

**Raspberry Falls
Homeowners Association
Design and Maintenance
Standards**

Revised October 2006

Objectives

These Design Standards shall enhance and further develop the mutually beneficial covenants and restrictions established in the Declaration of the Raspberry Falls Homeowners Association. The specific objectives of these Design Standards are:

1. To increase homeowner's awareness and understanding of the Covenants from which authority is granted for creating rules and use restrictions.
2. To define and illustrate design standards, which will assist the Covenants Committee and homeowners to develop exterior alterations and improvements, which are in harmony with the existing home, the immediate neighborhood and the community as a whole.
3. To assist homeowners in preparing a complete and acceptable application to the Covenants Committee.
4. To relate exterior improvements to Raspberry Falls open space.
5. To relate exterior improvements to the golf course.

Authority

The authority and responsibility for maintaining the quality and design in Raspberry Falls is founded in the Declaration, which is a part of the deed to every lot in Raspberry Falls. The intent of Covenant enforcement is to assure homeowners that the standards of design quality will be maintained consistently throughout the community. This, in turn, protects property values and enhances the overall community environment. The specific language follows.

“Architectural Review: The Board of Directors shall establish a Covenants Committee consisting of at least 3 people appointed by the Board in order to assure that the Property shall always be maintained in a manner: (i) providing for visual harmony and soundness in repair, (ii) avoiding activities deleterious to the aesthetic to property values, and (iii) promoting general welfare and safety. The Declarant may promulgate the initial Construction Design Guidelines or the Declarant may cause a committee appointed by the Declarant to promulgate such guidelines. Initial Construction Guidelines shall be incorporated as part of the Declaration as if set forth in full in the Declaration. (9.2) If the Board of Directors fails to appoint a Covenants Committee, then the Board shall perform the duties of the Covenants Committee. ((9.1(a)) The covenants Committee shall propose Design Guidelines for approval by the Board of Directors, except for the Initial Construction Design Guidelines. Once approved, the Design Guidelines shall be incorporated as a part of the Declaration as if set forth in full in the Declaration. (9.1(b)(5)).”

It is important to understand that Covenants Committee approval is not limited only to major alterations, such as adding a room, a garage, a fence or deck, but includes such items as changes in exterior color, changes to landscaping, modifications to materials, the

installation of a storm door, etc. Approval is also required when an existing item is removed.

Each application is reviewed on an individual basis. There are no “automatic” or administrative approvals, unless provided for specifically in these design standards. For example, a homeowner wishes to construct a deck identical to one already approved by the Covenants Committee is still required to submit an application, and be approved prior to the start of construction.

New Construction, Replacement and Improvements

These Design Standards apply not only to improvements contemplated by a homeowner to an existing home or lot; but also to an unimproved or vacant lot owned by an owner or entity, other than a builder under contract to the Developer or Declarant. [Builders under contract to the Developer or Declarant are exempt, however no improvements made by these entities may be in conflict with these Design Standards.]

Covenants Committee Overall Review Criteria

The Covenants Committee evaluates all submissions on the individual merits of the application; including the consideration of the characteristics of the housing type and the individual site; since what may be an acceptable design in one specific instance may not be for another.

Design decisions made by the covenants Committee in reviewing applications are not based on any individual’s personal opinion or taste. Judgments of acceptable design are based on the following criteria, which represent in more specific terms the general standards of the protective Covenants:

- Relation to the Raspberry Falls Community Open Space – Fencing, in particular, can have a damaging effect on open space. Other factors, such as removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off, also adversely affect Raspberry Falls’s open space.
- Validity of Concept – The basic idea must be sound and appropriate to its surroundings.
- Design Compatibility – The proposed improvements must be compatible with the architectural characteristics of the applicants’ house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, use of like or similar building materials, color and construction details.
- Location and Impact on Neighbors – The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage. For example, fences may obstruct views, breezes, airflow or access to neighboring property; decks or larger additions may cause unwanted shadows on adjacent patios or infringe on a neighbor’s privacy and view. As another example,

inappropriate “clutter” of play equipment, or an “ill-planned” landscape scheme may also affect existing neighbors.

