

Union Mills Community Association

Clifton, Virginia

Design Standards



Edition - 2020

Introduction

As our Union Mills Community matures, it has proven to be a great place to live, to raise children, and to enjoy life as we adapt to our changing world. It is convenient to schools, shopping, restaurants, and the history of our region.

In order for our community to age gracefully and to maintain and enhance the value of our property, we must continue to pay attention to the upkeep of our homes, to maintaining our environment, and to ensuring that the natural beauty of our environment complements our homes.

Section 6.5 of the Amended and Restated Declaration (as amended) which is of record in the land records of Fairfax County at Book 7651, page 1124, *et seq.*, regulates additions, alterations, and improvements by Owners, and mandates approval by the Covenants Committee (CC) (now also known as the Architectural Covenants Committee, or ACC) prior to any such additions, alterations, or improvements. Section 8.1(b) grants the ACC the authority to propose Design Guidelines to the Board of Directors (BOD). Upon approval of such Guidelines by the Board of Directors, they are published to the community as enforceable **Design Standards**. The purpose of such Standards is to provide homeowners, with the criteria necessary for repairs or modifications to the exterior of their homes that will: provide for “visual harmony and soundness of repair; avoid activities deleterious to aesthetic or property values; and promote the general welfare and safety of residents, tenants, and guests.” Residents (owners *and* renters) are responsible for complying with these Standards.

Section 11.1 mandates compliance by Owners with Association documents and its rules and regulations and grants authority to the Board to seek relief for default or noncompliance. Pursuant to Va. Code 55.1-1819 (*Virginia Property Owners’ Association Act – Adoption and enforcement of rules*), these Standards are to be deemed rules and regulations of the Association and are enforceable as such. In the event of any conflict between these Standards and the Declaration, the Declaration shall govern.

Remember, the ACC holds the responsibility for overseeing all changes to the outside of your home and, in some cases, what appears in your windows.

Please log on to www.unionmills.com for current information about the Community.

Union Mills Community Association Design Standards

Definitions

Definitions used throughout these Design Standards:

ACC or CC	Architectural Covenants Committee or Covenants Committee
Applicant	The Owner or his/her designated representative who submits an application to make a change as set forth in these Standards
Application	Exterior Alteration Application
Association	Union Mills Community Association
Board or BOD	Board of Directors
Common Area	Property owned and maintained by the Association
Commonwealth	Commonwealth of Virginia
Community	Union Mills Community Association
County	Fairfax County, Virginia
Covenants	Restrictions pertaining to the use of land within UMCA
Declaration	Amended and Restated Declaration for Centerville Green/ Union Mills recorded in the County land records (Book 7651, Paige 1124) (As further amended at Book 7808, page 1533)
DS or Standards	Design Standards
Management Company	The management entity for the Association. As of the date of the publication of these Standards, the Management Company is First Service Residential (FSR).
SFH	Single Family Home
TH	Townhome
TH-B	Townhome built by Batal
TH-V	Townhome built by Van Metre
UMCA	Union Mills Community Association
Virginia	Commonwealth of Virginia
VDOT	Virginia Department of Transportation
Website	<u>www.unionmills.com</u>

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Union Mills Community Association Design Standards

CHAPTER 1 OBJECTIVES AND GENERAL INFORMATION

101 Objectives of Design Standards. The primary objective of the Design Standards is to provide Union Mills Community Association homeowners, residents, and members of the Architectural Covenants Committee with the criteria necessary to maintain and enhance the environment of the Community. These Standards address improvements for which homeowners most commonly submit alteration Applications to the ACC. They are not intended to be all-inclusive nor exclusive, but rather, to establish and disseminate what is permissible and what is not. Some Standards pertain only to townhomes and others only to single-family homes; these are noted throughout the text.

