



Compton Village Homeowners Association

Architectural Guidelines

OBJECTIVES

The overall objective of this document is to serve as a guide to both the members of the Architectural Review Board and homeowners in maintaining and enhancing Compton Village's carefully designed environment. These guidelines and standards address improvements for which homeowners will most often submit applications to the Architectural Review Board (ARB). They are not intended to be all inclusive or exclusive, but rather serve as a guide to what improvements may be made in the community of Compton Village.

The specific objectives of this booklet are:

- To provide uniform guidelines to be used by the Architectural Review Board (ARB) in reviewing applications in light of the goals set forth in the Founding Documents of the Compton Village Homeowners Association and the actions of the Board of Trustees.
- To assist homeowners in preparing an acceptable application to the Architectural Review Board.
- To increase the homeowner's awareness and understanding of the Declaration of Covenants and Restrictions.
- To describe the organization and procedures involved with the architectural standards established by the Protective Covenants.
- To illustrate basic design principles which will aid homeowners in developing exterior improvements that are in harmony with the immediate neighborhood and the community as a whole.
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INTRODUCTION

All residents benefit from the planning and design that have been an important part of the development of Compton Village.

The purpose of design controls 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.

This booklet is designed to address exterior alterations made by homeowners to their property. However, it should be noted that the Architectural Review Board (ARB) also reviews plans for all new construction by builders and subjects them to the same restrictions.

DECLARATION OF COVENANTS AND RESTRICTIONS

The authority for maintaining the quality of design in the community is founded in the Declaration of Covenants and Restrictions which are a part of the deed to every property in Compton Village. These covenants establish the Compton Village Homeowners Association (HOA) and the Architectural Review Board (ARB).

As a homeowner, you should have received a copy of the Declaration of Covenants and Restrictions in the homeowner's document package at least by settlement. These Covenants "run with the land", and are binding on all homeowners. As a result, these covenants should be fully understood by each homeowner.

ARB REVIEW CRITERIA

The ARB evaluates all submissions on the individual merits of each application. The characteristics of the house type and the individual site are taken into account when evaluating the particular design proposal. This is done because what may be an acceptable design of an exterior in one instance may not be for another. For example, exterior changes to townhouses, due to their relative proximity to each other, usually are more noticeable and have more impact on adjoining properties than for a single family detached house.

The following criteria represent in more specific terms the general standards that will be used in reviewing and evaluating such application and design.

- 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 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 or access to neighboring property; decks or larger additions may cast unwanted shadows on adjacent patio or property or infringe on a neighbor's privacy.

When a proposed alteration has possible impact on adjacent properties, it is suggested that the applicant discuss the proposal with neighbors prior to making an application to the ARB. It may be appropriate in some cases to submit neighbor comments along with the ARB application.

- Scale

The size of the proposed alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.

- Color

Color may be used to soften or intensify visual impact. Parts of the addition that are similar to the existing house such as roofs and trim should 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 siding on the original house should be reflected in an addition. On the other hand, an addition with siding may 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 community. Poor practices, besides causing the owner problems, can be visually objectionable to others. Poor workmanship can also create safety hazards.

- Timing

The majority of alterations will be built or installed by the residents themselves rather than a contractor. However, projects which remain incomplete for 12 months or longer are usually objectionable and can be a nuisance and safety hazard for neighbors and the community.

AMENDMENTS TO THE ARB GUIDELINES

The ARB will conduct an annual evaluation to determine if the guidelines need to be amended. It is anticipated that any changes would be primarily additive and would not involve substantive changes of the existing guidelines. The actual amendment procedure involves public comment through the amendments publication in the community newsletter. Approved amendments shall be adopted as were the original guidelines by the Board of Trustees.

REVIEW PROCEDURES

All applications for architectural changes-whether permanent or temporary, should be submitted to the Homeowners Association office. Application forms are required, and are available from the office. The application will be reviewed for completeness. If the application is complete, the application will be forwarded to the ARB so that the review process may begin. If not, the application will be returned to the homeowner for additional information.

The ARB has sixty (60) days to review an application. The decision of the ARB will be sent by letter to the applicant's address.

APPEAL OF AN ARB DECISION

An appeal procedure exists. An appeal may be made if it appears that the following situations occurred:

- Proper procedures were not followed during the administration and review process.
- The applicant and other affected residents attending the meeting were not given a fair hearing.
- The ARB decision was arbitrary, and had no rational basis.

Applicants appealing an ARB decision must base their appeal upon one of these situations.

To initiate the appeals procedure, the applicants, neighborhood boards or other affected residents must make an appeal in writing within five (5) business days of the ARB decision.

ENFORCEMENT PROCEDURES

The Covenants (Article 3, Section 3.4, b1) require the ARB to insure compliance of all lots with the Association's architectural standards. The following enforcement procedures have been adopted by the Board of Trustees:

1. All violations will be confirmed by a site visit by an ARB member.
2. An attempt will be made to contact the resident in violation.
3. If, within several days, no contact has been made, a violation notice will be sent.
4. If the violation is not resolved within 15 calendar days after the first written notice, a second written notice will be sent by certified mail.
5. If the violation is not resolved within 15 calendar days after the second written notice, a notice will be sent by certified mail informing the resident of the time and place of a hearing by the ARB concerning the violation.
6. If the violation cannot be resolved by the ARB the violation will be turned over to the Board of Trustees with a recommendation for legal action.
7. 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.

PROPERTY OWNERS' ASSOCIATION ACT

The Virginia Property Owners' Association Act requires the issuance of an Association Disclosure Packet. The Declaration requires that the packet be delivered to the place of settlement and provide information on the current status of assessment payments and on the existence of any violations of the Governing Documents, including architectural violations.

The Property Owners' Association Act requires that the Association Disclosure Packet be delivered to the owner or his authorized agent. The Association has, by practice, in order to comply with the requirements of the Declaration and the Act, will provide these

provide these disclosures delivered to an owner upon written request and payment of a fee of \$100.00.

ROLE OF THE ARB

The ARB will consist of two panels during the development and construction phases of Compton Village

The Change and Modification Panel, which for simplicity is called the ARB hereafter, is responsible for reviewing all applications for exterior improvements submitted by homeowners.

The Architectural Review Board is required by the Compton Village Bylaws to "periodically inspect" the community for compliance with architectural standards. This survey effort is primarily concerned with the general appearance of the neighborhoods and input from the neighborhood boards is encouraged.

The New Construction Panel is responsible for reviewing all construction by builders and developers to ensure compliance with standards already established in the design of the community.

