

GREENWAY FARM - DESIGN GUIDELINES AND STANDARDS

(Note: As of the date of acceptance of these new Design Guidelines and Standards, all previously approved enhancements to the exterior of a home or lot will be considered 'grand fathered' under the previous Guidelines and Standards)

THE SPECIFIC DESIGN GUIDELINES DETAILED BELOW AND ARTICLES 8 & 9 OF THE DECLARATION FOR GREENWAY FARM ARE CURRENTLY BEING USED BY THE COVENANTS COMMITTEE AND THE BOARD OF DIRECTORS IN THEIR REVIEW AND POTENTIAL APPROVAL OF ARCHITECTURAL MODIFICATIONS.

PLEASE DO NOT BEGIN NEW CONSTRUCTION/MODIFICATION TO THE EXTERIOR OF YOUR HOME OR WITHIN THE CONFINES OF YOUR LOT WITHOUT AN APPROVAL FROM THE COVENANTS COMMITTEE. EVEN THOUGH A PLANNED ADDITION/MODIFICATION TO YOUR HOME/PROPERTY MAY NOT BE SPECIFICALLY MENTIONED IN THE GUIDELINES OR THE COVENANTS, IT STILL MAY BE SUBJECT TO REVIEW BY THE COVENANTS COMMITTEE, AND THEREFORE SUBJECT TO ANY VIOLATION ASSESSMENTS THAT MIGHT APPLY.

IN SOME CASES, ITEMS NOT ADDRESSED IN THESE GUIDELINES MIGHT BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE. IF A QUESTION ARISES AS TO THE APPROPRIATENESS OF A DESIRED CHANGE/MODIFICATION TO THE EXTERIOR OF A HOME OR LOT, APPROVAL SHOULD BE SOUGHT PRIOR TO THE INITIATION OF THE DESIRED CHANGE/MODIFICATION.

EFFECTIVE: APRIL 20, 2002

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PROPERTY MAINTENANCE STANDARDS

- A. All portions of a lot that are not improved by an impervious surface or a structure must be maintained with grass (or other vegetation installed by a builder or approved by the Covenants Committee).
- B. All turf areas on a lot must be kept neatly mowed during the growing season. Grass shall not be permitted to exceed six (6) inches in height.
- C. Any dead plants, shrubs or trees shall be immediately removed.
- D. Turf areas shall be kept as weed free as possible. At no time shall weed cover and/or barren area exceed more than twenty-five percent (25%) of the total turfed area.
- E. Owners are responsible for collecting any trash or recyclables that may intentionally, or unintentionally litter either their property, the property of their neighbors, or any community common areas (e.g., due to weather or animal). No trash or debris may accumulate or be stored on a lot. Construction materials required for the improvement of a home or lot shall be neatly stored in as unobtrusive a location on the lot as possible when not in use. Construction material must be removed when the work is complete or upon the expiration of the building permit. Building permits must be displayed in a conspicuous location while work is being completed.
- F. All hedges, trees and shrubs must be neatly trimmed and maintained and their size maintained in proportion to the lot and home through pruning.
- G. The exterior of a home must be maintained in an attractive manner. No significant blistering or peeling of exterior painted surfaces is permitted.

Any exterior building components (i.e., siding, gutters and downspouts, roof shingles, windows, doors, fences, decks and flagpoles, etc.) that are missing, broken or otherwise in a state of disrepair must be repaired and/or maintained.

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The specific design guidelines detailed below and articles 8 & 9 of the declaration for Greenway Farm are currently being used by the Covenants Committee and the Board of Directors in their review and potential approval of the architectural modifications.

Please do not begin new construction or modification to the exterior of your home or within the confines of your lot without an approval from the Covenants Committee. Even though a planned addition/modification to your home/property may not be specifically mentioned in the guidelines or the covenants, it still may be subject to review by the Covenants Committee, and therefore subject to any violation assessment that might apply. Unless specifically stated, all additions/modifications mentioned in these guidelines require approval from the Covenants Committee.

In some cases, items not addressed in these guidelines might be approved by the Covenants Committee. If a question arises as to the appropriateness of a desired change/modification to the exterior of a home or lot, approval should be sought prior to the initiation of the desired change/modification.

Improvement of the common areas around homes is not permitted without explicit permission from the Covenants Committee or the HOA Board of Directors. Maintenance of the common area is the responsibility of the association and homeowner modifications may unintentionally increase the overall or long-term cost of this responsibility. Individual homeowners may request permission to improve common area, abutting their property, but these improvements are the property of the association, and may be moved at any time.

