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## OBJECTIVES AND GENERAL INFORMATION

### 1. OBJECTIVES

This document's objective is to guide homeowners, residents and members of the Covenants Committee in maintaining and enhancing Flynn's Crossing environment. The guidelines described in this booklet address improvements for which homeowners most commonly submit applications to the Covenants Committee. They are not intended to be all inclusive or exclusive, but rather to serve as a guide to what is permissible. The specific objectives of this booklet are:

- To increase residents' awareness and understanding of the protective Covenants.
- To focus on all exterior alterations made by owners.
- To describe the organizations and procedures involved with the architectural standards established by the Covenants.
- To illustrate design principles which will aid residents in developing exterior improvements that are in harmony with the immediate neighborhood and the community as a whole.
- To assist residents in preparing an acceptable application to the Covenants Committee.
- To relate exterior improvements to the plans for Flynn's Crossing Homeowners Association.
- To provide uniform guidelines to be used by the Covenants Committee in reviewing applications.

### 2. PROTECTIVE COVENANTS

The basic authority for maintaining the quality of design in Flynn's Crossing Homeowner Association is founded in the Covenants, which are a part of the deed to every property in Flynn's Crossing Homeowners Association. The

intent of Covenant enforcement is to assure residents that the standards of design quality will be maintained. This, in turn, protects property values and enhances the community's overall environment. Every Flynn's Crossing property owner received a copy of the Covenants at settlement. All too frequently, this information is not read by the owner. Since these Covenants "run with the land", they are binding on all owners, whether or not they have been read. They should be periodically reviewed and fully understood. The Covenants established the Flynn's Crossing Homeowners Association and the Board of Directors.

### 3. ROLE OF ASSOCIATION AND COVENANTS COMMITTEE

The role of the Flynn's Crossing Homeowners Association of which every homeowner is a member, is not only to own and maintain open space, but to conserve and enhance the resources of the total community.

The Association accomplishes these functions in a variety of ways, one of which is by ensuring, through the Covenants Committee, the retention of harmonious, though diverse, design qualities of the community. Surveys of planned communities show that providing this insurance is reflected in the preservation and enhancement of real estate values and is of prime importance to residents.

The Covenants Committee performs its task of ensuring aesthetic quality of the homes and their environment by establishing and monitoring the architectural review process.

The Covenants Committee ensures that proposed exterior alterations comply with the objectives set forth in the Covenants. This involves regular review of all applications for exterior alterations submitted by residents.

### 4. WHAT CHANGES MUST HAVE THE COVENANTS COMMITTEE APPROVAL?

*Article 9 of the Declaration of Covenants Conditions & Restrictions* states that all exterior alterations require the approval of the Covenants Committee.

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

Each application is reviewed on an individual basis. **There are no "automatic" approvals, unless provided for specifically in these Guidelines.** A homeowner who wishes to construct a deck identical to one already approved by the Covenants Committee is still required to submit an application.

The one exception involves structures such as decks which are offered as builder options and are shown on original site plans. These structures, if built to exact builder option specifications, have already been approved and, therefore, do not require an application.

## **5. REVIEW CRITERIA**

The Covenants Committee evaluates all submissions on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design of an exterior in one instance may not be in 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 Covenants.

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

**Design Compatibility.** The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

**Location and Impact on Neighbors.** The proposed alteration must be compatible with the

landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation and drainage. For example, fences may obstruct view, breezes or access to neighboring property; decks or large additions may cause unwanted shadows on an adjacent patio property or infringe on a neighbor's privacy.

**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 house may be inappropriate.

**Color:** Color may be used to soften or intensify visual impact. Parts of the addition that are similar to the existing house, such as roof and trim, must be matching in color.

**Materials:** Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, horizontal wood siding on the original house should be reflected in an addition. On the other hand, an addition with wood siding may be compatible with a brick house.

**Workmanship:** The quality of work should be equal to or better than that of the surrounding area. Poor practices, besides causing the owner problems, can be visually objectionable to others.

**Timing:** The alteration authority granted by the application to the Covenants Committee will be revoked automatically if the alteration requested has not been completed with the dates specified by the Fairfax County Building Permit, if applicable, or as specified by Covenants Committee approval letter.

