

GLENCANNON COMMUNITY ARCHITECTURAL STANDARDS

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Form: “Glencannon Community Association Architectural Review Application for Approval”

GLENCANNON COMMUNITY ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE VISION/MISSION STATEMENT

VISION

Provide architectural guidance to the Glencannon Community to maintain the harmony and original character of the community while accommodating change as new materials and technologies provide opportunities to enhance the value and capabilities of our homes and properties.

MISSION

The Glencannon Architectural Review Committee (ARC) has been established to create and maintain guidelines to support and uphold the character and maintenance of the community. The committee does this to support the residents of the Glencannon community in maintaining and increasing the value of their property investment by:

- Encouraging early discussions with homeowners when changes are contemplated to avoid conflict and costly modification to plans and investments
- Empowering them to make changes to their property to accommodate their requirements and desires
- Ensuring changes are compatible with the overall harmony and original character of the community
- Ensuring changes do not impact the aesthetics and/or value of the neighboring properties.
- Encouraging the upkeep and maintenance of properties and when necessary enforcing maintenance to be performed when it detracts from the overall value and aesthetics of the community.

PART I – THE ARCHITECTURAL REVIEW PROCESS

1. PURPOSE OF THE STANDARDS

These standards are a supplement to the Glencannon Community Association’s (GCA) By-Laws and “Covenants and Articles of Incorporation.” The by-laws and covenants are legal documents governing property rights and obligations for all Glencannon homeowners. All Glencannon property owners should have been given a copy of the covenants and by-laws at the time of settlement. (If a

copy was not received, contact the GCA or visit the Glencannon HOA website at: www.glencannonhoa.info to access the documents under the Residents tab).

The by-laws and covenants describe in legal, general language a broad framework for governing architectural changes. The standards in this document are intended to address the specific issues by describing in greater detail and with more precision the types of additions and modifications to property that are allowable and those that are not allowable.

The goal is to make all homeowners fully aware of the community's architectural standards so as to minimize confusion and violations of the standards, while maximizing compliance and understanding.

2. REFERENCES

The following documents form the foundation for these standards:

- Glencannon Community Association "By-Laws"
- Glencannon Community Association "Covenants and Articles of Incorporation."
- Glencannon Original Builder Materials and House Plans (Glencannon Marketing Brochure, 1969) (Note: The original 1969 marketing brochures for the community of Glencannon are the basis on which the original 57 homeowners purchased their homes. This brochure was used to ensure consistency by the builder during two phases of development. The standards contained in the brochure form the foundation for the Glencannon Standards.)
- The Architectural Review Survey Results Summary, March 18, 2013, which represents the community's voice on certain matters
- Form: "Glencannon Community Association Architectural Review Application for Approval" (Attached to these Standards)

For copies of all of these documents, visit the Glencannon HOA website at: www.glencannonhoa.info and select the "Residents" tab).

3. BENEFITS OF ARCHITECTURAL STANDARDS

A properly designed and well-managed system of architectural design review yields substantial benefits-- both economic and aesthetic-- to the entire community. Every Glencannon homeowner and resident is a member of the Glencannon Community Association. Architectural standards, rather than being a harmful burden to residents, enhance the quality of life, promote property qualities that add value to the community, and make the community more attractive. In short, the basic purpose of architectural standards is to keep the community looking like a nice place to live. They also help maintain property values for the entire community.

The positive benefits must be kept in mind by all homeowners. The key to making the architectural standards successful is to set reasonable standards that have the support of the community and to

enforce them in a fair, even-handed manner. If the standards are unnecessarily strict, many homeowners will object, eroding community support for the standards. On the other hand, lax standards and weak enforcement will open the community to many types of objectionable architectural practices, harming the entire community. The standards provide a forum for review and consideration of technology advances in new materials, styles, or construction methods, the use of which may be beneficial to homeowners and the community.

4. ROLE OF THE ARCHITECTURAL REVIEW COMMITTEE

The Glencannon covenants require that there be an Architectural Review Committee (ARC). The mission of the ARC is to act in the best interests of the homeowners and residents of Glencannon by helping create and maintain a neighborhood environment that enhances property values and is aesthetically pleasing.

The ARC's chief functions are to:

- Review all property modification requests filed by homeowners and to grant or deny permission to make the proposed changes.
- Serve as the primary enforcement and education resource for these Architectural Standards
- Perform and/or facilitate periodic walk-throughs to ensure community compliance and consistency with the standards.
- Before settlement to prospective new purchaser(s) of property in Glencannon, provide the condition of property compliance with these standards.