- Scale – The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.
- Color – Color may be used to soften or intensify visual impact. Parts of an addition that is similar in design to an existing house, such as roofs and trim should match in color and composition.
- Materials – Continuity is established by use of the same or compatible materials as were used on the original house. The options may be limited somewhat by the design and materials of the original house. For instance, horizontal siding on the original house should be retained in an addition. On the other hand, an addition with horizontal siding may or may not be compatible with a brick house.
- Workmanship – Workmanship is another standard, which is applied to all exterior alterations. The quality of work should equal to, or better than, that of the surrounding area. Poor practices, besides causing the owner problems, can be visually objectionable. The Raspberry Falls Homeowners Association assumes no responsibility for the safety or structural validity of new construction by virtue of an approved design. It is the responsibility of each applicant to obtain a Building Permit where required and comply with County, State and Federal codes and regulations where required.
- Timing – Projects, which remain uncompleted for long periods of time, are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must include an estimated completion date. If such time period is considered unreasonable, the Covenants Committee may disapprove the application. Typically, projects must be commenced within six months of an approval; and completed within one year.

Amendments to the Design Standards

These Design Standards may be reviewed and amended from time to time. It is anticipated that changes will involve clarification rather than substantive modification of the existing Design Standards. They may also be amended to reflect changed conditions or technology. Please refer to Article 9 of the Declaration for Raspberry Falls for further details regarding the amending of the guidelines.

Applications

Applications for alteration or improvements must be submitted on the approved Raspberry Falls Homeowners Association form. The application form requires information, which will assist the Covenants Committee in reviewing plans for your proposed alteration or improvement. Specific information is detailed below. Action on applications submitted without the required information will be delayed until all information is provided. The information required includes:

- Description – The application form requires a complete description of the alteration or improvement. This includes a complete listing of materials to be used; overall dimensions – height, length, width, height above ground level, etc; colors, pictures of the existing house, trim and roof colors; and material submission of colors/materials of the proposed alteration or improvement.
- Site Plan/Plat – A site plan is a scaled drawing of your lot (plat) showing dimensions of the property, adjacent properties if applicable, and all existing improvements, easements and VDOT right of ways. You must draw your proposed improvement on a copy of this plat on record and provide it with your application. This drawing may require all setbacks and easements be shown. Contour lines may be required where drainage is a consideration and more complex applications may require larger scale (10 to 20 feet to the inch scale) enlargements of the plat plan of County approved development or site plans.
- Drawings/Photographs – Complete scaled drawings showing all dimensions, elevations and details of the proposed improvement or alteration are required. Drawings should show the relation of the improvement or alteration to the existing home. Drawings, which are unclear, slow the process and may be returned to the applicant for clarification. Photographs, catalogue clippings or manufacturer’s “cut sheets” are acceptable for items such as lighting fixtures, storm doors, and other standard items.
- Signatures – The applicant is required to sign the application form. In addition, the signatures of all adjoining or affected property owners are required on all applications. The signatures do not constitute approval or disapproval of the proposed project; rather they indicate that the adjoining property owners are aware that an alteration or improvement is contemplated. Application received without signatures will not be reviewed.
- Construction Schedule – Applications must contain the proposed construction schedule indicating both a commencement and a completion date. All alterations or improvements must be commenced within 6 months and completed within 12 months of the approval.

Review Procedures

All applications should either be mailed or delivered to the Raspberry Falls Homeowners Association at Armstrong Management Services, Inc.; 3949 Pender Drive, Suite 205; Fairfax, Virginia 22030.

Armstrong Management personnel will review each application for complete information prior to the Covenants Committee review. Once a complete application is received it will be forwarded to the Covenants Committee for review. After Covenants Committee review and action, a letter of Covenants Committee decision will be mailed to each applicant at the address provided on the application. The review period from receipt of completed application to your receipt of approval or denial of your request is 45 days. Letters of denial will reference specific reasons for the denial and are always subject to appeal. Appeals will be heard by the Board of Directors is submitted within 30 days of denial letter.

DESIGN STANDARDS

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

Antennas – Antennas and satellite dishes of a diameter of one meter or less are permitted on the property, however they must be installed in the least obtrusive and least visible location on the lot. Satellite dishes in excess of one meter are not permitted. To comply with the Federal Telecommunications Act of 1996, prior approval of the Covenants Committee is not required for the installation of a satellite dish or antenna less than one meter in diameter. However, prior notice of such an installation or planned installation is requested. Prior notice will allow the Covenants Committee to assist the homeowner in selecting the best possible location for the equipment, while complying with the requirement for the least visible and least obtrusive location. More specifically:

Ground Mount: Should be located on a rear lot location. Where front or side yard locations are necessary; all equipment should be installed near other utility equipment; or among shrubbery.

