community. Any replacement roofing, siding, trim, brick, etc., must match the existing structure. In the event a material or color is not available or if there is a problem with any material, the Architectural Review Committee may approve a similar alternate material and/or color. Generally, painted surfaces may only be painted; stained surfaces may only be stained; and unstained surfaces (brick, siding, etc.) may only be replaced with like material and may only be left unpainted or unstained.

**FENCES** (revised December 2017) - An approved application is required before construction or modification of a fence begins.

1. General
  - a) Proper fencing can have a unifying effect upon a neighborhood. Improper fencing can detract from the appearance of a neighborhood.
  - b) Fences may be either 6 ft. tall privacy fences or 4 ft. tall country style 3 or 4 rail fences. If the fence is a three or four board fence, green or black mesh may be installed on the inside of the fence to contain small pets and children.
  - c) The finished side of the fence shall face out.
2. Materials and Colors
  - a) Fences shall be constructed of natural woods or a natural wood appearing, maintenance-free, non-white, composite, Trex-like material.
  - b) Fencing may be stained or allowed to weather naturally.
  - c) Any stain color must be visually compatible with, and complementary to, existing colors on the owner's home. The owner must identify the brand of stain and submit a dry sample. Color samples must be approved by the covenants committee
3. Easements
  - a) An easement is a legal right to use another's land for a specific purpose. Easements that exist in our neighborhood are for Storm Drainage and Sanitary Sewage. These give the appropriate utility the right to access these portions of land, typically for repair work.
  - b) Fencing within an easement may require approval by Frederick County or another easement holder.
  - c) This is a homeowner responsibility and proof of approval is required before the HOA will issue its approval.
  - d) Building a fence within an easement is done at the homeowner's risk and the homeowner assumes all liability for any damages to the fence or potentially to a neighboring property.

## ARCHITECTURAL STANDARDS AND GUIDELINES

4. Placement
  - a) Fences shall be restricted to the rear yard.
  - b) Generally, a fence may not extend past the mid-plane of a house, however waivers may be granted to a homeowner upon request. Waivers are typically to extend past the mid-plane to improve aesthetics of the home such as hiding an undesirable feature (i.e. AC Unit), or to meet up with a neighboring property's fence which is at the mid-plane. Waivers are not guaranteed and will be granted on a case-by-case basis.
  - c) Use your final survey plat to calculate the mid-plane of the house. On each side of your house, measure from the furthest building point at the front of the house to the furthest building point at the rear of the house. If the furthest building point is not equal on both sides of your home, draw a rectangle around your home from each furthest point around your home to determine your calculations.
  - d) To determine the location of your side yard fence, measure the rectangle from the rear corner halfway to the front corner. No part of the side yard fence may be positioned forward of that point.
  - e) Measurements: Accurate measurements showing fence placement must be annotated on the plat and are mandatory for approval.
5. No fences shall be located on another lot or a common area.
6. Lots on Major Roadways - Special privacy needs of a homeowner due to the topography or orientation to adjacent streets or roadways may be met by planting a "green" barrier of trees and/or shrubbery along the property line. Such a barrier must complement any existing streetscape design scheme. Privacy fencing is not considered an appropriate barrier along a major roadway and will not be permitted.

**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 and shall be securely affixed to the wood stack. Firewood may not be stored on community open space.

**FLAGPOLES** - Permanent flagpoles are prohibited. Temporary flagpoles, with decorative flags, which do not exceed six feet in length and which are attached at an incline to the house do not require an application.

**FLUES and VENTS** - Flues and vents protruding through a roofline must be painted to match the roof color; and they must be located to the rear of the ridgepole. No flues or vents may be visible on any exterior wall of the house.

**GARAGE DOORS** - Garage doors must remain consistent with the style and color installed by the builder. Model homes using the garage as an office or showroom, etc., must be converted back to a garage for the parking of vehicles prior to settlement to a purchaser. Garages may not be converted to living spaces. Garage doors should be left in a fully closed position when not in use. Using a garage as an obvious social area or as a pet confinement area (leaving garage doors partially or fully open with or without screening) is not permitted.