All decisions by the ARC must be in writing. All significant proposed modifications to property require approval from the ARC. No construction can begin until approval is granted by the ARC or, in the case of appeals of ARC decision, by the GCA Board of Directors.

5. AUTHORITY SUPPORTING THE ARCHITECTURAL STANDARDS

The GCA functions under the rules and regulations embedded in two legally binding documents. These documents are the Glencannon Community By-Laws and "Covenants and Articles of Incorporation." Of these, the basic authority for maintaining the quality of architectural design throughout Glencannon is found in the Covenants. The By-Laws and Covenants are part of the record of ownership and deed of every property in Glencannon. As such, a copy shall have been provided to every property owner at the time of settlement. [Note: electronic copies available on the GCHOA website meet this requirement.] Lack of awareness of these requirements does not alleviate the responsibility of each homeowner to comply or to correct violations.

Homeowners and residents are cautioned that nothing in the Standards or other documents relieves them of the responsibility for complying with federal, state, county and local law, ordinances, and other legal requirements such as obtaining from the county necessary approvals and construction permits for architectural changes or projects they intend to undertake.

Despite ARC approval, county or other government permits shall be required for a wide range of home improvement or modification projects. In addition, county or other government-imposed specifications must be honored. In short, government approvals and ARC approvals are separate and unrelated. Before undertaking construction, all homeowners should check with the County to ensure they are in compliance with all County regulations and laws, and then submit an application for the changes to your home and property in accordance with the GCHOA Architectural Review Board procedures

6. ARCHITECTURAL REVIEW SCOPE AND CRITERIA

A. Scope of Alterations Requiring ARC Review and Approval

Article VII of the Covenants explicitly states that any exterior alteration to one's property requires the approval of the ARC:

“No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by an Architectural Control Committee composed of three (3) or more representatives appointed by the Board.”

It is important to understand that ARC approval is not limited only to major alterations such as adding an addition or patio to a house, but includes such items as changes in exterior paint color, roofing color, landscaping, etc. Approval is also required when an existing item is to be removed, or when replacing an existing item with one identical to one already approved by the ARC.

B. Architectural Review Committee Review Criteria

The ARC evaluates all submissions on the merits of the application and compliance with the architectural standards contained in this document. The ARC's evaluation is based on the overall design proposal and on consideration of the property's characteristics (e.g., housing type and features, lot location and shape, features of neighboring properties), recognizing that suitability of an exterior addition or modification in one instance may not be suitable in another. Under no circumstance will an ARC decision be based on an individual's personal taste or opinion. Rather, design suitability and acceptability will be based on the following criteria, which reflect the general standards of the Covenants and By-Laws:

- 1) Validity of Concept and Adherence to Standards: The basic idea must be architecturally sound, appropriate to its surroundings and must comply with the standards outlined in this document to the maximum extent practical.

- 2) Design Compatibility: The proposed change, addition, or improvement must be compatible with the architectural characteristics of the applicant's property, adjoining properties, and this neighborhood's setting and landscape. Compatibility is defined as similarity in architectural style, materials, color, construction details, and quality of workmanship.
- 3) Location and Impact on Neighbors: The proposed project must relate favorably to the landscape, the existing structure, and the neighborhood. In addition to design compatibility, primary concerns regarding architectural changes, additions, or improvements relate to their impact on access, view, sunlight, ventilation, and drainage. For example, fences may not obstruct views, airflow, or access to one or more neighboring properties. Similarly, decks or larger additions may not throw unwanted shadows on an adjacent property, infringe on a neighbor's privacy and view, or infringe on an easement.
- 4) Scale: The size (in three dimensions) of the proposed alteration must be compatible with adjacent structures and surroundings. For example, a large addition to a small property may be inappropriate.
- 5) Color: Color may be used to soften or intensify visual impact. Parts of an addition or alternation that are similar to the existing house, such as roofs, doors, shutters and trim, must be consistent in color. Please see the guidance entitled "Paint - Exterior" in PART III below.
- 6) Materials: Materials used in the construction or architectural changes, additions or improvements must be the same as or visually and structurally compatible with those used on the original home. The ARC will evaluate materials compatibility on a case-by-case basis.
- 7) Workmanship: The quality of work must equal or exceed that of the original construction. Glencannon assumes no responsibility for the safety or structural validity of new construction by virtue of an approval application. It is the responsibility of each applicant to obtain a building permit when required and to comply with all federal, state, county or other local codes and regulations.
- 8) Timing: ARC approval for a requested architectural change, addition, or improvement will be automatically revoked if construction has not been completed within the dates specified by the building permit (if applicable resubmission of an ARC approval request will be required to re-initiate review in such cases).