Specific Objectives are to:

- 101.1** increase residents' awareness and understanding of the Covenants and other rules and regulations affecting the occupancy, use, and enjoyment of their personal residence and Community property;
- 101.2** focus on all exterior alterations made by owners;
- 101.3** describe the organizations and procedures involved with architectural standards established by the Covenants;
- 101.4** assist residents in preparing an acceptable Application to the ACC;
- 101.5** provide uniform standards for reviewing Applications;
- 101.6** establish and promulgate maintenance standards for the lots and all improvements located thereon; and,
- 101.7** supplement and, where necessary, clarify the restrictive covenants of record.

102 Restrictive Covenants. The basic authority for maintaining the quality of design and the condition of every lot in the Union Mills Community Association is the Declaration, which is recorded in the land records of the Circuit Court of Fairfax County (usually referred to as being "of record") and is therefore in the chain of title to each lot in UMCA. The majority of the restrictive covenants contained in the Declaration are set forth at Article 7 therein (Restrictions on Use of Lots and Common Area; Rules and Regulations), although there are other covenants, conditions, restrictions and easements set forth throughout the Declaration. The Declaration established both UMCA (then known as the Centerville Green Homeowners Association) and the CC (or ACC). The intent of Covenant enforcement is to assure residents that the standards of design quality and lot appearance will be maintained. This, in turn, protects property values and enhances the Community's overall environment. The Declaration also mandates compliance with all valid laws, ordinances, and regulations (including zoning laws) promulgated by any governmental agency having jurisdiction over the Property (Section 7.2(b)). Every Union Mills property owner receives a copy of the Declaration at settlement. All too frequently, however, the owner does not read this information. Because the Covenants are set forth in the recorded Declaration, they are therefore considered in the law to "run with the land" and bind the owner thereof. **The Covenants are binding on each individual lot owner and resident, regardless of whether the owner/resident has read them.**

103 Role of the UMCA and the ACC

- 103.1** The role of the UMCA, of which every homeowner is a member, is not only to own and maintain open space, but also to conserve and enhance the resources of the total community and to preserve property values of the individual lots within the community.
- 103.2** The Association accomplishes these functions in a variety of ways, one of which is by ensuring, through the ACC, the retention of harmonious, though diverse, design qualities in the Community. Surveys in planned communities show that providing this service results in the preservation and enhancement of real estate values and is of prime importance to residents.

- 103.3** The ACC performs its task of ensuring aesthetic quality of the homes and their environs by establishing and monitoring the architectural review process. The ACC ensures that proposed exterior alterations comply with the objectives set forth in the Covenants. This involves regular review of all Exterior Alteration Applications submitted by residents. The ACC also monitors the maintenance of the lots and residences.

104 Changes Requiring ACC Approval

- 104.1** Article 8.1(b) of the Covenants explicitly states that all exterior alterations require the approval of the ACC. Any circumstances not covered by these Standards should have an ACC application submitted for clarification by the ACC and a determination made prior to starting the project.
- 104.2** It is important to understand that approval is limited not only to major alterations, such as adding a room or deck to a house, but includes changes in colors, materials, landscaping, *etc.* When in doubt about making any change, contact the ACC or the Management Company before doing anything. Failure to do so could result in the requirement of undoing what was done without approval.
- 104.3** Each Application is reviewed on an individual basis. There are no “automatic” approvals unless specifically provided for in these Standards. A homeowner who wishes to construct a deck identical to one already approved by the ACC is still required to submit an Application. Refer to Appendix I for the Application.

105 Review Criteria. The ACC evaluates all submissions on the individual merits of the Application. Evaluation of the particular design proposal includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design of an exterior in one instance may not be in another. Design decisions made by the ACC in reviewing Applications are not based on any individual’s personal opinion or taste. Judgments of acceptable design are based on the following objective criteria, which represent in more specific terms the general standards of the Covenants.