WHAT CHANGES MUST HAVE ARB APPROVAL?

Article 6, Section 6.1 of the Declaration of Covenants and Restrictions explicitly states that all exterior alterations require the approval of the ARB.

Conditions for Architectural Control

No improvements, alterations, repairs, change of paint colors, excavations, changes in grade or other work which in any way alters the exterior of any Lot or Common Area or the improvements located thereon from its natural or improved state, existing on the date such property was first subject to this Declaration shall be made or done without the prior approval of the Architectural Review Board. No building, residence or other structure, fence, wall or landscaping in lieu thereof, shall be commenced, erected, maintained, improved, altered, made or done on such property without the prior written approval of the Architectural Review Board.

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

or a modification must be approved in accordance with Article 6, Section 6.1 of the Declaration of Covenants and Restrictions.

Each application is reviewed on an individual basis. There are not any "automatic" approvals, unless provided for specifically in these guidelines. For example, a homeowner who wishes to construct a deck identical to one already approved by the ARB 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 option specifications, have already been approved by the New Construction panel and therefore do not require an application.

WHAT TO INCLUDE IN AN APPLICATION TO THE ARB

For some homeowners, the most difficult part of the application is adequately describing the request. Generally, the following items should be a part of every application:

- An ARB Application Form

An ARB application form can be picked up from the Homeowners Association office. It contains detailed instructions and lists the documentation required for submission to the ARB. The signatures of four neighbors most affected by the change are required, and the application cannot be submitted to the ARB without them. An incomplete application will cause delays in approval, since the application must be returned to the homeowner for missing information before it can be submitted for a decision. Much delay and frustration can be averted by making sure your application contains all required information before submitting it.

A Site Plan

A site plan may be prepared by submitting a copy of the house location survey plat that is typically included with home settlement papers. Proposed changes should be indicated including dimensions and distances from adjacent property and houses.

- Material and Color

Samples of the materials and colors to be used and an indication of the existing colors and materials should be provided. In most cases, a statement that the proposed porch, for example, is to be painted to match existing house trim or major house color is sufficient. Where materials and/or colors are compatible but different from those of the existing structures, samples or color chips should be submitted for clarity.

- Drawings and Photographs

A graphic description should be provided. A homeowner should not be intimidated by any shortcomings as draftsman or architectural illustrator since a graphic description may be in the form of manufacturer's literature or photographs as well as freehand or mechanical drawings. The amount of detail should be consistent with the complexity of the proposal. Relationships of major architectural features such as existing and proposed roof lines, window sizes and alignment, building heights, roof slopes, etc., should be shown as they affect the applicant's house, and in the case of attached houses, as they relate to adjacent houses. In any case, the sketch or photograph should be accompanied by a written description.

GUIDELINES

The guidelines which follow address a broad range of exterior alterations for which homeowners frequently submit an application to the ARB. It would be impossible to address each specific design condition. As a result, these guidelines present the principle factors which should be considered when developing a design. More specifically, these guidelines, in most cases, define the limits to size, quality of construction, location, materials and color based on the intended use and relationship to adjoining properties rather than focusing on a particular construction detail or a specific design alternative.

The individual merits of each application will always be considered by the ARB. The use of these guidelines should assist the homeowner in gaining timely ARB approval. The applicant who follows the guidelines should expect approval or rationale as to why the application was not approved.

Special Note . . . County Approvals

Many items require county review and permits. It is the homeowners responsibility to obtain all county approvals. Fairfax County authorities should be contacted prior to beginning any work in order to verify what procedures must be followed and obtain required permits. County approval does not preclude the need for ARB approval and vice versa.

FENCES - SINGLE FAMILY HOMES

Fencing can be used to separate property, provide security, visual privacy, or to architecturally define space. In achieving any one of these goals, a barrier is created which has both a visual and a physical impact on the boundaries of common land and properties of adjacent homeowners. Careful consideration should be given to the basic fencing concept and the manner in which the concept is executed.

Fencing should be compatible with the applicant's house, but it should also be appropriate for its intended purpose. Suggestions have been listed which may be helpful to homeowners in selecting a fence style related to their primary fencing needs.

Property Separation

Where the homeowner's goal is property separation but not privacy, an "open" fence is appropriate. Open fences provide visual definition of property boundaries without obstructing views.

Security

Many homeowners wish to restrict children or pets to or from their property. Security fences where privacy is not a factor can be the "open" type. Where security is desired for safety reasons, such as around swimming pools, vertical fencing of sufficient height would be more appropriate since horizontal fences may easily be climbed by small children.

Privacy

While fencing can be used to create private outdoor spaces, homeowners should also consider ventilation. A private space with no cooling breeze on a summer afternoon can be unpleasant. To avoid this, the homeowner might choose from several fencing designs depending on the amount of privacy desired. A spaced board fence is "semi-open" and allows natural ventilation while offering varying degrees of privacy dependent on the size of the boards and spaces between them. More privacy may be obtained, while still allowing ventilation, by the use of a board on board fence.

Architectural Definition of Space

The definition of outdoor space for strictly architectural reasons encompasses some of the suggestions made above but for strictly visual rather than functional reasons. More "solid" fencing will provide a strong visual barrier, however, the same fence in conjunction with certain plant materials such as ivy which may be trained to grow on the fence will lessen the impact.

In selecting a fence, it is important to remember that the homeowner's functional needs must also be related to previous fence styles in the neighborhood. Height, location, materials and color are the primary factors which should be considered.

Height

The height of a fence, the topography of the land, and the relative distance of an observer affect both the amount of privacy afforded by a fence and its degree of visual impact.

Location

Most fencing involves boundary line considerations to some degree. Therefore, applications must show exact relationship with property lines.

Extending privacy fencing farther from the house does not necessarily increase privacy, but can adversely increase the impact on common open space. Therefore, the extension of privacy fencing from the face of the house should be minimized.

Materials and Colors

Fencing should be compatible with the architectural characteristics in the applicant's house and the prevailing architectural characteristics in the adjacent houses. Continuity of style should be considered. Fencing may be treated only with a clear (no color) waterproof sealant. Any colored stain or paint is prohibited on fencing.

Chain link fencing is not allowed.

Because single family homes usually are located on larger lots than townhomes, fencing has somewhat less impact on the immediate neighborhood. However, a spacious character of neighborhood is compromised by excessive fencing.