## **6. AMENDMENTS TO GUIDELINES**

These Guidelines may be amended to provide clarification, or to reflect changed conditions or technology.

The Covenants Committee will conduct a periodic evaluation of the Guidelines to determine if amendments are required. Owners

may submit to the Covenants Committee written requests for changes to the Guidelines. Upon review, the Covenants Committee will make a recommendation to the Board of Directors. Amendments will require final adoption by the Board of Directors.

## 7. APPLICATIONS

The application forms provide information which may be useful in determining the scope and detail of the proposal. All applications must include the signatures of all adjoining homeowners (or proxy) to indicate awareness of the proposal. *Their signatures do not necessarily reflect approval—just awareness.*

All information requested on the application as specified in these Guidelines must be completed; otherwise the application will be considered incomplete and will be returned.

## 8. SITE PLAN

A site plan is required as part of most applications. A site plan is a scaled drawing of your lot (site) which shows exact dimensions of the property, adjacent properties if applicable, and all improvements, including those covered by the application. Contour lines are required where drainage is a consideration. In most cases, the site plan for single applications should be developed from the plat plan provided to you when you purchase your home. More complex applications may require larger scale (20- or 10-scale) blowups of the plat plan of county approved development or site plans.

## 9. REVIEW PROCEDURES

All applications shall either be filed with a Covenants Committee member or through the management company address listed on the application.

Each application will be checked for complete information by the Covenants Committee. If information which is pertinent for the review of the application is missing, the incomplete application will be returned.

If the Covenants Committee determines that the application is complete, the review process begins.

The application will be reviewed by a quorum of the Covenants Committee. The Covenants Committee must act upon all applications within 45 days of receipt.

Applicants with special cases that require an interpretation will be notified and asked to be present for the meeting concerning their case.

The decisions of the Covenants Committee will be sent by letter to the address on the application, whether or not the applicant attends the meeting. The applicant must realize the Covenants Committee decision is not binding until ten (10) working days after receipt to allow time for the appeal process.

An appeals procedure exists for those affected by an Covenants Committee decision: the first appeal is to the Covenants Committee; a second appeal can be made to the Board of Directors.

To initiate the appeals procedure, the applicants or other affected residents must submit a written request to a Covenants Committee member for an appeal within (10) days of the applicant receiving the Covenants Committee decision. The Covenants Committee has thirty (30) days to review the appeal. Therefore, final Covenants Committee approval may require an additional (20) days to become official after being tentatively disapproved.

Appeals will be heard if the applicant or those affected feel that the Covenants Committee failed to meet any of the following criteria:

That proper procedures were followed during the administration and review process;

That applicant and any other affected residents were given a fair hearing;

That the Covenants Committee decision was rational and not arbitrary.

The second and final appeal to the Board of Directors must be initiated within ten (10) days of the applicant receiving the Covenants Committee appeal in conjunction with the

standards contained in the Flynn's Crossing Covenants and Architectural Guidelines. Applicants and other interested parties may appear before the Board in conjunction with the appeal. The Board of Directors will issue its decision on the appeal within sixty (60) days of receipt of the appeal and will provide written notice of its decision to all affected parties and to the Covenants Committee.

## 10. ENFORCEMENT PROCEDURES

The Covenants require the Covenants Committee to ensure compliance of all lots within Flynn's Crossing. The following enforcement procedures have been adopted by the Board of Directors:

All violations will be confirmed by a site visit by the Covenants Committee member.

A written notice will be mailed via U.S. mailed.

If the violation is not resolved within 15 calendar days after the written notice, a second written notice will be sent by certified mail informing the resident of the time and place of a hearing by the CC concerning the violation.

If the violation cannot be resolved by the Covenant Committee, the violation will be turned over to the Board of Directors with a recommendation for legal action.

Vehicles in violation will be tagged with a notice stating that unless the vehicle is brought into compliance within 15 days, legal action will be initiated against the resident in violation. Inoperable vehicles will be tagged with a notice that they will be towed.

## 11. MAINTENANCE REQUIREMENTS

Property owners are responsible for maintenance of all structures and grounds on their property. This includes, but is not limited to, such items as mowing grass, removal of trash, structural maintenance and overall appearance.