- 105.1** Validity of Concept. The basic idea must be sound and appropriate to its surroundings.
- 105.2** Design Compatibility. The proposed improvement must be compatible with the architectural characteristics of the Applicant’s house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials and color, and construction detail.
- 105.3** Location and Impact on Neighbors. The proposed alteration must be compatible with the landscape, the existing structure, and the neighborhood. The primary concerns are access, view, sunlight, ventilation, surrounding environment, and drainage. For example, fences may not obstruct views, breezes, or access to neighboring property; decks or larger additions may not cause unwanted shadows on an adjacent patio property or infringe on a neighbor’s privacy. [SFH]
- 105.4** Scale. The size, in three dimensions, of the proposed alteration must be compatible with adjacent structures and surroundings. For example, a large addition to a small house may be inappropriate. [SFH]
- 105.5** Color. Color may be used to soften or intensify visual impact. For example, an addition that is similar to the existing house must match the house color for features such as roof and trim.
- 105.6** Materials. Continuity is established by use of the same or compatible materials as were used in the original house. Therefore, options may be limited somewhat by the design and materials of the original house. For instance, horizontal wood siding on the original house should be reflected in an addition. On the other hand, an addition with wood siding may be compatible with a brick house.
- 105.7** Workmanship. The quality of work should be equal to or better than that of the surrounding area. Poor quality or workmanship, besides causing the owner problems, can be visually objectionable to others.
- 105.8** Timing. The alteration authority granted by an ACC-approved Application will be revoked automatically if the alteration requested has not been completed within the dates specified by the Fairfax County Building Permit or as specified by the ACC approval letter.

105.9 Project Completion Signoff. All approved ACC Applications must have a final ACC Approval Signature within 30 days of completion of the project to ensure compliance with all applicable Standards.

Union Mills Community Association Design Standards

CHAPTER 2 PROCEDURES

201 Amendments. These Standards may be amended to provide clarification or to reflect changes in conditions, building materials, or technology.

201.1 The ACC will conduct an annual evaluation of the Standards to determine if amendments are required.

201.2 Owners may submit written requests for changes to the Standards to the ACC. Upon review, the ACC will make a recommendation to the Board of Directors. Any amendments will require final adoption by the Board.

202 Exterior Alteration Applications

202.1 Unless expressly exempted, Applications are required for all major and minor alterations as set forth in Chapters 3 and 4 of these Standards, and for any other additions, alterations, or modifications to the lot or residence.

202.2 The Application Form (See Appendix I) provides information that may be useful in determining the scope and detail of the proposal. All information requested on the Application (front and back of form) and any attachments as specified in these Standards must be provided to ensure it is a complete Application. Otherwise, an Application is considered incomplete and will delay action by the ACC. See Section 204.1.

202.3 All Applications must include the signatures of all adjacent homeowners (or proxy) to indicate awareness of the proposal. However, such signatures do not necessarily reflect the homeowners' approval- merely their awareness of the proposed modification or alteration.

202.4 **If the requested alteration requires County approval, it is the responsibility of the homeowner to obtain such approval prior to the submission of an Application to the ACC. ACC approval of an Application is not a substitute for County approval. Conversely, County approval is not a substitute for ACC approval. The County approval must be included with the Application.**

203 Site Plan

203.1 A site plan is required as part of most Applications. A site plan is the scaled drawing of the lot (site) that shows the exact dimensions of the property, adjacent properties if applicable, and all improvements, including those covered by the Application. Contour lines are required where drainage is a consideration.

203.2 In most cases, the site plan for Applications should be copied from the plat plan provided to the homeowner at the time of purchase. More complex alterations may require larger scale (20- or 10- scale) blowups of the plat plan of County-approved development plans.

203.3 In the event the homeowner does not have a site plan, one can be obtained from the relevant County agency (Zoning or Planning).

204 Review. All Applications are submitted to the ACC, via the Management Company.

204.1 Each Application is logged, checked for completeness and applicable attachments pertaining to the change requested. If information pertinent for the reviews is missing, the Application will be returned as incomplete, **and** a written request will be made to obtain the missing information **to be included with the Application when it is resubmitted.** Applications must be received at the Management Company by close of business the Friday prior to the monthly ACC meeting. Any application received after that deadline shall be considered at the following month's ACC meeting. The ACC will meet the first Wednesday of each month. Residents are encouraged to attend the meetings. Residents (usually neighbors) who may be affected by the project which is the subject of the Application shall have the opportunity to be

heard by the ACC. Any such affected residents who may have a direct interest in the ACC decision may request formal written notice of the ACC's decision on the Application.