Fencing should be restricted to the rear yard, not projecting beyond the front of the house. Solid fencing used for privacy screens should be in short segments immediately adjacent to the house or patio and must not exceed 6'0" in height,

The following fence styles will be the standard for single family homes:

- a. Two-or three-rail split rail fencing. If wire mesh is desired for pet or child security, the mesh must be galvanized and attached to the inside of the fence. No portion of the wire should extend above the top rail of the fence.
- b. Three, four, five or six foot high picket fence with a straight or scooped (Mt. Vernon) top.
- c. Three, four, five or six foot high board on board with either a scooped (Mt. Vernon), arched (Monticello) or straight top.

Mt. Vernon Fence

Monticello Fence

- d. Straight board fences with a lattice screen top of 18" to 2' are acceptable. The lattice top must be capped by a horizontal straight board to give it a finished look.
- e. Fence post finials are acceptable when they are kept in scale with the style of the fence.
- f. All fences are to be made of natural wood (no metal fences) and left to weather (not painted).
- g. Special guidelines

1. The fence adopted by the New Construction Committee shall be installed on the earthen berm on the lots adjacent to the VEPCO and Columbia Gas easement bisecting the community in Section 5 and Section 6. It shall be board on board - straight top. Its height shall be a minimum of 3 feet to a maximum of 8 feet. If an alternate design is proposed, all affected property owners must agree to the alternative fence style to maintain uniformity the entire length of the easement.

"The fence design along the property lines paralleling Green Trails Boulevard and Route 28 shall be a 6 foot board on board fence with a scooped top."

2. The open space area adjoining the easement shall be exempt from this requirement. However, if these areas are to be fenced, they must adhere to these special guidelines and must maintain continuity with the existing fencing.

3. A privacy fence shall be installed in the rear of all townhome lots to fully enclose the rear yard area. The design of the fence shall be 6 feet, board on board, straight top wooden fence. The fence shall be maintained by the respective lot owners.

PRIOR TO INSTALLATION OF ANY FENCE, APPLICATION TO THE ARCHITECTURAL REVIEW BOARD MUST BE SUBMITTED AND APPROVED.

FENCES - TOWNHOMES

In order to enhance the appearance of the townhouse sections, rear yard fencing has been installed by the builder. When the fence requires maintenance or replacement, fencing must be identical in style, materials, and workmanship to the privacy fence sections already installed by the builder. End unit fences must not extend forward toward the front of the house more than half way.

STORAGE SHEDS

Storage sheds can aesthetically affect both the individual property and the neighborhood by concealing many cluttered objects such as garden tools, trashcans, bicycles, etc. Thus, an inconsistently placed or poorly designed storage shed can visually negate an otherwise desirable residential area. As a result, all storage sheds must be compatible with both the architecture and landscape surrounding the house. Therefore, it is important to remember in choosing and locating a shed that there are needs other than for storage which must be considered.

DESIGN CRITERIA

1. 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.
2. The shed must be designed to appear as part of the house/landscaping/ fence theme and may be part of a deck.
3. The shed must be designed to respect the “visual rights” and aesthetic interests of neighborhood properties.

(For convenience, sheds have been placed in three categories based upon the shed’s relationship to the house.)

TYPE 1. FREE STANDING SHEDS OR SHEDS ATTACHED TO THE HOUSE. (SINGLE FAMILY AND TOWNHOUSE)

Design

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.

Materials

The finish materials used for the shed attached to the house must be the same as the exterior finish of the house. Free standing sheds must be finished in the same colors and materials as the house or fence. Free standing, prefabricated sheds and aluminum sheds, while not recommended, must be painted or finished to match the colors of the house siding. In the case where the fencing has been used and attached to the house, the same materials as that used on the fence are acceptable

Colors

The color scheme must be the same as that on the house or deck.

Roof

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

Size

While sheds must provide sufficient volume for their intended use, they must be of a size which is appropriate for the size of the property and which is architecturally compatible with the applicant’s house. The maximum height of the shed may not exceed six (6) feet excluding the height of the base. If the homeowner installs a base for the shed, the base may not exceed three (3) inches in height.

TYPE 2. INTEGRATED WITH FENCE—(TOWNHOUSE AND SINGLE FAMILY)

Design

Sheds shall be designed as an integral part of the fencing. The Architectural design of the shed must be compatible with the design of the fence, whether the fence is existing or to be built with the shed.

Materials

The finish materials of the shed must be the same as the finish materials used on the fence.

Colors

The color scheme must be identical to that used on the fence.

Roof

The maximum height of the shed may not exceed six (6) feet excluding the height of the base. If the homeowner installs a base for the shed, the base may not exceed three (3) inches in height.

TYPE 3. PLASTIC, PORTABLE STORAGE SHEDS

Small and large portable, plastic storage sheds are allowed if the color of the shed either matches the colors on the house or are colors considered to be natural landscaping colors that will blend with the surrounding landscaping, fence, or house (i.e. gray, green, brown, tan, white or crème). It is strongly recommended that these sheds be stored in the underdeck area. An application is required for “Type 3 Plastic Sheds”. The maximum height of the shed may not exceed six (6) feet excluding the

height of the base. If the homeowner installs a base for the shed, the base may not exceed three (3) inches in height.

APPLICATION CONTENTS

An application is required for Type 1, Type 2 and Type 3 Sheds. All applications must include:

- a. Site plan or plat sheet of the home showing the relationship of the proposed shed to the adjacent house and property lines
- b. Picture and/or detailed drawing of the shed that includes all dimensions
- c. Description of material used
- d. Color of shed and house
- e. Estimated start date and estimated completion date in term of days after start

Signatures of four neighbors most affected by the change.

GREENHOUSES & DETACHED SOLAR COLLECTORS

Greenhouses and detached solar collector panels will be reviewed under the same criteria as storage sheds with consideration for the special requirements of sun orientation. (Attached greenhouses will be reviewed as room additions with special attention given to visibility of interior activities).

Applications for greenhouses and detached solar collector panels must meet the same requirements as sheds.

PATIOS AND DECKS

Patio and Deck Location

Applicants should review fence and shed design criteria with respect to visibility, privacy and materials prior to design.

Patios and decks should generally be located in rear yards. Front and side yard locations will be evaluated on their individual merits.

When patio or deck schemes include other exterior changes, such as fencing, lights, plantings, etc., other

appropriate sections of these guidelines should be consulted prior to application.

Underdeck Storage (Amended October 2003)

Backyards and raised decks include areas that may have a visual impact on neighbors in the surrounding area. When using an area for informal storage, the impact on neighbors must be taken into consideration. If the storage area is not maintained so as to maintain a neat, uncluttered appearance, special storage screening or landscaping will be required. It is strongly recommended that household items not be stored under decks or in back yards. However, if this is necessary on occasion, the household items must be screened from public view.