ACCESSORY UNITS: No accessory units shall be permitted within Greenway Farm unless designated on the house location plat at the time a newly constructed home is purchased from a builder. All permitted accessory units shall conform to these design guidelines, and shall be approved by the Covenants Committee prior to construction. All accessory units shall conform to the Town of Leesburg and Loudoun County Zoning Ordinances.

ANTENNAS: Transmission-only antennas are prohibited. All exterior antennas not covered by federal regulations (in particular, the 'Over-the-Air Reception Devices Rule') are prohibited. Exterior antennas covered by this rule include video antennas such as direct-to-home satellite dishes that are less than one meter (39.37") in diameter (refer to the SATELLITE DISHES section for additional design guidelines), TV antennas, and wireless cable antennas.

With regard to the 'Over-the-Air Reception Devices Rule,' a Homeowners' Association is prohibited from creating any rules/restrictions that: (1) unreasonably delay or prevent installation, maintenance or use; (2) unreasonably increase the cost of installation, maintenance or use; or (3) preclude reception of an acceptable quality signal.

The Association, however, can request that an Owner consider the impact on neighbors and the community when choosing the location/placement of an antenna, satellite dish, etc.

Cables connecting antennas to the entry of a house will be as unobtrusive as possible. Extra cable may not be coiled in public view. Cable from the antenna must be installed to the nearest roofline fascia board and below the shingle edge. Cables running across a roof must be similar in color. I.e. if the shingles are dark, the cable must be dark.

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ATTIC VENTILATORS: Attic ventilators and turbines are permitted if 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 and turbines shall be mounted on the least visible side of the ridge so as to minimize their visibility.

AWNINGS: Exterior awnings will be allowed on rear decks or patios only and demonstrated to be clearly compatible with the architectural design and qualities of the home.

To receive approval, awnings must meet the following criteria:

- They shall be of a plain design and color that is compatible with the color scheme of the house.
- They shall be consistent with the visual scale of the house to which attached.
- They shall be retractable in style and be extended only while in use.

Shade screen style tents may be used in season, but for short periods of time (i.e., up to 7 days consecutively). These tents are not to be used as permanent or semi-permanent structures (e.g., erected at the beginning or summer, and removed at the end of summer).

CAR COVERS: Only car covers that are specifically manufactured for the purpose of covering cars, and that are kept in 'neat appearance' (as periodically reviewed by the Covenants Committee) will be allowed. All other types of coverings that are not specifically made for covering cars are prohibited for use in all outdoor residential areas. The utilization of car covers for daily/weekly use is permitted. The storage of vehicles under car covers for periods that exceed 30 days between vehicle use is prohibited.

CARPORTS: Carports are not permitted in Greenway Farm.

CHIMNEYS AND METAL FLUES: Chimneys and metal flues must either be masonry or enclosed in the same finish material as the exterior of the home to which attached. A chimney cap/spark arrestor must be non-ornamental, painted black and be a style approved by the Town of Leesburg and Loudoun County.

CLOTHESLINE: Clotheslines or similar apparatus for the exterior drying of clothes is prohibited. Deck railing (including front porch railings) should not be used as a means to hang articles for drying.

DECKS: Prior to the initiation of any deck construction, a homeowner must secure, and display (in applicable cases) Loudoun County and Town of Leesburg permits, as well as written approval from the Covenants Committee. Should a homeowner decide to build a deck prior to securing these approvals, the Board may elect to require that the deck be razed and rebuilt after proper documentation has been secured.

When planning a deck, homeowners are advised to consider the following factors to gain approval:

- **Location:** Decks shall generally be located in rear yards. Side yard locations will be evaluated on their individual merit. Front yard ramps will be considered for handicap use only. All front ramps will be painted to match the house or trim.
- **Scale and Style:** Decks, particularly elevated decks, shall be of a scale and style that are compatible with the home to which attached, adjacent homes and the environmental surroundings.

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- Color: Decks made from wood must be maintained (e.g., natural color stain, or paint that generally matches the trim or dominant color of the applicant's house).
- Under-deck Storage: Elevated decks that have under-deck storage might cause a negative visual impact on adjoining neighbors, particularly when used as an informal storage space. The use of decorative screening or landscaping to minimize adverse visual impacts is encouraged and may be required by the Covenants Committee.
- Townhouse Decks: Decks shall be no closer than 1 ft. from the adjoining property owners lot line in order to allow the adjoining property owner room to construct a deck.