204.2 The ACC review process begins upon receipt of the complete Application by the Management Company. The ACC must act upon the complete Application within 45 calendar days of the receipt by the ACC. Failure by the ACC to do so shall constitute an automatic referral of the application to the Board of Directors for consideration, unless such failure is do so is an error or omission on the part of the Applicant or where additional information or clarification is requested by the ACC. The Board of Directors must consider the Application within the time period set forth in Article 8, Section 8.1 (d) of the Declaration.

204.3 Applications with special circumstances that require an interpretation will be held in abeyance until the Applicant is notified and asked to be present at a meeting with the ACC.

204.4 The ACC will render a decision at the monthly meeting and the homeowner will be provided with a temporary authorization form signed by the ACC Chairman as to the decision on the Application. The Management Company will thereafter send a formal written notice of the ACC decision within 10 days of the ACC meeting by letter to the address shown on the Application. A similar letter will be sent to any residents who had requested written notice of the ACC decision on a particular application. The ACC decision is **not** to be deemed by the Applicant to be the "green light" to commence construction or modification **until** ten (10) calendar days have elapsed **after** the Applicant receives the formal notice of the ACC decision. This time period is to allow any Association members aggrieved by the ACC decision to request an appeal of the ACC decision to the Board of Directors. If an Applicant begins construction of any addition, modification, alteration, or improvement prior to the expiration of the appeal period, s/he does so **at her/his risk**. Should the appeal to the Board of Directors subsequently result in a reversal of the ACC's approval, the Application will be deemed disapproved and the Applicant will be required to dismantle and remove the addition, alteration, modification, or improvement at his/her expense.

205 Appeals. An appeals process exists for those affected by an ACC decision, *i.e.*, the Applicant and any affected neighbors.

205.1 The appeal of an ACC decision, if any, is to the Board of Directors.

205.2 To initiate the appeal process, the Applicant, or other affected resident(s), shall submit a written request (e-mail is acceptable) to the Board within 10 calendar days of the postmark of the ACC decision correspondence. The written request for appeal shall briefly set forth the appealing party's grounds for appealing the ACC decision.

205.3 The Board of Directors will thereafter schedule a time, date and place to hear the appeal. The Management Company Agent shall send timely written notice of the hearing to the Applicant and the appealing party(ies).

205.4 The president of the Board of Directors shall preside at the appeal hearing. The appealing party, the ACC Chair, and the Applicant shall have the opportunity to be heard and be given a reasonable amount of time during which to set forth their respective positions. The hearing shall be in Executive Session unless the Applicant or the appealing party (the Appellant) specifically requests that the appeal be heard in open session. The parties to the appeal (the Applicant and/or the Appellant) may be represented by respective counsel, at their expense. Neither legal rules of evidence nor procedure (other than those set forth herein) shall apply. Witness testimony (as, for example, from an architect) shall be heard only if deemed necessary by a majority vote of the Board to reach an informed decision on the appeal. Although a decision on the appeal should normally be achieved at the appeal hearing, the hearing may be continued at the discretion of the Board to allow for further fact-finding. The Board of Directors may question the parties prior to deciding upon appeal. Deliberations of the Board after hearing the presentations of the parties shall be in Executive Session, with only members of the Board and the Management Company Agent present. The Board shall reconvene in open session to vote upon and decide the appeal. Written notice of the decision shall be sent by the Management Company to all participating parties within (7) days of the Board's decision.

205.5 The decision of the Board of Directors shall be final as to all parties and all issues raised in the appeal. In the event that the Board's decision reverses an ACC decision to approve an Application, the Application will be considered disapproved and no Application of a substantially similar nature from that owner/resident shall thereafter be considered by either the ACC or the Board. The discretion to make the determination of "substantial similarity" shall lie with the ACC and the Board of Directors.