Materials and Color

Materials should have natural weathering qualities such as brick, wood and stone. No application for color change is necessary if the owner of the deck wishes to clear-seal the deck or use one of the following natural wood stains: cedar, oak, pine, honey, locust, or walnut. All other stain colors or paints require an approved application. Wood in decks should generally match the trim or dominant color of the applicant's house. Certain kinds of wood such as redwood, cedar and pressure treated wood may be left to weather naturally.

Drainage

Changes in grade or other conditions which will affect drainage are anticipated and should be indicated.

Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.

An application is required for all patios and decks. The only exception involves builder option decks.

Application Contents for Ground Level Patios

Applications must include the following information:

- a. Site plan showing the size of the patio and location as it relates to the applicant's house, adjacent houses, and property lines.

- b. Description of materials, color, grading and drainage changes.
- c. Estimated start and completion date.
- d. Signatures of four neighbors most affected by the change.

Application Contents for Elevated Decks

Applications must include the following information:

- a. Site plan showing the relationship of the deck to the house lot and adjacent properties.
- b. A description of materials to be used.
- c. Details of railings, posts, stairs, steps, benches, etc. as required to clearly describe proposal. Include height of deck off the ground. (Note: Fairfax County has a specific railing height requirement. The railing must be 36" in height if deck is more than 24" off the ground.)
- d. Color of the deck. Include the color stain or paint to be used. Colored stains or paints (that are not listed as approved colors/stains in the "Materials and Color" section above") must be submitted for approval.
- e. Details of changes to windows and doors, if applicable.
- f. For all raised decks (above 4' off the ground), the ARB strongly recommends using 6" x 6" vertical deck supports and landscaping around those supports.
- g. Indicate whether or not underdeck area will be used for storage. If so, a landscaping or screening plan is required. An approval must be obtained for under-deck storage.
- h. Estimated start and completion date.
- i. Signatures of four neighbors most affected by the change.

STORM AND SCREEN DOORS/WINDOWS

Rising energy costs have encouraged homeowners to take measures to conserve energy through installation of storm doors and windows. Energy

conserving measures, however, should and can be done without compromising the visual quality of the neighborhood. More specifically, doors must be full-view, without ornamentation of scallops, scrolls and imitation gate hinges, such as those on Crossbuck doors. Security doors incorporating bars or ornamentation such as scallops and scrolls and imitation gate hinges are prohibited.

Storm or screen doors that conform to the following criteria do not require an application: Storm or screen doors (1) must be full-view; (2) must be painted or enameled same color as the entry door behind them, or (3) must be the same color as the architectural trim of the house or (4) must be the same color as the siding of the house or (5) must be white or anodized aluminum.

Storm window frames should match the trim of the house, however, white or anodized aluminum storm window frames are acceptable. If these criteria are satisfied, no application is required.

Application Contents

Except as noted above, an application is needed for storm and screen doors. The application should include the following:

- a. Drawing and/or photograph of proposed doors.
- b. Color indication of the screen door and the existing front, rear, etc., doors.
- c. Location of doors, i.e., front door, rear door, etc.
- d. Estimated installation date.
- e. Signatures of four neighbors most affected by the change.

WINDOW MUNTINS/GRILLS

Muntins, also known as grills, are an integral part of the architectural design of the homes in Compton Village and are part of the permanent structure. They may be temporarily removed to accommodate cleaning and/or painting.

SUN CONTROL DEVICES

A trellis filters the sun and is permanent. The design allows winter sun and keeps hot summer sun out. Awnings, on the other hand, block sunlight and are used on a seasonal basis.

Both awnings and trellis work provide an effective means for controlling glare and excessive heat build-ups on windows and door openings and help reduce summer energy consumption and utility costs.

The manner in which sun control is implemented has considerable effect on the exterior appearance of a house, and the desirable benefits of sun exposure in the winter, fall, and spring.

There are also materials available for application on the inside of windows to reduce thermal transmission and glare. 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.

- a. Sun control devices must be compatible with the architectural character of the house in terms of style, color and materials.
- b. 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.

- Materials and Colors

Any awnings or trellis work are required to be in one color. More specifically, trellis work or pipe frames for canvas awnings must match the trim or dominant color of the applicant's house.

Applications Contents

All sun control devices require ARB approval. Applications require the following:

- a. Site plan showing location of trellis and/or awnings.
- b. Sketch and/or photograph of house (and adjacent houses if townhouse application).
- c. 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, submission of material and color must be included.

- d. Estimated start and completion date.
- e. Signatures of four neighbors most affected by the change.

RECREATION AND PLAY EQUIPMENT

Homeowners of single family homes often express interest in swingsets, basketball backboards, tot lots, etc. 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.

Location and Size

Recreational equipment should be placed in rear yards. However, basketball apparatus is not permitted in rear yards. Basketball backboards may be secured to single family homes or garages provided that proper consideration is given to color as noted below.

“The restrictions regarding the placement of basketball apparatus set forth in the preceding paragraph do not apply to portable basketball set-ups, however, whether permanently affixed or portable, the installation of basketball structures must comply with Fairfax County Zoning Office and the Virginia Department of Transportation (VDOT) requirements. As required by Fairfax County Zoning Regulation, Article 10, basketball poles must be placed a minimum of 15 feet in from the front property line of lots and a minimum of 12 feet in from the side property line of lots.”

Common driveways shall not accommodate basketball apparatus.

Swingsets and wooden playsets should be placed in rear yards. If a canopy is used as a design feature within the swingset or playset it should be green, blue, black, or brown. Consideration must be given to lot size, amount of visual screening and its impact on neighboring properties.

Materials and Color

Use of natural materials and earthtone colors (i.e. blacks, browns, greens, tans, beiges, and grays) for the major components of the equipment is mandatory. Metal play equipment, such as metal swings sets and freestanding basketball backboards and their poles must also be of the above earthtone colors to blend with the natural surroundings or, if located adjacent to a dwelling, fence or other

structure, must be a color that blends with the dwelling, fence or structure. This color guideline does not apply to slide poles, rings, climbing rungs, slides, swings, canopies and sandbox covers. These items may be red, yellow, green, blue, black, brown or gray.

Basketball backboards attached to houses, carports or garages must be a color that blends with the background. Basketball backboards also may be white or clear, regardless of where they are mounted. A contrasting rectangular color outline may be painted on the backboard above the hoop on any basketball backboard.