Roof Mount: Should be located on the rear of the roof, below any ridge or peak. If a front roof mount is necessary, all equipment should be installed to one side of the roof, rather than in the center; and equipment may be required to be painted to match the roof (so long as warranties are not voided).

Structure Mount: Should be located such that the equipment is adjacent to a chimney or other structure on the home, if on a deck, the equipment should be installed off to one side of the deck or adjacent to the house, if possible. Screening may be required.

Abandoned antennas must be removed from the house.

Arbors – An arbor is a decorative bar supported by vertical shafts for the purpose of supporting vines or hanging plants. It shall not exceed 8' in height from the ground or deck floor level, and shall not be enclosed to create a solid barrier. If attached to a deck, patio or fence the material and color must be the same. All arbors must be approved by the Covenants Committee before installation.

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

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

Awnings – Awnings may be considered if they meet the following criteria:

- They should be of a plain design without decorative features, such as scallops, fringes, etc.
- Solid colors, which are compatible with the color scheme of the house, should be used, rather than stripes or patterns.
- They should be consistent with the visual scale of the house to which attached.
- Pipe frames or structural supports for canvas awning (or similar material) should be painted to match the trim or dominate color of the house.

Barbecue Grilles – Permanent grills, barbecue pits and smokers will be considered on a case-by-case basis. Construction design, scale and materials or permanent grill areas must complement the existing house and lot. Temporary grills should be covered and stored out of sight when not in use.

Basketball Backboards – Portable backboards are permitted, provided that play is limited to daylight hours and restricted to the driveway or rear of the home so that loose balls from missed shots fall into the yard of the applicant. No play lines may be painted on the driveway.

Chimneys and Metal Flues – Full Chimneys should be constructed of brick or stone to match or complement the existing house. Direct vent gas fireplaces may be permitted so long as they are constructed of materials to match the existing house and designed as an architectural feature of the house. Metal flues and chimney caps must be painted and any vent protruding through the roof must be painted the same color as the roof.

Clotheslines – Clotheslines or similar apparatus for the exterior drying of clothes or bedding are prohibited.

Common Areas – Common areas are the responsibility of the Association. Individual property owners shall not make alterations/improvements to any common Area, including open space, natural areas, any activity area, streets, parking lots, lighting or any other Common Area elements.

Compost Bins – Compost bins may be considered. If a compost bin is desired, the use of a pre-manufactured compost bin, which is earth tone in color, is encouraged. Bins must be located to the rear of the property and must be fully screened from the street, open space and adjoining and affected neighbors. All active compost must be treated at all times to prevent odors from escaping. Failure to maintain a satisfactory compost bin and/or the point at which the compost becomes a public nuisance shall indicate an abandonment of the compost pile and violation of these Design Standards.

Decks – Decks provide for an extension of a home's living space. They may be designed to include bench seating areas, overhead timbers and trellises for shade and hanging

plants, planter areas, and hot tubs with appropriate scale privacy screening. When deck design schemes include other exterior changes such as fencing, lights, plantings, etc., other appropriate sections of the Design Standards should be consulted prior to submitting an application. All decks must meet Loudoun County building codes.

- Location – Decks shall generally be located in rear yards. Side yard locations may be considered when lot size or topography prohibits rear yard locations. In all cases, the view of adjacent and affected owners will be considered.
- Size and Scale - Deck size should be appropriate to the scale of the home as sited on the lot. Decks must meet Loudoun County minimum setback specifications and should not be constructed across Building Restriction Lines (BRL) shown on individual site plans (plats).
- Under Deck Storage – Elevated decks include an under deck area which has a visual impact on adjacent and nearby areas. When using an under deck area for informal storage, the visual impact should be kept in mind. Storage must be maintained so as to present a neat and uncluttered appearance. Lattice or similar screening or landscaping will be required to screen objectionable views.
- Material and Color – Materials should be wood or other composite deck material. All wood decks are required to be painted/stained to match the trim of the existing house. Walking surfaces of the deck may be left natural if desired.
- Railing and Post Details – Railings of deck may be either of a Windowpane, Traditional, Chippendale, Starburst or Sunburst design. The maximum permissible railing height is 42”. Wood support posts must be a minimum of 6” in diameter or cased to appear 6” x 6”. Columns of a Tuscan design are preferred. Railings of aluminum or wrought iron may be submitted for consideration.
- Stairs – When the use of stairs is desired, the Covenants committee encourages the practice of interrupting the flight of stairs with a landing for both safety and appearance. Stairs, as well as tread and riser dimensions must meet Loudoun County building codes.
- Drainage – If changes in grade or other conditions, which will affect drainage, are anticipated, they must be indicated on the application, with drainage areas are to be shown on the site plan. Approval will be denied if adjoining properties are adversely affected by changes in drainage. Serious consideration should be given in making ground level surfaces of porous material or to provide mulched beds to offset additional impervious deck or patio area.