Violations of maintenance standards are violations of the Covenants.

Dumping of debris or lawn clippings on common areas/open space is prohibited.

**Dwelling and Structures:** 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 equipment.

While it is difficult to provide precise criteria for what the Association deems as unacceptable conditions, the following cases represent some of the conditions which would be considered a violation of the Covenants:

- Peeling paint on exterior trim.  
Playground equipment which is either broken or in need of repainting.
- Fences with either broken or missing parts.
- Sheds with broken doors or doors in need of painting or other repair.
- Decks with missing or broken parts, or parts in need of restaining.
- Foundations in need of repainting.
- Dented, loose or missing siding.

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

**Mowing:** Turf areas need to be mowed at regular intervals, maintaining a maximum height of six inches. Planted beds must be kept in a neat and orderly manner.

**Lawn and Garden Fertilization:** Special care should be taken not to over fertilize or to fertilize lawns and gardens where there is a chance of harmful runoff.

**Trash Removal:** Residents are responsible for

picking up litter on their property as well as for debris on the open space which originated from their property. Removal of trash and debris from all Association areas accumulating from resident usage will be completed as necessary. The removal of trash costs the Association; however, voluntary neighborhood cleanup, in addition to controlling litter at the source, saves everyone money.

**Erosion Control and Drainage Management:** Residents are responsible for seeing that their lots are protected from erosion, and that storm drain structures are not blocked so as to cause additional erosion problems. Residents are responsible for maintaining proper drainage through their property, and for not blocking or hindering natural drainage from adjoining properties.

**Pesticides and Herbicides:** Pesticides and herbicides may be applied according to label instructions for the specified problem. Emphasis should be placed on organic/biodegradable materials to ensure the least harm to the natural environment. Care in application is extremely important. Avoid the use of pesticides and herbicides if at all possible, but when necessary, use with caution and follow instructions.

## 12. DISCLOSURE PACKETS

A Disclosure Packet as required by Section 55-512 of the Virginia code will be completed and issued to the lot owner upon written request prior to the closing of the sale of your home. This disclosure packet provides information on the current status of assessment payments and on the existence of any architectural violations.

Any exterior alteration which has been made since the builder completed his approved plan must have an approved Covenants Committee application in the lot file for that address. Lack of an approved application constitutes a violation.

The disclosure packet helps to protect the future buyer against unknown problems with past owner's architectural changes. If everything is in order, it also protects the seller from potential lawsuits involving violations of the Covenants by subsequent owners.

To obtain a disclosure packet for your property, send a written request to the Management Co.

## MAJOR ALTERATIONS

### 1. MAJOR EXTERIOR CHANGES

Major alterations are generally considered to be those which substantially alter the existing structure either by subtraction or addition. Major building alterations include, but are not limited to, rooms, screened porches, garages, driveways, decks and fences. Several types of changes may be combined on one application.

The design of major alterations should be compatible in scale, materials and color with the applicant's house and adjacent houses. The location of major alterations should not impair the views or amount of sunlight and natural ventilation on adjacent properties.

Pitched roofs must match the slope of the roof on the applicant's house.

New windows and doors should be compatible with the type used in the applicant's house and should be located in a manner which will relate well to the location of exterior openings in the existing house.

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

Construction materials must be stored so that impairment of views from neighboring properties is minimized. Excess material should be immediately removed after completion of construction. No debris may be allowed to accumulate during construction.

✓ Applications are required for exterior changes to property or house.

**Application Contents:** In most cases, only a single application is required. For extensive changes, a preliminary application for conceptual approval needs to be submitted. Formal and/or preliminary application forms should be obtained from a Covenants Committee member or the

Management Office and should include:

- Site plan showing location of proposed structure and relationship to property lines and adjacent houses.
- Detailed drawings and plans which include exterior elevations and dimensions. A full set of architectural drawings must be included for some changes.
- Description of materials, including such items as type of siding on dwelling and proposed structure, colors, exterior lighting arrangements, etc., where applicable.
- Landscape plans, including size and type of plants as well as number to be planted.
- Estimated start and completion date.
- A duplicate of those documents required for a Fairfax County Building Permit.
- Signatures of four neighbors most affected by the change.