# ARCHITECTURAL STANDARDS AND GUIDELINES

## **GAZEBOS**

**Size and Scale** - Gazebos should be appropriate to the size of the home as sited on the lot. They must meet Frederick 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. Pressure treated lumber should be 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 shingles may be used. Screen material should be a dark nylon or aluminum type.

**GREENHOUSE WINDOWS** - The installation of pre-manufactured greenhouse style windows may be permitted so long as the frame material matches the existing windows on the house in color and composition. Such windows are required to be located on the rear area of the house.

**GRILLS** - Permanent grills or barbecue areas will be considered on a case by case basis. 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 downspouts at ground level are discouraged because of drainage considerations on adjoining properties and open spaces. All downspout 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 and be of a size and color appropriate for the applicant's house.

**LANDSCAPING** excluding vegetable gardens (revised March 2017)

1. General
  - a) Location: Plant and maintain trees/shrubs to prevent obstructing sight lines required for vehicle and pedestrian traffic and to preserve views of open space areas.
  - b) Scale: Select plants to ensure their mature height and width will be appropriate for the intended location. Consideration must also be given to the effect that plants will have on the view from neighboring lots.
  - c) All vegetable plants: Must be confined to backyard vegetable gardens. (See section on vegetable gardens for additional information.)
  - d) Common Areas: Do not add or remove plants without submitting an application to, and receiving permission from, the ARC.

## ARCHITECTURAL STANDARDS AND GUIDELINES

2. Application Not Required: Ordinary and routine landscaping
  - a) Existing beds: Add/replace annuals, perennials, shrubs or other plants that will not be more than 8' high at maturity.
  - b) New beds or expand existing beds: 8' wide or less around the perimeter of the house foundation, deck, patio or fence. Plants may not exceed 8' feet high at maturity.
  - c) Add/replace mulch or other ground cover. (Note: Mulch may not be used as a total ground cover or substitute for grass).
  - d) Rocks or bricks in or around gardens. (Note: Rocks and bricks may not be used as total ground cover or substitute for grass.)
    - i. may be used minimally as design elements
    - ii. should not dominate the landscape design
  - e) Trees: new/replacement trees planted more than 10 feet from the property line. Note: Frederick County ordinances/easements require that all lots have two trees in the front yard. For additional information about the types of trees, please see Frederick County Landscape requirements at: <http://ecode360.com/8708157>
3. Application Required:
  - a) New beds or expand existing beds: more than 8' wide around the perimeter of the house foundation, deck, patio or fence. Plants may not exceed 8' feet high at maturity.
  - b) Hedges, barriers, screens that will be more than 8 feet high at maturity.
    - i. Generally restricted to the back yard.
    - ii. May be used to define a private space or to block an undesirable view.
    - iii. May not adversely impact adjoining lots, disrupt sightlines for adjoining property or interrupt designated drainage patterns.
  - c) Raised beds
  - d) Railroad ties, landscape timbers, bricks, pavers, or stone
    - i. Exceed twelve (12) inches in height.
    - ii. Two or more borders of railroad ties, landscape timbers, or stone, regardless of height.
    - iii. Covering all or substantial parts of front or side yards using these materials as the principle design element will not be permitted.
  - e) Retaining or decorative walls:
    - i. Tops of retaining or decorative walls must be level and step down to accommodate grade changes.
    - ii. May not adversely impact drainage and may require landscaping to soften the visual impact.
  - f) Sprinkler systems.
  - g) New or replacement trees planted less than 10 feet from the property line.
  - h) Removal of any living tree.

**MAILBOXES** - The mailboxes for Meadows Edge were selected to create a unifying appearance. Mailboxes must be maintained as installed by the Builder or Developer without modification.

**PAINTING** - 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 should relate to and complement the colors of the houses in the immediate area.

## ARCHITECTURAL STANDARDS AND GUIDELINES

**PATIOS** - Patios provide a means for ground level extension of indoor space with less visual impact than elevated decks. Patios can be located only in the rear yard and should be installed within Frederick County setback required limits, and not across Building Restriction Lines (BRL). Patios may be constructed of wood, concrete, brick, landscape slate, flagstone, etc. 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. Only wooden play equipment is permitted.