206 Enforcement. Section 8.1 (b) of the Declaration requires the ACC to ensure compliance with all covenants, rules and regulations and standards governing all lots within the Association. The Board has adopted the following enforcement procedures:

- 206.1** An ACC member or a representative of the Management Company will confirm the existence of a violation through a site visit.
- 206.2** An attempt will be made to contact the resident in violation. This contact may be verbal or in writing in the form of a "Friendly Letter" or "Reminder."
- 206.3** If the violation is not remedied by the date indicated in the initial contact or "Friendly Letter" or "Reminder," (generally 14 days from the postmark date of the letter) a written violation notice (First Notice of Violation) will be sent to the resident. (If an Owner needs additional time to rectify the violation and in order to avoid the receipt of a First Notice of Violation, it is suggested that the Owner or resident contact the Management Company, which has the authority to grant limited extensions.)
- 206.4** If the violation is not resolved within 20 calendar days of the postmark of the first notice of violation, a Second Notice of Violation will be sent. In the event that the violation is still not resolved within 20 calendar days of the postmark of the Second Notice of Violation, a Third Notice of Violation shall be sent by certified mail informing the resident of the time and place of an ACC hearing concerning the violation. Such notice shall be postmarked at least 14 calendar days prior to the hearing date. If the resident fails to respond, or confirms attendance but fails to attend the hearing without reasonable explanation, the resident shall be deemed to have waived the right to such hearing, and monetary charges may be assessed. Homeowners are required to notify the ACC or the Board after the violation has been resolved.

207 Maintenance. Property owners are responsible for maintaining all structures and grounds on their property. This includes, **but is not limited to any appearance items listed below in Section 207.1, and includes** such items as mowing grass, removal of trash, structural maintenance, and overall appearance. Violations of maintenance standards are violations of the Covenants.

207.1 Dwellings and Structures. Residents are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences, sheds, and playground-type equipment. Most residents would not allow any of the following conditions to exist. Rather, they seek to preserve and protect the investment in their homes and to limit their personal liability by keeping all improvements on their lots in good condition. The Association expects all residents will do the maintenance necessary to prevent any of the cited conditions from occurring in Union Mills. While it is difficult to provide precise criteria for what the Association deems as unacceptable conditions, the following list represents some of the conditions that are considered to be a violation of the Covenants:

- (a) Peeling, cracked, and chipped paint on exterior trim;
- (b) Dented mailboxes, or mailboxes in need of repainting [SFH];
- (c) Broken playground equipment or equipment needing painting;
- (d) Broken fences or fences needing parts and repairs;
- (e) Broken or sagging gates or gates needing parts and repairs;
- (f) Decks with missing or broken parts;
- (g) Foundations in need of repainting;
- (h) Dented, loose, or missing siding or trim, gutters, and down spouts; and
- (i) Mold, mildew, or other stains on siding, roofs, fences, driveways, or other physical structures.

207.2 Lawns. Unless otherwise authorized, all lawns in the Community will be of turf-type grass.

- 207.3** Trash Removal. Residents are responsible for picking up litter on their property as well as debris on the Common Area which originates from their property. Removal of trash and debris from all Association Common Areas accumulating from resident usage will be completed as soon as necessary. See Section 421 (Front Entrances, Porches, and Decks) and Section 442, (Trash/Recycle Containers) for additional information regarding the storage of trash between pickups and information on preparing trash and recyclable material for weekly pickups.
- 207.4** Lawns and Garden Fertilization. Special care should be taken so as to not over-fertilize or to fertilize lawns and gardens where there is a chance of harmful runoff.
- 207.5** Pesticides and Herbicides. Pesticides and herbicides shall be applied according to label instructions for the specified problem. Using organic and/or biodegradable materials is recommended to help ensure the least harm to the natural environment. Care in application is extremely important. Avoid the use of pesticides and herbicides if at all possible, but when necessary, use with caution and follow instructions.
- 207.6** Erosion Control and Drainage Management. Residents are responsible for seeing that their lots are protected from erosion, and that storm drain structures are not blocked so as to cause additional erosion problems. Residents are responsible for maintaining proper drainage throughout their property and for not blocking or hindering natural drainage from adjacent properties. However, residents shall not make alterations to their properties that may adversely affect the drainage of or onto neighboring lots or Common Areas.