Dog House/Pet Structures - The use of doghouses or other pet structures on lots adjoining or adjacent to, or visible from, the golf course are prohibited. However, the Covenants Committee for homes located on non-golf course lots may consider applications on a case-by-case basis. Doghouses must be located in the rear of the property and must be screened from view of the street and adjoining lots. Pre-manufactured doghouses may be permitted if of an appropriate style and appropriately placed and screened. Applicant constructed doghouses should complement the existing home in color and material and should not exceed 12 square feet or be higher than 4 feet above ground level. Doghouse areas are to be kept free of animal waste and debris. *Dog runs are prohibited.*

Dogs must be on a leash at all times when off the owner's property. Dog owners are responsible for cleaning up after their pet on common area and on their own lot. Dogs must be kept quiet so that they do not create a nuisance for adjoining lot owners.

Doors – Exterior - Front doors must be of a style and color compatible and complementary with the style of the home and the existing colors on the applicants' home. New Hardware should be compatible and complement that installed by the builder.

Doors – Storm – Storm doors should be full view, without significant decoration, ornamentation or edging. (For example, half view and cross buck storm doors with scalloping are not to be permitted.) Storm doors should match the color of the entrance door or the trim around the entrance door. Exceptions may be made depending upon the style of the front entrance and façade.

Driveways – Extensions, modifications or additions to driveways will be considered only if there is no adverse aesthetic or drainage impact on adjoining lots. Driveway modifications must be constructed of the same material as found in the existing driveway. Driveway extensions must be of a size and scale, which will complement the property, rather than become a focal point. Extended driveways may not be used for parking inoperable, commercial, recreational or unused vehicles.

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

Exterior Decorative Objects – Approval will be required for all exterior decorative objects, exceeding 30 inches in height and 18 inches in width or depth, including natural man-made objects. Decorative objects will be considered based on their size, color scale, appropriateness with the surrounding area, and their visual impact of adjoining lots and open space. Exterior decorative objects include such items as sculptures, fountains, small decorative pools, stumps, driftwood, free standing poles of any type, and items attached to approved structures. Lawn ornaments such as fountains, sculptures, bird baths, decorative balls, etc. are discouraged; however upon their size, ornaments may be allowed in rear yard within the context of an approved landscape design.

Exterior Lighting/Landscape Lighting – Exterior lighting (flood lighting, motion sensors, entrance lighting, etc.) shall not be directed outside the applicant's property. Light fixtures, which are proposed in place of the original fixtures, should be compatible in style and scale with the builder-installed fixtures.

Lighting which is a part of the original structure must not be altered without Covenants Committee approval, therefore requiring an application. Applications for exterior

lighting should include wattage, height of light fixture above ground, and a complete description of the light fixture and its proposed location on the property.

Landscape lighting located along a walkway or among shrubbery will be considered so long as it does not detract from or overwhelm the overall lighting appearance of the home and property.

Exterior Painting – An application is not required in order to repaint or re-stain an object to match the original color. However, all exterior color changes must be approved. This requirement applies to siding, doors, shutters, trim, roofing and other appurtenant structures; samples from manufacturer will be required.

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

Fences – Proper fencing can have a unifying effect upon a neighborhood. Improper fencing can detract from the appearance of a neighborhood. In all cases, fencing shall be constructed with the “finished” side facing out. Chain link fences will not be approved under any circumstances. Chain link fencing material may not be used for any purpose on a lot.

The location, design, height, material, detailing and color of fencing shall match that of the approved standard. Rear yard privacy fences must have horizontal (level, non-sloping) tops that step to accommodate any change in slope. The bottoms fences may either step with or be parallel to the ground in the case of steep slopes. The bottom of the boards must be 4” from the ground to allow for drainage.