## 2. FENCES

The preservation of open space and natural features enhances Flynn's Crossing. Fencing, if it is carelessly used or placed, encroaches upon open space and can even destroy it. An inconsiderately placed fence can box in a neighbor or destroy his view.

### General Guidelines:

- ✓ An application is required for all fencing. In general, fencing must not extend forward of the back corners of the house. Fences must not extend into front yards.

**Townhouse Fence Style:** The approved fencing style for all Townhouse Sections is 6'0" high alternating 1 x 4 board on board with 4 x 4 posts, in concrete, spaced no more than 8'0" on center.

- Side yard fences extension will extend to rear property line.
- End unit side yard fencing will be allowed starting at the rear corner of the unit to the

side property line then extending to the rear property line.

- Rear property line enclosures with 3'0" wide x 6'0" high gate will match fence type as described above.
- Fencing will be stepped in sections to conform to existing grade.

**Materials:** All fence materials will either be hardwood (cedar, redwood, etc.) or pressure-treated (P/T) pine. Fencing which is finished on one side only must be constructed with the finished side facing out. Fencing is to be left natural wood (not painted).

- Gates should be compatible with fencing in design, materials, and height.
- Wire-mesh screening may be used to increase security as part of an "open fence". The wire mesh will be attached on the inside of the fence and will not extend above the top rail. The only approved wire mesh is 2" x 4" galvanized or (dark green) vinyl-coated hardware cloth.
- Chain-link fencing is not allowed.

## 3. PATIOS AND DECKS

- Patios and decks should be located in rear yards. Decks must be left to weather naturally with only the use of a clear preservative
- Front or side yard locations will be evaluated on an individual basis.
- When patio or deck schemes include other exterior changes, such as fencing, lights, plantings, sheds, etc., other appropriate sections of these Architectural Guidelines should be considered during the completion of the application.

**Ground Level Decks and Patios:** A ground level deck is 24 inches or less in elevation. Ground level decks do not require guardrails.

- ✓ An application is required for all patios and decks and must include:

- Site plan showing the size of the patio or deck and location as it relates to the applicant's house, adjacent houses, and property lines.
- Description of materials, grading and drainage changes.
- Estimated start and completion date.
- Signatures of four neighbors most affected by the change.

**Elevated Decks:** All elevated decks (higher than 24" at the highest point above grade) require guardrails. Guardrail height shall be between 36 inches and 42 inches, with either vertical pickets or two horizontal supports in addition to the top rail.

✓ An application is required and should include:

- Site plan showing the relationship of the deck to the house, lot and adjacent properties.
- A description of material to be used.
- Dimensions of railings, posts, stairs, steps, benches, and other details as required to clearly describe proposal. Include height of deck above the ground. The Covenants Committee strongly recommends using 6" x 6" vertical deck supports for decks more than 4 feet above the ground.
- Decks with supports more than five feet in height must have landscaping around the supports to soften the impact. Landscaping shall be of a permanent nature, such as bushes or trees, and height at maturity shall be such that most or all of the height of the supports will be screened.
- Indicate whether or not underdeck area will be used for storage. If so, indicate whether trellis work or solid walls will be used. Trellised areas must be landscaped as in paragraph D above. Solid walls must be treated as a shed and conform with the storage shed guidelines. Approval must be obtained for underdeck storage.

- Details of changes to windows or doors, if applicable.
- The wood must be allowed to weather naturally. However, this does not preclude the use of a clear preservative.
- Estimated start and completion date.
- Signatures of four neighbors most affected by the change.

#### 4. STORAGE SHEDS

Any storage shed has an aesthetic impact on neighbors. An inconsiderately placed or poorly designed shed can visually and functionally detract from an otherwise desirable residential area.

**Design Criteria:** The design of a storage shed is directly related to its location. As the relationship between the house and the shed changes, so does the type of shed to be used.