Application Contents

Completed applications require the following information:

- a. Site plan should show the relationship of proposed play equipment to the adjacent property lines, applicant's house and adjacent houses.
- b. Photograph and/or sketch of proposed play equipment.
- c. Dimensions.
- d. Color and material.
- e. Estimated start and completion date.
- f. Signatures of four neighbors most affected by the change.

SWIMMING POOLS

The Compton Village amenities have been designed to provide swimming opportunities to all residents. Generally, single family lots are too small for compatible development of a swimming pool. Only in-ground swimming pools will be considered if designed to be an integral part of the property.

A fence between the height of 4' to 6'0" high and compatible with the design style of the house may be required to enclose a pool used for swimming and related pool equipment. Approval of the fence is contingent upon completion of the pool. Appropriate landscaping will be required to lessen the impact of the pool.

Application Contents

Completed applications require the following information:

- a. Signatures of all property owners affected by the proposed pool (in the event that more than the usual four are affected).
- b. A site plan showing location and dimensions of the pool, other related equipment, fences, etc., in relation to the applicant's house, property lines, and adjacent dwellings.
- c. Detailed drawings and plans of the pool, deck area, lighting arrangements, walkways, fences, etc., and pertinent information concerning water supply system, drainage and water disposal system.
- d. Landscaping plan for outside (exterior) of fencing.
- e. Estimated start and completion date.

MAJOR EXTERIOR CHANGES

Major alterations are generally considered to be those which substantially alter the existing structure either by subtraction and/or addition. Major building alterations include, but are not limited to, construction of driveways, garages, porches, greenhouses, rooms, fireplaces, chimneys, other additions to a home, etc. When contemplating an alteration or upgrade to a driveway area, either concrete or asphalt are acceptable materials.

More specifically, 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 match the type used in the applicant's house and should be located in a manner which will relate well to the 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.

Application Contents

Completed applications require the following information:

- a. Site plan showing location of proposed structure, and relationship to property lines and adjacent houses.
- b. Detailed drawings and plans including exterior elevations and dimensions.
- c. Description of materials including type of siding on dwelling and proposed structure, color of proposed structure and trim, exterior lighting arrangements, etc.
- d. It is required that the final application be a duplicate of those documents which are to be submitted to Fairfax County for a building permit, and should also include colors, materials, and drawings or photographs as required, to illustrate the relation of the alteration to the applicant's house and adjacent houses where necessary.
- e. Estimated start and completion date.
- f. Signatures of four neighbors most affected by the change.

MISCELLANEOUS

ANTENNAS AND SATELLITE DISHES

Amended September 2005

Notification to the HOA office is required when installing, upgrading or replacing a satellite dish(s) or antenna on your property. This notification will not delay the installation of your satellite dish per FCC Regulations. However, the person providing such notification shall be the owner of the property upon which the antenna or satellite dish is to be installed.

Exterior television and radio antennas located more than two meters above the ridgeline of the roof are prohibited. Satellite dishes over one meter in diameter are prohibited. Only antennas or satellite dishes as permitted under the Telecommunications Act of 1996 and regulations promulgated by the Federal Communications Commission as a result of the Act may be installed on a lot.

Installation of more than one type (satellite dish, radio antenna, TV antenna) is acceptable if multiple broadcasting systems are desired (i.e., receiving local and international programming).

Location

The Association requires that all direct broadcast satellite dishes, antennas, multi-channel or multi-point distribution service devices be placed in locations that are architecturally and visually pleasing to the neighborhood as a whole as long as the regulations:

1. Do not cause unreasonable delay or prevent installation or maintenance.
2. Do not preclude reception of an acceptable signal as indicated on the "Notification Form for Satellite Dish and Antenna Installation" under Secondary Locations.
3. Do not unreasonably increase the cost of installation of the satellite dish.

Satellite dishes or television antennas and all wiring and materials associated with the dish or antenna shall be concealed and as unobtrusive as possible. Remove all unused satellite dishes on your property when installing a new dish or when upgrading a dish or antenna.

Color

Elevated installations must be of a color, or changed to a color, that is reasonably compatible with the color of the exterior of the home adjacent to the installation, provided it will not interfere with reception or impose unreasonable cost.

The Association requests that homeowners direct their installers to determine the best location on the owner's property that will adhere to these guidelines. The Association is aware that many installers (because of lack of time or lack proper equipment) will place satellite dishes or antennas in the most convenient location for the installation company and not take the time to consider what is best for the owner or the Association. If owners

have questions about the proper location of their satellite dishes or antennas, the HOA Office should be contacted for guidance before the dish or antenna is installed.

Primary and Secondary Locations

The Association requires that antennas and satellite dishes be placed on the owner's main back roof and not showing above the front roof ridge line except in cases where signal reception is not acceptable. Roofs of attached sheds, sunrooms, or other attached home extensions are acceptable secondary locations only if an adequate signal is not available on the main back roof.

The Association requires that antennas or dishes not be placed on roofs on the front of homes unless another location for acceptable signal reception cannot be found. Owners of townhomes cannot place satellite dishes where they overhang the rooftops of a neighboring property.

Alternate Locations:

(These locations may only be used when adequate signal reception is not possible from the primary location as previously indicated on the "Notification Form for Satellite Dish and Antenna Installation.")

Fence Locations: Satellite dishes and antennas are not allowed on tops of fences, to overhang on a neighbor's property or over Association Common Areas. Satellite dishes and antennas located on the inside portion of the owner's fence **must** not be seen above the fence line unless the owner can document that the signal reception is unacceptable in another location approved by the HOA.

Deck locations: If it is necessary to place the satellite dish on a deck, the dish should be located next to the house or low on the inside of the deck railing out of public view. No part of dish or antenna may be seen above the deck railings.

Antennas and dishes are not allowed to be located or partially located in or over Association Common Area or on a neighbor's property.

Antennas and dishes cannot be placed on the ground in front yards or in side yards where they can be easily viewed by the public unless the owner can document that the signal reception is unacceptable in another location approved by the HOA.

Notification forms for Satellite Dish and Antenna Installation are available at the HOA office or on the HOA website at: comptonvillage.org

CHIMNEYS AND METAL FLUES

Chimneys must be masonry or enclosed in the same material as the exterior of the building. Large metal flues and chimney caps must be painted, and any vent through the roof must be painted to match roof color.