208 Association Disclosure Packet

- 208.1** The Virginia Property Owners' Association Act, specifically, Sections 55.1-1808 and 1809, require that sellers of lots located in subdivisions subject to the Act disclose that fact to potential buyers, and that such buyers are entitled to receive an "Association Disclosure Packet" prior to the sale. The disclosure packet provides information on the current status of assessment payments and the existence of any architectural violations, among other things.
- 208.2** Any exterior alteration, which has been made since the builder completed his approved plan, must have an approved ACC application in the lot file for that address. Lack of an approved Application constitutes a violation.
- 208.3** The Disclosure Packet protects the future buyer against unknown problems arising from the past owner's unapproved or improperly completed architectural changes. If everything is in order, it also protects the seller from potential lawsuits involving violations of the Covenants by subsequent owners.
- 208.4** Contact the Management Company to obtain a disclosure packet.

Union Mills Community Association Design Standards

CHAPTER 3 MAJOR ALTERATIONS

301 Major Exterior Changes. Major alterations are generally considered to be those that substantially alter the existing structure either by subtraction or addition. Major building alterations include, but are not limited to: rooms, screened porches, garages, driveways, decks, and fences.

- 301.1** The design of any major alteration should be compatible in scale, materials, and color with the Applicant's house and adjacent houses. The location of major alterations should not **unreasonably** impair the views or the amount of sunlight and natural ventilation on adjacent properties. [SFH]
- 301.2** Pitched roofs must match the slope of the roof on the Applicant's house. [SFH]
- 301.3** New windows and doors should be compatible with the type used in the Applicant's house and should be located in a manner which will relate well to the location of existing exterior openings in the house.
- 301.4** If changes in grade or other conditions that will affect drainage are anticipated, they must be indicated. Approval will be denied if adjacent properties are adversely affected by changes in drainage.
- 301.5** Construction materials must be stored so that impairment of views from neighboring properties is minimized. Excess material should be immediately removed after the completion of construction. No debris shall be allowed to accumulate during construction.
- 301.6** Applications are required for exterior changes to both lots and houses.

302 Application Contents. A single Application form is required in most cases. For extensive changes, an Applicant should submit a preliminary application (using the standard Application form) for conceptual approval. Application forms are obtained from the ACC or the Management Company and are available on the Union Mills website. An Applicant must complete Parts A, B, D, and, when required, Part E, on all Application forms. A completed Application also requires the following applicable information and/or documents:

- 302.1** A site plan showing the location of the proposed structure and its relationship to property lines and adjacent houses;
- 302.2** Detailed drawings and plans, which include exterior elevations and dimensions. A full set of architectural drawings may be required for some changes;
- 302.3** Descriptions of materials, including such items as type of siding on the dwelling and proposed structure, colors, exterior lighting arrangement, where applicable,
- 302.4** A sketch of landscape plans, including the size and type of plants, as well as the number to be planted;
- 302.5** The estimated start date and completion date; and
- 302.6** The signatures of the adjacent neighbors most affected by the change.

303 Decks and Patios. Refer to Appendix B.

304 Fences. Refer to Appendix C.

305 Greenhouses and Screened Porches. [SFH] Detached greenhouses will be reviewed with consideration for the special requirements of sun orientation. Attached greenhouses and screened porches will be reviewed as room additions. Architectural drawings are required for all greenhouses and screened porches. A completed Application requires the following information and/or documents:

- 305.1 A site plan showing the location of the proposed structure and its relationship to the property lines and adjacent houses;
- 305.2 A set of detailed drawings and plans, which includes exterior elevations and dimensions. A full set of architectural drawings should be included for some changes;
- 305.3 Descriptions of materials, including such items as the type of siding on the dwelling and proposed structure, colors, exterior lighting arrangement, where applicable
- 305.4 Landscape plans, including the size and type of plants, as well as the number to be planted;
- 305.5 The estimated start date and completion date; and
- 305.6 The signatures of the adjacent neighbors most affected by the change.