- The shed must be designed to appear as part of the house, landscape or fence, or it may be part of a deck.
- The shed must be designed to respect the "visual rights" and aesthetic interests of neighboring properties. For convenience, sheds have been placed in four categories based upon the shed's relationship to the house:

**Attached to the House:** The architectural design of the shed must be compatible with the design of the house; i.e., same materials, color-scheme, roof-pitch, detailing, etc.

**Integral with Fence:** The architectural design of the shed must be compatible with the design of the fence, whether the fence exists or is to be built with the shed. The finish material of the shed must be the same as the finish material used on the fence. The roof of the shed should either be flat, with the top of the roof at the same elevation as the top of the fence (in the case of a six foot high fence), or should slope similarly to the roof of the house.



**Free-Standing:** The only time that a free-standing shed might be acceptable is when it is screened by landscaping. The finish materials of the shed must be the same as that used either on the house or on the fence. The color scheme must be the same as that used on the house.

**Integral with Deck:** The architectural design of the shed must be compatible with the design of the deck, whether the deck exists or is to be built with the shed. The finish material of the shed must be the same as the finish material used on the deck. The roof of the shed should either be flat, with the top of the roof at the same elevation as the top of the deck, or should slope, similarly to the roof of the house.

## 5. GREENHOUSE / SCREENED PORCH

Detached greenhouses will be reviewed with consideration for the special requirements of sun orientation. Attached greenhouses and screened porches will be reviewed as room additions.

- ✓ Architectural drawings are required for all greenhouses and screened porches.

## 6. SPAS, HOT TUBS:

Spas and/or hot tubs must be located in the rear of the house and approach the property line no closer than five (5) feet.

Approval of the fence is contingent upon completion of the Spa or Hot Tub. Appropriate landscaping will be required to lessen the impact of Spa and/or hot tub and fence.

Spas and/or hot tubs shall not be more than 50% of the back yard.

- ✓ Application is required and must include:
  - Signatures of all property owners affected by the proposal (in the event that more than the usual four are affected).
  - A site plan showing location and dimensions of the spa and/or hot tub, other related equipment, fences, etc., in relation to the applicant's house, property lines, and adjacent dwellings.

- Detailed drawings and plans of the spa and/or hot tub, deck area, lighting arrangements, walkways, fences, etc., and pertinent information concerning water supply system, drainage and water disposal system.
- Landscaping plan for outside (exterior) of fencing.
- Estimated start and completion date.

## 7. RECREATION AND PLAY EQUIPMENT

The desire for swings, tot lots, etc., on neighborhood property is frequently expressed. Most equipment of this sort is commercially available but is often less than pleasing in appearance. Creatively designed equipment is encouraged. The guidelines 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.

**Location and Size:** Equipment must be placed in rear yards in locations which are the least visible from the street and other houses to minimize the visual impact on neighbors. Portable equipment such as badminton and volleyball nets, trampolines, basketball hoops, and skateboard ramps should be stored when not in use.

**Materials and Color:** Play equipment constructed of wood is encouraged. All swing set frames, be they wood or metal, shall be painted earth tone in color (i.e., brown, dark green). Wood frames that are already a dark earth tone need not be painted. Neutral colors are preferred on wearing surfaces and accessories (i.e., canopies; other colors will be considered). Other play equipment colors will be considered, contingent upon location and landscaping.

- ✓ Application is required and should include the following:
  - Site plan showing relation to proposed play equipment to adjacent property lines, applicant's house and adjacent

houses.

- Photograph and/or sketch of proposed play equipment.
- Dimensions.
- Color and material.
- Estimated start and completion date.
- Signatures of four neighbors most affected by the change.

## 8. MINOR EXTERIOR CHANGES

**Air Conditioners - Exterior Unit:** Air-conditioning units extending from windows are prohibited. Exterior units may be added or relocated only when they do not interfere visually with neighbors.

**Antennas and Satellite Dishes:** Television receiving antennas may be installed in accordance with the Telecommunications Act of 1996, which permits the installation of Direct Broadcast Satellite (DBS). These antennas must be less than 1 meter (39 inches) in diameter.

- ✓ Any DBS systems larger than 1 meter are prohibited.

**Attic Ventilators and Metal Flues:** Attic ventilators and turbines are permitted. They may be painted to match the siding or trim color on the house if mounted on a gable end, or they may be painted to match the roof if placed on a roof. Roof location shall be on the least visible side of the roof peak.