DOGHOUSES AND DOG RUNS: Doghouses must be compatible with the applicant's house in terms of color and material. The doghouses may not exceed sixteen (16) square feet of floor space and may not exceed four (4) feet in height at the highest point. They shall be located where visually unobtrusive to neighbors and the use of appropriate screening is encouraged, and may be required in some cases, in order to minimize any negative visual impacts. Dog runs are prohibited. It is the responsibility of the homeowner to ensure that dog waste is cleared from the homeowner's property on a consistent basis. Dog houses must be a "full functioning dog house" and be used for the sole purpose of housing a dog.

DRIVEWAY: Extensions and additions to the driveways must be of the same material as the original driveway, and conform to Loudoun County, Town of Leesburg, and Greenway Farm HOA requirements.

EXTERIOR AIR CONDITIONERS: Individual air conditioning units extending from windows are prohibited. Exterior air conditioning units or heat pumps may be relocated or added if there is no adverse visual impact to adjoining properties. Generally, air conditioners must be located past the midpoint on the side of the house

EXTERIOR DECORATIVE OBJECTS: All exterior decorative objects located in the front of a house, whether natural or man-made, that were not part of the original construction design, either as a standard or optional feature, require approval. Examples include; bird baths, weather vanes, sculptures, free standing poles of all types, house address numerals, and any items attached to approved structures. This restriction does not apply to hanging plants, flower boxes up to 1/2' x 3' and flower pots less than 2' in diameter and 2' tall.

All objects, whether in the front yard or in the backyard, will be evaluated in terms of their general appropriateness, size, location, quantity, compatibility with architectural and environmental design qualities and visual impact on neighborhoods and the surrounding area.

EXTERIOR LIGHTING: Lighting that is part of the original structure may not be altered without prior approval of the Covenants Committee. Proposed replacement or additional fixtures must be compatible in style and scale with the applicant's house.

No exterior lighting shall be directed outside of the applicant's property. Proposed additional lighting shall not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage or other features.

1. Flood or spot lighting shall be permitted only on the side or rear of homes and only if lighting glare does not present a nuisance to adjacent properties.

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2. Flood lighting at play areas, basketball backboards, etc. located in the rear of a property shall not be permitted without approval of the Covenants Committee who may withhold or condition such approval.
3. Flood lighting shall not be permitted in the front yard for play areas or basketball backboards, etc.

Homeowners do not need to seek approval for the use of exterior seasonal lighting; however, these seasonal lights may only be displayed on the exterior of homes between Thanksgiving and January 31st.

EXTERIOR PAINTING: An application is not required in order to repaint or re-stain an object to match the original color. The phrase "match the original color" refers to a color match and not necessarily a paint having the same name. All exterior color changes must be approved. This requirement applies to siding, doors, shutters, trim, roofing and other appurtenant structures.

FENCES: General guidelines for the construction and approval of fences are provided below. Homeowners are encouraged to work with their neighbors when contemplating the addition of a fence. A consistent fence style *is encouraged and* has a better appearance than dissimilar styles abutting each other.

1. **Chain-Link Fences:** Chain link fences will not be approved under any circumstances. Chain link fencing material may not be used for any purpose on any lot.
2. **Single Family Fences:**
 - a. The maximum fence height for single family detached homes is six(6) feet from the ground to the top of the uppermost part of the fence.
 - b. If a split rail fence is to be used, it must be a 3 rail fence with rough cut rails with wedge shaped ends. Smooth cut rails with pencil point ends are not permitted.
 - c. Only black vinyl wire mesh may be used in conjunction with split-rail lot-line fences in order to enclose the lot for pets and small children. The wire mesh must be installed on the inside of the fence and not extended above the top rail.
 - d. Single family fencing may be painted white or maintained with either a natural or a clear stain. If the fence is painted, the paint must be maintained.
 - e. Lot line fences for single family detached homes may not extend forward beyond the mid-point of the side of the home. Approval may be sought from the Covenants Committee for exceptions such as coverage beyond air conditioners.
 - f. Any fence enclosing lots abutting a pipe-stem driveway lot shall be no higher than 4' tall.
 - g. For fence styles that have a "good" and "bad" side, the "bad" side must face into the homeowners enclosed area.
3. **Townhouse Fences:**
 - a. The maximum fence height for Townhouse homes is six(6) feet from the ground to the top of the uppermost part of the fence
 - b. Fence styles must compliment the style and architecture of the community.
 - c. Townhouse fences must be appropriately maintained with either a natural or clear stain.