306 Recreation and Play Equipment. The desire for swings, basketball goals, tot lots, is frequently expressed. Most equipment of this sort is commercially available but is often less than pleasing in appearance. Creatively designed equipment is encouraged. The Standards listed below are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact. Careful thought should be given to location and kinds of equipment to be installed. Recreation and play equipment shall not be located on Common Areas. Permanent and semi-permanent recreational and play equipment shall be allowed subject to the requirements of subsections 306.1 and 306.2, set forth below. Basketball goals are not allowed in the Townhome area with the exception of Common Area as approved by the Board.

306.1 Location and Size

- (a) Where permitted as set forth above, equipment other than basketball goals and poles, must be placed in rear yards locations, which are the least visible from the street and other houses. Equipment (other than basketball goals and poles) may be placed only in the rear yard of THs that are completely enclosed.
- (b) Basketball goals and poles may be located adjacent to driveways of SFHs, but must be placed so as to minimize the visual impact on neighbors. County zoning mandates that when located in the front yard, basketball standards shall not be located closer than 15 feet to the front lot line or closer than 12 feet to any side lot line, and can be used only between the hours of 8:00 A.M. and 8:00 P.M.
- (c) As indicated above, basketball goals and poles are not permitted in the townhome section of the Community.
- (d) Equipment such as badminton and volleyball nets, trampolines, and skateboard ramps should be stored when not in use.

306.2 Materials and Color

- (a) Playground equipment constructed of wood is encouraged. All swing set frames (whether wood or metal) shall be painted earth tone in color, *i.e.*, brown, dark green. Wood frames that are already a dark earth tone need not be painted. Neutral colors are preferred on wearing surfaces and accessories, *e.g.*, canopies. Other play equipment colors will be considered, contingent upon location and landscaping.
- (b) Free-standing basketball goals and their poles should be painted dark earth tones to blend in with the natural surroundings, or, if located adjacent to a dwelling or fence, painted to match the goal or screening structure. Basketball goals secured to detached houses or garages should be painted to match or blend with the background although a contrasting rectangular color outline may be painted on the goal.

306.3 Application Contents. A completed Application requires the following information and/or documents:

- (a) A site plan showing the location of the proposed play equipment and its relationship to the property lines and adjacent houses;
- (b) A photograph and or sketch of the proposed play equipment;
- (c) Dimensions of the equipment;
- (d) A description of colors and materials;

- (e) Estimated start date and completion date; and,
- (f) The signatures of the adjacent neighbors most affected by the change.

307 Solar Collectors

307.1 Solar panels must be mounted to the rear side of roofs; they must be flush or elevated. If elevated, they will not extend above the roof peaks so far that they are visible from the yards of facing houses across streets or pipe stems. No other locations are acceptable.

307.2 A completed Application requires the following information and/or documents:

- (a) A site plan indicating the location and size of the panels and the location of roof peaks;
- (b) Photographs of similarly installed units may be included, but do not replace the site plan;
- (c) Manufacturer’s specifications of the panels, including materials;
- (d) Estimated start date and completion date; and,
- (e) The signatures of the adjacent neighbors most affected by the change.

308 Storage Sheds. Refer to Appendix E.

309 Swimming Pools, Spas, and Hot Tubs. Refer to Appendix F.

310 Accent Style Siding

310.1 ‘Cedar shake’ style siding has been approved for use as an accent on Batal townhomes effective 2020. When replacing the siding, owners have two options to update the area where the scalloped accents currently exist.

- (a) Use flat siding that is the same as the siding used on the rest of the home; same color, tone, and dimensions (e.g. height, width, thickness, etc.) are required.
- (b) Use ‘cedar shake’ style siding as the accent; same color and tone are required.

Old



New



311 Stone Veneer Siding

311.1 [TH & SFH] Stone veneer exterior siding has been approved for use to cover the cement brick sections (if applicable) on townhomes and single-family homes effective 2020. Homeowners have the option to update the area from the ground to where the actual cement brick meets the vinyl siding of the townhome or single-family home.