Large metal flues and any vent through the roof may be painted to match roof color.

**Beekeeping:** Beekeeping, whether as a recreational activity or commercial occupation or otherwise, is prohibited within the community.

**Chimney's:** Chimneys may be masonry or enclosed. Chimney caps must be painted, any vent through the roof may be painted to match the roof color. Enclosed chimneys must be made of the same materials and same color as the house siding.

- ✓ An application is required and should include

the following:

- Site plan showing the relation of chimney to the house, property line and adjacent neighbors.
- Picture and/or detailed drawing of chimney to include dimensions.
- Color and style of house.
- Description of materials being used to construct chimney. If brick is being used and there is brick already on the house, then the brick colors must match.
- Estimated start and completion date.
- Signatures of four neighbors most affected by the change.

### **Clothes lines:**

- ✓ No exterior clothes lines or other exterior clothes drying apparatus shall be permitted on any Lot, unless approved in writing by the Covenants Committee.

### **Compost Piles:**

- ✓ Compost piles are prohibited.

**Pets:** Subject to limitations as may from time to time be set by the Corporation, generally recognized house or yard pets, in reasonable numbers, may be kept and maintained on a Lot or in a Living Unit, provided such pets are not kept or maintained for commercial purposes.

- ✓ All pets must be kept under the control of their owner when they are outside of the Lot and must not become a nuisance to other residents.

**Dog Houses and Dog Runs:** Dog houses must be compatible with the applicant's house in color and material, or match an approved wood fence. They must be located where they will be visually unobtrusive. The same criteria will apply to dog houses as to storage sheds.

Dog runs are small fenced areas within a rear yard and are prohibited.

Dog entry doors are permitted only into the fenced area where the animal is restricted. The entry door must match the color of the house.

- ✓ An application is required and must include the following:
  - Site plan showing the relation of dog house to house, property line and adjacent neighbors.
  - Picture and/or detailed drawing of dog house to include dimensions.
  - Description of materials used. Color of house and dog house.
  - Architectural style of owner's house.
  - Landscape plans to compliment and/or screen the dog house.
  - Estimated start and completion date.
  - Signatures of four neighbors most affected by the change.

**Exterior Decorative Objects:** Approval is required for all exterior decorative objects, including natural and manmade. Exterior decorative objects include such items as bird baths, wagon wheels, sculptures, fountains, pools, stumps, driftwood piles, boulders, free standing poles of all types and items attached to approved structures. An application is required for exterior carpet. It should be noted that brightly colored carpet has an adverse visual impact on the community and is prohibited.

- ✓ An application is required and should include following:
  - Site plan showing the relation of object to house, property line and adjacent neighbors.
  - Picture and/or detailed drawing of object to include dimensions.
  - Color and material of object.
  - Estimated start and completion date.
  - Signatures of four neighbors most affected by

the change.

**Exterior Lighting and Electronic Insect Traps:** Exterior lighting added to the front of a home must match or compliment existing lamp styles. Ground level lights bordering long driveways must be unobtrusive in nature, with a black or dark green finish. Lighting in the front or rear yard must be placed so that light does not shine outside the property in a manner which could disturb neighbors. In particular, care must be taken in arranging the angle of a spotlight. Sodium or mercury vapor lights/lamps are disallowed.

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

- ✓ An application is required and should include the following:
  - Site plan showing the relation of the insect trap or lighting to house, property line, and adjacent neighbors.
  - Picture and/or detailed drawing of the insect trap or lighting to include all dimensions and height of fixture above ground.
  - State wattage of bulb to be used.
  - Estimated start and completion date.
  - Signatures of four neighbors most affected by the change.

**Exterior Painting:** Color changes applies 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 the colors of the houses in the immediate area. Repainting or staining a specific object to match its original color need not be submitted.

- ✓ An application is required and should include the following:

- List of all exterior colors on the house and appurtenant structures.
- A color sample of the new color to be used.
- Estimated start and completion date.
- Signatures of four neighbors most affected by the change.