7. APPLICATION AND REVIEW PROCESS

Before undertaking any construction or modifications that are of the type requiring ARC approval, homeowners must request such approval in writing from the ARC using a special form called the "**Glencannon Community Association Architectural Review Application for Approval.**" (A copy of the form is attached at the end of the standards.) Copies of the form can be obtained on the Glencannon Community Association website, or from the ARC or the GCA Board of Directors. The form may be submitted in hard copy or via email directly to the current Chair of the ARC, who is

listed in the front of the current Glencannon Directory and on the GCA website. The form may also be submitted to the GCA email box at glencannonhoa@gmail.com.

The sooner you contact the ARC regarding any plans, the better. The ARC review can help your planning process by ensuring that you don't waste time and money on projects that do not meet the Glencannon standards, and the ARC can also point out examples of other major alterations in the community that met the review criteria.

The form, if properly completed, generally will provide all the information needed for the ARC to make a decision. However, for larger projects, additional information such as project sketches or blueprints and a list of materials to be used must accompany the application, and the ARC may also request a meeting with the homeowner to review plans at an early stage. Paint samples and/or construction material samples and/or weblinks to these things can help assist in the review process. Homeowners failing to supply adequate information will be asked by the ARC to provide more details on the project. Construction cannot begin and approval will not be granted until such additional information is supplied.

In some cases, the ARC will contact the neighbors most affected by the proposed change in order to ensure that they are aware of the project. Any objections voiced by neighbors will be forwarded by the ARC to the homeowner making the application; however, final resolution of these differences will be left to the parties concerned. Rejection of any application by the ARC will not be made solely on the basis of objection(s) raised by neighbor(s).

The ARC will act on all properly filed alteration requests within 45 days of the receipt of the application and supporting documents. If the ARC fails to approve or disapprove a properly filed request within 45 days of receipt, approval will be deemed to have been given and construction may begin. However, if the ARC has requested additional information and no response is received from the homeowner within that 45 day period, approval is NOT considered to have been given.

In cases where an Application is rejected by the ARC, the ARC may ask the homeowner to modify his/her alteration plans so the project may be given approval. ARC rejections shall include specific recommendations that are acceptable. The ARC review cycle is automatically extended from the date of rejection notice to the resident to the submission of a revised application. This will give the homeowner a maximum opportunity to make the proposed alteration, while ensuring that the property change complies with the architectural standards. This process may involve some negotiation between the homeowner and the ARC. The integrity of these architectural standards should not be construed to be undermined by carefully decided, case-by-case decisions. Where agreement cannot be reached, the homeowner will be notified of his/her appeal rights.

8. APPEALING ARC DECISIONS

While the ARC will make all reasonable efforts to allow homeowners to proceed with proposed exterior alterations, inevitably some homeowners will be denied permission to make changes, despite negotiations and attempts to reach compromise. If a homeowner who has been denied permission wishes to appeal the decision, he/she may do so. To appeal, he/she must notify the GCA Board of Directors in writing that he/she

is appealing the ARC's decision. This written notification of appeal must be received by the GCA Board Secretary or ARC chairperson within 15 days of the ARC's decision.

The GCA Board of Directors will, upon receipt of the appeal notification, schedule a hearing on the appeal. The hearing and the GCA's decision on the appeal generally will be made within 30 days of receipt of the appeal notification. If the board cannot decide the case within the customary 30-day period, it will notify the homeowner that further time is required and attempt to make a decision as close to that time-frame as possible. Note that failure of the GCA Board to decide on the appeal within 30 days will not be considered rejection or approval of the ARC's decision and should not be considered by the homeowner to mean that he/she has permission to proceed with construction.

At the hearing, the homeowner will be allowed to present his/her case, explaining why he/she believes the application should be approved. A representative of the ARC also may appear at the hearing to give the ARC's side of the story. After the hearing, the GCA Board will rule on the appeal and notify the homeowner by letter of its decision. The GCA Board is the final arbiter in such appeals and its decisions may not be appealed further, except in a court of law.