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4. Screening: The use of screening to enclose utilities, air conditioners, and trash containers is permitted to improve the esthetics of the home.
 - a. The screening may only be high enough to eliminate a visual sighting of the object from the street or adjacent property.
 - b. The screening must be lattice.
 - c. The top and bottom of the screening must be supported, providing a solid frame (ie. No open ended lattice)
 - d. Color of the screening must be white, match the house color, match trim color or natural stain and be properly maintained. The supporting posts behind the screening must match the color of the screening.
 - e. If the screening is to enclose trash containers, it must completely surround the containers to eliminate a distracting view from others. Use of appropriate size screening must be used (ie. 3" lattice is not sufficient for eliminating the view of trash containers).
5. Upkeep: All fencing must be adequately maintained to protect against deterioration. Periodic reviews of fences might be conducted by the Covenants Committee in order to ensure that the fencing does not adversely impact adjoining neighbors.

GENERAL CRITERIA FOR FENCE INSTALLATION:

1. All fences shall be made of appropriate exterior materials, which conform to the architecture of the community. The exact material, style, and color of proposed fence must be included on a fence application.
2. Gates must be compatible with fencing in design, material, height and color.
3. The preferred fence top is a flat top. However, approval may be sought for concave and convex topped fences.
4. If the ground slopes, step the fence. Vertical members must be plumb, and generally, the post and vertical boards must be in-line. Whenever possible, place your fence so that you do not have to remove trees. (Refer to Landscaping :: Tree Removal)
5. Your Architectural Modification Form must include:
 - a. A sketch or photograph of the fence design with dimensions; and
 - b. Your house location survey showing the proposed fence and any gate locations; and
 - c. A description of existing adjoining fences; and
 - d. The materials and colors you want to use.

FIREWOOD: Firewood shall be kept neatly stacked and shall be located to the rear of the residence and in such a manner as to avoid adverse visual impacts for adjoining properties. Screening may be required in certain cases. Other than a limited quantity of firewood intended for immediate use, firewood shall not be stacked on patios or decks. Townhouse residents may be required to keep stacked wood out of sight to avoid adverse visual impacts. Firewood covers/tarps should be earth tone and not visually distracting from the community.

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FLAGPOLES: Permanent, free standing flagpoles are not encouraged, and require written approval from the Covenants Committee prior to installation. Approval for permanent, free-standing flagpoles will only be considered for single family detached homes. The height, color and location of the flagpole must be consistent with the size of the property and scale and design qualities of the home.

Temporary flagpole staffs (such as those affixed to the front of homes) are acceptable, but should not exceed six feet in length and should be at an incline to the wall or pillar of the dwelling unit. The installation of a single temporary flagpole that conforms to these restrictions does not require Covenants Committee approval.

GARAGES: No garages may be converted into living space.

GARAGE DOORS: Shall be painted a solid color to either match the trim and side fascia, or should be painted solid white.

GREENHOUSES: An attached greenhouse will be treated as a major alteration to a dwelling unit and subject to the same level of review. Attached greenhouses must meet the following criteria to be approved.

1. They must be attached to the rear of the dwelling unit.
2. The size and design must be architecturally compatible with the home and surrounding homes.
3. There shall be no adverse visual impacts for adjoining properties.

GRILLS (Permanent): Permanent grills must be placed in the rear yard of the house and as far as practical from the adjacent property lines. The design, size, and location of the grill must be submitted for approval to the Covenants Committee.

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 of decks and/or patios is encouraged. The exterior finish of an elevated hot tub shall blend with the exterior finish of the home, deck or patio to which attached or most closely related.

LANDSCAPING: In general, an Architectural Modification Form is not required for minor landscape improvements. Applications for significant landscaping changes must be accompanied by a plot plan showing the locations of the proposed additions.