**Firewood:** Firewood shall be kept neatly stacked and located to the rear of the residence, within owner's property lines. Piles larger than three cords require approval. Piles longer than six feet should be a minimum of two rows deep. Piles must not exceed *four feet in height for safety*. Firewood piles must contain firewood only, not debris.

Location should be in such a manner as to minimize visual impact. In certain cases, screening may be required.

**Flagpoles:** Permanent flagpoles must be of a height, color and location appropriate for the size of the property and background. Permanent free standing flagpoles must be installed and maintained in a vertical position.

Applications are not required for homeowners wishing temporary flagpoles which do not exceed six feet in length and which are attached at an incline to the front wall or pillar of the house.

- ✓ An application is required and should include the following:
  - Site plan showing the relation of pole to the house, property line and adjacent neighbors.
  - Picture and/or detailed drawing of pole to include dimensions.
  - Description of material and color of flagpole.
  - Signatures of four neighbors most affected by the change.

**Gutter and Downspouts:** Gutters and downspouts must match those in existence in color and design and must not adversely affect drainage

on adjacent properties.

**In-Home Businesses:** Loudoun County regulates in-home businesses; permits must be obtained. However, customer intensive businesses which frequently attract large numbers of vehicles to the resident's neighborhood are not allowed.

- ✓ The following special requirements must be met:
  - Copy of Loudoun County Permit filed with the Flynn's Crossing Homeowners Association.
  - No sign or other advertising device of any nature shall be placed upon any lot.
  - No exterior storage of business related materials will be allowed.

**Landscaping and Vegetable Gardens:**

Landscaping and gardens should not obstruct sight lines required for vehicular traffic.

All gardens must be neatly maintained; this includes removal of all unused stakes, trellises, and dead growth.

An application is not required for trees or single plantings. However, an application is required for hedges or other features which, in effect, become structures, fences or screens.

- ✓ An application is required for railroad ties or garden timbers which form a wall over 12" high for a length of eight feet or more. Include a site plan with the location of ties or timbers drawn in, and information on landscaping plans and any grading changes.

**Rock Gardens:** An application must be submitted for rock gardens, collections of rocks, and single rocks exceeding 24". All rocks shall be left their natural color.

**Vegetable Gardens:**

- ✓ An application must be submitted for a vegetable garden which does not meet the following conditions:
  - It is located between the rear line of the

house and the rear property line and side lines of the house.

- Its size does not exceed 1/4 of the area described in the last statement.
- It does not damage other property through the flow of water.

**Mailboxes:** All mailboxes will be uniform in design and not deviate from those installed by the builder.

**Permanent Grills and Barbecue Pits:**

Permanent grills should be placed in the rear of the house and must not be located within 10 feet of the side and rear property lines. An application is required.

- ✓ An application is required and should include the following:
  - Site plan showing the relation of the grill to the house, property line and adjacent neighbors.
  - Picture and/or detailed drawing of grill to include dimensions and materials used.
  - Estimated start and completion date.
  - Signatures of four neighbors most affected by the change.

**Signs:** No signs of any type shall be displayed to public view on any Lot or the Common Area without the prior written approval of the Covenants Committee, except customary name and address signs meeting established Covenants Committee standards.

**Sidewalks and Pathways:** New stone or brick pathways or sidewalks should be set back at least four feet from the property line and should generally be installed flush with the ground.

Resurfacing or realigning existing walks also requires application.

- ✓ An application is required and should include the following:
  - Site plan showing the exact location of the pathway or sidewalk.

- Materials to be used including color. If using brick, type should blend with that on the house (if any).
- Method of installation plus a description of grading changes required, if any, and the resulting impact on neighbors.
- Estimated start and completion date.
- Signatures of four neighbors most affected by the change.

**Storage of Boats, Trailers, Campers, Mobile Homes, Recreational or Commercial Vehicles:**

No recreational vehicle may be parked or stored in open view on residential property, private streets, or on open space.