In making his/her appeal to the GCA Board of Directors, the homeowner must present the same proposal as was made to the ARC. The intent here is to ensure that the facts on which appeals are made to the GCA board are identical to the facts considered by the ARC. Any change in the facts essentially constitutes a new proposal, which must be considered by the ARC before it can be appealed to the GCA Board.

9. ENFORCEMENT

Glencannon is intended to be a peaceful, orderly residential community with high quality architectural and landscape design. The Glencannon covenants give the GCA the right to enforce all covenant violations, including violations of the architectural standards explained in this document. A violation is any condition that is below the standards of the GCA. One of the most common violations is failure to apply for approval. It is a violation of the GCA guidelines to make an exterior alteration without submitting an application and obtaining appropriate approvals.

The Enforcement Process follows these guidelines:

- a. Depending on the violation, a letter will be sent from the CGA describing the violation and giving the owner at least 14 days to correct the violation or appeal the decision. The ARC may consider and approve requests for extensions, for example in an instance where weather restrictions may reasonably delay the homeowner's ability to accomplish needed maintenance. Requests for extensions must identify the reason the additional time is needed and provide a date for completion.
- b. If the violation is not corrected in a timely manner and the homeowner has not contacted the GCA to make arrangements, the homeowner is notified in writing that a hearing date has been set to review the case. The purpose of the hearing is to give the homeowner an equal opportunity to present their position regarding the violation.
- c. If the hearing results in a CGA Board finding that the resident is in violation of the covenants and by-laws, the homeowner may incur a levy or monetary fine, or the CGA may authorize a third party to correct the violation and bill the homeowner for the cost of the

repair (depending on the violation). Any decision of the Board may be appealed to the entire Membership at an Annual Meeting or Special meeting by notifying the Board of the intention to appeal.

- d. The Board may seek reimbursement for reasonable costs and may place a lien on the property to recover costs for violations. The GCA Board can and will take all necessary legal steps to ensure compliance with the architectural standards. But legal actions will be a last resort. It is hoped that differences on architectural decisions can be satisfactorily settled without the need for costly legal action.

Disclosure Packet: If you are selling your home, there will be a compliance review by the GCA Board, and any non-compliant items will be documented in the Disclosure Packet provided to the realtor.

10. STANDARDS AMENDMENT PROCEDURE

The ARC will periodically review and evaluate these standards to determine whether any changes are necessary. In addition, members of the Glencannon community may submit written requests for changes to the GCA President. The GCA will forward the requested change(s) to the ARC, which will review and, if deemed appropriate, provide a recommendation on the adoption of the proposed change(s). All changes must be approved by the community and by the GCA Board prior to incorporation in this document.

PART II – MAINTENANCE AND USE STANDARDS

11. PURPOSE AND STANDARDS

The purpose of this section is to list and illustrate the maintenance requirements of the community that are required by the GCA and property owner. This list is by no means all-inclusive, but rather provides the examples of maintenance requirements of the homeowner. Many of the requirements are taken directly from the Glencannon Covenants, and, as such, are binding on all homeowners.

A. Glencannon Community Association (GCA) Maintenance Responsibilities

The GCA controls Common Areas and is responsible for the maintenance, management, operation and control of the Common Areas and all improvements thereon. The GCA shall keep the Common Area in good, clean, attractive condition as determined by the Board of Directors and the ARC.

No owner shall improve, repair or alter the Common Elements without the expressed written consent of the GCA Board of Directors. This includes all vegetation and landscaping.

If any Common Area or improvement thereon is damaged or destroyed by an Owner, or such Owner's tenants, guests, licensees, agents or family members, the GCA shall repair, or at their discretion shall contract for the repair of, such damage at the owner's expense.

No owner or resident shall dump or otherwise dispose of or place trash, garbage, debris or any unsightly or offensive materials on any Lot or the Common Areas.

Routine maintenance of Common Areas shall be the responsibility of the GCA Board of Directors and subject to the sole discretion of the GCA Board of Directors and shall be within the limits of the annual budget as voted upon by the community.

B. Homeowner Maintenance Responsibilities

Homeowners shall be responsible for the maintenance and repair of all structures and grounds that are part of their property. Proper maintenance includes, but is not limited to, mowing lawns, removing trash, and structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhood, and in some cases, safety.