1. Approval is required for plantings intended to form a hedge or natural screen and that will attain more than two feet in height. Hedges located forward of the front plane of the house shall not be maintained at a height in excess of 36 inches and shall not restrict sight lines along a roadway.
2. An application is required for the installation of railroad ties, garden timbers, stones or similar structure that will form a wall over 12 inches high and 8 feet long.
3. A proposed improvement that is of such as scale or type as to be inconsistent with the existing design features of the home, adjacent units and the surrounding area will require approval. Examples include the substantial or total removal of turf and replacement with another material, such as mulch or gravel.
4. Vegetable gardens less than 64 square feet and located at the rear of the house, do not require approval. Larger vegetable gardens do require approval.

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5. No live vegetation on slopes of more than 20 percent gradient or marked "no cut" areas on approved plans, may be cut without the prior approval of the Covenants Committee
6. TREES
 - a. REMOVAL: 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.
7. Any adverse drainage condition for the homeowner, neighbors, or common areas, that might result from the installation of landscaping shall be considered and remedied.

MAILBOXES: Mailboxes are to be unobtrusive and shall blend with all other mailboxes so as not to be visually distracting. Decorative growth around a mailbox must be maintained.

1. The display of advertising, notices or signs of any kind on mailboxes or posts is prohibited.
2. COLOR AND STYLE: The color of all mailboxes, either builder-installed or owner-replaced, shall be black metal. The style of all such mailboxes shall be the standard rural type.
 - a. Decorative mailboxes or mailbox covers are not permitted. Homeowners do not need to seek approval for the use of exterior seasonal mailbox covers, however, these seasonal mailbox covers may only be displayed on the exterior of mailboxes between Thanksgiving and January 31st or for 2 weeks before and 1 week after the holiday.
 - b. Mailbox posts should match existing styles, be made of wood, and be maintained with a natural or clear stain. The painting of mailbox posts is prohibited. *(The two streets acquired by the Greenway Farm HOA, Pheasant Place and Wing Tip Court, are permitted to have brown painted mailbox posts.)*
3. NUMBERS: Except for corner lot homes, only numbers shall be permitted on mailboxes located within the community. Numbers shall be displayed on the side that is approached by the letter carrier.
 - Numbers on the mailbox shall conform to the following guidelines:
 - a. Maximum height shall be 2", maximum width shall be 1".
 - Numbers on the mailbox post shall conform to the following guidelines:
 - a. Solid metal silhouette numbers.
 - b. Maximum height shall be 4", maximum width shall be 3".
 - For corner lot homes, the installation of top mounted guides for the display of house numbers, names and/or addresses is acceptable upon review and approval by the Covenants Committee.

PATIOS: All patios require approval. Patios shall generally be located in rear yards, although front and side yard applications will be evaluated on their individual merit. The color of finished patios shall be earth tone (e.g., oatmeal, brown, tan, brick red, slate, etc.) to blend with the natural environment.

Any adverse drainage condition for the homeowner, neighbors, or common areas, that might result from the construction of a patio shall be considered and remedied.

PORCHES (SCREENED): Porches will be reviewed as room additions, with special attention given to visibility of interior activities.

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1. Size and Scale: Screened porches should be appropriate to the scale of the home as sited on the lot. They must meet County minimum setback requirements and should not be constructed across Building Restriction Lines (BRL) as shown on individual plats or site plans.
2. Material and Color: Screened porches should match the existing house in materials and color, except that they may also be constructed of natural woods. The use of a shed type roof is not allowed. A hip or gable roof must be used. The end of a gable roof must have the same type siding as the house. All trim and fascia must be painted the same color as the house trim and fascia. In all cases, the screened porch roof must be shingled to match the existing house.

RECREATION AND PLAY EQUIPMENT: Semi-permanent and permanent play equipment that either constitutes a structure or is appurtenant to an existing structure requires approval. Examples include; sandboxes, playhouses, swing-sets, trampolines, etc. Recreation and play equipment are allowed only on single family detached home lots, and not allowed on townhouse lots. The following factors will govern approval of such equipment.

1. Location: Equipment shall be placed in rear yards with appropriate buffer space from the adjoining neighbors.
2. Scale and Design: The equipment shall be generally compatible with the lot size. The design and any visual screening are additional considerations in evaluating whether or not there will be an adverse visual impact.
3. Color and Materials: Owners are encouraged to use equipment constructed of wood and to maintain the wood with stain, paint or some other form of sealer in solid earth tones (e.g., brown, tan, dark green, etc.) to blend with the natural environment.

All play equipment, of any material type (wood, metal, etc.) must be adequately maintained to protect against deterioration. Periodic reviews of the play equipment might be conducted by the Covenants Committee in order to ensure that the play equipment does not adversely impact adjoining neighbors. It is requested that any canvas associated with play equipment be a solid earth tone.