Golf Course Homes – Fencing is ***not permitted*** on any lot adjoining or adjacent to the golf course, unless designed and installed as an architectural feature by the Builder or the Developer or set back from the lot line accordingly per original contract agreement due to easement agreement and screened with landscaping. Pool additions do require wrought iron or aluminum fencing immediately around the pool, but not along the perimeter of the lot.

- Material and Colors – Fences must be constructed of natural wood, 3 or 4 rail split, wrought iron, composite material or white PVC. Fences made of wood must be or natural color and properly maintained. Wrought iron/aluminum fencing around pools must be painted black and also properly maintained. Height of all fencing must be at least 48 inches tall and no taller than 60 inches. See exhibits for approved fence styles.

- Fences Around a Swimming Pool – When fencing around a swimming pool and related pool equipment, non-climbable black wrought iron or aluminum fence is required for safety. Fencing of this type must be simple in design with no excess ornamentation and must be 48” in height. Such fencing must meet Loudoun County pool safety codes.
- Location – Fences shall be restricted to the rear yard except in neighborhoods where originally designed or anticipated as a neighborhood feature by the builder or developer. This means fences must be attached to the rear corner of the home and may extend to the side yard and then proceed back to the rear property lines, making sure no easements or save areas are violated. Consideration for variances to the rear yard location requirement may be given because of the topography and citing of the applicant’s house in relation to adjacent houses: rear yard size; and the desire to enclose builder-installed side entry door areas. In no case, when such a variance is granted, may a fence be installed within 12’ of any front corner of a structure.
- Other Material and Colors – Fences shall be constructed of natural woods, PVC or wrought iron/aluminum (surrounding pool areas) where applicable. Where security is desired, metal landscape mesh (defined as a light or medium gauge mesh with square or rectangular openings – usually factory coated with a brown, black or green vinyl) may be used on the inside of fences. Chicken wire, chain link and chain link material will not be permitted.
- Privacy Toppers – Will not be permitted.

Firewood – Firewood shall be kept neatly stacked and shall be located to the rear of the property in such a manner as to avoid adverse visual impacts for adjoining properties or open space. The use of brightly colored tarps will not be permitted. Where such a cover is required the color shall be a muted brown or tan and shall be securely affixed to the woodpile. Firewood may not be stored on community open space.

Flagpoles – Permanent, freestanding flagpoles are prohibited. Temporary flagpole staffs, which do not exceed six feet in length and are attached at an incline to the house or dwelling unit with decorative flags, do not require an application.

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

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

Gazebos

Size and Scale – Gazebos should be appropriate to the size of the home as sited on the lot. They must meet Loudoun County minimum setback requirements and should not be constructed across Building Restriction Lines (BRL) shown on the individual plat or site plan.

Location and Style – Gazebos shall be located in the rear yard. Particular attention will be given so that views from adjoining and adjacent lots are not adversely impacted. [The Covenants Committee will determine adjoining and adjacent lots at the time of application.]

Materials and Color – Gazebos should be constructed of a material which is the same as or complementary to the existing home. In the cases where redwood, cedar or pressure treated lumber is used, the material may be painted to match the home, left to weather naturally or sealed with an appropriate sealer to prevent weathering. Roof material must be the same as that of the existing home, or complementary shake shingles may be used. Screen material should be dark nylon or aluminum type.

Greenhouses/Screened Porches – Greenhouses will be reviewed as room additions and must be adjacent to home, with special attention given to visibility or interior activities.

Location – Greenhouses or screened porches shall be located on the rear of the house or lot.

Size and Scale - Greenhouses or screened porches should be appropriate to the size of the home as sited on the lot. They must meet Loudoun County minimum setback requirements and should not be constructed across Building Restriction Lines (BRL) shown on the individual plat or site plan.

Material and Color – Greenhouses shall be a glass enclosure. Screened porches should match the existing house in materials and color, except that they may also be constructed of finished natural woods. The use of a shed type roof is prohibited. In all cases, the screened porch roof must be shingled to match the existing house.

Greenhouse Windows - Greenhouse windows may be installed on the rear area of a home so long as the color and materials in the window match those in the existing house.

Grills – Permanent grills or barbeque areas will be considered on a case-by-case basis. Construction design, scale and materials or permanent grill areas must complement the existing house and lot. Temporary grills should be stored out of sight when not in use.

