

Greenway Farms HOA ARB Guidelines updates approved July 2019. Please insert/keep this with your Greenway Farms ARB Guidelines document for future reference.

Porch Railing	
Old Guidelines	N/A
New Guidelines	All front porches shall adhere to all current state or local codes in regards to their requirements for railings. All existing porch railing must be maintained, matching the style and color of the trim of the house. Any changes, including a request for removal, must be submitted for approval by the Covenants Committee.

Widows Walks/Portico Railings	
Old Guidelines	N/A
New Guidelines	All widows walks/porticos shall adhere to all current state or local codes in regards to their requirements for railings. All existing porch railing must be maintained, matching the style and color of the trim of the house. Any changes, including a request for removal, must be submitted for approval by the Covenants Committee.

Leaded Glass	
Old Guidelines	N/A
New Guidelines	Leaded glass shall be permitted in entry doors, sidelights, and transoms. Colored (stained) glass is not permitted. Style of the leaded glass shall be traditional so as to match the style of the home and the community. Doors must maintain a painted finish from the approved color palette (see Exterior Painting). Wood stained doors are not permitted. All changes must be submitted for approval by the Covenants Committee.

Roofing	
Old Guidelines	N/A
New Guidelines	Metal roofs as a replacement for any section of roof of the home require approval by the Covenants Committee. The Architectural Modification Form must include a drawing or photograph of the roof design, which clearly demonstrates the overall appearance, and details regarding the materials and colors to be used.

Solar Panels	
Old Guidelines	Solar panels are prohibited.
New Guidelines	Location and placement may be allowed, under Virginia Code, for homeowner to install a system size that is up to and within the limitations of the current net metering code. Solar panel installation must be reviewed and approved by the Covenants Committee.

Recreation and Play Equipment->Basketball Backboards	
Old Guidelines	4. Permanent backboards are prohibited. Temporary/portable backboards may be used, however, when not in use, must be removed from any street, common area, or sidewalk that is shared by other homeowners.
New Guidelines	4. Permanent backboards are prohibited. Temporary/portable backboards may be used; however, when not in use, must be removed from any common area.

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Tree Removal: Refer to Landscaping Landscaping->6. Trees-> a. Removal	
Old Guidelines	6.a. No trees with a diameter in excess of 4 inches, measured 12 inches above ground, nor flowering trees in excess of 2 inches similarly measured may be cut without prior approval from the Covenants Committee.
New Guidelines	6.a. No trees with a diameter in excess of 4 inches, measured 12 inches above ground, nor flowering trees in excess of 2 inches similarly measured may be cut without prior approval from the Covenants Committee. To preserve the neighborhood design, if the location of the removal impacts the tree line of the streets or property privacy, replacement trees may be required. Details on replacement plantings must be provided to the Covenants Committee with removal application.

Storage Sheds->Single Family Homes	
Old Guidelines	Sheds are prohibited in single family homes.
New Guidelines	Storage shed installation must be reviewed and approved by the Covenants Committee. Applications must specify size, placement and materials, including color. Metal sheds, and sheds over 100 square feet, are prohibited.

Storage Sheds->Townhouses with Garages	
Old Guidelines	Sheds are prohibited in townhouses that have garages.
New Guidelines	Same (existing) guidelines as for Townhouses without garages: The may either build a storage shed that is integrated with the dwelling or a fence, and is compatible with the design qualities and exterior materials of the house and adjacent houses, or utilize a prefabricated non-metal commercial storage shed. Storage sheds may not exceed dimensions of 4'6"H x 5'6"L x 3'W, must be "earth-tone" in color (e.g., brown, tan, dark green, etc.). In addition, appropriate exterior screening, fencing, or landscaping must be used so that the storage shed does not create a negative visual impact for adjoining neighbors. Free-standing sheds that do not follow the design suggestions above are prohibited.

Storm/Screen Doors and Windows-> 2. Storm/Screen Windows	
Old Guidelines	2. Storm/screen windows shall have frames that match the color of the exterior window trim. White aluminum may be acceptable in certain cases.
New Guidelines	2. Front-of-house storm/screen windows shall have frames and grids that match the color of the exterior window trim.