Examples of items that would be considered violations of these maintenance requirements are:

- Peeling exterior paint.
- Broken/missing shutters.
- Dented mailboxes in need of repair.
- Damaged post lights or those with burned out bulbs.
- Fences with broken or missing parts.
- Storage sheds with broken doors or in need of repainting or repairs.
- Decks with missing or broken steps/railings or otherwise in need of repair.
- Gutters and downspouts in disrepair.
- Placement of trash at pickup points prior to the day before scheduled removal.
- Failure to maintain hedge and plantings that interfere with sidewalks.
- Failure to remove snow from front walkways along street.

The ARC fully realizes that most property owners wish to protect their home investment, preserve the value of that investment, and avoid situations that could involve personal liability and will therefore not permit any property to be poorly maintained or to pose hazardous situations. The Association does, however, expect all residents to provide for appropriate maintenance in a timely manner, generally within 30 days.

Peripheral Fences must be maintained in a proper manner so as not to detract from the value and desirability of surrounding properties. It is the responsibility of each owner to maintain all fences bordering his or her property. Owners are responsible for all fences that are common to their lot and to "Common Areas", and those that are common to their lot and property outside of the Association. Owners who share a common fence jointly share the

responsibility for fence maintenance, repair and/or replacement. As clarified in our By-Laws, fences along common lot borders are considered joint property, even if the fence lies completely in one lot. Fences that have been removed or left damaged by a previous owner are the responsibility of the current owner, who must repair or replace the fence at his/her own expense. If you are selling your home, fences will be included as part of the compliance review by the GCA Board, and any non-compliant fencing will be documented in the Disclosure Packet provided to the realtor.

Yards must be maintained in a neat and attractive manner so as not to detract from the appearance of the community. All lawn area shall be kept mowed and edged on a regular basis. Lawns shall be maintained so that the grass is never more than 6 inches high. Lawns must be edged and trimmed, and weeds and grass pulled, killed, or trimmed in pavement or curb cracks. Shrubbery must be neatly trimmed, and trees, shrubbery and hedges along the public sidewalk must be trimmed so as not to extend over the sidewalk unless at least 7 feet above the sidewalk. Residents are expected to pick up and properly dispose of accumulations of their grass clippings and leaves from adjoining sidewalks, and from streets immediately following the mowing and trimming activities. 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.

Snow Removal. Fairfax County does not clear snow and ice from public walkways (sidewalks and trails). While not legally obligated, residents are asked to help keep sidewalks safe. They should, as soon as feasible, clear snow off the sidewalks in front of their property so that all pedestrians, especially school children, those with disabilities and the elderly, may walk securely. If feasible, snow should also be removed from the street in front of mail boxes to facilitate mail truck access and delivery.

Livestock. No livestock, including horses, cattle, and hogs, nor fowl such as chickens and pigeons, may be kept on the property. The breeding of animals for commercial use is prohibited.

Domestic Pets. As established in the By-Laws, a maximum of two common household pets, such as dogs and cats, may be kept or maintained, provided that they are not kept, bred, or maintained for commercial purposes and do not create a nuisance or annoyance to surrounding lots of the neighborhood. Pet owners are responsible for their animal's excrement that must be removed and disposed of in a proper way on both the owner's property and that of their neighbors or in the Common Areas. Pet owners are responsible for their animals' noises. Fairfax County prohibits animals that frequently howl, bark, or make other noises that can be heard across property boundaries.

Outdoor Equipment. The storage of lawn equipment, snow removal equipment, barbecue grills, etc., is not permitted in the front or side yard. All such items must be stored either in the garage, approved storage shed, or behind the house and screened from view of the street.

Decks and patios may be used for the storage of items such as grills and outdoor lawn furniture that are normally used in those locations.

Refuse and Debris. Homeowners shall not allow the accumulation of junk, discarded machinery, construction material, car parts, home remodeling parts or other unsightly items in front, side or rear yards, and are solely responsible for its removal. Usable lumber and building materials that are neatly stacked and covered (as appropriate), and that are stored no longer than six months in a rear yard, or when currently being used, in other locations, are permissible.

Temporary Structures. No structure of a temporary character, such as a trailer, shack, tent, garage, barn or other outbuilding, shall be used on the lot at any time as a residence either temporarily or permanently.

Parking. No boats, campers, recreational vehicles, trailers, unused/junk vehicles or vehicles other than automobiles which are in active use, may be parked forward of any dwelling for an excessive period of time. Temporary storage of such vehicles is allowed for periods not to exceed 4 calendar days, as established by Fairfax County ordinances. Waivers extending the time period may be granted by the ARC upon written request, but only for good cause.