Gutters – As part of new construction by a homeowner, gutters must match or complement the existing trim color or area of the home to which they are attached. Extensions of downspouts at ground level are discouraged because of drainage considerations on adjoining properties and open spaces. All downspout extensions must

be buried in such a manner to adequately manage runoff, according to correct engineering practices and local codes.

Hot Tubs/Spas – Exterior hot tubs or spas must be located in the rear yard adjacent to the dwelling unit. The incorporation of hot tubs as an architectural feature or decks and/or patios is encouraged. The exterior finish of an elevated hot tub should blend with the exterior finish of the home deck or patio to which attached or most closely related. *Landscaping or other proper screening will be required.*

House Numbers – House numbers should be legible, and be of a size and color appropriate for the applicant's house.

Landscaping – An application is required when plant materials are planted as hedges, fences, barriers or screens, or which meet or exceed [either at installation or at maturity] 24" in height. Hedges and the like will only be considered for rear and side yard (not extending forward of the front plane of the home into the front yard) installations. An application is also required when the use of landscape timbers or stone is contemplated. The tops of such retaining or decorative walls must be level and step down to accommodate grade changes. Retaining or decorative walls must not adversely impact drainage and may require landscaping to soften the visual impact.

Sand, rocks, bricks, timber, mulch and similar materials may be used minimally as design elements but should not dominate the landscape design. Monolithic paving or covering front or side yards or portions thereof with gravel, stones, pebbles as the principle design element will not be permitted.

No live deciduous or evergreen tree with a trunk four inches or more in diameter, and no live ornamental or flowering tree with a trunk two inches or more in diameter as measured approximately two feet above the ground, may be removed without specific approval by the Board unless there is imminent danger to people or property.

An application is required for vegetable gardens, (See Landscaping and Vegetable Garden Standards).

Lawn Furniture – the use of interior furniture, particularly overstuffed furniture, on patios, decks, porches and in yards is prohibited. Furniture left outdoors must be kept in good repair. Outdoor furniture must be of a scale and style, which does not detract from the appearance of the area. Use of outdoor or lawn furniture meeting the standard does not require Covenants Committee approval.

Lighting – Individual property light fixtures including post lights must match or be compatible with the fixtures originally approved in the Builder Guidelines and installed by the builder.

Light sources must be a "white" light or incandescent light. High-pressure sodium (yellow-orange) lights are prohibited.

Spotlights or floodlights generally create glare and high intensity light “spill-over” and are not permitted. All rear yard security lighting should be provided with wall-mounted decorative fixtures (with or without motion detectors).

Mailboxes – The mailbox style in Raspberry Falls was selected to create a unifying appearance in the community. Mailboxes are required to be maintained as installed by the Builder without modification.

Painting – An application is not required for re-painting or re-staining a specific object to match its original color. Color changes apply not only to the house siding, but also to the doors, shutters, trim, roofing and other appurtenant structures. Change of exterior color should relate to and complement the colors of the houses in the immediate area.

Patios – Patios provide a means for ground level extension of indoor space with less visual impact than elevated decks. Patios should be located in the rear yard and should be installed within County setback required limits, and not across Building Restriction Lines (BRL). Patios may be constructed of wood, concrete, brick, landscape slate, flagstone, etc. When patio design schemes include other exterior changes such as fencing, lights, plantings, etc., other appropriate sections of the Design Standards should be consulted prior to submitting an application.

Porches – Porches may be considered on a case-by-case basis, however the structure must complement and be compatible with the existing house in style, scale and design. All materials and colors must match the existing house.

Recreation and Play Equipment – Creatively designed play equipment is encouraged. These standards are provided in an effort to reconcile the need for play equipment with the goal of *minimizing its visual impact*. Play equipment must be made of wood or PVC with natural color tones to blend with the natural surroundings. *Recreation and Play Equipment may be permitted on lots adjoining or in view of the golf course so long as the application is accompanied by a landscape plan which includes plant materials which will adequately mature so as to fully screen the equipment from view of the golf course within one year of installation.*

Location and Site – Play equipment, including but not limited to play houses, swings, climbing equipment, etc., must be placed in rear yards in such a location where it has a minimal impact on adjoining lots and is not visible from the adjacent or nearby street. Consideration will be given to lot size, equipment size and design, amount of visual screening proposed or required, etc.