4. Basketball Backboards: 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.

The location of temporary backboards should address the following requirements:

- a. Poles must be located at least 12' from the side lot line.
- b. Poles are to be painted black and the use of a clear acrylic backboard is encouraged. At all times, the backboard, hoop and net must be maintained appropriately. Nets are required for all basketball hoops.
- c. No permanent court markings are to be painted/drawn or otherwise affixed to the playing surface.

SATELLITE DISHES: Satellite dishes must conform to federal regulations, and the community requests that satellite dishes:

1. Not exceed the minimum size required to receive an acceptable signal

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2. Be installed in a location that is most inconspicuous to the surrounding community without impeding appropriate transmission (e.g., installed on a deck or in the rear yard to diminish the visibility to the adjoining properties):
3. If placed at ground level, should be hidden to the greatest extent possible by either landscaping or fencing. *Mounting extensions from decks or the ground require architectural approval.*

Please refer to ANTENNAS for additional design guidelines.

SECURITY BARS: In general, the use of security bars or grates on windows and doors will be prohibited. Exceptions may be made where the security apparatus will not be visible from the street and from adjoining properties. Homeowners concerned about the security of their residence are advised to consider alternatives, including alarms and sophisticated lock systems.

SIDEWALKS AND PATHWAY: Sidewalks and pathways (except lead walks) shall be set back at least four feet from the property line and installed flush to the ground. Only stone, slate, brick, concrete or similar durable construction material shall be used. The scale, location and design shall be compatible with the lot, home and surroundings.

SIGNS: Display of advertising, notices or signs is prohibited except as listed below.

1. **Real Estate:** Only one sign advertising a property for sale may be displayed. Such sign must meet applicable County regulations with respect to size, content and removal. The sign may only be placed in the front yard of available properties.
2. **Security:** May be displayed only on windows or in a landscaped area directly in front of the house. They are not allowed on the mailbox post, and should not exceed 7" in diameter.
3. **Political:** Political signs may be placed on a homeowner's property with the following stipulations:
 - a. A political sign may be erected one (1) month prior to a scheduled election;
 - b. All political signs must be removed from the homeowner's property within three (3) days following a scheduled election.

SNOW REMOVAL: Homeowners are urged to follow the Town of Leesburg's requirement to remove snow and/or ice from their sidewalks and driveways within 24 hours after coverage.

SOLAR PANELS: Solar panels are prohibited.

STORAGE SHEDS:

Single Family Homes: Sheds are prohibited in single family homes.

Townhouses with garages: Sheds are prohibited in Townhouses that have garages.

Townhouses without garages:

The Owner 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.

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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: Free-standing sheds that do not follow the design suggestions above are prohibited.

STORAGE OF BOATS, TRAILERS, CAMPER, MOBILE HOMES AND RECREATIONAL VEHICLES:

In accordance with Article 8(n) of the Declaration, the following types of vehicles may not be parked or stored in open view of residential lots, common parking areas, public or private streets within the boundaries of the community or on common open space.

1. Any boat or boat trailer.
2. Any recreational vehicle, motor home or self-contained camper.
3. Any camper slip-ons where the camper backs are higher than the roof line of the cab of the truck.
4. Any trailer or fifth wheel vehicle.
5. Any pop-up camp/tent trailer or other similar recreation oriented portable or transportable facility or conveyance.
6. Any other vehicle not defined above that is not normally or regularly used for daily transportation, including dune buggies, non-operational automobile collections or other automotive equipment not licensed for use on the highways of Virginia.
7. Any vehicle with commercial signs, advertising or visible commercial equipment.
8. Any private or public school or church buses.
9. Any unlicensed or unregistered vehicle.
10. Any vehicle that is not normally or regularly used for daily transportation that remains in a state of disrepair (e.g., a car 'up on blocks').

The repair or extraordinary maintenance (requires more than one day to complete) of vehicles shall not be carried out on any lot or common area. Any vehicle falling in the above classifications may be stored in a garage out of open view.

STORM/SCREEN DOORS AND WINDOWS:

1. Storm/Screen Doors: In general, storm/screen doors that are in full view (no panels) and that are painted the same color as the trim, siding, shutters, or front door on the house to which attached are appropriate and will be approved.
 - a. For the purposes of these design guidelines, full view is defined having the vast majority of the door being transparent. The non-transparent sides and top portions of the door should be less than approximately 6" wide while the non-transparent bottom section should be less than approximately 8". A horizontal structural or support cross bar located approximately midway up the door no grater than 2" is acceptable. Dimensions of the door should be clearly identified on the application.

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2. Storm/Screen Windows: Storm/screen windows shall have frames that match the color of the exterior window trim. White aluminum may be acceptable in certain cases.

SWIMMING POOLS: Only in-ground swimming pools will be acceptable. Above ground pools with the exception of small kiddie pools are not allowed. Pools must be located in the rear of the property.

1. Pool filtration equipment must be shielded from adjacent properties by the use of mature shrubbery.
2. Comments from the owners of adjacent properties may be solicited prior to the Covenants Committee making a decision.
3. All private swimming pools shall be screened by the use of a fence. Chain link fences are not allowed.

Kiddie pools should be removed on a daily basis, and should be stored in an inconspicuous (to adjoining neighbors) location when not in use. This is important not only because of the potential negative visual impact to your neighbors, but also because it serves as a significant risk to children who may gain unattended access to the pool.

TRASH AND RECYCLING CONTAINERS: All trash and recycling containers must be stored out of view of all neighbors at all times. Appropriate exterior screening fencing or landscaping may be used where alternative storage is not available. Refer to the Fences :: Screening section for additional guidance on screening. Trash and recycling may not be placed curbside until 6:00pm on the night before scheduled pick-up.

Empty trash cans, recycling bins and other debris left by the garbage collectors must be removed from the curbside prior to 8:00pm on the day of trash collection.

TREE REMOVAL: Refer to LANDSCAPING for guidance on tree removal.

GREENWAY FARM - DESIGN GUIDELINES AND STANDARDS

(Note: As of the date of acceptance of these new Design Guidelines and Standards, all previously approved enhancements to the exterior of a home or lot will be considered 'grand fathered')

PROPERTY MAINTENANCE STANDARDS

- A. All portions of a lot that are not improved by an impervious surface or a structure must be maintained with grass (or other vegetation installed by a builder or approved by the Covenants Committee).
- B. All turf areas on a lot must be kept neatly mowed during the growing season. Grass shall not be permitted to exceed six (6) inches in height.
- C. Any dead plants, shrubs or trees shall be immediately removed.
- D. Turf areas shall be kept as weed free as possible. At no time shall weed cover and/or barren area exceed more than twenty-five percent (25%) of the total turfed area.
- E. Owners are responsible for collecting any trash or recyclables that may intentionally, or unintentionally litter either their property, the property of their neighbors, or any community common areas (e.g., due to weather or animal). No trash or debris may accumulate or be stored on a lot. Construction materials required for the improvement of a home or lot shall be neatly stored in as unobtrusive a location on the lot as possible when not in use. Construction material must be removed when the work is complete or upon the expiration of the building permit. Building permits must be displayed in a conspicuous location while work is being completed.
- F. All hedges, trees and shrubs must be neatly trimmed and maintained and their size maintained in proportion to the lot and home through pruning.
- G. The exterior of a home must be maintained in an attractive manner. No significant blistering or peeling of exterior painted surfaces is permitted. All areas of trim should match color and sheen. I.e. no partial painting of trim that provides a visual impact.
- H. Any exterior building components (i.e., siding, gutters and downspouts, roof shingles, windows, doors, fences, decks and flagpoles, etc.) that are missing, broken or otherwise in a state of disrepair must be repaired and/or maintained.

RESOLUTION ACTION RECORD
2007-02
Design Guidelines

Duly adopted at a meeting of the Board of Directors held on June 26, 2007.

Motion by: Cathy Duerbeck

Seconded by: Laura Carey

VOTE:

	Yes	No	Abstain	Absent
<u>Kim D. Berkeley</u> President	✓	_____	_____	_____
<u>Laura Carey</u> Vice President	✓	_____	_____	_____
<u>Cathy Duerbeck</u> Treasurer	✓	_____	_____	_____
<u>Debbie Duthie</u> Secretary	✓	_____	_____	_____
<u>Andrew Jones</u> Director	✓	_____	_____	_____

ATTEST:

Debbie Duthie
Secretary

09-11-07
Date

I hereby certify that I mailed a copy of the foregoing resolution to all members of the Association on October 15, 2007.

[Signature]