Signs. No sign of any kind shall be displayed in the public view on any lot except (a) one professional sign of not more than one square foot, for a period not to exceed one month without permission from the Board; and (b) one sign of not more than five square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during construction.

Trash Removal and Trash Cans: Except for pickup, garbage and/or trash containers shall be kept in an inconspicuous location, preferably screened view by neighbors and from the street. Trash and garbage containers shall be placed curbside preferably not earlier than 6:00 pm the night before pickup. Trash cans are not to be placed in front of U.S. postal mailboxes. Each resident is responsible for picking up litter on their property and preventing windblown debris (excluding leaves) from originating from their property.

PART III – EXTERIOR DESIGN CHANGE STANDARDS

12. PURPOSE AND STANDARDS

This section lists the most common requests for exterior alterations and their design standards. These standards are intended to help homeowners identify construction limitations. The contents of this document are neither all-inclusive nor exclusive; rather, they are intended to address and present examples of what is permissible and required. Areas not covered by these standards may be discussed in subsequent additions to these standards or in the community newsletter. Questions about these standards should be addressed to the GCA Board of Directors.

DECKS: Before decks may be built, the homeowner must submit to the ACC a detailed Architectural Review Application, accompanied by a site plan showing the deck's relationship to other properties, landscaping plans (where necessary), and scale drawings or blueprints. Criteria to be used in judging decks will be:

- Decks are to be located primarily in the rear of the homes, although other locations will be considered where appropriate.
- Decks shall be compatible in materials and color, with the applicant's home.
- Modifications to existing decks must also be approved by the ARC.
- If exterior lighting is to be added as part of the deck, consideration shall be given to the impact night-time lighting will have on adjacent properties.

DOORS - FRONT ENTRY: When replacing exterior entry doors, homeowners should purchase wood or metal doors in a style that is consistent with the traditional styles common in the neighborhood. Doors may be with or without windows. Applications for front entry doors in other styles would be reviewed by the ARC in accordance with the evaluation criteria described in Section 6 above.

DRIVEWAYS: The standard Glencannon driveway material is concrete, as established in the original marketing brochure for Glencannon, which serves as part of the foundation for the standards outlined in this document. Asphalt driveways will not be approved. However, the Board recognizes that technology and style preferences change over time; applications for driveway replacement in materials other than concrete will be reviewed in accordance with the evaluation criteria established in Section 6 above.

FENCES: All fences require approval of the ARC. Peripheral fences must be consistent with the intent and design of the original community construction - estate style fences with 4x4 posts and 4 or 5 boards (with a strong preference for 5 boards) in a natural wood color. —Thin wire-mesh may be used in conjunction with split-rail fences to pen in pets. Any substantive changes to fences must be approved by the Architecture Committee. Fences must be maintained only in side or rear yards and may not extend into the area between the street and the front building restriction line, with the exception of those lots bordering the Common Area entrances. All other non-peripheral fences, walls or other structures such as those required by Fairfax County to enclose pools or pets, must be approved by the Architecture Committee and comply with the Fairfax County Code. . No chain link fences will be allowed anywhere.

GARAGE DOORS: Garage doors should be in the Colonial style, either short- or long-paneled, and may be with or without windows. The color should be white or off-white, or should match the house siding.

LAMP POSTS: Black or brass is the standard for lamp posts. Posts should be round, and the light/lantern should be in Colonial style and the fixture should be proportionally larger than the post.

LANDSCAPING: Customary landscaping, such as flower, shrubs, and small trees generally will not require ARC approval. However, types of landscaping described below do require ARC approval and require the homeowner to submit the Architectural Review Application:

- Planting used as a fence or for screening purposes.
- Hard landscaping.
- Placement of large decorative rocks on a property:
- Landscaping that involves a change of grading or slope or installation of a retaining wall or other structure.
- Any landscaping, plantings, etc. that exceed, or cause to exceed 50% of the available lot.

LIGHTING: If exterior lighting is to be added, consideration shall be given to the impact night-time lighting will have on adjacent properties. Lighting should avoid glare and should be shielded so that the bare bulb is not visible.

MAJOR ALTERATIONS/ADDITIONS: Major building alterations include, but are not limited to: Porches, additions, greenhouses, swimming pools, and fireplaces. Major alterations require ARC approval.