Temporary Play Equipment, including trampolines, plastic play houses, small sliding boards, and sand boxes, does not require an application, but should be used in the rear yard and stored out of sight when not in use for extended periods. Consideration must be given to the visual impact of adjacent and nearby residents when using such equipment. *Such equipment may be permitted on lots adjoining or in view of the golf course so long*

as it is fully screened from view of the golf course and noise generated by those using the equipment is not objectionable to those on the golf course.

Room Additions/Garages/Sunrooms – Room additions are considered to be those, which substantially alter the existing structure and become as an original fixture of the existing home, additions must meet all county and state codes.

Location – the location of major alterations should not impair views or the amount of sunlight and natural ventilation on adjacent properties. Room additions and garages must meet Loudoun county setback requirements and may not be constructed across Building Restriction Lines (BRL). Depending upon lot sizes, garages will be considered on a case-by-case basis.

Design and Materials – The design of room additions or garages should be the same or compatible in design, scale, materials and color with the applicant’s house and adjacent houses. Roof pitches must match or be compatible with the roof slope on the applicant’s existing house. Roofing materials must match that of the existing house; siding must match existing siding in color, material, size and style. Windows and doors must match those used in the existing house and should be located in a manner with relates well to the location of exterior other windows and doors in the existing house.

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

Colors – The colors of all such improvements must match the colors used on the existing house.

Security Devices – Any security equipment including cameras, fixtures and conduits shall be designed, located and installed so as to be an integral part of the architecture of the building and not detract from its design and appearance. Barred or ornate metal security doors or grilles are prohibited.

Sidewalks and Pathways – The installation of sidewalks or pathways on a lot will be considered if they are appropriate for the intended use and are appropriate to the size and scale of the lot. Stone, concrete, slate, flagstone or brick pavers would be appropriate materials. Pathways or sidewalks must be set back from any VDOT rights of way and out of any easements.

Signs – No sign may be posted on any lot, other than one real estate sign listing a property for sale, or a security sign posted within 10’ to the immediate left or right of, and/or extending 2’ forward of the front and rear entrance of a home. Such signs must meet applicable County regulations with respect to size, content and removal. Signs, either temporary or permanent, advertising products or services, whether provided by the homeowner or others; announcing events; or signs denouncing another person, place,

entity or thing are prohibited. Additional placement of bandit and directional signs are prohibited in the community.

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

Solar Panels – Solar panels are not permitted.

Storage Sheds – Any storage shed has an aesthetic impact on neighboring lots. Inconsiderately placed or poorly designed sheds can visually and functionally negate an otherwise desirable residential area. Therefore, it is important to remember in choosing and locating a shed that there are needs other than storage, which must be considered. *Sheds are not permitted on lots adjoining or in view of the golf course.*

Shed Design Criteria

1. No shed shall exceed 192 square feet (12 x 16) or 12 feet in height.
2. No prefabricated or metal sheds will be permitted. Prefabricated sheds made of wood may be submitted, however, visual impact on surrounding properties will weigh strongly on the approval/disapproval.

Design – The architectural design of the shed should be compatible with the design of the house, i.e. same materials, same color scheme, same roof materials, same detailing. A picture of the desired location of the shed must be submitted with the application to be considered for approval.

Materials – The finished materials used for the shed must be the same as the exterior finish of the house. A sample of all materials must be submitted for review.

Color – The color scheme must be the same as that on the house.

Roof – The roof slope and the type and color of the roofing material (shingles, etc.) should be consistent with those of the house.

Landscaping – Screening is required for all sheds and a landscape design must accompany the shed application to be considered for approval.

Storm Windows – Exterior storm windows may be considered where the style of the windows and frames match the style and color of the existing window. White colored frames may be acceptable in certain specific cases.

Swimming Pools – Only in ground swimming pools will be considered. Swimming pools must be located in the rear of the property and must meet all Loudoun County building and health codes.

Temporary summer or wading pools may not exceed six (6) feet in diameter and/or one (1) foot in height are permitted and do not require an application, but must be emptied and removed from view when not in use. *Temporary summer wading pools are not permitted on lots adjoining or in view of the golf course.*

Swimming Pool Fencing – See Fencing

Trash/Recycling Containers – Trash cans and recycling containers must be stored out of view of the street or adjoining properties at all times, except on scheduled pickup days. Containers should be placed out at curbside very early in the morning on pick up days or after dark the evening before. Screened areas for trash and recycling container storage may be incorporated into a deck design.