- ✓ "Recreational vehicle" is defined as follows:
  - Any boat or boat trailer.
  - Any motor home or other self-contained camper.
  - Any camper slip-ons not mounted on the vehicle.
  - Any mobile home, trailer or fifth-wheel trailer.
  - Any pop-up camp/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, nonoperative automobile collections, or other automotive equipment not licensed for use on the highways of Virginia.
  - If a truck-mounted camper is to be an Owner's primary means of transportation, it shall not be considered a recreational vehicle, providing it meets the following conditions: (a) the vehicle is moved on a daily basis; (b) it is parked within a garage or driveway; and (c) if the camper is removed, it shall be stored in a area screened from all

surrounding property.

- Visiting RV's may be parked up to 10 days in the driveway of a resident's home by obtaining a temporary permit from the Covenants Committee.

#### **Commercial Vehicles:**

- ✓ For the purposes of requiring screened parking and storage on a lot in Flynn's Crossing the following vehicles shall be treated in the same manner as recreation vehicles:
  - Any vehicle defined as commercial by Loudoun County Code.
  - Any vehicle that has commercial signs or advertising or visible commercial equipment, excluding public service vehicles.
  - Any private, school or church buses.
- ✓ Commercial vehicles whose signage is covered may be parked in Flynn's Crossing only if the following criteria are met:
  - The signage must be totally covered by a flexible plastic magnetic cover which is the same color as the vehicle background it adjoins to.
  - The cover must not be unreasonably large or unreasonably configured.
  - The cover must be approved by the Covenants Committee.

#### **Motor Vehicles:**

- No portion of the property shall be used for the repair of motor vehicles
- Motor vehicles, including motorcycles may be parked only on designated paved parking areas.
- All motor vehicles including, but not limited to trail bikes, motorcycles, dune buggies, and snowmobiles shall be driven only upon paved streets and parking lots. No motor vehicles shall be driven on

pathways or Common Areas, except such vehicles as are authorized by the Corporation as needed to maintain, repair, or improve the Common Area.

**Storm and Screen Doors:** Storm/screen doors should be straight forward, without such ornamentation as scrolls, imitation gate hinges, ornamental grillwork or scallops. Doors with less than full view must match door color. Approval will depend upon the design of the particular door and its relation to the design of the house and adjacent houses.

Storm window frames and storm doors should match the trim color of the house, although white or anodized aluminum is acceptable. Storm windows with frames that match the trim color do not require application.

Plain paneled doors which are the same color as the entry door do not require an application.

Security doors incorporating bars or ornamentation such as scallops and scrolls are prohibited.

**Sun Control Devices:** Sun control devices must be compatible with the architectural character of the house in terms of style, color and materials. Awnings and trellises should be consistent with the design of the houses to which they are attached.

Awnings are allowed only on the back of houses.

✓ An application is required and should include the following:

- The location of any awning or trellis must not adversely affect views, light, winter sun or natural ventilation of adjacent properties.
- Solid colors are required.

Trellis work must match the trim or deck if part of the deck, or match the dominant color of the applicant's house.

Frames for canvas awnings must be painted to match the trim or dominant color of the house. If awnings are removed for winter storage, frames must be removed.

An application is required and should include the following:

Site plan showing location of trellis and/or awnings.

Sketch and/or photograph of house (and adjacent houses if townhouse application).

Sketch, photograph, or manufacturer's product information of proposed sun control device including indication of dimensions, construction details showing how the awning or trellis is attached to the house, materials, and color. In the case of fabric awnings, submissions of a material and color must be included.

Estimated start and completion date.

Signatures of four neighbors most affected by the change.

**Trash Cans:** Containers shall not be placed for pickup at appointed locations prior to 6:00 p.m. the previous evening. Trash is to be placed for pickup in appropriate metal or plastic containers manufactured for trash storage purposes only.

Containers/recycling bins should be stored so that they are screened from view of the street.

**Tree Removal:** Prior to removing any tree over two inches in diameter, consult the Covenants Committee. Living trees with a diameter in excess of four inches (measured 12" above ground), and trees in excess of two inches in diameter, similarly measured, which are generally known as flowering trees (such as dogwood or redbud) or as broad leaf evergreens, may not be cut without prior approval of the Covenants Committee. Also, no live vegetation on slopes of greater than 20% gradient or in "no cut" areas marked on original plans may be cut without approval of the Covenants Committee.

Residents are advised to consult with the County Arborist for compliance with county ordinances on tree cutting.