Application Contents

Completed applications require the following information:

- a. Site plan showing the relation of chimney/metal flues to the house, property line and adjacent neighbors.
- b. Picture and/or detailed drawing of chimney/metal flue to include dimensions.
- c. Color and style of house.
- d. 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.
- e. Estimated start and completion date.
- f. Signatures of four neighbors most affected by the change.

DOG HOUSES AND RUNS

Dog houses must be compatible with the applicant's house in color and material or match a natural wood fence and must be located where they will be visually unobtrusive, such as in rear yards or in wooded areas. The same criteria apply to dog houses as to storage sheds.

Application Contents

Completed applications require the following information:

- a. Site plan showing the relation of dog house/run to house, property line and adjacent neighbors.
- b. Picture and/or detailed drawing of dog house/run to include dimensions.
- c. Description of materials used. Color of house and dog house.

- d. Architectural style of owner's house.
- e. Landscape plans to compliment and/or screen the dog house/run.
- f. Estimated completion date.
- g. Signatures of four neighbors most affected by the change.

BEEKEEPING

Beekeeping, whether as a recreational activity or gainful occupation or otherwise, is prohibited within the Compton Village Community.

EXTERIOR DECORATIVE OBJECTS

Approval will be required for all introduced exterior decorative objects including natural and man-made.

Exterior decorative objects include but are not limited to such representative items as bird baths, wagon wheels, sculptures, fountains, pools, stumps, driftwood piles, 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.

Application Contents

Completed applications require the following information:

- a. Site plan showing the relation of object to house, property line and adjacent neighbors.
- b. Picture and/or detailed drawing of object to include dimensions.
- c. Color and material of object.
- d. Estimated start and completion date.
- e. Signatures of four neighbors most affected by the change.

EXTERIOR LIGHTING / ELECTRONIC INSECT TRAPS

Approval of exterior lighting and electronic insect traps will be based on the same criteria. No device shall be installed or maintained in such a way as to cause discomfort to adjacent owners from bright light or noise. Electronic insect traps may only be operated during times when the immediate area protected by the trap is occupied by the owner or his guests. Solar lights may be considered pre-approved if the following criteria are followed:

- All lighting is temporary and not attached or wired to any structure;
- The colors of the fixtures must be earthtone colors (i.e. blacks, browns, greens, tans, beiges, and grays);
- The color of the actual light will be white (this includes yellow-whites and blue-whites).

Application Contents

Completed applications require the following information:

- a. Site plan showing the relation of the insect trap or lighting to house, property line, and adjacent neighbors.
- b. Picture and/or detailed drawing of the insect trap or lighting to include all dimensions and height of fixture above ground.
- c. State wattage of bulb to be used.
- d. Estimated start and completion date.
- e. Signatures of four neighbors most affected by the change.

EXTERIOR HOLIDAY LIGHTING AND DECORATIONS

No application or Architectural Review Board approval is necessary for seasonal, decorative lighting and decorations. All Decorations and exterior lighting will not be displayed more than forty-five (45) days before the holiday event and must be taken down and removed from all structures and property within thirty (30) days after the event.

EXTERIOR PAINTING

Color changes apply not only to the house siding but also to the doors, shutters, trim, roofing, and other significant architectural elements including but not limited to porches, storage sheds, decks and sun control devices. Color criteria contained in other sections of the Architectural Guidelines will not be affected by the Exterior Painting Guideline. Change

of exterior color in single family homes and townhomes should be in conformance with established neighborhood color palettes as maintained by the Homeowners Association and available at the HOA office. The Architectural Review Board shall have the responsibility of periodically reviewing the established color palettes and making any revisions that they determine necessary to satisfy the needs of the community.

No application is required for repainting or restaining a specific object to match its original color which is included in the established neighborhood palette.

Before submitting an application, the Association member should determine if the proposed color change is included within the established neighborhood palette. If the color is found within the established neighborhood palette, an application must include the following:

- a. A list of all proposed color changes and their locations. Colors must reference the established neighborhood palette.
- b. A sample of each proposed color change should be attached to the EXTERIOR ALTERATION APPLICATION for evaluation by the Architectural Review Board.
- c. Estimated start and completion date.
- d. Signatures and addresses from the four neighbors most affected by the color change.

If the proposed color change is not found within the established neighborhood color palette, an application must include the following:

- a. A list of all proposed color changes and their locations.
- b. A sample of each proposed color change should be attached to the EXTERIOR ALTERATION APPLICATION for evaluation by the Architectural Review Board.
- c. Neighborhood Board approval of each proposed color change.
- d. Estimated start and completion dates.
- e. Signatures and addresses from the four neighbors most affected by the color change.

FLAGPOLES

Permanent flagpoles must be of a height, color and location which is appropriate for the size of the property and background. Permanent free standing flagpoles are generally approved only for single family houses and must be installed and maintained in a vertical position.

Homeowners wishing temporary flagpole staffs which do not exceed six feet (6') in length and are attached at an incline to the front wall or pillar of the house or dwelling unit need not have an application.

Application Contents

Completed applications require the following information:

- a. Site plan showing the relation of pole to the house, property line and adjacent neighbors.
- b. Picture and/or detailed drawing of pole to include dimensions.
- c. Description of material and color of flagpole.
- d. Estimated installation.
- e. Signatures of four neighbors most affected by the change.

PERMANENT GRILLS

Permanent grills should be placed in the rear of the house and as far as practical from the adjacent property lines.

Application Contents

Completed applications require the following information:

- a. Site plan showing the relation of the grill to the house, property line and adjacent neighbors.
- b. Picture and/or detailed drawing of grill to include dimensions and materials used.
- c. Estimated start and completion date.
- d. Signatures of four neighbors most affected by the change.

COMPOST PILES

The structural frame of the compost piles should be constructed of wood. Alternative framing material may be used providing it has been approved by the ARB. Compost piles should be located in the rear of the lot, directly behind the house, and a minimum of 3 feet off the rear and side property lines. Compost piles should not exceed 4 feet in height. Compost piles should be screened on those sides facing neighboring lots to minimize any visual impact. Shrubs and evergreens are suggested for screening purposes.

Active compost piles should be turned every 3 weeks. To reduce odors a thin layer of lime may also be applied. Compost piles are to be comprised of yard waste only. No household or food waste is permitted.

Failure to properly maintain a compost pile or the abandonment of the compost pile shall be a violation of these guidelines.

Application Contents

Completed applications require the following information.

- a. Site plan showing relation of the compost pile to the house, property, line and adjacent neighbors.
- b. Picture and/or detailed drawing of the compost pile structure to include all dimensions.
- c. Description of all materials used.
- d. Estimated start and completion date.
- e. Signatures of four neighbors most affected by the change.