Tree Removal – No live deciduous or evergreen trees with a trunk four inches or more in diameter, and no live ornamental or flowering tree with a trunk two inches or more in diameter as measured approximately two feet above ground, may be removed without specific approval from the Board unless there is imminent danger to people or property.

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

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

No recreational vehicle may be parked or stored in open view or residential property, residential streets or open space, the golf course, or any common area for more than 24 hours. Further, the Board of directors has defined ‘recreational vehicle’ as follows:

1. Golf Carts.
2. Any boat or boat trailer, canoe, Jon-boat, paddle boat, jet skis, sailboats, catamarans, rafts or inflatable and the like.
3. Any motor home or other self-contained camper.
4. Any camper slip-ons where the camper backs are 12 inches or higher than the roofline of the cab of the truck.
5. Any mobile home, trailer, fifth-wheel trailer or horse trailer.
6. Any pop-up camper/tent, trailer or other similar recreation oriented portable or transportable facility or conveyance.
7. Any other vehicle not defined above which could not normally or regularly be used for daily transportation, including dune buggies or non-operative automobile collections or other automotive equipment not licensed for use on the highways of Virginia.

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

1. Any vehicle that is included in a State Code of County Ordinance as being defined as commercial, except that a normal passenger vehicle used for commercial purposes but not modified for commercial purposes may be permitted on a case-by-case basis. (For example, a passenger vehicle, a pick up truck not exceeding ½ ton, or a passenger van – used also for commercial purposes and having the name of the business written on the front doors in an area not exceeding 2.25 square feet may be permitted. Any vehicle described above having exterior equipment/ladder racks, compartments, fixed boxes or the like will not be permitted).
2. Any private or public school or church bus.

Motorized vehicles are not permitted on any common area within the community.

Landscape and Vegetable Garden Standards

Landscaping and vegetable gardens require an application to the Covenants Committee

Landscaping

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

Scale – Care must be exercised in selecting plant materials, which, upon maturity, will be an appropriate size in height and breadth for the intended location. Mature size, in height and diameter, should always be considered, especially when planting close to walkways and houses. Consideration will be given to the effect plantings will have on views from neighboring lots.

Trees should be clustered rather than widely spread. A three-dimensional appearance of planting is improved by augmenting trees and taller shrubs with low spreading shrubs and/or ground cover.

Vegetable Gardens – Such gardens shall be neatly maintained throughout the growing season; including removal of all unused stakes, trellises, weeds and dead growth.

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

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

Size – Vegetable gardens should not exceed 120 square feet (10’ x 12’ area).

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

Lot Maintenance Standards

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

Exterior Appearance – Residents are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences, sheds and playground type of equipment. The following represent some (but not all) of the conditions, which the Covenants Committee considers a violation.

1. Peeling paint.
2. Cracked or broken siding.
3. Recreation equipment, which is either broken or in need of repainting.
4. Guttering in need of painting, repair or replacement.
5. Fences with broken or missing parts, or which are leaning.
6. Sheds with broken doors or in need of painting or repair.
7. Decks in need of repair or re-staining.
8. Concrete or masonry block foundations in need of repainting.

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

Lot Maintenance

Mowing – Turf areas should be mowed at regular intervals, maintaining a maximum height of 5”, and a minimum height of 2 ½”.

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

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

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

Lawn and Garden Fertilization – All soil should be tested before fertilizer is added, especially in areas where drainage will flow into waterways and ponds. Special care should be taken not to over-fertilize or to fertilize lawns and gardens where there is the least chance of run-off. Soil test kits are typically available free of charge from the County libraries or County Extension Office.

Trash Removal – Each lot owner is responsible for keeping all trash secured in containers designed for such trash storage. Trash containers must be stored in garages or otherwise out of view of adjoining lots, common area, the golf course and adjacent and nearby streets.

Trash may be placed out for pick up after dusk the evening prior to a scheduled pick up or early in the morning of scheduled pick up. Emptied trash containers should be removed from public view as soon as possible after pick up and in no case should they remain in public view after dusk the evening of a scheduled pick up.

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

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

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

Pesticides and Herbicides – Pesticides and herbicides may be applied according to label instructions for 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 and near adjacent residences. Avoid the use of pesticides and herbicides if at all possible, but when necessary, use caution and follow manufacturer's instructions.