Major alterations shall be compatible in design, scale, materials, and color with the applicant's house and adjacent houses. For major alterations, Architectural Review Applications shall be highly detailed. It is suggested that the application be a duplicate of those documents that are submitted to Fairfax County for a building permit.

If changes in grade will affect drainage, these changes shall be indicated in the plans submitted to the ARC. Approval will be denied if adjoining properties are adversely affected by changes in drainage.

Construction materials shall be stored so that impairment of the views from neighboring properties is minimized. Excess construction materials shall be immediately removed after completion of construction.

SWIMMING POOLS: ARC approval is not required for portable children's pools not more than eight (8) feet in diameter and not more than 24 inches deep. An application is required for all other swimming pools. Only in-ground swimming pools will be approved. Swimming pools are considered major alterations and shall follow the standards explained in the major alterations section. The submitted plans should include location and dimensions of the pool, other related equipment, fences, lighting arrangements, walkways, and pertinent information concerning the water supply system, drainage, and water disposal system. A permanent pool shall normally be located behind the house and shall be enclosed by a fence at least as high as county zoning ordinances require. Pool equipment shall be similarly enclosed.

PAINT - EXTERIOR: An Architectural Review Application is required when the home will be painted a different color than existing. As a general guideline, it is recommended that you use the existing color scheme of your home as a basis for any re-work. Exterior paint color should be in keeping with the colonial style of Glencannon's homes. Most of the larger paint companies have a collection of "historic" colors. Request their "colonial" or "Williamsburg" palettes as a starting point. When reviewing applications for color changes, the ARC will consider the harmony of new

colors with dominant color schemes and consistency with neighboring houses. The application shall state what part of the house is to be painted.

PATIOS: All patios require ARC approval. Patios generally shall be built in the rear of homes, although other locations will be considered where appropriate. Patios shall provide for adequate drainage and shall be built in an attractive, professional manner. If changes in grade are anticipated, this shall be shown in the plans submitted to the ARC. Approval will be denied if adjacent properties are adversely affected by changes in drainage. If exterior lighting is to be included in the construction, consideration shall be given to the impact the lighting will have on adjoining homes.

RECREATION AND PLAY EQUIPMENT: Installation of most commercially available play equipment, such as metal swing sets, does not require ARC approval. However, play equipment that is made by the homeowner may require ARC approval if it is substantial in size. For example, a small sandbox made by the homeowner would not require ARC approval, but a homeowner-built playhouse would require ARC approval. Treehouses require an application for ARC review to ensure that materials are appropriate to a natural-looking environment and that placement does not infringe on the privacy of surrounding neighbors/homes. All play equipment shall be located in backyards. In determining where to locate play equipment, consideration shall be given to the impact recreational activities involving the equipment will have on neighbors.

Basketball backboards are permitted in front driveways, providing they are located in such a manner that adjacent properties will not be adversely affected either in appearance or by trespass. Basketball backboards may be attached to the house/garage without obtaining ARC permission.

ROOFING MATERIALS AND COLORS: Roofing replacement should be done with architectural shingles. Brown, Gray and Black are the standards.

SHEDS: The construction or replacement of garden or storage sheds requires ARC approval. Material should be wood or look like wood (no metal or plastic sheds). The siding/shingles and paint colors should match the home, and the size should be appropriate to the size of the property; in general, sheds should not exceed a footprint of 8 X 12 feet, and should not exceed 10 feet in height. Sheds shall be located in rear yards. Consideration shall be given to whether the site chosen for the shed is viewable from adjoining properties. Sheds should generally not be constructed closer than 5 feet from a fence that adjoins a neighbor's property. Where sheds are clearly visible from neighboring properties, efforts shall be made to obscure sheds either by choosing another less-visible location or by using screening, such as fencing or shrubbery.

SHUTTERS: The general standard for replacement of exterior shutters is paneled shutters or louvered shutters, painted in Colonial colors that are consistent with the existing color scheme of your house.

SIDING OR RE-STYLING: The general standard for replacement of exterior siding replacement is horizontal vinyl siding. Approval from the ARC is required when any structure is to be re-sided or re-styled in any material differing in color, texture, or style from the existing siding. No more than two different materials for siding or façade are allowed, in keeping with the traditional/colonial style of Glencannon's homes. When reviewing applications for re-siding, the ARC will consider the compatibility of the style and color of materials with adjacent homes, and if changes in trim work, doors, and windows are part of the re-siding or re-styling. This will be considered important where these elements contribute to the visual continuity of the neighborhood.