SIDEWALKS AND PATHWAYS

Stone or brick pathways or sidewalks should be set back at least 4' from the property line and generally be installed flush to the ground.

Application Contents

Completed applications require the following information:

- a. Site plan showing the exact location of the pathway or sidewalk.
- b. Materials to be used including color. If using brick, type should blend with that on the house (if any).
- c. Method of installation plus a description of grading changes required, if any, and the resulting impact on neighbors.
- d. Estimated start and completion date.

EXTERIOR UNIT AIR CONDITIONERS

Air conditioning units extending from windows are prohibited.

Exterior units may be added or relocated only when they do not interfere visually with neighbors. Exterior units shall be oriented so as not to discharge hot air onto neighbors' property.

CLOTHESLINES

Clotheslines must be demountable and taken down when not in use, and while in use, must meet same location and screening criteria as that for play equipment.

GUTTERS AND DOWN SPOUTS

For detached houses, gutters and down spouts should match those existing in color and design and must not adversely affect drainage on adjacent properties.

Attached and semi-detached house gutters and down spouts must match those existing in color and design and must not adversely affect drainage on adjacent property.

ATTIC VENTILATORS

Attic ventilators or other mechanical approaches requiring penetration of the roof should be as small in size as functionally possible and should be painted to match the roof. They should be located generally on the least visible side of the roof and not extend above the ridge line.

MAILBOXES

Mailboxes are a functional necessity, not a decorative item. Since they are usually in a very visual location, they must be straightforward in the traditional design and mounted on simple posts. They must be painted dark colors such as flat black, black, dark green, navy, dark brown, or dark gray. They must be located so as not to obstruct sidewalks or sight lines in accordance with all regulations. An application is not required for replacement mailboxes that conform to the above requirements (see illustration on next page).

TRASH CANS

Container shall not be placed for pickup at appointed locations prior to 6:00 p.m. on the previous evening.

Trash to be placed for pickup in containers manufactured for trash storage purposes only. Paper products are not sufficient. Containers should be stored so that they are screened from view from the street.

FIREWOOD

Firewood shall be kept neatly stacked and located to the rear of the residence, within owners property line.

Piles larger than two cords require approval. Piles longer than 6' should be 2 rows deep minimum. Piles must not exceed 4' in height for safety. Firewood piles must contain firewood only, no storage of debris.

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

IF ANY OF THE ABOVE DESCRIBED ITEMS VARY FROM THE RESTRICTIONS OUTLINED ABOVE, AN APPLICATION TO THE ARB IS REQUIRED.

VEHICLES / RECREATION VEHICLES

Storage of Boats, Trailers, Campers, Mobile Homes or Recreational Vehicles

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

The Board of Trustees has defined "recreational vehicle" as follows:

1. Any boat or trailer, motor home or other self-contained camper.
2. Any vehicle that exceeds seven feet in height, nine feet in width, or 18 feet in length.
3. Any mobile home, trailer or fifth wheel trailer.

4. Any pop-up camp/tent trailer or other similar recreation-oriented portable or transportable facility or conveyance.
5. Any other vehicle not defined above which could not normally or regularly be used for daily transportation including dune buggies or nonoperative automobile collections or other automotive equipment not licensed for use on the highways of Virginia.

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

1. Any vehicle that is included in the Fairfax County Code Chapter 112 as being defined as commercial.
2. Any vehicle that has commercial signs or advertising or visible commercial equipment.
3. Any private or public school or church buses.

Commercial vehicles whose signage is covered may be parked in Compton Village only if the following criteria are met:

- a. The signage must be totally covered by a flexible plastic magnetic cover which is the same color as the vehicle background it adjoins;
- b. The cover must not be unreasonably large or unreasonably configured;
- c. The cover must be approved by the ARB.

Notices of violation shall include a statement that permits appeal to the ARB. (The decision of the ARB can be further appealed to the Board of Directors).

Trucks with slip-on tops are permitted unless they exceed the seven feet by nine feet by 18 feet limitations, or are self-contained campers.

Motor vehicles, including motorcycles, may only be parked on designated paved parking areas.

Neighborhood boards may develop stricter guidelines if desired, based on 75% of neighborhood residents' approval. Such guidelines would be submitted to the ARB and then to the Board of directors.

It should be noted that streets owned and maintained by the Virginia Department of Transportation are

found within Compton Village. The Association cannot cause the removal of vehicles parked or stored on these streets. The Fairfax County Police are charged with monitoring any infractions to local or state ordinances and thus should be contacted with reports of any violations.

PROPERTY SIGNAGE

Real estate signs (offering property for sale or lease), political signs (advocating a declared candidate), and commercial contractor signs (advertising a contractor who is performing work on a lot) may be placed on a lot subject to the following limitations and restrictions:

- a. All signs must meet Fairfax County regulations, if any, with respect to size, content and removal.
- b. One (1) sign, per lot, is approved for display in the front yard only.
- c. Political signs are considered a seasonal display and can only represent a declared candidate. All signs must be removed within 48 hours after election.
- d. Real estate signs must be removed within 48 hours of lease signing or closing.
- e. Commercial contractor signs may be displayed when the work is in progress. The sign must be removed within 48 hours of work completion.
- f. No signs may be posted on the common area.
- g. Promotional signs installed by the developer and home builders are permitted while sales activity is occurring.

SOLAR PANELS

Panels mounted to the front side of roofs must be flush with the roof.

Panels mounted to the rear side of roofs may be flush or elevated. If elevated, they will not extend above the roof peak so far that they are visible from the yards of facing houses across streets or common driveways. No other mounting locations are acceptable.

Application Contents

Completed applications require the following:

- a. A drawing indicating location and size of panels. Photographs of similarly installed units may be included but are not to replace a drawing.

- b. Signatures for front-mounted units must be obtained from a total of four neighbors facing and adjacent to lot.
- c. Signatures for rear-mounted units must be obtained from a total of four neighbors behind and adjacent to lot.
- d. Estimated start and completion date.

LANDSCAPING AND VEGETABLE GARDENS

Landscaping

Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic.

Also, the views of neighboring units and shade patterns of larger trees should always be considered.

Scale

Consideration should be given to the effect which planting will have on views from neighboring houses and property. All gardens must be neatly maintained throughout the growing season; this includes removal of all unused stakes, trellises, and dead growth.

An application is not required for foundation planting or single plantings or a tree or shrub; however, an application is required for hedges more than 2' in height or 8' in length, or other features which in effect become structures, fences or screens and as part of other applications where required.

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

An application is required for railroad ties or garden timbers which form a wall over 12" high and/or 8' long. Include a site plan with the location of ties or timbers drawn in, and information on landscaping plans and any grading changes.

A. Rock Gardens

An application must be submitted for rock gardens in the event rocks or collections of rocks exceed 24 inches in any direction. All rocks shall be left their natural color.

B. Vegetable Gardens

An application must be submitted for vegetable gardens which do not meet the following conditions:

- a. It is located between the rear line of the house and the rear property line and side lines of the house.
- b. Its size does not exceed 1/4 of the area described in (a).
- c. It is not planted on a grade exceeding a ratio of 5 feet to 100 feet.
- d. It does not damage property below it through the flow of water onto lower property.

TREE REMOVAL

Tree Removal Pertaining to HOA Common Area

No live trees with a diameter in excess of 4 inches, measured 12 inches above ground, no trees in excess of 2 inches in diameter, similarly measured, which are generally known as flowering trees (such as dogwood or redbud) or as broad leaf evergreens, no live vegetation on slopes of greater than 20 percent gradient or marked as "save areas" on original plans, may be cut without prior approval of the Architectural Review Board. The Homeowners Association shall set rules for cutting of trees to allow for selective clearing or cutting.

The resident is advised to consult with County Arborist for compliance with County ordinances on tree cutting.

Tree Removal Policy Pertaining To Private Property

The HOA encourages minimal tree removal to maintain the existing tree canopy in the community. Exceptions to this are based on bona fide safety concerns or undue restriction of the reasonable use of property; e.g. construction of decks, patios, swimming pools, etc.

To this end, an application must be submitted for the removal of unwanted or overgrown trees by owner, and for all replacement trees after the removal by owner of dead or dying trees due to storm damage, natural disaster, insect infestation or disease and etc.

Owners are not required but encouraged to replace trees that are removed for any reason. If an owner desires to replace a tree, the Association encourages the owner to consult the suggested tree list in these guidelines (section e.) for tree replacement on townhome lots.

The application must include the following:

- a. An explanation as to why the tree(s) are to be removed.
- b. A written report stating the status and condition of each tree may be required by the ARB for trees in question.
- c. A plat sheet showing the approximate location of each tree proposed for removal (or already removed) and the location and type of tree proposed to serve as a replacement. A tree with a minimum height of 4 feet or a caliper of 2 inches should be planted for each tree removed.
- d. No application is required to replace a tree in the same location if the same type of tree (a minimum of 4 ft. in height and 2 inches in caliper) is planted.
- e. The following trees are recommended for replacement trees on small townhome lots:

Cornelian Cherry Dogwood

Dogwoods: Koussa, Chinese and Japanese

Star Magnolia

Sargent Cherry

Dwarf Crabapple

Dwarf Japanese Maple

Viburnum Varietie

Crepe Myrtle

Trees not recommended for planting on townhome lots:

Oak

Willow

Maple

Bradford Pears

Lindens

Owners are encouraged to consult with nursery as to expected height and width of tree canopy at maturity.

IN-HOME BUSINESS

Fairfax County regulates in-home businesses. In addition to County control, the Association is concerned about the impact of in-home business on the residential character of the neighborhood and on adjacent neighbors.

While in-home business is encouraged as a source of income and community diversity, customer-oriented businesses are not allowed.

The following special requirements must be met:

- a. Permit obtained from Fairfax County.
- b. Copy of permit on file with the Association's office.
- c. No sign or other advertising device of any nature shall be placed upon any lot.
- d. No exterior storage of business-related materials will be allowed.

MAINTENANCE GUIDELINES

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

Exterior Appearance

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

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

1. Peeling paint on exterior trim.
2. Dented mailboxes, or mailboxes and/or stand in need of repainting.
3. Playground equipment which is either broken or in need of repainting.
4. Fences with either broken or missing parts.
5. Sheds with broken doors or in need of painting or other types of repair.
6. Decks with missing or broken railings or parts, or parts in need of restaining or painting.
7. Concrete or masonry block foundations and, in attached units, party walls in need of repainting.

Most residents, undoubtedly, 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 all residents will do this necessary maintenance to prevent any of the cited conditions from occurring in Compton Village.

Mowing

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

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

Flowerbeds and Mulched Areas (Amended October 2003)

Planted flowerbeds and mulched areas, especially those in highly visible areas (such as front and side yards) must be kept in a trimmed, orderly and weed-free manner. Mulched beds must be watered on a regular basis in order to prevent dead or dying plantings. The above criteria also apply to decorative rock gardens.

Flower gardens located to the front of the home must be bedded in mulched or decorative rock or maintenance-free ground cover.

Mulching of entire front yard without plantings or landscaping is not allowed in Compton Village.

All mulched and landscaped front yards require an approved Exterior Alteration Application from the Architectural Review Board. Maintenance-free ground cover (ivy, vinca, etc.) is preferred in townhomes or in single family homes. Homes with mulched yards on severely sloping yards must contain the mulch with a rock or brick border to prevent run-off.

Lawn and Garden Fertilization

All soil should be tested before fertilizer is added especially in areas where drainage will flow into ponds. Special care should be taken not to over-fertilize or to fertilize lawns and gardens where there is the least chance of runoff. In areas adjacent to ponds and waterways, fertilize in a manner to avoid runoff.

Trash Removal

Each resident is responsible for picking up litter on his property and preventing windblown debris from originating from his land. Residents are prohibited from storing piles of accumulated yard debris on their lots. If a resident wishes to properly store yard debris on his lot, he may choose to build a structure

for composting (refer to page 19 for guidelines on “COMPOST PILES).”

At no time is the Association Open Space considered a dumping ground for inorganic debris. Organic debris such as leaves, grass clippings and branches may not be dumped on Open Space.

Removal of trash and debris from all Association areas accumulating from resident usage will be completed as necessary. Remember that the removal of trash costs the Association dollars, and voluntary resident and neighborhood cleanup, in addition to controlling litter at the source, saves everyone money.

Erosion Control

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

Pesticides and Herbicides

Pesticides and herbicides may be applied according to label instructions for the specified problem. Emphasis should be placed on organic /biodegradable materials in order to ensure the least harm to the natural environment. Care in application is extremely important along ponds and waterways, near neighborhood play areas and tot lots, and near adjacent residences. Avoid the use of pesticides and herbicides if at all possible, but when necessary use with caution and follow instructions.