**Location and Site** - Play equipment can only be placed in rear yards. Consideration will be given to lot size, equipment size and design, amount of visual screening, etc. Play is limited to daylight hours and street play is discouraged.

**Material and Color** - Play equipment must be constructed of wood. Metal play equipment is prohibited

Temporary Play Equipment, trampolines, plastic play houses and sand boxes does not require an application, but such equipment must be used in the rear yard and may only be used between April 1st and October 31st. Trampolines, plastic play houses and sand boxes must be removed from the yards between the months of November through March and stored out of sight. Consideration must be given to the visual impact of adjacent and nearby residents when using such equipment. This equipment must remain in good visual condition as deemed by the Covenants Committee. If such equipment becomes damaged or partially disabled, etc. a violation will be issued, and the equipment will must be removed without consideration for the month of the year.

Other portable play equipment may be used in the rear yards and must be removed daily at dusk or when not in use. It must be stored out of site.

**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 Frederick County setback requirements are 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 existing house and should be located in a manner which relates well to the location of exterior other windows and doors in the existing house.

If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.

## ARCHITECTURAL STANDARDS AND GUIDELINES

**SCREENED PORCHES** - Screened porches will be reviewed as room additions, with special attention given to visibility of interior activities.

**Size and Scale** - Screened porches should be appropriate to the scale of the home as sited on the lot. They must meet Frederick 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** - Screened porches should match the existing house in materials and color, except that they may also be constructed of finished 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.

**SIDEWALKS AND PATHWAYS** - The installation of sidewalks or pathways on a lot will be considered if they are appropriate for the intended use and are appropriate to the size and scale of the lot. Stone, concrete, slate, flagstone or brick may be appropriate materials, and must match or complement the materials used by the Builder. 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 a security sign posted within 10 feet to the immediate left or right of, and/or 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. Allowable signs cannot be illuminated.

**SKYLIGHTS** - Skylights may be mounted on a rear roof location, parallel with the roof plane. Bubble or elevated types of skylights are not permitted. The glass or surface material should be clear or dark tinted. White tinted material is not permitted.

**SOLAR COLLECTORS** - Solar collectors are permitted on the roof of the structure only if they are not visible from public streets and they are architecturally compatible with the design of the house.

### **STORAGE SHEDS** (revised May 2009)

#### **General Considerations:**

Storage sheds can aesthetically affect both the individual property and the neighborhood.

It is important to remember in choosing and locating a shed that there are needs other than storage which must be considered. The location of the shed should be planned to minimize the effect on neighboring properties as it relates to their privacy and views and located to minimize the removal of trees and other vegetation. The minimum landscaping required is listed below, however the Covenants Committee encourages additional landscaping to visually soften the view of the shed from the neighbors or the street. Changes in grade or drainage resulting from the addition must not adversely affect adjacent property and must be shown on the site plan. Sheds must always be kept neat in appearance. The area surrounding the shed must be kept clear of clutter and cannot be used for additional storage of materials.

#### **Shed Specifications for Single Family Detached Homes:**

Size: The maximum size is up to 144 square feet, single story.



## ARCHITECTURAL STANDARDS AND GUIDELINES

Location: Sheds must be located in the rear yard along the rear property line or against the back of the house. If the existing topography prevents these locations, the shed may be moved the minimum distance away from the rear property line to allow for construction. The applicant must show why they cannot construct a shed along the rear property line for another location to be considered. Sheds should be sited so as to not be visible from the street. Sheds can be placed under decks.

Landscaping: Sheds must minimally be screened from the two or three closest adjoining property owners and from all streets. Additional screening may be required to minimize the impact on the community.

Material and Color: Sheds must be constructed of pressure treated lumber and T-111 wood, wood siding, or vinyl siding. All vinyl siding must be the same color as the house. If the shed is against the house, the siding must be vinyl and the same color as the house. If the shed is placed under a deck, the siding may either match the deck or the house siding. If the shed is located on or near the property line, the material should be wood, treated to maintain a natural color, or painted a neutral color to match the house siding. No metal sheds will be allowed. The roof must be the same color as the house roof. If the shed is constructed of natural wood, a wood shake roof treated to maintain the original color of the shakes is acceptable. Wood treated to maintain the original color must be maintained and not allowed to gray.

Design: Roof must be of gable design or barn style. No shed style roofs are allowed. Windows and shutters are encouraged to break up solid walls.

**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.

**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.

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

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 are encouraged 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.

**SWIMMING POOLS, HOT TUBS, AND OTHER WATER STRUCTURES**

Swimming pools can greatly enhance the enjoyment and livability of a home while also providing excellent exercise benefits to the owner. However, because of the possible intrusion on adjacent properties, swimming pool plans will be very carefully reviewed and considered in terms of any possible disturbance to others.

A swimming pool and the associated decking and fencing must be planned and designed in conformance with the character of Meadows Edge Community. Concept or preliminary plans may be submitted for review and comment before full working construction drawings are undertaken.

Specifications:

Outdoor swimming pools must be approved by the COVENANTS COMMITTEE and may only be located in rear yards. Only in-ground swimming pools may be approved; above ground pools are prohibited.

Fences for pools may be located on the perimeter lot line only if the pool is under construction and nearing completion. A pool fence cannot be located on the perimeter line in anticipation of a possible future pool. Pool fences must comply with all applicable Frederick County and State regulations.

The Covenants Committee must also review requests for hot tubs and spas. Hot tubs and spas must be located in the rear yard. If not in-ground, the hot tub or spa must be architecturally treated with decking and the base must be enclosed to hide the tub from view. The hot tub must be screened both architecturally (lattice) and with landscaping so as to minimize the visual impact from all adjacent property owners.

Swimming pool and hot tub equipment (pumps, pipes, etc. - not the tub itself) must be located to avoid interference with neighbors and must be enclosed architecturally or screened from view with evergreen landscaping. Structures to be used to enclose equipment must also be softened with landscaping where visible from other properties.

Landscaped ponds are allowed providing they do not exceed 18" in depth and are not used for swimming. They must be located in the rear lot and appropriate landscaping must surround the pond.

Application:

An application for swimming pools, hot tubs, and other water structures should include a completed application form and:

- A site/grading plan (minimum scale of 1" = 30') showing the proposed swimming pool or hot tub, pool equipment, decking, fencing, other lot improvements and property lines;
- Fence plan (See Fencing Guidelines);
- Landscape plan (See Additional Landscaping and Tree Removal Guidelines) and Exterior Lighting Plan (See Exterior Lighting Guidelines).

Temporary summer wading pools which do not exceed six (6) feet in diameter and/or one (1) foot in depth do not require an application, but must be emptied and removed from view when not in use. Larger temporary or above-ground pools are not permitted.

## ARCHITECTURAL STANDARDS AND GUIDELINES

**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. Screened areas for trash and recycling container storage may be incorporated into a deck design.

**WATERGARDENS** - Water gardens require an application. Location of such a feature should be in the rear yard, however the location and installation of such an improvement should be seriously considered by the applicant so that the safety of household members and neighbors is considered.

## ARCHITECTURAL STANDARDS AND GUIDELINES

### STORAGE OF BOATS, GOLF CARTS, TRAILERS, CAMPERS, 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. A "recreational vehicle" is further defined as follows:

- Golf Carts.
- Any boat or boat trailer, canoe, jon-boat, paddle boat, jet skis, sailboats, catamarans, rafts or inflatables and the like.
- Any motorhome or other self-contained camper.
- Any camper slip-ons where the camper backs are 12 inches or higher than the roof line of the cab of the truck.
- Any mobile home, trailer, horse trailer or fifth-wheel trailer.
- Any pop-up camper/tent, trailer or other similar recreation oriented portable or transportable facility or conveyance.
- 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:

- 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 on a case by case basis. (For example, a passenger vehicle, a pickup truck not exceeding 1/2 ton, or a passenger van - used also for commercial purposes and having the name of the business written on the front doors in an area not exceeding 2.25 square feet may be permitted. Any vehicle described above having exterior equipment/ladder racks, compartments, fixed boxes or the like will not be permitted.)
- Any private or public school or church bus.

Motorized vehicles, other than Association owned and operated vehicles, are not permitted on the trails and common areas within the community.

Motorized watercraft is not permitted on the waterways of the community.

## ARCHITECTURAL STANDARDS AND GUIDELINES

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

Landscaping and vegetable gardens require an application to the Covenants Committee.

#### **LANDSCAPING**

Location -- Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular and pedestrian traffic, as well as to preserve views of open space areas. Hence, shade and branch patterns of larger trees should be carefully 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 lots.

Trees 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.

**VEGETABLE GARDENS** - Such gardens shall be neatly maintained throughout the growing season; including removal of all unused stakes, trellises, weeds and dead growth.

Location -- All such gardens must be confined to the rear of the property, out of view of adjacent and nearby streets. Vegetable gardens located on lots adjoining or in view of a street are required to be integrated into an approved landscape design plan such that the appearance vegetable garden area is neither obvious nor objectionable. The view of adjacent and nearby residents must be considered when planning a garden. Gardens may not be installed on Association open space.

Runoff -- Gardens should not be planted on a grade exceeding a ratio of 5' to 100'; runoff patterns should be considered prior to installation and care must be taken to prevent damage to property below it through the flow of water onto lower property, including common area.

Size- Vegetable gardens should not exceed 64 square feet (8' x 8' area).

Refer to the appropriate sections of these Design Standards when considering the installation of timbers, walls, etc., in conjunction with a garden. Those requirements will apply.

## ARCHITECTURAL STANDARDS AND GUIDELINES

### LOT MAINTENANCE STANDARDS

Property ownership includes the responsibility for maintenance of the lot and all improvements constructed as 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 represent some (but not all) of the conditions which the Covenants Committee considers a violation:

- Peeling paint.
- Cracked or broken siding.
- Recreation equipment which is either broken or in need of repainting.
- Guttering in need of painting, repair or replacement.
- Fences with broken or missing parts, or which are leaning.
- Sheds with broken doors or in need of painting or repair.
- Decks in need of repair or re-staining.
- 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 the investment in their homes and to limit their personal liability by keeping all improvements on their lots in good condition. The Association expects that all residents will do this necessary maintenance to prevent any of the cited conditions from occurring in Meadows Edge.

#### **Lot Maintenance**

**Mowing** - Turf areas should to be mowed at regular intervals, maintaining a maximum height of 4", and a minimum height of 2 ½".

**Planting Beds** - Gardens and planting beds must be kept in a neat and orderly manner; free of significant weeds and debris.

**Tree Maintenance** - Trees should be kept pruned so that dead or dangerous limbs do not cause damage to property or injury to persons should they fall. Suckers and low hanging branches should be removed regularly.

**Lawn Watering** - Water is recommended during extended dry periods, typically once a week if there has been no significant rainfall. For trees, water, flowing from a hose at a slow to medium rate, should be applied to a tree mulch ring for about 30 minutes at a time, about once per week. This should wet the soil to a depth of between 4" and 6". This usually requires the equivalent of ½" to 1" of rainfall. Consult your nursery professional.

**Lawn and Garden Fertilization** - All soil should be tested before fertilizer is added, especially in areas where drainage will flow into waterways and 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 typically available free of charge from the County libraries or County Extension office.

## ARCHITECTURAL STANDARDS AND GUIDELINES

Trash Removal - Each lot owner is responsible for keeping all trash secured in containers designed for such trash storage. Trash containers must be stored in garages or otherwise out of view of adjoining lots, common area, adjacent and nearby streets. Trash may be placed out for pick up after dusk the evening prior to a scheduled pick up or early in the morning of scheduled pick up.

Emptied trash containers should be removed from public view as soon as possible after pick up and in no case should they remain in public view after dusk the evening of a scheduled pick up.

Each resident is responsible for picking up litter on his own lot and preventing wind-blown debris from originating on his lot.

At no time is the Association open space to be used as a dumping ground for any debris. Organic debris such as leaves, grass clippings and branches may not be dumped on open space. These materials take many years to decompose and do not create good habitat for wildlife. Yard waste is required to be recycled according to County specifications.

Removal of accumulated trash and debris from Association common areas will be completed as necessary. Removal of trash and debris costs the Association dollars and voluntary resident and neighborhood clean-up, in addition to controlling the litter at the source saves Association resources.

Pesticides and Herbicides - Pesticides and herbicides may be applied according to label instructions for a 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 manufacturer's instructions.

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