WINDOWS: The community standard for windows is an eight- or nine-grid double-hung style.

MISCELLANEOUS ITEMS

Note: This list is not meant to be all-encompassing; any change not referred to here but that affects the front visual aspect of the home or may impact neighbors should be submitted for ARC review:

COLUMNS (FRONT): Pillar/column styles having tall plinths (over 6 inches high) and incorporating more than one construction material are not compatible with the traditional/colonial style of Glencannon's homes and will not be allowed.

FIREWOOD: Firewood shall be kept neatly stacked and shall be located to the rear or side of the house.

AWNINGS: Awnings will not be permitted on the front or side of any home. Awnings at the rear of the house shall be in colors that are compatible with the home's exterior colors. Prior to installation, an Architectural Review Application shall be submitted, to include the size of the awning(s), a color sample, and a description of the materials to be used. Applications also shall describe how the awning will be supported and the method of attachment to the house.

STRUCTURES (OTHER THAN SHEDS): Other types of structures, such as playhouses and gazebos, also require ARC approval and generally will be allowed if they are attractively designed and sufficiently obscured from view of neighbors. Such structures also shall be of a size that is appropriate for the size of the property. Where such structures are allowed, they shall be well maintained.

EXTERIOR DECORATIVE OBJECTS: Exterior decorative objects that are of significant size are not permitted in front yards. Examples of such objects include flagpoles, sculptures, and fountains. Small, unobtrusive decorative objects will not require ARC approval. Examples of such objects include flower pots, small rocks used in rock gardens, and logs for flower garden borders. Decorative objects of significant size may be included in side or back yards, subject ARC approval. ARC approval will be evaluated on such criteria as siting, proportion, color, and appropriateness to the surrounding environment.

PERMANENT BARBECUE GRILLS: Permanent grills, which require ARC approval, shall be placed in the rear of the house and shall not be located within ten (10) feet of the side or rear property lines.

COMPOST PILES: Compost piles must be constructed of a sturdy outside frame with wire or block interior and shall not exceed 30 inches in height. Neat-looking manufactured compost containers are allowed. Piles and containers shall be located at least five (5) feet from a property line and shall be screened from view.

SOLAR COLLECTORS: Due to their size, solar collectors require ARC approval. It is important to properly integrate the collector into the house design so as to minimize visual impact. All pipe work must be concealed.

ATTACHMENT

Glencannon Community Association Architectural Review Application for Approval

Submit one copy of the detailed plans (minimum size of 8 1/2" by 11"), written specifications on all materials and this completed Application to the Glencannon Architectural Review Committee via Glencannon Community Association, PO Box 442, Vienna, Virginia, 22183.

Date Sent to Architectural Review:

Homeowner Name: Phone:

Address:

Nature of Request: (Check Item) Estimated Start Date: Est. Completion Date:

- 1. Roof
- 2. Siding
- 3. Shutters
- 4. Windows
- 5. Hard Landscaping
- 6. Play Set/equipment
- 7. Decks/ Patios
- 8. Shed
- 9. Pool
- 10. Addition to Dwelling
- 11. Driveway or sidewalks on property
- 12. Other Exterior Visible - Please Explain

Description of Construction, Materials/ Colors/ Etc.:

Contractor Name & Phone Number:

Attachments: Plans must include the following (when applicable): drawings, plans, photos, samples

This application requires the signature of the homeowner. The undersigned acknowledges that if any work has commenced prior to approval by the Architectural Review Committee, he/she will be liable for all costs necessary to bring the work into compliance with the architectural rules and guidelines.

Any changes, additional, deviations to the above Application must be re-submitted to the Glencannon Architectural Review Committee (ARC).

I understand that no work may be started prior to receiving ARC approval.

Homeowner Signature

Date

This approval does not relieve the homeowner from all Community design guideline requirements, nor does it constitute approval as to compliance with applicable Virginia Law and/or Fairfax County safety requirements or zoning ordinances.

**Action Taken
By Architectural
Review**

Approved

Approved as Noted (Request submitted is conditionally approved
subject to noted conditions)

Disapproved

Committee Member Signatures: _____ **Date:** _____

Committee Member Signatures: _____ **Date:** _____

Committee Member Signatures: _____ **Date:** _____

Committee Member Signatures: _____ **Date:** _____

Comments: