BRICKSHIRE DESIGN STANDARDS
NEW KENT COUNTY, VIRGINIA

Brickshire Community Association, Inc.
11010 Kentland Trail, Providence Forge, VA 23140

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THE BRICKSHIRE DESIGN STANDARDS

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ARTICLE I - POLICIES AND PROCESS

1.1 PHILOSOPHY OF DEVELOPMENT

1.1.1. Brickshire is a planned community where individual residential neighborhoods are planned to take advantage of golf and water views, wetlands, parks and recreational areas. Neighborhoods are united through a system of open space and internal pedestrian circulation to an Owner's Clubhouse and Poolhouse, featuring swimming and tennis, as well as a championship golf facility. The intent of the master plan is to provide optimum living within an open space system, which provides the opportunity to walk, cycle, or drive from neighborhood to neighborhood or from neighborhood to recreational areas, in a comfortable and safe manner. The architectural review process will encourage a strong visual sense of "community" in the streetscapes and front yards, while preserving privacy and individual settings in the rear yards. Only high quality in architecture and landscape design will be approved in order to create a context in which individual tastes are not sacrificed, but blended in a way that overall property values will be protected. To accomplish these goals, protective Covenants and these Standards have been established. These Standards have been developed in order to provide each homeowner the maximum protection for, and assurance of, the longevity of their investment.

1.2 AUTHORITY TO ESTABLISH STANDARDS AND CONDUCT DESIGN REVIEW

1.2.1 The General Covenants established the authority of the Association Board of Directors to create design standards and maintain a Brickshire Architectural Review Board. These Standards have been written not only to establish rules that guide design and construction,
but also, to define and establish the basis and reasoning for those rules, and to assist the builder and homeowner in understanding the rules by providing illustrations and explanations of requirements where helpful.

1.2.2 The Brickshire Architectural Review Board (ARB) has been established to implement these Standards. Although the Standards contain a listing of specific requirements to be followed, the very nature of design is an individualistic process. Consequently, the responsibility of the ARB is to interpret the goals of the community and these Standards as they relate to each design submittal.

1.3 THE BRICKSHIRE DESIGN GOALS

1.3.1 The rules and criteria developed in this book are all based on the following general design goals of Brickshire. The Brickshire Architectural Review Board (ARB) will also use these

goals as the basis for review of any improvement that is not otherwise addressed by more specific criteria in this book.

a) GOAL #1 - PRESERVE ENVIRONMENTAL QUALITY: Approval for clearing and alteration of existing lots shall be made only for approved structures, site improvements, landscaping, and access, and may not be performed in a manner that will result in erosion of soils, excessive water runoff, discharge of wastes into the soils or waters, stagnation or standing water, or substantial removal of indigenous vegetation.

b) GOAL #2 - CREATE A BALANCE OF COMMUNITY AND PRIVACY: Each structure or site improvement shall be sited to create a proper setting within each lot, consistent with the density and setbacks of the community, so as not to unduly impact the view to or from neighboring properties, and so as not to compromise the privacy of any other lot below the general level enjoyed by other members of the community.

c) GOAL #3 - ENCOURAGE CONTEXTUAL DESIGN: Every structure shall be of a size and use that is consistent with the standards applicable to that section of the community. All structures and site improvements shall be designed in styles, shapes, sizes, massing, and colors to be of good proportions, well balanced, and appropriate to this community.

d) GOAL #4 - MAINTAIN HIGH APPEARANCE STANDARDS: All improvements to any lot in a neighborhood shall meet minimum standards of design and material quality consistent with the level of quality established for that neighborhood. The exterior of each structure shall consist of a vocabulary of materials, products, and assemblies that are harmonious with each other, consistent and supportive of the architectural style, and appropriate to the general appearance characteristics of the community.

1.3.2 INTERPRETATION BY ARB: The ARB shall judge compliance with these policies in questions of appearance, aesthetics, or infringement by design upon the rights of other residents. The ARB reserves the right to require modifications to proposed designs including deletion, addition, or relocation of design elements in order to achieve compliance with these policies.

1.3.3 AMENDMENTS AND DELETIONS: The Brickshire Architectural Review Board reserves the right to modify, add to, or delete from any specific section of the Brickshire Standards from time to time. All changes must be ratified by the Board of Directors prior to incorporation into these Standards.

1.4 RESPONSIBILITY FOR OBTAINING APPROVALS

1.4.1 PROPERTY OWNER IS RESPONSIBLE: Each property owner within Brickshire is responsible for his or her property's compliance with these Standards. Any proposed improvements to be made to that property may affect that compliance, and the Covenants require that the Owner obtain approvals from the Association prior to making the improvements, in order to maintain compliance. This is true regardless of whether or not the work is being performed by the Owner directly or by a Contractor.

1.4.2 PROPERTY OWNER TO COMPLY WITH OTHER LAWS: In addition to approvals from the Association, other approvals and permits may be required by the County, such as a building permit. All construction must comply with the Chesapeake Bay Act, Federal, State, and local laws, codes and ordinances. Approval permits must be posted on the building site on the construction sign approved by Brickshire. It is not the responsibility of the Association, the ARB to obtain any other permits for you, nor to provide any guarantees or waive any legal requirements for compliance with any state or county law, with the Declaration or with these Standards.

1.4.3 CERTIFICATE OF COMPLIANCE: A Certificate of Compliance must be issued at the completion of all new home construction prior to the return of the construction bond. Application for the Certificate is contained in Appendix A of the latest issue of these standards, or may be obtained from the Property Manager, and shall be submitted to the ARB. The ARB will inspect the property for compliance with these design standards and all plans submitted to the ARB. Inspection will include observations of the exterior of the structures, including materials, colors and construction details, driveway dimensions, lawn and landscaping condition, trash removal, site grading, and the condition of the curb/gutter and street for damage due to construction activity and equipment. The builder shall be responsible for correction of defects noted from the inspection prior to return of the bond, or be subject to forfeiture of the bond. The certificate will be signed by an ARB member and an Association Board Member before the bond is released for return.

1.5 PREPARATION OF SUBMITTALS

1.5.1 SUBMITTALS TO BE COMPLETE AND ACCURATE: Submittals prepared for consideration by the ARB need to be complete and accurate. Submittals for design review must include drawings prepared as described below. The ARB may require that color chips accompany color applications. All requested information on the application

forms need to be furnished. The ARB will reject applications that are incomplete or inaccurate. Application Packet can be found at Appendix A

1.5.2 SUMMARY OF SUBMITTAL REQUIREMENTS: Proper submittals include drawings that are neat, accurate, drawn to scale, and with sufficient detail to adequately explain the entire design. Insufficient explanation of a design including all visible details, is cause for rejection of an application. The ARB, at its discretion, may accept plans that are marked-up in red with late changes to design features. However, the ARB may require that the marked-up sheets be corrected and revised, and re-submitted. As a minimum requirement, three (3) copies of each of the following drawings shall be submitted as well as emailing the office AND the ARB electronic copies by the deadline:

NEW HOMES:

Site Plat - The ARB reserves the right to require that this be prepare by a certified Surveyor or Civil Engineer. (Show lot lines, house and driveway location, topography, first floor elevation, HVAC location, construction dumpster and porta-potty locations.) Foundation Plan
Floor Plans (show finish floor areas - see para. 4.1.2)
All Exterior Elevations (Show actual ground level. Indicate finish materials.)
Exterior Color Selection (submit with New Home application, see Appendix A. Landscape plan due with new application)

ADDITIONS:

Site Plan - showing addition location, distances to property lines and tree(s) if any, to be removed. Show any changes in landscaping.
Floor plan(s) of Addition
All Exterior Elevations of Addition including existing house. (Show finish materials).

ACCESSORY STRUCTURES:

(includes decks sheds, garages, pool houses, gazebos, greenhouses, etc.)

Site Plan - showing location of new structure and existing house, with distances between each, distances to property lines, and tree(s) if any to be removed.
Floor Plan(s)
All Exterior Elevations (Show finish materials).

OTHER SITE

IMPROVEMENTS:

Site Plan - showing location of improvement, existing structures, distances to property lines, tree(s) if any to be removed.
Plan of Improvement (i.e.: deck, patio, swimming pool, etc.)

FENCES: Site Plan - showing location, extent of fence, and tree(s) if any to be removed.
Drawing of fence with heights, materials and sizes identified.

HOUSE COLORS: For changes to existing house colors, submit application form with manufacturer's names and color names. Submit color chips with application.

LANDSCAPE PLAN: Finish Landscaping Plan, Plant List and Landscape Application Form. (See plant list in section 2.4.3b, Application in Appendix A)

1.5.3 FEES: There is a construction compliance bond due at the time of application for all new homes. There are also review fees for new home applications and modifications to existing homes. Contact the property manager to determine the applicable fees and bond. The construction bond is refundable upon issuance of a Certificate of Compliance by the ARB. The bond will be placed in an interest-bearing account by the Community Association until it is refunded. Any and all interest accrued on the bond fund shall belong to the Association. The construction compliance bond will be forfeited if the work is not completed in the allotted or extended time frame. **NOTE: All or part of the construction bond may be retained per the estimation of the ARB representative to rectify non-compliance. See Section 3.16 - "Additional Construction Fees."**

1.5.4 INITIAL SUBMITTAL REQUIREMENTS - All builders of a residence in Brickshire must be licensed by the State of Virginia. A Virginia Class "A" Builders License is the minimum licensing requirement. In addition to the above requirements, any builder starting their first home in Brickshire shall also submit product data on manufactured siding, windows, doors, garage doors, trim or other products intended to be substituted for traditionally designed wood products. Manufactured products shall meet the criteria for those units as defined in these standards. The ARB may reject products on a purely aesthetic basis if they do not adequately compliment the traditional design themes of the houses.

1.5.5 MINIMUM SCALE OF DRAW INGS: Site plans shall be drawn to scale (min. 1"= 30'-0"). Drawings of structures, houses, or other improvements shall be drawn to scale (min. 1/8"= 1'-0"). , Exterior wall sections shall be drawn at 3/4" = 1'.

1.5.6 SUBMITTALS KEPT FOR RECORD: Submittals are kept on file for a record of approved designs. Therefore submitted drawings should be copies of originals, not the originals themselves.

1.6 REVIEW MEETINGS

1.6.1 The ARB reviews plans for new houses, modifications, additions and accessory buildings in regularly scheduled meetings. At that time the ARB reviews all requests

submitted on the appropriate application forms together with their supporting drawings and information. Application forms are available in Appendix A and B. Applications must be submitted on the Monday ONE WEEK prior to the scheduled meeting to be included on the agenda. Applications received after that time will be put on the next meeting's agenda. Hard copies, checks, AND emailed copies must be received by deadline.

1.7 NON-MEETING REVIEWS

1.7.1 For review of color submittals, site stake-out, and project completion, see Appendix A and B for the appropriate application form. Requests for review should be made at least seven (7) days prior to your anticipated need for approval (to start work, close on property, etc.). These reviews are conducted after the ARB meetings by a representative of the ARB.

1.8 REVIEW BASIS

1.8.1 The ARB bases its review of each application on it's interpretation of the Covenants and these Standards and on the graphic and written information presented. The applicant shall provide sufficient and accurate written and graphic information to the ARB for proper consideration, regardless of whether the applicant presents his request in person. If, in the applicant's opinion, extenuating circumstances exist which would justify variance from stated guidelines, this information should be presented with the application in writing.

1.8.2 The ARB will only review submittals for new construction and modifications after it has been determined by the Brickshire Community Association Property Manager that the annual property owners fee has been paid in full, including all late charges, according to the Covenants. The BCA manager shall indicate approval for review by noting "BCA Approval", with the signature of the Manager or his authorized representative.

1.9 APPROVALS

1.9.1 An application is approved when notice is given to the applicant in writing by the ARB or its designated representative. No verbal approvals are given. The ARB may issue any of the following four decisions:

-"**Approved**": means approved as submitted.
-"**Approved with Limiting Conditions**": means approved only if stated conditions in the approval letter are met.
-"Not Approved": means not approved for construction. Reasons for disapproval will be given in writing. The ARB may also provide suggestions for revisions but does not provide design solutions. A disapproval action requires a re-submittal by the applicant for review before any approvals can be given.

"**Preliminary Review**": means a review of an incomplete application to give the applicant direction as to what the concerns of the ARB are likely to be regarding the design and what needs to be included in order to complete the application. Comments are given to the Applicant but no approval to proceed is granted without ARB review of a complete submittal in accordance with the above requirements. This is the normal response to a plan submitted for concept review.

1.9.2 LIMITATION OF LIABILITY: Review and approval of any application is made on the basis of aesthetic consideration only and the ARB/Brickshire shall bear no responsibility for ensuring the structural integrity or soundness of approved construction or modifications, the adequacy of soils or drainage, nor for ensuring compliance with building codes and other government requirements. The ARB/ Brickshire shall not be held liable for any injury, damages,or loss arising out of the manner or quality of approved construction or any modification to a unit.

1.10 APPEALS

1.10.1 APPEALS TO THE ARB: Should an application be denied on the basis of the Covenants or Standards, and the applicant feels that the submittal was misinterpreted or that there are extenuating circumstances which should qualify them for an exception from these requirements, they may contact the community manager to discuss it. If the community manager agrees that a second review is in order, the application will be placed back on the agenda for the next meeting. A written statement of appeal must be included with the application and sent to the office by the deadline.

1.11 RE-USE OF PREVIOUSLY APPROVED PLANS

1.11.1 The ARB will permit the re-use of previously approved designs within neighborhoods in Brickshire, but may also limit the use of such plans to avoid significant repetition. Approval of a house for a given lot does not guarantee approval on another lot. The ARB may issue restrictions on the number of re-uses of a house design in a given neighborhood or in Brickshire as a whole. The ARB reserves the right, at its option, to require significant modifications to a facade, or to reject the house design entirely, in order to control the amount of repetition.

1.12 CONSTRUCTION CHANGES

1.12.1 All construction must be completed in accordance with the application and the plans as approved. Exterior changes to the subject property must receive prior written approval by the ARB. Applicants requesting design change approvals should consult with the ARB to determine if additional plans and specifications are required. See “Application to Make Construction or Design Change” located at the back of the Standards. Minor changes to an approved plan may be approved by the ARB chairperson in lieu of a full ARB review. The committee chairperson will determine if the change warrants full ARB attention, if the change is not deemed of a minor nature. The applicant will be notified within five working days of meeting with the ARB chairperson as to approval, disapproval, or deferral.

ARTICLE II - INDIVIDUAL LOT DEVELOPMENT STANDARDS

2.1 CLEARING AND LOT PREPARATION

2.1.1 COUNTY ENVIRONMENTAL REQUIREMENTS: Applicants will be required by the County to meet certain environmental planning criteria including staying within maximum permitted lot coverage for the house and pavements in accordance with the Chesapeake Bay Act, and not constructing on designated wetlands, or within the 100 year flood plain. The ARB does not interpret or enforce this criteria. Contact the County for information.

2.1.2 SITE CLEARING, CUTTING OF TREES

a) ABSOLUTELY NO CLEARING WITHOUT APPROVAL: No clearing or work of any kind shall commence on any lot until plans and specifications as defined in these guidelines have been submitted and approved by the ARB. For new homes an on-site stakeout review must be completed and written approval received.

b) INITIAL CLEARING OF TREES: All clearing must be approved by the ARB. Trees that are 6" and greater in diameter are considered protected by the ARB. The ARB encourages the saving of protected hardwood trees and ornamental trees where possible in front yards. Saving trees in groups is also encouraged. Trees shall be cleared to permit the proper grading and planting of a finished yard as specified elsewhere in these Standards. There will be a $500 fine for each protected tree that is removed without authorization. Yards may not be left in a natural state, except for designated buffer areas.

c) DEAD/DOWNED TREES: Builders must mark dead/downed trees that are being removed outside clearing limits before stakeout. ARB to determine at stakeout if any additional dead/downed trees require removal.

d) REAR YARD BUFFERS: In general, the ARB will encourage saving most existing trees in the rear 25' of yards in Brickshire as a buffer between yards or between Brickshire and any future off-site development. There is a mandatory 40' rear setback on all golf course lots. All Lakefront and Golf Course lots shall have a 20' maintenance easement within the yard setback requirements.

e) REQUIRED TREE REPLACEMENT: On lots where no significant trees can be saved, or where clearing is subsequently performed beyond what was approved, the ARB reserves the right to require the planting of one or more nursery grown trees in accordance with the criteria in the Landscaping section of these Standards.

f) TREE REMOVAL AFTER INITIAL CLEARING: Tree removal shall be in accordance with the requirements of this Section. No tree greater than 6" in diameter may be removed without first obtaining approval from the Association.

g) UTILITY AND SEWER CONNECTIONS: The builder is responsible for assessing lot conditions including utility and sewer connections as they relate to his proposed development. Beginning construction constitutes acceptance of all existing conditions.

2.1.3 GRADING AND EROSION CONTROL

a) PREVENT EROSION DURING CONSTRUCTION: All builders must comply with applicable government regulations and code requirements in preventing silt runoff. Erosion control devices, such as straw bales, straw matting and seeding or sodding, shall be installed prior to construction. Any mud or silt runoff onto adjoining properties or streets shall be immediately stopped and removed. The Virginia Erosion and Sedimentation Control Handbook shall be used to set site mitigation requirements.

b) GRADING FOR DRAINAGE: Where necessary, grade site to direct water away from residence and prevent ponding or standing water, or poorly drained areas. Do not direct drainage across adjacent properties. Design and implementation of site work must provide for necessary drainage pipes and drainage ways, French drains and/or berms to prevent the increase in runoff from roofs, driveways and patios from being directed across adjacent properties and to prevent future erosion. Provisions must be made for existing drainage courses and structures. Builder shall be responsible for drainage control on the lot and moisture control in the crawl space of the residence. Builder shall carefully check conditions during site clearing, grading and foundation work to insure proper finished drainage and foundation moisture control conditions.

c) TERRACING AND RETAINING WALLS: Where necessary to stabilize slopes, applicant shall provide retaining walls, stepped terraces or other forms of permanent erosion control as may be required by the ARB. Retaining walls with exposed faces in excess of 3 feet shall be designed to withstand earth pressures from the high side of the wall and shall be prepared and sealed by a professional engineer or shall be of a “pre-engineered” proprietary system specifically manufactured for retaining wall use and for the height required. All visible structures and devices in the final site, to be constructed for erosion controls such as retaining walls and terraces, must be approved by the ARB.

2.2 MINIMUM REQUIRED IMPROVEMENTS TO LOTS

2.2.1 MINIMUM REQUIRED IMPROVEMENTS: The following minimum improvements will be required on each developed lot in Brickshire:

a) HOUSE: Any development or improvement of a lot in Brickshire must include as part of the initial approval, a single family house which meets the minimum standards in this document, including any neighborhood addenda.

b) PAVED DRIVEW AY AND FRONT W ALK: All lots developed in Brickshire will include a paved driveway, and a walk to the front door, in accordance with pavement standards specified in this document.

c) EQUIPMENT AND UTILITIES SCREENING: Exterior HVAC generators, and existing LP tanks shall be screened in accordance with standards in this document. All utility services at Brickshire have been placed underground. Transformers, junction boxes, and electric meters should be screened with fencing or plantings as needed. Brickshire requires the burying of liquid propane (LP) tanks in the yard. (Any home built prior to May 1, 2023 with an existing above ground LP tank is grandfathered in but once the tank reaches the end of it's lifecycle, the new tank must be buried.) Any use of satellite dishes, solar collectors or other utility structures must be reviewed and approved by the ARB on an individual basis and in all permitted cases must be screened from view. Any use of satellite dishes, solar collectors, or other utility structures must be reviewed and approved by the ARB on an individual basis and in all permitted cases must be screened from view. The location of LP tanks and HVAC screen walls shall be shown on the site plan prior to receiving final approval for construction.

1) All screening of equipment and utilities in Bel Green will be by landscape plantings. Plantings must be two-thirds of the height of the object screened at time of installation. Large yard or home-mounted solar collectors are not permitted in Bel Green

d) FINISHED AND LANDSCAPED YARD: Every improved lot shall be landscaped in accordance with landscape standards in this document. Required landscaping may include trees or shrubs for screening certain views, and sod and irrigation in all yards. Landscape plans shall be submitted with all new home construction applications. The ARB reserves the right to accept or reject any landscape plan based on its sole discretion. All landscape construction shall be completed within the allotted construction period. In general, it is recommended that lawns be limited to relatively restricted areas around the principal buildings on a home site, and that the balance of the property, insofar as it is practical remain in forest floor. This has the obvious advantage of minimal disruption of the immediate environment, insures the prospering of established trees, and offers the additional advantage of minimal maintenance.

2.2.2 OPTIONAL ADDITIONAL IMPROVEMENTS

Many other additional improvements may be made to property in Brickshire after the minimum required improvements have been approved and installed, and in accordance with appropriate standards in this document. If a particular desired improvement is not specifically addressed in this book, contact the Association to determine what submittal is required.

2.3 LOCATING STRUCTURES ON A LOT

2.3.1 PROXIMITY OF SIMILAR HOUSES: The ARB reserves the right to reject the placement of houses with the same or substantially similar elevations side-by-side or directly across the street from each other. The ARB shall make final judgement as to the degree of acceptable similarities permitted in each neighborhood.

2.3.2 HOUSE SITING REQUIREMENTS

a) FRONT SETBACK: Houses in Brickshire shall be located in accordance with the setbacks specified in Appendix C. Stoops and Porches may extend into the front setback to the extent permitted by county zoning.

b) SIDE AND REAR SETBACKS: Houses shall be built wholly within the setbacks specified in Appendix C. See paragraph 2.6.1b for permitted minimum driveway setbacks.

c) ORIENTATION TO THE ROAD: In general, houses shall face the road. Houses in cul-de-sacs shall generally face the center of the cul-de-sac. Where site conditions make this unnecessarily difficult (in the opinion of the ARB) the ARB may approve alternative site orientation.

d) RELATIONSHIP TO OTHER HOUSES: Houses shall not face the side or rear of neighboring houses, Where designs create conditions that would create direct views from house fronts onto living areas of adjoining property, the ARB reserves the right to require screening of this view or revisions to the design or siting.

2.3.3 ADDITIONS TO HOUSES - SITING REQUIREMENTS (See also paragraph 4.4 for architectural standards for house additions).

a) SETBACKS: No addition shall extend beyond the setback limits established for the house.

b) EFFECTS OF LOCATION ON PRIVACY OF ADJACENT LOTS: In general the siting of additions shall not create a breech of privacy between neighboring houses. Where this is unavoidable, the ARB may require screening of the view by the Applicant.

c) EFFECTS OF DESIGN ON PRIVACY OF ADJACENT LOTS: New windows or access created by the addition or modification shall not create a breach of privacy between neighboring houses. The ARB reserves the right to reject certain openings or require screening by the applicant in situations where, in the opinion of the ARB, it is required.

2.3.4 ACCESSORY BUILDINGS (SHEDS) - SITING REQUIREMENTS (See also paragraph 4.5 for architectural requirements for accessory buildings). **No accessory buildings (sheds, dog houses, greenhouses, hothouses, etc.) are permitted in Bel Green.**

a) LOCATION IN REAR YARD ONLY: No accessory building may be constructed farther forward on the site than the rear plane of the house.

b) COMPLY WITH COUNTY SETBACKS: Accessory buildings shall be located within the minimum setbacks for such structures established by the County.

c) EFFECTS OF LOCATION ON NEIGHBORING LOTS: In general the siting of accessory buildings shall not create a breech of privacy between neighboring houses, nor shall it create a visual nuisance to neighboring houses. W here this is unavoidable, the ARB may require screening of the view of the structure by the Applicant.

d) EFFECTS OF DESIGN ON NEIGHBORING LOTS: New windows or access created by the accessory building shall not create a breech of privacy between neighboring houses. The ARB reserves the right to reject certain openings or require screening by the applicant in situations where, in the opinion of the ARB, it is required.

2.3.5 SW IMMING POOLS - SITING REQUIREMENTS

a) LOCATE DIRECTLY BEHIND HOUSE: In-ground swimming pools shall be located wholly behind the house so as not to be visible from the street, and no closer to any property line than 20' unless otherwise permitted by the ARB. Above-ground swimming pools and inflatable bubble covers are not permitted.

b) PRESERVE PRIVACY: The ARB may require additional screening of swimming pools to insure the privacy of the pools owner and of neighbors.

c) FENCING OR QUALIFYING POOL AUTOCOVER REQUIRED: Swimming pools shall be fenced in accordance with state building codes, and in conformance with Article II, Section 2.9 - "Fences" OR provide written documentation from New Kent County stating proposed cover/fencing plans meet all minimum safety requirements.

2.3.6 OTHER STRUCTURES - SITING REQUIREMENTS

a) SETBACKS: The following minimum setback requirements shall apply to any other structures regulated by these Standards:

Front Yard: No farther forward than the rear plane of the house.

Side Yard: 10' from side property line

Cor. Side Yd: 25' from side street property line

Rear Yard: 10' from rear property line

b) IMPACT ON NEIGHBORING LOTS: In general the siting of other structures shall not create a breech of privacy between neighboring houses, nor shall it create a visual nuisance to neighboring houses or yards. Where this is unavoidable, the ARB may require screening of the view or the structure by the Applicant.

2.4 LANDSCAPING

2.4.1 GENERAL REQUIREMENTS

a) LANDSCAPE PLAN REQUIRED: See Sec. 2.2.1 (d). Landscaping plans shall be required for review and approval prior to installation and new applications turned in at first submittal and be in compliance with the Design Standards. Two copies of the landscape plan are required for submittal. Landscape plans are to be submitted as follow:

1) The landscape plan submitted shall be drawn accurately with property lines, house and drive shown, with plantings located and labeled for identification at the same scale as the site plan, minimum.

2) A plant list is required noting the common and botanical names of plants to be used, the sizes (in height and caliper, not container size),and quantities. Refer to Appendix D. The plant list should match the landscape plan. The plant list and landscape plan shall include, at a minimum, the required number of plants indicated in paragraph 2.4.3 “Trees and Shrubs”.

b) REMOVE ALL TRASH AND DEBRIS: No new landscaping shall commence until all trash, stones, gravel, branches, weeds, and construction debris have been removed from the lot.

c) PRESERVE OR ADD TOPSOIL: A minimum of 6" of topsoil should be placed prior to any landscape planting. Existing topsoil may be re-used.

2.4.2 YARDS

a) YARDS SODDED: All lawn areas in Brickshire must be sodded and irrigated both front and back.

The initial builder shall maintain yards until closing. Sodded yards will be maintained in accordance with nursery instructions. Artificial turf will not be permitted in lieu of sod for any yards. An exception may be granted for artificial turf in rear yards only for a putting green, not to exceed 200 square feet, if approved by the ARB (See Section 2.10.4).

b) IRRIGATION: Irrigation is required in the entire yard except that rear yards in The Sanctuary are not required to be irrigated.

c) MINIMUM LANDSCAPE PACKAGE: A minimum landscape package is required for each type of lot as described in Appendix C. See Appendix D for listing of plant materials and minimum sizes required for each plant type.

d) CHANGES IN TOPOGRAPHY, W ATER FEATURES: Any earthwork creating changes in topography, site drainage, or creation of ponds, pools, or other water features must be approved by the ARB. Exterior fountains and ponds are not permitted in front yards unless approved by the ARB.

e) TERRACES AND PATIOS: Terraces and patios should be constructed of decorative concrete, brick or stone. They should include flower and shrubbery beds between house and terrace that are well drained and irrigated. They should have a minimum slope of two percent and underground French drains to prevent rainwater from puddling at the edge of the terrace.

f) MULCH BEDS: Planting beds and other areas of exposed soil shall be covered with a natural mulch such as shredded hardwood, cypress, pine needle or pine bark mulch. Natural river stone may be used as mulch in limited areas. If larger stone is required to control drainage, a plan of the stone area should be submitted to the ARB for approval. Artificially colored stone and bright stone such as marble chips are discouraged.

2.4.3 TREES AND SHRUBS: Every improved yard shall have the following minimum required trees and shrubs in addition to existing trees and minimum yard landscaping. Contractors shall maintain required trees and shrubs in healthy condition until closing, and replace any which are not healthy. Homeowners shall be required to maintain required trees and shrubs in healthy condition and replace any diseased or dead items with new nursery grown items meeting the specifications below.

a) DRIVEW AY SCREENING: Screening shrubs shall be required along the driveway pad in accordance with paragraph 2.6.1.

b) GENERAL LANDSCAPE REQUIREMENTS: Minimum landscape requirements are determined by lot type and are as follows:

	Typical Lot	Lakefront and Golf Course (Note: additional plants to be located in rear yard)
Shade Trees	0	2
Ornamental Trees	3 (plus 1 additional on corner lot)	4 (plus 1 additional on corner lot)
Accent Shrubs	2	3
Medium Shrubs	31	34
Ground Cover	30	50

c) BEL GREEN LANDSCAPE REQUIREMENTS: Minimum landscape requirements for Bel Green villa home lots in the front yard include:

	Typical Lot	Lakefront and Golf Course
Shade or Ornamental Trees	2	2
Accent Shrubs	2	2
Medium Shrubs	8	8
Ground Cover	30	30

Plantings to screen HVAC units or other mechanical equipment in front or side yards are not included in the minimum requirements.

d) THE SANCTUARY LANDSCAPE REQUIREMENTS: Minimum landscape requirements for the Sanctuary home lots include:

	Typical Lot	Corner Lots
Ornamental Trees	2	3
Accent Shrubs	2	2
Medium Shrubs	25	25
Ground Cover	20	20

These are guidelines. Circumstances will present themselves that require exception without violating the overall intent of these guidelines. The Brickshire ARB will review and approve these exceptions on a case-by-case basis without compromising the program.

2.5 LANDSCAPE ACCESSORIES

2.5.1 MAILBOXES: (Required) Brickshire has a standard black wrought iron mailbox. All mailboxes must be ordered through the Brickshire Association office and shall be installed by the approved provider.

2.5.2 CLOTHESLINES: Exterior clotheslines are not permitted

2.5.3 FLAGS AND FLAGPOLES:

a) FLAGS MOUNTED ON HOUSES: Decorative flags and sovereign flags (USA, Virginia, New Kent County) are permitted to be flown from flag standards of 6' or less in length, mounted on the house.

1) One decorative flag pole bracket attached to the front of the home and one vertical flag pole bracket attached to the rear of the home are permitted in Bel Green.

b) VERTICAL FLAG POLES: Permanent vertical flag poles are not permitted in front yards. Flag poles not exceeding 15' in height, may be permitted in rear yards directly behind the house. and no closer than 20' to any property line.

1) Permanent vertical flag poles are not permitted in Bel Green.

2.5.4 SIGNS: Only one sign of each type listed below shall be allowed on a building lot. They shall be placed no more than 5 feet behind the front property line, and no less than 20 feet from a side property line. No other sign of any type may be displayed on a property except for the property owner's sign displaying "Future Home Of —". There shall be no signs of any kind on an unimproved lot except for the property owner's sign displaying "Future Home Of —". Signs shall be configured as follows:

a) CONSTRUCTION SIGNS: Signs are permitted during the construction period, and up to the time the "Certificate of Compliance" is issued by the ARB. The only construction sign permitted is shown in the illustration 2.5.4a in Appendix E, and it shall be purchased by the builder and meet the specifications listed in these Standards. The sign shall be one-eighth inch thick aluminum, steel or other metal alloy and nominally 18 inches high and 24 inches high with a 4 inch circular rise at the top edge. It shall be a white background with black letters a maximum of 3 ½ inches high within a 1/4 inch dark brown painted border. The Brickshire logo shall be placed at the top of the sign. Only the builder's company name and phone number shall be displayed on the sign. The lower 6 ½" of the sign shall display the lot number and section of the building site in 2 ½" inch high black lettering. The sign shall

be mounted on a 6" by 6" white post planted a minimum of 30 inches in the ground. Another placard, maximum 12 inches square, painted white, shall be placed below the lot number displaying the County building permit(s) and the permit shall be protected from the weather in a plastic folder. (See illustration in Appendix E)

b) REALTOR SIGNS: Realtor signs shall be configured the same as the Builders sign, but without the lot# and Section. The painted border shall extend to within 3/4 inch from the bottom edge of the sign. The Realtor's name may be displayed with phone number and e-mail. Where only a Realtor's sign is placed on a property, the location shall be as specified above.

c) EXISTING "FUTURE HOME OF..." signs, provided by the Association for original purchasers, may remain until replaced by the Construction Sign when construction starts then should be removed.

2.5.5 YARD ORNAMENTS: Yard ornaments that comply with the standards in this section are permitted at the discretion of the homeowner without ARB approval. Ornaments that do not comply with this section as to quantity, size, type or other factors, shall be submitted to the ARB for review prior to placement in the yard.

a) PLACEMENT: In general, yard ornaments are permitted in rear yards without approval of the ARB. Rear yards visible from the golf course or lake will follow the same criteria as front yards defined below.

c) CRITERIA: Yard ornaments in the front yard, in side yards facing a street and in rear yards visible from the golf course or a lake area permitted in accordance with the following criteria:

1) The ornament or object shall not dominate the view, nor be distinctly different from other elements of the house facade and/or landscaping.
2) The size shall be consistent with small or medium plant sizes.
3) Color shall be consistent with house color scheme if on the house, porch or steps and neutral if in the yard or garden.
4) It shall be well integrated with the landscape so it is part of the overall design scheme.
5) Ornaments should act as a "welcoming" gesture and shall not make "statements" such as word messages known symbols or partisan icons.
6) In may be permitted in pots or holders located on the front porch or but no case shall artificial plants be permitted in the front yard or gardens, steps.

2.5.6 RAIN BARRELS: Rain barrels shall meet the design, placement and screening criteria below. For approval, submittals shall include a plan showing the location of each barrel

relative to the house footprint, an illustration of the proposed barrel design, size and color, and any platform. Show the proposed method of screening (plant types and sizes and/or fence design).

a. Design: Rain barrels may be a maximum of 55 gallon capacity and a maximum 48" in height, set level on the ground. Concrete pavers, brick or tile may be used to level the ground. If elevated, submit the proposed platform for approval with the barrel. The exterior finish shall be a dark or neutral color such as black, charcoal or dark green. The barrel shall be closed with a lid, including an insect or debris screen. The overflow port shall include either a connector to a second rain barrel or a garden hose that is capped or screened to prevent access by insects.

b. Location: Rain barrels may be located at downspouts along the rear facade or up to 3' forward of the rear house corners on side facades. The barrel should be positioned at a maximum of 12" from the house wall. The number of permitted rain barrels will be judged on a case-by-case basis depending on relative visibility.

c. Screening: Rain barrels may be required to be screened from view with evergreen landscaping (preferred) or an approved fence.

2.6 PAVEMENTS

2.6.1 DRIVEWAYS : Every improved lot in Brickshire shall have a single paved driveway that conforms to the following criteria:

a) PAVEMENT: Driveway material may consist of stamped concrete, exposed aggregate concrete, stone, or brick pavers. Stamped combination driveways may be repeated patterns or a minimum of 5' apron. Driveways in The Sanctuary shall be exposed aggregate concrete.

b) SETBACKS: Driveways shall be held a minimum of 3' off of side property lines, increasing to a minimum of 10' at the street (5' in The Sanctuary) unless an exception is granted by the ARB for difficult lot conditions. See required landscape screening defined below. No driveway may be closer than 50' to a street intersection as measured from the right-of-way line to the edge of the driveway.

c) LANDSCAPE SCREENING: Landscape screening shall be installed along the length of all driveway pads adjacent to side property lines unless sufficient natural screening is left in place. The ARB shall determine the sufficiency of existing screening. New screening shall include evergreen shrubs or trees planted at a minimum of 6' on centers. Plants shall be a minimum of 36" high when planted.

d) DRIVEWAY WIDTHS: Driveways to side and rear entry garages shall not exceed 12' in width between the property line and the garage pad. Aprons at the curb may flair to 14' wide. At side entry garages the width of the pad, extending out from the door, shall be a minimum of 20' (25' recommended). At rear entry garages the pad width extending out from the door shall be a minimum of 25' (30' recommended).

e) DRIVEWAYS AT STREET-FACING GARAGES: Driveway pads at front entry garages or side entry garages that face a corner street, shall be no wider than 1' beyond the outside corner of the garage door(s), and extend up to 25' toward the street from the face of the garage. Driveways shall reduce in width by 2' for each 8' of distance between the pad and the street, except that a 1' flair may be incorporated in the apron at each side of the driveway. Width reduction shall begin at the pad and proceed at the rate of 1' on any side for every 2' in length. The reduction may occur on one or both sides of the driveway (see illustration in Appendix E).

f) SPECIAL DRIVEWAYS: Circular driveways, parking areas in front of the house, and other special conditions are generally discouraged where they substantially reduce the amount of front yard. The ARB may approve certain applications where they feel that the front yard appearance will not be adversely affected or for other extenuating circumstances which in the sole opinion of the ARB warrant such an approval as an exception.

g) NO STORAGE ON DRIVEWAYS: Motor homes, campers, boats, motorcycles, and other recreational vehicles must be stored in the garage and shall not be stored on streets or lots.

2.6.2 FRONT WALKS: Sidewalks are required from the front door of the house to the driveway with a minimum width of 3 feet. The location of all walks shall be shown on the site plan. Material may be the same as identified for driveways. If concrete walkways are selected, they are to be constructed with an exposed aggregate finish.

2.6.3 OTHER PAVEMENTS

a) OTHER WALKS: Secondary walkways located behind the front plane of the house or in the rear yard may include loose-laid stone in gravel or a mulch bed in addition to approved hard surface materials. Continuous landscape edging will be required along soft surface walks.

b) PATIOS: Patios are permitted of hard-surfaced materials as noted above, either set in concrete or sand-set. The ARB will judge the design and location of patios on a case-by-case basis.

c) ACCESSIBILITY RAMPS: Where a ramp is required by a home occupants for accessibility in accordance with the Americans with Disabilities Act (ADA), the ARB will permit ramps that are consistent with the design and materials of the adjacent porch or stoop. Ramps must be approved as to design and location by the ARB. The ARB reserves the right to require removal of a ramp when the need no longer exists.

2.7 MECHANICAL, ELECTRICAL AND COMMUNICATIONS EQUIPMENT

2.7.1 EQUIPMENT SCREENING: Required screening of heat pumps, air conditioning condensers, generators or similar equipment may be by finished or unfinished (salt- treated) vertical board fence enclosures, or lattice enclosures, properly supported, trimmed, level and plumb. Equipment shall be screened on all sides with allowance for one 3' wide opening, not visible from the street. Spaces between vertical boards shall be 2" max. The height of the screening enclosure shall be at least as high as the equipment screened, but not more than 1' higher. Refer to Section 2.2.1 c.

a. All screening of equipment and utilities in Bel Green will be by landscape plantings. Plantings must be two-thirds of the height of the equipment at the time of installation.

2.7.2 ANTENNAS

a) PERMITTED ANTENNAS: The following antennas are permitted by the Federal Telecommunications Act of 1996:

1. An antenna that is designed to receive direct broadcast satellite service , including direct-to-home satellite services, that is one meter (39") or less in diameter.

2. An antenna that is designed to receive video programming services via multi point distribution services, including multichannel, multi point distribution services, instructional television fixed services, and local multi point distribution services, and that is one meter (39") or less in diameter or diagonal measurement.

3. An antenna that is designed to receive television broadcast signals.

b) LOCATION: To the extent feasible, antennas should not be visible from street. The following priorities shall be observed in determining antenna locations:

1. Mounted directly on the rear of the house, on a roof plane facing the rear, or on the back side of a chimney.

2. Mounted on the ground in the rear yard.

3. Mounted on a pole, an existing other structure, or a tree in the rear yard.

4. If no clear signal may be obtained in any of the above locations, mounted on the ground or, if necessary, on a pole, in the front yard, or on the front plane of the house.

c) APPEARANCE AND SCREENING: Insofar as possible, the visibility of antennas should be minimized using one or both of the following methods:

1. Screen the antenna from view from the street with natural plantings, trees and shrubs, to the extent they do not compromise the signal reception.

2. Use antennas with a dark or muted color, or paint the antenna a muted color to blend with the background surface or with the surrounding landscape.

d) NO ADDITIONAL REGULATION BY THE ASSOCIATION: Under Federal law, antennas that meet the requirements of this section may not be further regulated by the Association as to type or placement. Residents are encouraged to use care in the selection and placement of antennas to preserve the appearance standards and character of Brickshire.

2.7.3 EMERGENCY GENERATORS: Permanent emergency generators should be installed either to the rear of the property or in the immediate vicinity of existing exterior HVAC unit. There is no restriction on a manufacturer, however, all emergency generators must be fully shrouded, i.e. enclosed in some type of housing, usually metal. There is no restriction on size (KW) provided the generator noise level, running at full load, does not exceed 73 dBa as measured at 15 feet from the emergency generator. The emergency generator manufacturer's noise specification will be the determinant for compliance with this criteria. No open frame generators will be approved for permanent installation. Propane gas is the only approved fuel for permanently installed emergency generators.

2.7.4 GROUND MOUNTED SOLAR ARRAYS: Solar panels mounted in a yard and separate from the house, may be considered in limited areas in accordance with the following submittal requirements and review criteria:

a) Submittal shall demonstrate that panel system has been designed in conformance with industry standards as adopted by the North American Board of Certified Energy Practitioners (NABCEP).

b) Submittal shall include the name of the installing contractor, who shall be licensed in Virginia (Class A or B) and certified as an Alternative Energy Systems (AES) provider.

c) Ground mounted solar panels will only be permitted in the rear yard. Submittal shall include a site plan to scale with the panel sizes and locations shown with distances to property lines.

d) The ARB may set limits on the height, location and size of the panel array based on visibility from adjacent properties, streets or amenities. The ARB may also require landscape screening as part of any approval.

e) Any proposed tree removal required to maximize solar gain will be reviewed on a

case-by-case basis consistent with the overall character of the neighborhood and visual / solar impact on neighboring properties.

f) Supporting framework, trim, wiring and accessories shall be finished to match the panels.

g) The requirements of this section are subject to amendment over time as solar technologies and application methods change.

2.8 OUTDOOR STORAGE

2.8.1 TRASH AND RECYCLING CONTAINERS: If stored outside on a regular basis, these containers shall be kept in a screened area not visible from the street, golf course or lakes. Screening may be by finished or unfinished (salt-treated) vertical board fence enclosures, or lattice enclosures, properly supported, trimmed, level and plumb. Containers shall be screened on all sides with allowance for one 3' wide opening, not visible from the street. Spaces between vertical boards shall be 2" max. The height of the screening enclosure shall be at least as high as the equipment screened, but not more than 1' higher.

2.8.2 CONSTRUCTION MATERIALS: Construction materials may not be stored on property in Brickshire except as required during an ARB approved construction project. At the completion of the project, all excess materials shall be removed.

2.8.3 FIREW OOD: Firewood shall be stacked neatly in a low visibility location. Tarps or other coverings shall be of a natural, neutral color to blend in with the landscape surroundings.

2.8.4 GENERAL STORAGE: No general storage of materials, equipment, furniture, supplies, tools, etc. is permitted outside in yards. Storage is permitted in enclosed accessory buildings as defined in Article III.

2.9 EXTERIOR LIGHTING AND FIXTURES

2.9.1 POST LAMPS: Post lamps are permitted and shall be of a traditional style lamp fixture. Post lamps are required in The Sanctuary.

2.9.2 OTHER PERMITTED FIXTURES: Other exterior light fixtures shall be limited to lights at entrances, at garage doors, landscape or driveway lights, and side or rear (only) security floodlights.

a) SECURITY FLOODLIGHTS: These fixtures may be standard or motion detector floodlights with incandescent lamps, or CFL or LED lamps that do not exceed the equivalent lumen output of a 100 watt incandescent lamp. Floodlights shall be angled down toward the ground and directed completely within the applicant's lot area.

b) DECORATIVE HOUSE MOUNTED FIXTURES: Decorative light fixtures at doors, garages, porches, etc. shall be compatible in style and color with the style of the

house. Permitted lamps include 60 watt incandescent, or CFL and LED fixtures with an equivalent maximum lumen output.

c) FACADE FLOODLIGHTING: Floodlighting of front facades will be permitted by the ARB on condition that floodlights use only low voltage systems with incandescent or LED fixtures, and the fixtures are concealed in landscape beds. Generally, wattage should not exceed 50 watts for an incandescent fixture or the equivalent lumen output in LED.

d) LANDSCAPE LIGHTING: Landscape lighting is permitted with an ARB approved lighting plan. Fixtures shall use low voltage incandescent or LED lamps and shall be designed to shield the light source from direct view. Ground mounted or tree mounted (moonlight) fixtures shall be directed completely within the owner's own yard. Generally, fixtures should use a maximum 30 watt incandescent or LED with an equivalent lumen output.

2.9.3 PROHIBITED FIXTURES: High intensity house or pole mounted area or security lights are prohibited. "High intensity" refers to ballasted light fixtures using high or low-pressure sodium, mercury vapor, or metal halide lamps.

2.10 FENCES

2.10.1 GOLF COURSE & POND LOTS: Black ornamental iron or aluminum fences, 4' in height, are the only type of fence permitted on any lot that backs up to the golf course, in accordance with the following criteria:

a) Fences are permitted in rear yards only, no farther forward than the rear corners of the house, as determined by the ARB (see illustration in Appendix E). Where a property line abuts the golf course, a street, pond, or a Brickshire common area amenity, the fence shall be held a minimum of 4' off the property line.

b) Landscape screening shall be required between the fence and the property line. At a minimum, landscape screening shall consist of a continuous row of shrubs, minimum 30" high when planted and approximately 36" on center. Alternate landscape plans that meet the spirit of this screening requirement may be considered on a case-by-case basis. At any other rear yard location, the fence may extend up to the property line.

2.10.2 ALL OTHER SINGLE FAMILY LOTS (except Bel Green): Permitted fence styles include treated wood picket fences, vinyl picket fences and ornamental metal picket fences, in accordance with the following criteria:

a) Straight Fences may be a maximum 48" in height to the top of the pickets. Concave or convex scalloped style fences may extend to 54" to the top of the scallop and no higher than 48" to the lowest point.

b) Unless otherwise approved by the ARB for special conditions, only one style of fence is permitted on a lot.

c) Picket fences are permitted to enclose any or all portions of the rear yard except as noted below. The rear yard includes all yard portions behind the rear plane of the house (see illustration in Appendix E).

d) Where a property line abuts a street or a Brickshire common area amenity, the fence shall be held a minimum of 4' off the property line. Landscape screening shall be required between the fence and the property line. At a minimum, landscape screening shall consist of a continuous row of shrubs, minimum 30" high when planted and approximately 36" on center. Alternate landscape plans that meet the spirit of this screening requirement may be considered on a case-by-case basis. At all other property lines, the fence may be constructed up to, but not over the property line.

e) Where a fence already exists on an adjoining property line, the new fence may be constructed up to the existing fence. It is not required that the new fence match the adjacent yard fence. Fences may not be constructed parallel within 10' of each other.

f) Wood and vinyl fences may be constructed with exposed posts or hidden posts (constructed behind support rails). Posts shall be a minimum of 3½" x 3½". Support rails shall be a minimum of 1 ½" x 3 ½". Pickets for wood and vinyl fences shall be a minimum of 3/4" thick by 2 ½" wide. Pickets should be spaced between 1" and 2" apart. Where rails are constructed behind the pickets, the picket side shall always face to the outside of the lot. Wood fences may be unfinished or stained. The color must be approved by the ARB. Vinyl fences shall be white. Ornamental picket metal fences must be approved as to design and shall be finished in black.

2.10.3 PRIVACY AND SCREENING FENCING: Limited use of privacy style fences (vertical board or board and lattice) are permitted directly around decks or patios for the purpose of providing privacy (such as for a hot tub). (See illustration in Appendix E). The area shall be limited to a portion of the rear yard directly behind the house (not extending beyond the house corners). Landscape screening shall be required along the outside of all privacy fences except at gates. Privacy fences shall be no higher than 6' to the top of the running fence. Posts may be slightly higher as appropriate to the style.

2.10.4 PROHIBITED FENCE STYLES: The following fence types are prohibited for use in any area of Brickshire: chain link fences, barbed wire fences, fences with non-decorative metal posts, stockade style rough-sawn privacy fences, split rail and board rail fences and post and wire fences. Any fence type not described in this article, shall be submitted to the ARB for review to determine if it may be used.

2.10.5 BEL GREEN FENCES: No fences of any kind are permitted in Bel Green residential lots. Only brick walls, plantings, or landscaping rocks (fake or real) are permitted as screening in front or side yards. Only plantings are permitted as screening for front and side yard HVAC units and other mechanical equipment. Only plantings and brick walls are permitted as screening in rear yards, with the exception of decks. Decks more than 2 feet, but less than one story from grade with have all open sides screened with plantings or lattice which matches the material and color of the deck. Screening must no interfere with access for mowing by maintenance crews.

2.11 PLAY EQUIPMENT AND STRUCTURES

2.11.1 DEFINITIONS

a) PLAY EQUIPMENT: Play equipment are often highly visible, and depending on their design and application, they may defeat many of the aesthetic and environmental goals that the community has sought to achieve. For this reason, the Association requires approval of all exterior play equipment prior to placement on the lot. For the purposes of this article, play structures and equipment shall include but not be limited to the following:

SW ING SETS
SLIDING BOARDS
JUNGLE GYMS - CLIMBING STRUCTURES
STRUCTURES
BASKETBALL GOALS
TRAMPOLINES
PUTTING GREENS

b) ENCLOSED STRUCTURES: Forts, Treehouses, Playhouses, or other enclosed play buildings with an interior height of 6'-0" or less floor-to-ceiling, and with a total floor area of less than 36 square feet shall be considered to be Play Structures. Dog houses are also permitted under this section. Larger buildings are considered to be Accessory Buildings regulated under Article IV, Section 4.5 of these Standards.

2.11.2 PLACEMENT AND SCREENING

a) PLACEMENT: Play Equipment shall be located in rear yards only, 20' from all property lines and shall not be located in the golf course easement.

b) SCREENING: The ARB may require that certain play equipment be screened from view. The standard requirement for screening will be to provide densely shaped evergreen shrubs or trees of a height when planted of at least 2/3 the height of the structure, and so placed as to provide a continuous screen on the stipulated side. Planting can be in a continuous row or staggered. A variety of shrubs/trees may be used in addition to single species solutions. It shall be the

responsibility of the homeowner to submit to the Board a plan and proposed plant types for review. Privacy fences may also be proposed by the homeowner for construction as screening.

2.11.3 BASKETBALL GOALS: Basketball goals may be installed adjacent to driveways in accordance with the following criteria:

a) The structure may not directly face the street unless otherwise approved by the ARB. Basketball goals may be mounted on the side or rear face of garages, except when such location faces a street, or on a pole mounted on the side of the driveway facing the house and no farther forward than the front corner of the house.

b) The mounting pole must be black pre-finished metal or painted a neutral earth tone. The backboard must be grey, white, or clear acrylic. Specifically, colored backboards are not permitted.

c) Portable basketball goals are permitted if constructed and located in accordance with the above criteria.

2.11.4 PUTTING GREENS: Putting greens, not to exceed 200 square feet in area, may be installed in rear yards only. Artificial turf may be used for the putting surface only as approved by the ARB..

2.11.5 PLAY EQUIPMENT CONSTRUCTION AND USE: Factory built, pre-finished equipment is preferred but not required. Home-built Play Equipment should be neat and orderly in appearance and finish. Homeowners should exercise care and common courtesy in using Play Equipment that creates noise (i.e.: basketball goals.). Play equipment which has fallen into disrepair or has been outgrown by children should be removed from the property.

2.11.6 BEL GREEN ONLY: No play equipment or structures of any kind, including swing sets, sliding boards, jungle gyms, climbing structures, basketball goals, trampolines or enclosed play structures are permitted in Bel Green.

2.12 OUTDOOR LIVING - PERMANENT STRUCTURES

2.12.1 DEFINITION: Permanent structures for outdoor living include pergolas, arbors, permanent barbeques, outdoor kitchens, firepits, seat-walls, swimming pools, spas, fountains, ponds, waterfalls, and similar constructed improvements. These improvements require ARB review and approval.

2.12.2 LOCATION: See paragraph 2.3.5 for swimming pool permitted locations. See paragraph 2.3.6 for all other structure permitted locations.

2.12.3 DESIGN: Design of structures shall be reviewed on a case-by-case basis.

The controlling limiting criteria for approval shall include (a) how well the improvement is visually integrated into the yard and adjacent architecture, and (b) the relative visual and acoustic impact of the proposed improvement on neighboring properties, the golf course or other amenities. Overly large or visually disruptive structures will not be approved or, if approved, will be required to be screened from view.

2.13 OUTDOOR LIVING - YARD FURNISHINGS

2.13.1 DEFINITION AND PERMITTED USAGE: Yard furnishings include furniture, equipment and seasonal structures that are moveable and impermanent in nature, such as lawn and patio furniture, umbrellas, BBQ grilles, smokers and cookers, party tents, canopies, and moveable gazebos / screened enclosures. Moveable gazebos and screened enclosures that exceed 12' in length or width, or that exceed 8' in height must be reviewed by the ARB as to design, materials, color and location. Structures that are excessively large for the yard will not be approved. All other yard furnishings are permitted in accordance with the criterial listed below:

a) All furnishings (“Items”)permitted in this article shall be located in rear yards.

b) Yard furnishings should be finished in muted colors or in natural materials (galvanized steel, treated wood, etc.), and shall be of workmanlike quality and construction, neat and orderly in appearance and finish.

c) Yard furnishings should be located away from property lines adjacent to other houses or streets and away from neighbors direct view where possible.

d) Seasonal furnishings such as fabric covered gazebos or screened enclosures, umbrellas and furniture should be removed from the yard and stored in a concealed area. Generally, the “season” for outdoor use of these items shall be from April 15 to October 15.

e) If a furnishing is referred to the ARB as an unsightly object, the ARB may require relocation or screening of the structure. If screening is required, the standard requirement for screening will be to provide densely shaped evergreen shrubs or trees of a height when planted of at least 2/3 the height of the structure, and so placed as to provide a continuous screen on the stipulated side. Planting can be in a continuous row or staggered. A variety of shrubs/trees may be used in addition to single species solutions.

ARTICLE III - CONSTRUCTION SITE MANAGEMENT

3.1 **GENERAL PURPOSE:** Brickshire is an established residential neighborhood. Contractors shall take care to manage their construction projects in such a manner as to not disrupt normal neighborhood access and activities, and to limit construction activities consistent with good business practices and normal care to preserve the quality of life that all property owners have the right to expect. Specific construction activity limitations and requirements are provided in this Article.

3.2 **SIGNAGE:** See Article 2.5.4 a "Construction Signs".

3.3 **CONSTRUCTION ENTRANCE**: A 12' x 50' x 6" deep gravel construction entrance shall be provided and maintained in each lot during the construction period. Drainage culverts must be installed immediately when clearing of the lot begins. Sufficient gravel base must be maintained until the permanent driveway is complete. This includes keeping gravel cleaned off of street. Streets should be monitored daily for cleanliness.

3.4 **CONSTRUCTION DAMAGE**: The Contractor shall be responsible for any damage to roadways. Any damage attributable to the owner, his builder, his sub-contractors or suppliers, to streets and curbs, drainage inlets, sidewalks, street signs, mailboxes, walls, fences, etc. shall be repaired prior to release / return of the Construction Bond.

3.5 **CONSTRUCTION SPILLAGE:** Operators of vehicles shall exercise caution so as not to spill any materials while within the community. If spillage of a load occurs, the builder / property owner is responsible for effective and immediate clean-up. If spills are not cleaned up within a timely manner, a stop work order will be issued until the site is clean. Please report any spills as soon as possible in order to expedite proper procedures with regard to clean-up

3.6 **PORTABLE TOILETS:** During construction of new homes, every builder shall maintain portable construction site toilets as necessary to serve all of their sites.

3.7 **LOT CLEAN-UP/STORAGE OF MATERIALS:** All lots must be maintained in a neat and orderly fashion. Trash from construction work will be contained in a trash dumpster and removed from the job site no less than twice a month. The contractor/owner is responsible for trash that blows off the lot and shall retrieve such trash immediately. All trash stockpiled for removal shall be located in the rear of the dwelling until removed. There will be no stockpiling or dumping on adjacent lots or on the streets. Trash remaining on the lot after due notification will be removed by the ARB and billed to the responsible owner. No stacking of construction materials are permitted unless utilized within forty-eight (48) hours of delivery. All materials for construction may not be placed in the streets, rights-of-way or adjoining properties. If it becomes necessary to store materials on the street overnight, traffic cones must be in place prior to nightfall to warn vehicular traffic and items returned to lot promptly. Prior ARB approval is required for storage units placed on the lot during construction.

3.8 **CONSTRUCTION HOURS, LOTS IN DEVELOPMENT:** The construction working hours shall be from 7:00 a.m. to 7:00 p.m. Monday through Friday and 8 a.m. to 5 p.m. on Saturday.

(a) No work is allowed on lots in development on Sundays in Brickshire.

(b) No work is allowed on the following holidays, regardless of the day of the week they occur: New Years Day, Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas Day.

(c) At no time shall music be played at levels that cause unreasonable disruption or annoyance to residents at adjoining lots.

(d) Workers found on a lot outside of these hours, or on the days when work is not allowed will be asked to leave and a stop work order will be issued. Violation charges may also be assessed per the Schedule of Fees.

3.8.1 CONSTRUCTION HOURS AND MAINTENANCE ON DEVELOPED LOTS: To respect our residents' right to t the peaceful enjoyment of their property, all exterior construction and maintenance work, whether self-performed or contracted, may only occur Monday through Friday from 7:00am to 7:00pm, and Saturday from 8:30am to 5:00pm.

(a) With the exception of routine lawn care (mowing, weed-eating, edging, pruning, etc.) no exterior construction or maintenance may be performed on Sundays or on the holidays listed in section 3.8b. Interior work on Sundays or holidays must be entirely within an enclosed structure. Noise that can be transmitted to neighboring properties from equipment such as, but not limited to, tractors, excavators, generators, pumps, chainsaws, and nail guns is not permitted on Sundays or holidays. This includes both contracted and self-performed work.

This section is not intended to prohibit emergency repairs that may be immediately necessary due to fire, flood, water/sewer leaks, storm damage, etc.

(b) At no time shall radios or music/sound be played at levels that cause unreasonable disruption or annoyance to residents at adjoining lots.

(c Exterior construction and maintenance work done on Sundays or prohibited holidays may result in the assessment of violation charges against the homeowner in accordance with the Covenants Enforcement policy of the Association.

3.9 Workers found on a lot outside of these hours, or on the days when work is not allowed will be asked to leave and a stop work order will be issued.

CONSTRUCTION VEHICLES: Construction vehicles shall not be parked in any area other than on the building site or on the roadway bordering the site. Vehicles will not be permitted to obstruct the traffic flow. Vehicles shall not park in a roadside shoulder or drainage ditch. There will be no washing of any construction vehicles or equipment off of the construction site within Brickshire.

3.10 **CONSTRUCTION SITE APPEARANCE:** All personnel working in Brickshire are to maintain all areas in which they are working free of discarded material such as lunch bags, soda cans, and other loose materials. No objects of any type should be thrown out of cars or trucks and must be discarded in the dumpster on site.

3.11 **CONDUCT OF WORKERS:** The conduct of workers is the ultimate responsibility of the general contractor. Loud vehicles, radios, etc., or any other machine that is not directly related to construction activities and can disturb residents will not be tolerated. The posted speed limits must be observed by all workers, including subcontractors and vendors.

3.12 **NO GOLF COURSE ACCESS**: No short cuts across the golf course are allowed.

3.13 **PERSONNEL:** Only bonafide builders and sub-contractors are allowed within the community and are required to exit upon completion of their work. Spouses may drive personnel to the lot on which they are working, and pick them up, but must not remain on the property unless they are actual employees of the builder or a sub-contractor. No children of workers will be permitted unless they are bonafide workers, and workers are strictly prohibited from bringing their pets to the job site. All personnel are required to wear shirts at all times. No alcoholic beverage, or illegal drugs, are permitted to be kept or consumed within Brickshire. Any builder, his employees or a sub-contractor whose behavior is noxious, or who violates these rules may be permanently expelled from working in the community.

3.14 **TIME LIMIT OF THE CONSTRUCTION PHASE:** All construction on a particular property must be completed within a twelve-month period. The time limit starts upon issuance of ARB approval of the stakeout review and stakeout must be requested within one year of application approval. Approved landscaping installation must be completed within the twelve-month period and prior to requesting final compliance inspection from Brickshire.

a) A builder may file a written request for a time extension. The request must be filed no later than one month before the construction period is due to end. The extension request must contain a revised date of completion. The ARB will then vote whether or not to allow the extension.

b.) Abandoned construction should be removed within 12 months of work stoppage. If a lot containing abandoned construction is sold, the buyer shall become responsible for removal or re-starting of construction within the previously established time frame from the original project abandonment.

3.15 ADDITIONAL REQUIREMENTS: Trees and shrubbery cleared for construction or landscaping shall be removed from the site within 30 days after clearing has begun. No construction activity, including laying the footings, can commence until all clearing debris is removed from the lot. Beginning construction prior to removal of clearing debris may result in violation charges as outlined in Section 3.17. Once daily violation charges begin, charges will continue to accrue until the builder notifies the management agent in writing that the work has stopped or that the debris has been removed, and visual inspection by the ARB confirms the lot is no longer in violation. Any wood left on the lot must be sawed to firewood length, not to exceed 24", and neatly stacked in rear yard, not visible from the street

3.16 STOP WORK ORDERS: Stop work orders issued by the Association shall be binding on the property owner/general contractor (relating to all sub-contractors). They will be issued under the following conditions:

a) W hen a violation exists on a construction site, the property owner/general contractor will be notified of the violation and given a date to rectify the violation.

b) W hen the compliance date has passed and no communication has been established with the Association, concerning the violation, a Stop W ork Order may be issued and will stay in effect until the violation has been corrected, or a plan for compliance has been submitted and approved.

c) In other instances where the violation consists of working on Sunday/ Holiday or proceeding with construction without plan approval, site plan approval, or stakeout approval, a Stop Work Order may be issued immediately. No construction may commence until the property owner/ general contractor has contacted the Association, or submitted plans for review and approval and is no longer in violation.

3.17 FEES FOR VIOLATIONS: The following is a Schedule of Construction Fees for violations of the established Design Guidelines. The property owner/general contractor will be notified of any of the following violations. Before a fee is required a violation letter will be mailed, e-mailed or faxed to the responsible party. If the violation is not corrected within the allotted amount of time, a fee will be imposed at the maximum rates listed below. Fees for first violations may be reduced or waived at the discretion of the Board.

Fees will be doubled each time for repeated violations. In all cases, working on Sundays will result in an immediate Stop W ork order. Other select violations are subject to automatic construction fees without prior request for compliance and are noted in the schedule below as “automatic”.

If it becomes necessary for the association to schedule maintenance/repairs on a job site the owner will also be held responsible for the cost of said actions.

FEE SCHEDULE:

Violation	Additional Construction Fee	Automatic
Littered Site/Clearing Debris	$200.00	
Cleaning paint brushes, cement chutes or dumping of any refuse materials	$200.00	
Construction equipment or material on adjacent property	$200.00	
No temporary sanitary facility	$200.00	
No dumpster	$200.00	
Construction before clearing debris removal	$100.00/day	Yes
Non-conforming/unauthorized signs	$200.00	
Damage to natural areas	$200.00	
Unapproved plan change (minor)	$200.00	
Unapproved plan change (major)	$500.00	
Unapproved tree removal (per tree)	$500.00	
Unapproved construction	Forfeit of construction bond ($8,000) . Hold placed on future applications	Yes
Unauthorized finishes (e.g. paint, stain, roofing)	Forfeit of construction bond ($8,000). Hold placed on future applications.	Yes
Materials in the road	$300.00	
Unapproved trailer/dumpster	$100.00	
Dirt, sand or gravel in road	$200.00	
Unapproved clearing of lot	Forfeit of construction bond ($8,000). Hold placed on future applications.	Yes
General nuisance/misconduct	$500.00	Yes
Erosion into drainage facility (i.e. drop inlet)	$500.00	
Silt fencing uninstalled or damaged	$250.00	
Improper routing of drainage	$250.00	
Damaged tree: 6" caliper or greater	$250.00	
Construction deadline expiration/no Certificate of Compliance	Forfeit of construction bond ($8,000). Hold placed on future applications	
Work hours violation/holiday work	$500.00	Yes
Failure to comply with Stop W ork Order	Forfeit of construction bond ($8,000). Hold placed on future applications	

ARTICLE IV - ARCHITECTURAL GUIDELINES

4.1 ARCHITECTURAL GUIDELINES - GENERAL

4.1.1 TYPE OF RESIDENCE: Only single-family residences are permitted in the neighborhoods of Brickshire.

4.1.2 MINIMUM FLOOR AREAS:

a) All houses in Brickshire are subject to minimum finished floor area requirements. The minimum square footage requirement differs by lot type. Consult Appendix C for floor area requirements.

b) The minimum heated square footage is calculated as the total of all interior areas within the roof line of the building, exclusive of basements, garages, open or screened porches, terraces, decks, attics, attached storage sheds or unfinished bonus rooms do not count towards the total square footage.

4.1.3 MAXIMUM SIZE:

a) The ARB reserves the right to disapprove any proposed house which appears to be excessively large for the selected lot, or for the context of the neighborhood. Criteria used in making this determination may include a combination of height and width appearance and/or crowding of the property lines.

b) Houses shall not exceed two stories or 35' in height, not including basements.

4.1.4 HOUSE DESIGN CONCEPTS: Houses in Brickshire shall be designed with traditional or transitional exterior facades. Strong emphasis will be placed on the design character of facades that face streets. Front and corner side facades shall use traditional design elements as defined in this Article. Where other facades face streets or community amenities, they will also be required to have the same traditional treatment. Primary design requirements for Brickshire houses include:

a) CONSTRUCTION OF HOUSES: All houses in Brickshire shall be constructed on crawlspace, basement or combination of the two. Slab-on-grade, raised slab or floating slab is not permitted. The first floor elevation should be a minimum of two (2) feet above grade as measured at the front steps. Houses in Bel Green may be built on a slab-on-grade, floating slab, crawlspace or basement.

b) MASSING, SCALE AND OPENINGS: Exterior walls, planes, and masses shall be of a residential scale with sufficient openings for light, view and air consistent with the residential scale of the community. The ARB reserves the right to require that large planes be broken up with additional windows, or off-sets to maintain appropriate scale. Massing should be scaled to the site, again recognizing surroundings.

c) TRIM AND DETAILS: Primary facades shall include appropriate traditional trim and details. Elements such as cornices, fascias, pediments, columns, window and door moldings, railings, balusters and similar details shall be included in sufficient sizes and number to complete the traditional design.

d) ROOF PITCHES: The minimum roof pitch on main roof of two-story houses shall be 8 in 12. One-story homes shall have a minimum pitch of 6 ½ in 12 for deep houses. The ARB may require a steeper pitch on any roof for aesthetic reasons. Secondary roofs shall generally have a minimum slope of 3 in 12. Lower slopes for porch roofs will be considered on a case by case basis depending on the architectural merits of the design. Height and profile should be determined by particular lot setting.

e) UNAPPROVED DESIGNS: The ARB reserves the right to reject highly stylized houses with overstated eclectic design elements, contemporary designs, houses with overly mixed styles, or houses with insufficient stylistic theme or treatment. All buildings must be built on site. Modular construction is not approved.

4.1.5 GARAGES: Attached garages shall be integrated into the overall design and massing of the house. Side-loaded or rear-loaded attached garages are preferred. Front-loaded attached garages are allowed, provided their presence on the front facade is minimized. For example, the front plane of the front-loaded garage must be set back a minimum of 5' from the plane of the main house front elevation as determined by the ARB. Three-car garages must be side or rear loaded. Side entry or courtyard entry garage doors visible from the street must have window lites at the top of the door. Garage doors on front-loaded garages should include panels, trim etc., to enhance their appearance from the right of way. Garages attached with a covered breezeway may be considered.

4.2 ARCHITECTURAL GUIDELINES - CONSTRUCTION

4.2.1 FOUNDATIONS AND MASONRY

a) PERMITTED FOUNDATION MATERIALS: All visible portions of exterior foundations shall be constructed of brick or stone. For houses with primary facades constructed entirely of brick, the foundation brick shall match the brick facade. Synthetic stucco foundations may be permitted for facades entirely constructed of synthetic stucco. Parging of foundations is permitted only in Bel Green. Parging is restricted to foundations with less than twelve (12) inches of exposure on all four sides of the house.

b) COORDINATION OF COLORS: Masonry and mortar colors should be coordinated with other colors on the house, and must be approved by the ARB.

c) FOUNDATION VENTS: W here foundation vents are provided, decorative louvered vents shall be required on all street-facing facades unless otherwise approved by the ARB due to the architecture of the house.

d) STEPPED-DOW N SIDING: For houses with walk-out basements or other conditions where the grade drops along a facade foundation, the siding shall not step down below the first floor level over the length of that facade. At the rear facade, siding may continue to the floor level of a walk-out basement only if the rear facade is visually broken by a first floor deck. In The Sanctuary, stepped down siding is permitted on side and rear facades.

4.2.2 FIREPLACES, CHIMNEYS AND FLUES

a) PERMITTED CHIMNEY TYPES: When chimneys are used, masonry chimneys are required on primary facades. Frame chimneys on foundations are permitted only on facades that do not face streets or amenities. All chimneys shall have foundations of materials that match the house foundation. Cantilevered frame chimneys are not permitted. Chimneys must be appropriate in size, scale, material and design to the style of roof and architecture.

b) CHIMNEY DESIGN: The width and depth of chimneys shall be appropriately sized in proportion to the size and height of the house, as determined by the ARB.

c) METAL FLUE REQUIREMENTS: Unenclosed metal flues shall not extend more than minimum requirement by code above their roof penetration and shall not be visible from the front of the house. These flues must be finished to match color of roofing material. Unenclosed metal flues are not permitted for wood-burning fireplaces.

d) DIRECT VENT FIREPLACES: For direct vent gas fireplace boxes which protrude beyond the exterior plane of the house, the frame structure must have a foundation to match the house foundation, and all the exterior materials and finishes used to enclose the fireplace box must match the adjacent facade, except that direct vent fireplaces on the rear of houses in The Sanctuary, not backing up to Kentland Trail, may be cantilevered.

4.2.3 EXTERIOR SIDING

a) FRONT FACADES: Front facades shall be faced with one or more of the following materials: brick, stone, synthetic stucco, approved horizontal lap siding, vertical board and batten. Premium vinyl (min. .044" thickness) may be used in “The Sanctuary” neighborhood only.

b) SECONDARY FACADES: Secondary facades may be faced with any of the above materials used on the Front facade, or with an approved horizontal lap siding.

c) APPROVED HORIZONTAL LAP SIDING: Horizontal lap siding may be natural wood, cement fiber board or composite fiber board as approved by the ARB..

d) OTHER MATERIALS: Materials other than those listed above will be considered on a case by case basis by the ARB.

e) COMPATIBILITY OF MATERIALS: Where siding materials are used in combination they shall be aesthetically compatible with each other as determined by the ARB.

4.2.4 EXTERIOR TRIM

a) GENERAL REQUIREMENTS: Exterior architectural detailing shall be consistent with the overall design theme of the house. Eaves, bandboards, cornices, rakes, columns, pilasters, corner boards, vents, window and door trim shall be consistent with the style of the house and sized appropriately to the scale of the house. The ARB reserves the right to require modifications to the facade to accommodate appropriate trim.

b) CORNICES AND EAVES: All Front facades shall have a minimum four (4) member cornice and eave consisting of frieze board, crown mould, eave and fascia. Two (2) member cornice is permitted on side and rear elevations except on lots that back up to Kentland Trail.

c) RAKES: Gables ends shall have rakes consistent with the style of the house. The ARB may require projected rakes for certain styles of houses. Projected rakes with a minimum depth of 12" shall be required on all front facing gables.

d) MATERIALS: Trim may be wood, cement fiber board or other composite board, or solid cellular PVC board. Formed PVC architectural elements are permitted consistent with the architecture of the house. Aluminum or vinyl trim, cornices, soffits and corner boards are permitted only on vinyl sided houses in The Sanctuary.

4.2.5 WINDOWS AND DOORS

a) WINDOWS: Aesthetic design consideration shall be given to the location of all windows and doors which face the front of the house, or any other street. Windows are required on all elevations. All windows and doors shall be of a style and size that is appropriate to the design of the home. Circle and ellipse head windows are permitted. The ARB reserves the right to require different styles, sizes or locations of windows when, in its opinion these changes are necessary to maintain the aesthetic quality of the facade. Traditional vertical sliding sash windows shall be double-hung. Vinyl or pre-finished metal windows are permitted, however they must be double-hung and designed in profiles and with trims that are similar to traditional wood windows. The ARB may reject windows that do not meet this aesthetic standard. Sun control glass or films will be reviewed on a case-by-case basis. Reflective glass or films will not be approved..

b) FRONT DOORS: Standard painted six-panel doors will be permitted for the main front door of the house. Double front doors, doors with double side lites, and special design panel doors and doors with half lites are encouraged. Door styles must be submitted for approval.

c) STORM DOORS: Storm doors shall be compatible with the units that they cover

and with the style and color of the house. Excess ornamentation not consistent with other ornamentation on the house, is prohibited. In general, single full lite doors or traditional multiple lite doors which match the design characteristics of the doors they cover will be approved.

d) WINDOW AND THROUGH-WALL AIR CONDITIONERS: Window air conditioning units are prohibited. Through-wall air conditioners will be reviewed on a case-by-case basis for locations with low visibility from the street.

e) SUN SHADING DEVICES: Sun shading devices are considered external devices adjacent to or attached to the house. Such devices may consist of wood structures, PVC, vinyl or canvas and may take the form of pergolas, arbors, awnings, trellises and the like. External sun shading devices must be approved by the Architectural Review Board (ARB) for design location and color. Note: Sun shading devices of any kind, including awnings, trellises, arbors, and pergolas are permitted in rear yards or rear patios only in Blue Green.,

1. Pergolas, trellises and arbors may be constructed on the front or rear of a house and shall be consistent with the architectural style and color of the house. The ARB reserves the right to determine the appropriateness of such shading devices on the front of a house.

2. Awnings shall be of canvas, vinyl or wood but shall be one solid color coordinated with the color of the house. Awnings are not permitted on the front or side of the house. Awnings that become torn or are in disrepair shall be removed.

f) WINDOW TRIM: Windows on Front facades shall be trimmed with brick mold or wide decorative trim or shall have shutters. Shutters should be compatible with the style, materials and colors of the house and should be of proper proportions to the windows they adjoin. Shutters on triple windows will not be approved.

g) GARAGE DOORS: Garage door detailing shall be consistent with the architectural style of the house. Metal garage doors shall approximate the appearance of wood garage doors. Side entry and courtyard entry garage doors visible from the street must have window lites at the top of the door. The ARB may reject doors that do not adequately meet this standard.

h) BAY WINDOWS: On front facades bay windows must have solid foundation and on side and rear may be cantilevered. Cantilevered rooms or portions of rooms are not permitted on side elevations of houses. All bay windows must meet the following requirements:

1) Windows must be wide enough to fill each bay facade without filling with siding.

2) Siding may be used under windows, with a bandboard and drip cap at the base of the siding. On these bays, a foundation is required.

3) Cantilevered bays shall utilize raised panel facades below windows. No lap siding may be used. Bays elevated at 1 story above grade shall have decorative brackets under the bay.

4.2.6 ROOFS AND ROOF ACCESSORIES

a) ROOF MATERIALS: Roof material may be cedar shingles, minimum 30 year dimensional asphalt shingles, slate, synthetic slate or standing seam metal. In general only one material may be used on all roofs on the same house, except that porch roofs may be of a different material than the main roof.

b) SHINGLE COLORS: Composition shingle colors are recommended to be in the medium to deep brown or grey ranges. Very light colors, and white shingles will not be approved. Colors that are compatible with the elevations and surroundings should be used.

c) GUTTERS AND DOWNSPOUTS: Gutters and downspouts shall be pre-finished to match the adjacent building material color. Downspouts shall include short turnouts at their outlets. If extensions are required, they shall utilize corrugated pipe below grade. Gutters shall match the fascia trim color or they shall be copper. Downspouts shall match the exterior wall trim or be copper.

d) FLASHING: Highly visible roof flashing shall be copper or pre-finished to match the adjacent building material color. Painting is acceptable for less visible flashing, however no exposed mill finished flashing is permitted. Imitation copper will not be permitted.

e) ROOF VENTS: Attic ventilators and other roof penetrations shall be low profile designs. No roof penetrations, metal ridge vents, or accessories shall be visible above the ridge of the roof nor shall they be located on the front roof plane of the house. Fireplace chimneys are not regulated by this provision.

f) ROOF DORMERS: Dormer windows and eyebrow windows are permitted as consistent with the style of the home.

g) SKYLIGHTS: Skylights will not be approved for the front roof planes of houses. Where skylights are permitted, they shall be trimmed in pre-finished metal similar to the roof color.

4.2.7 HOUSE MOUNTED SOLAR PANELS: Solar panels are not permitted on the front roof of any home (See Exception). All applications for solar panels will be evaluated on a case by case basis in accordance with the following submittal requirements and review criteria:

EXCEPTION: Solar panels may be considered for the front roof if an independent comparison showing the cost of installation for each of the other possible surfaces exceeds 5% than installation on the front surface or the energy production for each of the other possible surfaces is 10% less than the energy production for the front surface. The independent comparison shall be performed by a person certified by the NABCEP.

a) Submittal shall demonstrate that panel system has been designed in conformance with industry standards as adopted by the North American Board of Certified Energy Practitioners (NABCEP).

b) Submittal shall include the name of the installing contractor, who shall be licensed in Virginia (Class A or B) and certified as an Alternative Energy Systems (AES) provider.

c) Submittal shall include a roof plan to scale with the panel sizes and locations shown. Flat panels shall be mounted close to and in line with the building roof slope and organized in a simple and aesthetic arrangement on the roof. The ARB reserves the right to require a different layout, location, coverage area or organization of panels in order to achieve a more harmonious presentation on the roof, to the extent that such changes do not unduly restrict the owner from obtaining solar reception.

d) Any proposed tree removal required to maximize solar gain will be reviewed on a case-by-case basis consistent with the overall character of the neighborhood and visual / solar impact on neighboring properties.

e) Panels shall be finished in a uniform color and, to the extent possible, close to the roof color. All panel trim shall be prefinished in the same color as the panels.

f) Mounting hardware shall be concealed under the panels. Wiring shall be in conduit that is painted to match the roofing and located so as to minimize exposed runs on the roof. Wire locations and all visible accessories shall be shown on the plan and shall be painted or finished to match the roof (if no the roof surface) or the panel (if on the panel surface).

g) Alternative products such as thin films, conductive shingles or conductive finishes shall be reviewed on a case by case basis consistent with the goals of this section.

h) The requirements of this section are subject to amendment over time as solar technologies and application methods change.

4.2.8 PORCHES AND DECKS

a) FRONT PORCH CONSTRUCTION: All front entry stoops and extended front porches on homes with a primarily brick facade shall be constructed of the same brick that is on the facade. Front entry stoops, steps, and extended front porches on all other homes must be constructed of brick or concrete that matches the house. Wood steps are not permitted; however, exceptions may be considered by the ARB on a case by case basis. Band-boards, handrails and railings shall be painted wood, metal, or vinyl railing of a design to match the character and style of the house. Columns supporting roofs of porches and covered stoops on front facades, shall be tapered round columns or square box columns of a width appropriate to the character of the house. Unfinished wood is unacceptable. Columns shown as not being wrapped will be evaluated on a case by case basis at the discretion of the ARB. Colonial turned posts and solid square posts are not permitted at these locations.

b) FRONT PORCH WIDTH: Front porches shall be a minimum of 6' wide from the house face to the porch floor edge.

c) FRONT PORCH FOUNDATIONS: Stoops and extended front porches shall be supported on continuous foundations of matching brick or stone. Brick piers with a lattice apron are not permitted; however, exceptions may be considered by the ARB on a case by case basis.

d) REAR DECK CONSTRUCTION: Rear patio decks shall be constructed of quality exterior grade or pressure treated wood or ARB approved composite materials, including steps with closed risers and railings. Grade level patios and terraces are encouraged. Decks shall be supported on minimum 6 x 6 wood posts. The space beneath all decks higher than 2' above grade but less than 8' above grade or with walk-out basements shall be enclosed with lattice or other approved screening material

1) Decks in Bel Green more than two feet but less than eight feet off the ground will have all open sides screened with plantings or lattice work which matches the material and color of the deck.

e) DECK FINISH: Decks constructed at or below the first-floor level of a house may be constructed entirely of unfinished treated lumber or ARB approved composite materials, however staining or painting of decks is acceptable. Decks or balconies constructed above the first-floor level shall be finished to match the house except for deck flooring which may be unfinished.

f) SECONDARY PORCHES: On secondary facades, open porches, stoops and screened porches shall all be constructed of finished materials to match the house, except for deck flooring which may be treated lumber or ARB approved composite materials.

g) PATIOS AND TERRACES: Patio and terrace surfacing material should be concrete, stone, slate or pavers.

h) SPAS: Spas and hot tubs are permitted on attached rear decks. Remote decks for spas and hot tubs, or free standing units must be located behind the house so as not to be visible from the street, and no closer than 20' to any property line. Spas and hot tubs in Bel Green must be located in rear yards or patio areas so as not to be visible from the street. (Note: The 20' side setback restriction does not apply to Bel Green due to the restricted lot size).

4.3 ARCHITECTURAL GUIDELINES - COLOR

4.3.1 TYPES OF APPROVED FINISHES

a) All exterior colors must be approved by the ARB prior to painting or the application of pre-finished materials.

b) Painted siding shall be painted with an oil or latex based exterior house paint. Semi-transparent stains and clear finishes are not permitted.

4.3.2 CRITERIA FOR JUDGING COLOR

a) The same or very similar color schemes may not be used on adjacent houses nor on houses directly across from each other. The ARB may also reject a proposed siding color if it determines that the color has been used on too many houses in the same neighborhood.

b) Color selections are not limited to a restricted list, however, colors should generally be muted in hue, especially for large areas such as siding. Stronger colors may be approved for focal points such as doors and shutters. Colors selected must be harmonious with each other and with other finishes such as masonry foundations, and roof colors. Shingle and metal roof colors shall be submitted at the same time as house colors. Provide a sample or color chip for approval.

c) Additions and accessory buildings must be finished in the same colors as the house.

4.4 ADDITIONS TO HOUSES

4.4.1 CONSISTENCY OF DESIGN: To insure consistency in the design of the house and minimize visual disruption of the neighborhood, additions must match the design characteristics of the house. Specifically:

a) The architectural style shall match the style of the house. The massing of the addition shall be similar in the use of shapes to that of the house, but proportionately smaller so to not overpower the house. Roof styles and slopes shall be similar.

b) W all enclosed room additions shall be constructed on solid foundations to match the house foundation adjacent.

c) Glazed sunrooms may be constructed on masonry piers to match the foundation material of the house. Glazed sunrooms are defined as any room with whose exterior walls, at the first floor level, consist of (1) posts and glazed openings

(windows and/or doors), or (2) sided walls with windows on all exposed sides occupying a minimum of 60% of the wall length on each side, and which extend vertically from a maximum of 24" above the floor to a minimum of 84" above the floor.

d) Openings shall be required in additions, including windows and doors, in a similar fashion and extent as in the original house. Windows and doors shall be of matching material as those in the house. In general windows and doors should match the style of those in the existing house. Exceptions may be granted at the discretion of the ARB for sun rooms or other specially glazed areas.

e) Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters shall match the style of the same elements on the house.

f) All exterior finish materials and colors shall match the house unless otherwise approved by the ARB for aesthetic reasons. Matching colors on dissimilar materials is not acceptable.

g) The space beneath any structure constructed on piers (including decks) higher than 2' above grade but less than one story above grade shall be enclosed with lattice or other approved screening material.

h) Greenhouse additions shall be constructed of finished wood framing or of a pre-finished metal consistent with the house exterior color scheme.

i) Fabric awnings or other sun screen devices must be consistent with the architectural character of the house.

4.5 ACCESSORY BUILDINGS (SHEDS) - Note: Accessory buildings are not permitted in the Bel Green neighborhood.

4.5.1 DESIGN LIMITATIONS: Sheds shall match adjacent houses (at a minimum) or may be specially designed in a unique style, to the extent that it enhances the over-all design of the house and lot in the opinion of the ARB. Economy kit sheds from home-improvement stores are not permitted. Except for special designs, minimum requirements include:

a) The architectural style shall match the style of the house. Roof styles and slopes shall be similar, i.e: gable roof shed with gable roof house, etc. Shed roofs shall be a minimum 6 in 12 slope as appropriate to the design of the house . Shingles on the shed must match the shingles on the house.

b) Windows and doors in accessory buildings shall be similar in style to those in the house. (Alternate styles of shed doors may be approved at the discretion of the ARB.)

c) Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters shall match the style of the same elements on the house.

d) W here siding is used, all exterior finish materials and colors shall match the house and be same material. Matching colors on dissimilar materials is not acceptable. W here house exteriors are entirely constructed of brick or stone, the ARB will permit siding to be used consistent with materials approved for houses in the neighborhood.

e) Accessory buildings may be set on foundations which match the house, or may be set directly on the ground on skids. When skids are used, the shed must be set level and plumb. Any space visible under the shed must be concealed with lattice or planting.

f) The maximum floor area of any shed shall be 200 square feet (ex: 10' x 20), unless otherwise approved by the ARB. Exceptions to this limit will be judged on the basis of exceptional design merit and building location that does not significantly impact adjacent properties or the visual street scape.

g) The maximum interior height of a shed shall be 8', measured at the eaves (exclusive of sloped roof height.

h) The ARB reserves the right to require the addition of landscaping to soften the exterior appearance of any accessory structure where visible from off-site.

4.6 GAZEBOS

4.6.1 DESIGN AND CONSTRUCTION: Acceptable gazebos shall generally be octagonal (8) sided structures consisting of a base deck, decorative columns or posts, optional railings, and a sloped roof. Stepped roofs and/or cupolas may be added. Structures of other shapes such as square structures will be considered on the basis of equal architectural merit. Additional standards include:

a) The maximum width of a gazebo across flat sides shall be 14'-0". The maximum height from gazebo deck to eave edge shall be 8'-0". Gazebos shall have roof slopes generally of at least 8 in 12. Slopes shall be appropriate to size and style of gazebo.

b) Gazebos may be constructed of western red cedar, cypress, or redwood, and pressure treated southern yellow pine. Alternate structures constructed of PVC or ornamental metal will be considered. All exposed wood members except decking, shall be finished on all exposed sides. Posts, railings, and other open framing members shall be turned, edged, or worked into shapes consistent with traditional gazebo designs. Unfinished, dimensional lumber will not be approved for exposed open or free-standing members.

c) Additional trim, detailing, brackets, cupolas, etc. shall be appropriate to the design and size of the gazebo. The ARB reserves the right to deny gazebo designs with excessive and inappropriate detail, as well as with insufficient detail.

d) Gazebos may be built on site or assembled from kits. Applications for approval must include either scale drawings of plans and elevations, or manufacturer's brochure showing the exact gazebo being purchased, with dimensions and specifications.

4.6.2 COLORS AND FINISHES: Gazebos constructed on decks attached to the front house shall be painted to match the trim color of the house, and roofed with shingles that match the house shingles. Free-standing gazebos set away from the house may be painted to match the house trim or finished with a clear finish. Roofing shall match the house or be cedar shake.

APPENDIX A

APPLICATION FOR RESIDENTIAL CONSTRUCTION

PROPERTY STAKEOUT APPLICATION

APPLICATION TO MAKE CONSTRUCTION OR DESIGN CHANGE

APPLICATION FOR LANDSCAPE PLAN APPROVAL

REQUEST FOR FINAL INSPECTION/BOND REFUND

BRICKSHIRE ARCHITECTURAL REVIEW BOARD
APPLICATION FOR NEW HOME CONSTRUCTION

Date: _____

Property Address: _____

Lot and Section: _____

Property Owner: _____

Owner Mailing Address: _____

Phone: _____ **Fax:** _____ **Cell:** _____

E-mail: _____

Builder/Contractor: _____

Builder Mailing Address: _____

Phone: _____ **Fax:** _____ **Cell:** _____

E-mail: _____

Virginia Contractor's License No. _____

Construction Loan by (name of bank): _____

1st Floor Area (Finished): _____ **2nd Floor Area (Finished):** _____

APPLICATION FEES - Separate Checks Required

Concept Review Fee: $200.00 (If needed)

Check No. _____

New Home Review Fee: $1500.00

Check No . _____

Construction Bond: $8000.00
Payable to Brickshire Architectural Review Board

Check No. _____

Received By: _____
(See attached copy of checks)

SUBMITTAL CHECKLIST

New Home Application must include the Design Review Fee, the Construction Bond, Site Plan (to include grading plan), Architectural Construction Documents, this completed document and color samples (if necessary). You must also email digital versions of each to the office and the ARB. The documents will be scaled, at minimum, as follows:

Site Plan	**1" = 30'**
Floor Plans	**1/4" = 1'**
Exterior Wall Sections	**3/4" = 1'**
Building Elevations	**1/4" = 1'**
Landscape Plan	**1" = 30'**

The Landscape plan must be submitted within 90 days of final plan approval. It should show all property lines and note existing trees. A separate plant list is required with the common and biological names of the plants, quantities and height (not container size) when installed. Indicate the location of any retaining wall(s).

The site plan should show the locations of the construction dumpster and HVAC unit(s) as well as topography and final grades.

EXTERIOR MATERIALS:

Foundation

Material **Color Name**

Manufacturer

Exterior

Material **Color Name**

Manufacturer

Shutter

Material **Color Name**

Manufacturer

Front Door

Material **Color Name**

Manufacturer

Garage Doors

Material **Color Name**

Manufacturer

Windows

Type or Series **Color Name**

Manufacturer

Exterior Trim

Material **Color Name**

Manufacturer

Roof

Material **Color Name**

Manufacturer

Decks/Railings

Material **Color Name**

Manufacturer

Patios/Terraces

Material **Color Name**

Manufacturer

Driveway/Parking Pad

Material **Color Name**

Manufacturer

Sidewalk

Material **Color Name**

Manufacturer

Fences/Walls/Screens

Material **Color Name**

Manufacturer

Front Entry Stairs

Material **Color Name**

Manufacturer

Please sign the acknowledgment statements on the next page:

We, as property owner and contractor, acknowledge and agree that the improvements will be constructed in accordance with plans and specifications which have been approved by the Brickshire Architectural Review Board. We acknowledge that failure to do so will result in additional Construction Fees per Section 3.16 of the Brickshire Design Standards.

We further acknowledge and agree that:

1. **We have read and understand the Covenants and Restrictions and all ARB Design Standards applicable to the property and we will follow and obey said Covenants, Restrictions and Design Standards.**
2. **We are responsible for completing the project as described by the drawings and specification approved by the Board within the construction time limit per Section 3.13 of the Design Standards.**
3. **We will maintain a clean construction site at all times and install a job sign, commercial dumpster and job toilet in conformance with ARB guidelines.**
4. **We are responsible for the conduct of all worker and subcontractors performing service on this project at all times while they are engaged by us.**

This Application and Agreement made on (date): _____

Property Owner's Signature _____

Contractor/Builder Signature _____

FOR USE BY ARCHITECTURAL REVIEW BOARD ONLY

Final Design Approval Date _____ **By** _____

See Status Memo for comments.

Brickshire Community Association, 10100 Kentland Trail, Providence Forge, Virginia 23140
Phone (804) 966-1599, Fax (804) 966-8372

BRICKSHIRE ARCHITECTURAL REVIEW BOARD
STAKEOUT REVIEW REQUEST

Date **Section** **Lot No.**

Property Owner:

Property Address:

City, State, Zip:

Phone: **Fax** **Cell:**

E-mail:

Builder:

Builder Address:

City, State, Zip:

Phone: **Fax** **Cell**

E-mail:

Date office was notified and lot staked for review:_____(Prior to notifying the office and ARB please confirm the lot is staked and flagged as listed below. Additional fees may be required for repeat site visits.) Please follow Stakeout Instructions below:

1. Mark each of the four corners of the full lot as well as the 4 corners of a rectangular house with a orange or pink marked stake. Also stake and clearly note the driveway location.
2. Mark the full perimeter of the area to be cleared with colored connected tape. Flag (double wrap) trees to remain that are located within the clearing area.
3. Additional trees may be marked to be saved during the stakeout review and you will be notified.
4. Builders must mark dead/downed trees that are being removed outside clearing limits before stakeout. ARB to determine at stakeout if any additional dead/downed trees require removal.
5. The purpose of the stakeout review is to determine the condition of the roads, curb, gutter, water meter and sewer clean out. If construction is started without a stakeout approval, any damage to these items will be the financial responsibility of the builder/property owner and will be deducted from the compliance bond.

DO NOT CLEAR WITHOUT WRITTEN STAKEOUT REVIEW APPROVAL!!!!!

Do not write below this line. For ARB use only.

( ) Approved as staked ( ) Not Approved ( ) Approved with Changes

Refer to the Status Memo if the stakeout review is Not Approved or Approved with Changes.

Reviewer: **Date:**

The stakeout review is for general conformance with the approved site plan only. Specific dimensional setbacks must be met as approved and are the sole responsibility of the builder to comply. The Brickshire ARB make no representation of granting variances based on the stakeout review should the house be placed in the wrong location. Approval does not relieve the applicant of responsibility for obtaining all other necessary permits and compliance with applicable zoning and building codes.

Brickshire Community Association, 10100 Kentland Trail, Providence Forge, Virginia 23140 Phone (804) 966-1599

BRICKSHIRE ARCHITECTURAL REVIEW BOARD
APPLICATION TO MAKE CONSTRUCTION OR DESIGN CHANGE

Date Prepared: **Date Received:**

Lot Number: **Section:** **Property Address:**

Owner: **Phone:**

E-mail:

Architect/Designer: **Phone:**

E-mail:

Proposed Change: (Attach revised drawings if necessary)

Reason for Change:

Signed: _____ **Date:** _____
Applicant

FOR USE BY ARCHITECTECTURAL REVIEW BOARD

( ) **Approved** ( ) **Preliminary Review**

( ) **Not Approved** ( ) **Approved with Conditions**

Comments: See Status Memo if not approved or approved with conditions or preliminary review.

Brickshire Architectural Review Board Representative **Date**

Brickshire Community Association 10100 Kentland Trail Providence Forge, VA 23140 (804) 966-1599

BRICKSHIRE ARCHITECTURAL REVIEW BOARD
APPLICATION FOR LANDSCAPE PLAN APPROVAL

Date Prepared: **Date Received:**

Lot Number: **Section:** **Property Address:**

Owner: **Phone:**

E-mail:

Mailing Address:

Landscape Architect / Designer:

Proposed Installation Date:

The following items must be submitted and/or adhered to as part of the landscaping approval process:

- **Landscape Plan:** Must be drawn to scale that matches the submitted site plan (minimum scale required)
- **Plant List:** Include both common and botanical names; list must include quantities, plant sizes (height and caliper as applicable); refer to charts in the Design Standards for required specifications
- **Site Elements:** Clearly indicate driveway and HVAC locations on the landscape plan
- **Topsoil Requirement:** Topsoil must be added to the lot prior to the installation of any landscaping, including sod and plant material
- **Pre-Installation Notification:** The HOA Office must be notified in writing at least 48 hours prior to the placement of topsoil and sod on the lot. Failure to provide this notification may result in forfeiture of the full Builder Bond.

Signed: _____ **Date:** _____

Applicant

FOR USE BY ARCHITECTURAL REVIEW BOARD

( ) Approved **( ) Preliminary Review**

( ) Not Approved **( ) Approved with Conditions**

Comments: See Status Memo if not approved or approved with conditions or preliminary review.

_____

Brickshire Architectural Review Board Representative **Date**

BRICKSHIRE ARCHITECTURAL REVIEW BOARD

11000 Kentland Trail, Providence Forge, VA 23140 Phone 804-966-1599; Fax 804-966-8372

COMPLETION OF CONSTRUCTION - FINAL INSPECTION

DATE:

LOT / NEIGHBORHOOD:

PROPERTY ADDRESS

OWNER:

BUILDER:

MAILING ADDRESS:

A representative of the Architectural Review Board has conducted an inspection of this property and noted the following:

✓ for OK, "NO" for not in compliance (see comments), N/A for not applicable

	Curb and Gutter Condition		HVAC located per approved site plan
	All Construction material/equip/trash removed		Deck, Raised Terrace, Porch per plans & Stdrds
	Site layout complies with approved site plan		Clearing of site complies with clearing approval
	All pavement layouts and materials per approvals		New Trees comply with approved plan & size
	Drainage swales and grading per approvals		Lawn is installed and healthy
	House form, materials and colors per approvals		Shrubs / plants per approved landscaped plan
	Front Door per plan or approval		Landscape Accessories per approvals
	Windows, grids, shutters, per plan or approval		Landscape lighting per approvals
	Gas vents comply with Standards		Irrigation

REVIEWER'S COMMENTS:

Signed for The Brickshire Architectural Review Board **Date**

BOD'S REPRESENTATIVE'S COMMENTS:

Signed for the BOD'S Representative **Date**

Refund Bond? **Y _____** **N _____**

APPENDIX B: HOMEOWNER HOME IMPROVEMENT APPLICATION

BRICKSHIRE ARCHITECTURAL REVIEW BOARD
11000 Kentland Trail, Providence Forge, VA 23140 Phone: (804) 966-1599

Home Improvement Application for Brickshire and Bel Green

Property Address: _____ Lot # _____ Section: _____

Owner: _____ Email: _____

Phone – Home/Office: _____ Cell: _____ Fax: _____

Mailing Address (if different): _____

Review fee may be required based on type of request; please make check payable to Brickshire Community Association.

	Type of approval request (please check)	You must include the following:
	House Addition Review fee if submitted **before** work begins: $150 Review fee if submitted **after** work begins: $300	1) Plans and elevations of addition showing connection and architectural relationship to house. Identify exterior materials. 2) Site plan showing addition location, main house, distances to property lines.
	Accessory Structure or Property Improvement (Shed, workshop, garage, pool or pool house, gazebo, spa, deck, patio, retaining wall, fence, generator, ADA ramp) Review fee if submitted **before** work begins: $50 Review fee if submitted **after** work begins: $100	1) Plans and elevation drawings of structure showing architectural details. 2) Site plan showing location and relationship to main house, distance to all property lines. 3) Pictures, catalogue information of purchased product, height of fence/wall, list of materials being used. 4) For Generators include spec sheet and location on site plan.
	Color Change (Siding, shingles, shutters, doors, trim) No fee.	1) Include paint chips or samples of finished product
	Landscaping and Accessories (Play structures, water features, arbors, satellite dishes, tree removal, additional landscape beds or major changes to existing landscaping) No fee.	1) Site plan showing location of feature being added and a list of all plants and sizes 2) Photo of cut sheet of play structure

FOR ARB/OFFICE USE ONLY

Application: ( ) Approved as submitted ( ) Not approved
( ) Approved with limiting conditions (see memo)
( ) Preliminary review Golf course or pond lot: ( ) YES ( ) NO

( ) Bel Green Architectural Review Committee APPROVED

Signed: _____ Date: _____
For the Architectural Review Board

Approval by the Brickshire ARB is limited solely to compliance with the Association's Design Standards. It does not constitute or imply approval of any aspect of the project under local, state, or federal laws, including but not limited to zoning, building codes, or permit requirements. The homeowner/contractor/builder is solely responsible for obtaining all necessary governmental approvals, permitting, and ensuring full compliance with applicable regulations. The Association makes no representation or warranty regarding legal compliance and assumes no liability for any failure to meet such requirements.

APPENDIX C
SETBACK REQUIREMENTS

Each neighborhood in Brickshire is governed by different setback requirements. These setbacks determine the distance from each house to the street, adjacent homes, water features, and the golf course. Setback requirements are as follows in these guidelines.

All building and accessory structures (dog runs, dog houses, play structures, out building, gazebos, patios, decks, terraces, and swimming pools) shall be placed on the lot within the required setback lines. All new construction shall be subject to a setback inspection by the Board. Failure to comply with setback requirements shall result in forfeiture of construction bond and/or a hold on future permits. The amount of fine for each violation shall be left to the discretion of the Board.

The property owner or their representative may require a variance from an existing setback line. Variances will be granted if the Board determines that the setback presents an undue hardship. The Board will grant or deny all variance requests in writing.

Planning Requirements

Lot Type	Min. HouseSize - Square Ft.	Max. Bldg. Coverage % of Lot	Max. Bldg. Height	Side Corner Setback	Rear Setback	Yard Maintenance Easement*	Front Setback	Side Setback
Lakefront	2400	35%	35'	20'	25'	20'	35'	10'
Golf Course	2400	35%	35'	20'	40'	20'	35'	10'
Typical	2400	35%	35'	20'	25'	-0-	35'	10'
Sanctuary	2400	35%	35'	20'	25'	-0-	40'	10'
Villa	2000	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Note: All work shall be in compliance with the Chesapeake Bay Act.

* all Lakefront and Golf Course lots shall have a 20' maintenance easement within the yard setback requirements.

TBD - To be determined. Villa lots are a sub-association within the Brickshire Homeowners Association.

APPENDIX D

MINIMUM PLANT SIZES

Plant Material Type	Minimum Size at Time of Installation	Minimum Branch Spread
Deciduous:		
-Shade/Street Trees	**10' height and 1-1/2" caliper**	
Flowering/Ornamental		
- single-stem	**8' height and 1-1/4" caliper**	
- multi-stem	**8' height and 1-1/4" caliper**	

SHRUBS

Deciduous	**24" height or spread**	**N/A**
Evergreen	**18" height or spread**	**N/A**
Accent:	**4-5' height**	**Full**

RECOMMENDED LANDSCAPE MATERIALS
SHADE TREES

SPECIES	COMMON NAME	DROUGHT TOLERANT	PREFERRED STREET TREE
Acer rubrum	**Red Maple**	U	U
Fraxina americana	**White Ash**	U	U
Fraxinus pennsylvanica lancelota	**Green Ash seedless variety**	U	U
Fraxius pennsylvanica Marshall - seedless	**Marshall Green Ash**	U	U
Planatus acerifolia	**London Plane - Tree (Sycamore**		U

Quercus alba	**White Oak**	U	U
Quercus coccinea	**Scarlet Oak**	U	
Quercus palustris	**Pin Oak**	U	U
Quercus phellos	**Willow Oak**	U	U
Quercus rubra maxima	**Eastern Red Oak**	U	
Zelkova serrata Green Vase	**Green Vase Zelkova**	U	U

ORNAMENTALS

SPECIES	COMMON NAME	DROUGHT TOLERANT
Cercis canadensis	**Redbud**	
Chionanthus virginicus	**White Fringe Tree**	
Cornus florida varieties	**Flowering Dogwood**	U
Cornus kousa varieties	**Korean Dogwood**	
Lagerstroemia indica	**Crape Myrtle**	U
Magnolia soulangeana	**Saucer Magnolia**	
Magnolia stellata	**Star Magnolia**	
Prunus cerasifera pissardi	**Purple Leaf Plum**	
Prunus serrulata-Kwanzen	**Sekiyama Cherry**	
Vitex angus-castus	**Chaste Cherry**	
Betula nigra	**River Birch**	

EVERGREEN TREES

SPECIES	COMMON NAME	DROUGHT TOLERANT
Cupressocyparis leylandii	**Leyland Cypress**	U
Ilex opaca	**American Holly**	U
Junipercus virginiana	**Virginia Red Cedar**	U
Magnolia grandiflora	**Southern Magnolia**	U
Magnolia virginiana	**Sweet Bay Magnolia**	
Pinus nigra	**Austrian Pine**	U
Pinus taeda	**Loblolly Pine**	U

Tsuga caledenia	Canadian Hemlock	
Tsuga caroliniana	Carolina Hemlock	

ACCENT SHRUBS

SPECIES	COMMON NAME	DROUGHT TOLERANT
Ilex - Nellie R. Stevens	Nellie R. Stevens Holly	
Ilex opace - Forsteri	Foster American Holly	U
Buxus sempervirens	American Boxwood	
Ilex cornuta - Burford	Burford Holly	U
Ilex vomitory	Yaupon Holly	U
Osmanthus heterophyllus	Holly Osmanthus	
Piers japonica	Japanese Andromeda	
Viburnum rhytidophtllum	Leatherleaf Viburnum	U
Viburnum tines	Laurestinus Viburnum	

MEDIUM DECIDUOUS SHRUBS

SPECIES	COMMON NAME	DROUGHT TOLERANT
Azalea calendulaceae	Flame Azalea	
Azalea nudiflorum	Pinxter Bloom	
Berberis thunbergi	Japanese Barberry	U
Calcanthus floridus	Carolina Allspice	
Chaenomeles lagenaria	Japanese Flowering Quince	U
Clethra alnifolia	Sweet Pepperbush	
Deutzia gracillis	Slender Deutzia	
Forsythia intermedia	Forsythia	
Hydrangea quercifolia	Oakleaf Hydrangea	
Ilex verticellata	Winter Berry	
Spirea thunbergi	Baby Breath	
Syringa persica	Persian Lilac	
Viburnum carlesi	Fragrant Viburnum	
Weigela floribunda	Crimson Weigela	

MEDIUM EVERGREEN SHRUBS

SPECIES	COMMON NAME	DROUGHT TOLERANT
Abelia grandiflora	Glossy abelia	U
Azalea varieties	Azalea (hardy evergreen)	
Buxus microphylla japonica	Japanese Boxwood	U
Cotoneaster horizontalis	Rockspray Cotoneaster	
Ilex cornuta - Burfordii nana	Dwarf Burford Holly	U
Ilex crenata	Japanese Holly	
Ilex vomitoria nana	Dwarf Yaupon Holly	U
Junipercus	Junipers	U
Kalmia latifolia	Mountain laurel	
Myrica cerifera	Wax Myrtle	U
Nandina domestica	Nandina	U
Pyracantha coccinea	Scarlet Firethorn	U

DWARF SHRUBS/GROUND COVERS

SPECIES	COMMON NAME	DROUGHT TOLERANT
Cotoneaster salicifoluis lowfast	Willowleaf Cotoneaster	
Juniperus chinensis - Plumosa Compacta	Compact Andorra Juniper	U
Juniperus conferta	Shore Juniper	U
Liriope muscarli	Lilyturf	U
Liriope spicata	Creeping Lilyturf	U
Azalea dwarf	Dwarf Azalea	

APPENDIX E

ILLUSTRATIONS

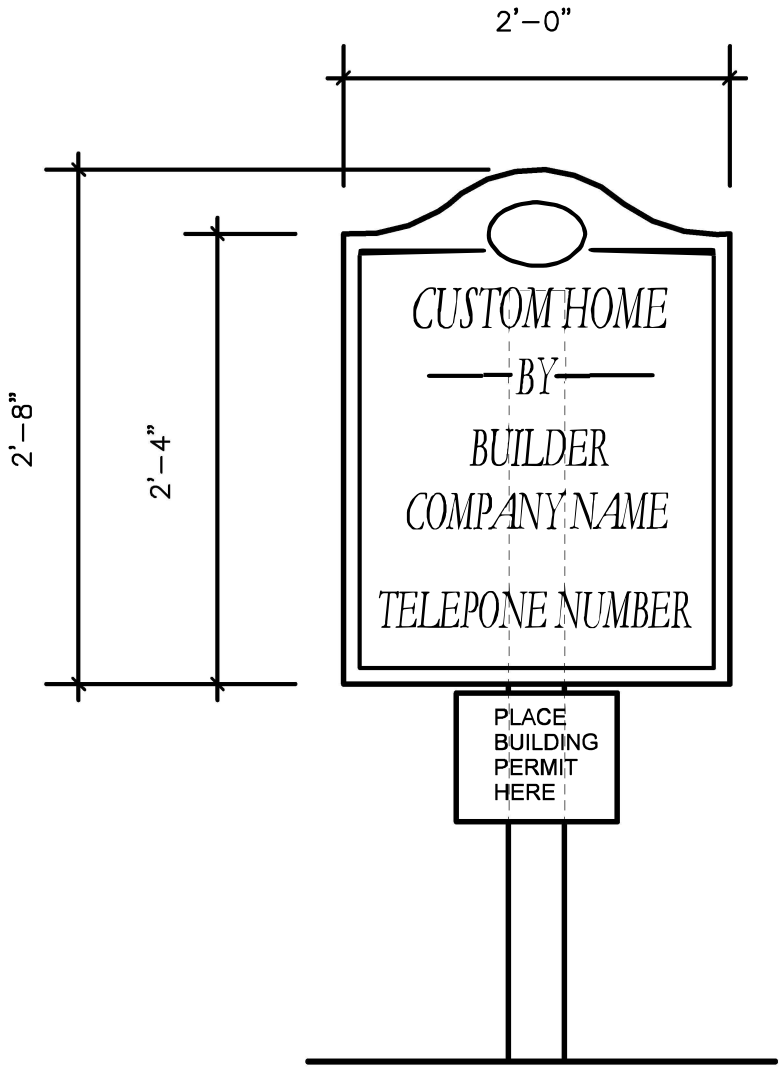
2.5.4a.....CONSTRUCTION SIGN

2.6.1.....DRIVEWAY WIDTH REDUCTION FOR STREET FACING GARAGES

2.9.1..... PERMITTED FENCE STYLES

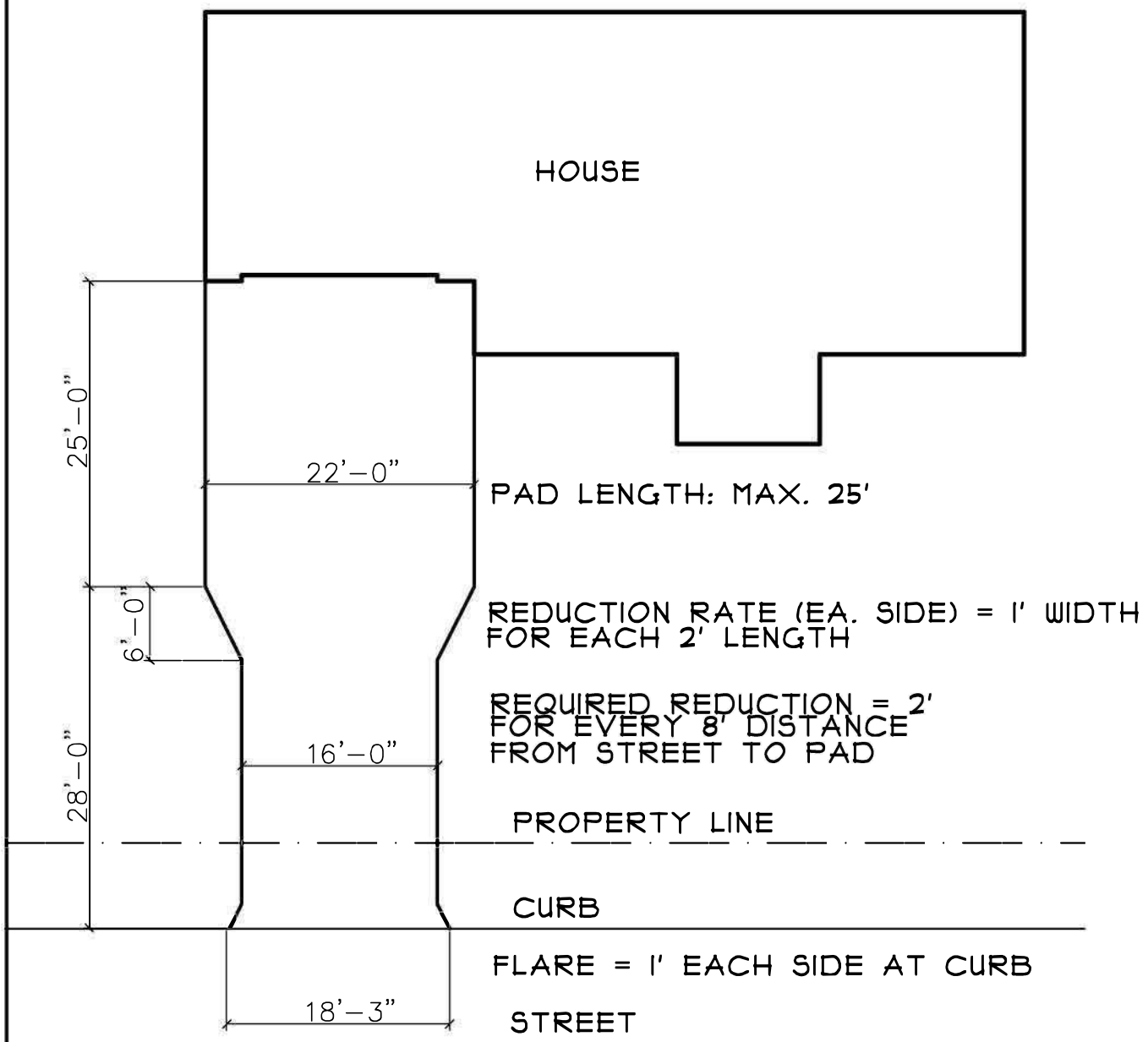
2.9.3a..... PERMITTED FENCE LOCATIONS IN REAR YARD

2.9.3b..... FENCE LOCATIONS IN YARD FACING GOLF COURSE, POND, AMENITY OR ROAD



Brickshire Illustration 2.5.4a
Brickshire Design Standards
(Revised Feb 2026)

PERMITTED CONSTRUCTION SIGN

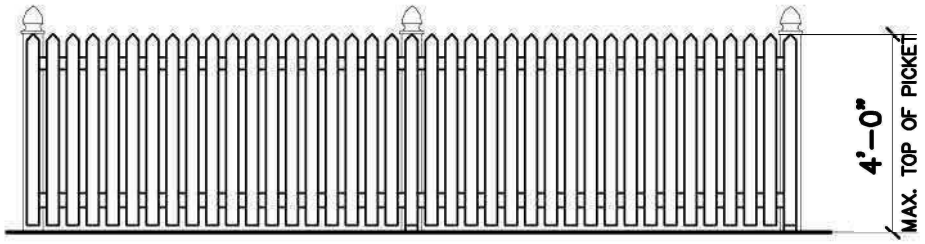


EXAMPLE DRIVEWAY ILLUSTRATION
NO SCALE

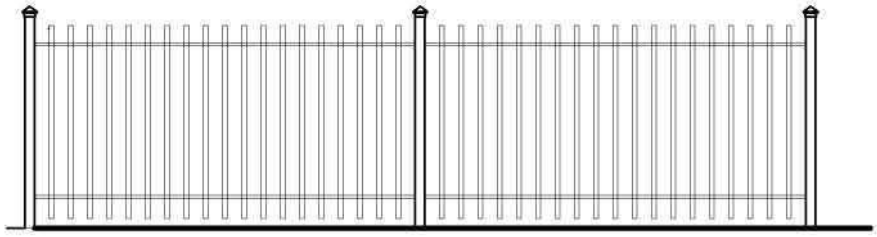
IN THIS EXAMPLE, THE 28' DISTANCE FROM THE STREET TO THE PAD CONTAINS THREE 8' LENGTHS (24'). A PARTIAL LENGTH DOES NOT COUNT. THE THREE 8' LENGTHS REQUIRES A TOTAL 6' REDUCTION IN WIDTH (22' – 6' = 16').

Brickshire Illustration 2.6.1
Brickshire Design Standards (Revised Feb 2026)

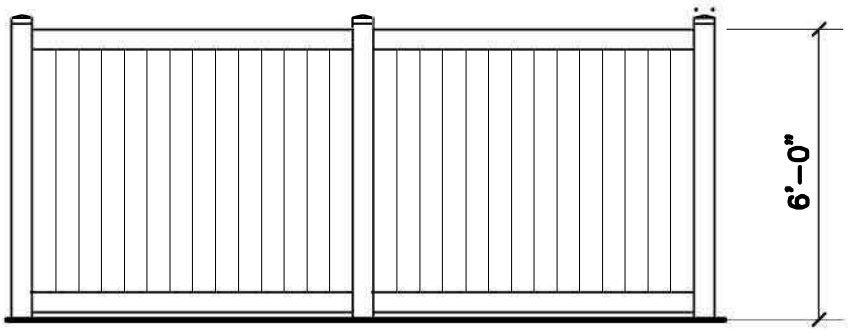
DRIVEWAY WIDTH REDUCTION
STREET FACING GARAGE



EXAMPLE PICKET FENCE (WOOD OR PVC)

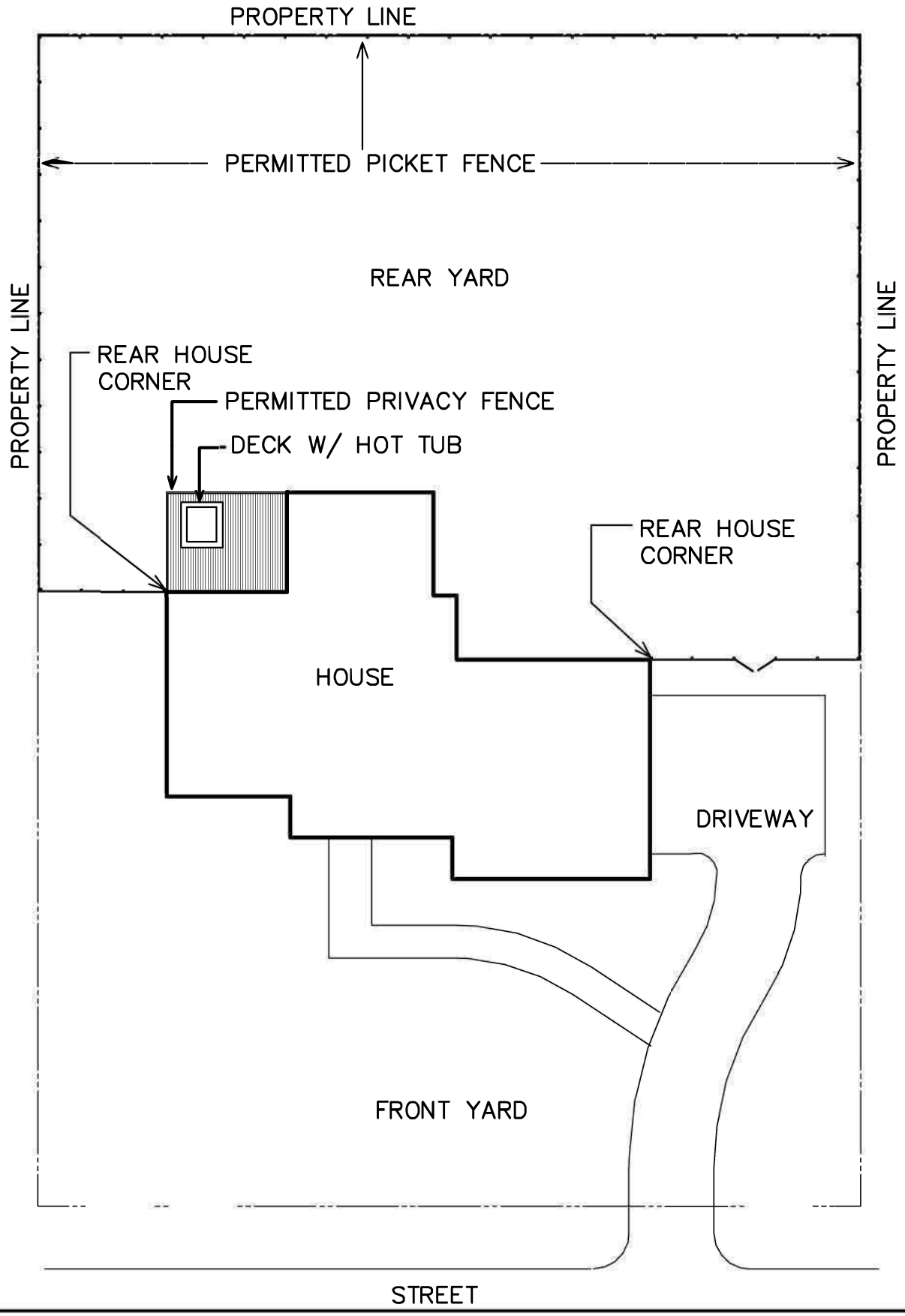


EXAMPLE ORNAMENTAL METAL PICKET FENCE



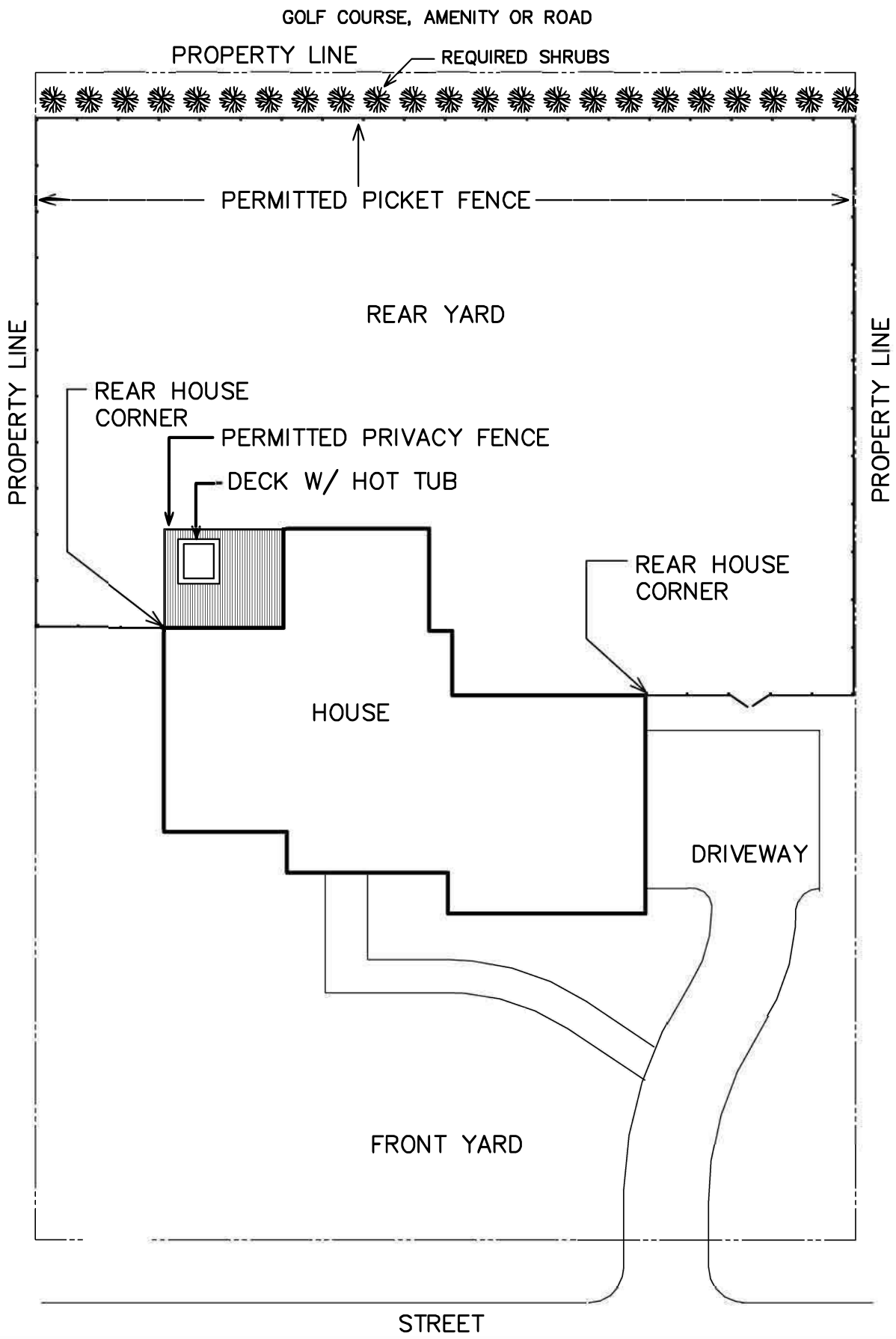
EXAMPLE PRIVACY FENCE (WOOD OR PVC)

(Not permitted for full yards)



Brickshire Illustration 2.9.3a — **PERMITTED FENCE LOCATIONS**

Brickshire Design Standards (Revised Feb 2026)



Brickshire Illustration 2.9.3b

Brickshire Design Standards (Revised Feb 2026)

FENCE LOCATIONS IN YARDS FACING GOLF COURSE, AMENITIES OR ROAD