311.2 [TH &SFH] Approved stone veneer exterior siding options include the following types:

- (a) Faux Stone Siding
- (b) Manufactured Stone Siding
- (c) Natural Stone Cladding
- (d) Stone Veneer Panel Siding

**Solid Stone Siding is not permitted as an option.

311.3 [TH & SFH] Approved stone design type and color includes the following:

- (a) Dry Stack
- (b) Imperial Stack Stone
- (c) Stacked Stone

** Austin Stone, Brick, Coral Stone, Field Stone, Ledger Stone, Pacific Ledge Stone, and River Rock are not permitted.

311.4 [TH & SFH] Approved stone colors include the following:

- (a) Beige / Cream
- (b) Brown / Tan
- (c) Variation or combination of approved colors stated above [311.4a-c]. Variation can include gray, dark gray, light tan, white.

Example of approved stone veneer siding:



Examples of not approved stone veneer siding



Union Mills Community Association Design Standards

CHAPTER 4 MINOR EXTERIOR CHANGES

401 Air Conditioners. Air conditioning units extending from windows are prohibited; however, units may be mounted inside the house so long as they do not extend beyond window sash. Exterior, ground units may be added or relocated only when they do not interfere visually with neighbors.

402 Antennas and Satellite Dishes. Refer to Appendix A.

403 Attic Ventilators and Metal Flues

403.1 Attic ventilators and turbines are permitted. They may be painted to match the siding or trim color on the house if mounted on a gable end, or they may be painted to match the roof if placed on a roof. The roof location shall be on the least visible side of the roof peak.

403.2 Large metal flues and any vent through the roof may be painted to match roof color.

404 Beekeeping. Beekeeping, whether as a recreational activity or commercial occupation or otherwise, is prohibited within the Community.

405 Chimneys. [SFH] Chimneys may be masonry or enclosed. Chimney caps must be painted; any vent though the roof may be painted to match roof color. Enclosed chimneys must be made of the same material and same color as the house siding. A completed Application requires the following information and/or documents;

407.1 A site plan showing the relation of the chimney to the house, property lines, and adjacent neighbors;

407.2 A picture and/or detailed drawing of the chimney to include dimensions;

407.3 A description of the color and style of the house;

407.4 A description of materials being used to construct the chimney. If brick is being used and there is brick already on the house, then the brick colors must match;

407.5 The estimated start date and completion date; and,

407.6 The signatures of the adjacent neighbors most affected by the change.

408 Clotheslines. Clotheslines shall be located in rear yards and must be taken down when not in use.

409 Commercial Vehicles. Refer to Current Parking Regulations.

409B Concrete Stains for Stoops, Porches, Steps, and Driveways. Concrete porches, stoops, steps, or driveways may not be painted. Property owners must submit an Exterior Alteration Application and obtain ACC approval prior to applying any colored or tinted stains to concrete porches, stoops, steps, or driveways. Clear stains or sealants are approved without an Application. For stains for decks, fences, and sheds, refer to 103 of Appendix B.

410 Compost Piles. [SFH] Compost piles must be visually unobtrusive, not exceed four feet in height, and must be located in the rear of the property at least 10 feet from a common property line (defined as a property line shared by two or more adjacent property owners). An Application is not required for compost piles meeting these requirements. Compost piles are generally not permitted on townhome lots.

411 Dog Houses. Doghouses (and other pet accommodations) must be compatible with the Applicant's home in color and material, or match an approved fence. They must be located where they will be visually unobtrusive, but never in a front yard. The same criteria apply to doghouses as to storage sheds (Refer to Appendix E). A completed Application requires the following information and/or documents:

- 411.1 A site plan showing the relation of the doghouse to the house, the property lines, and adjacent neighbors;
- 411.2 A picture and/or detailed drawing of the doghouse to include dimensions;
- 411.3 A description of the materials to be used and the color of the house and doghouse;
- 411.4 A sketch of the proposed landscape plans to complement and/or screen the doghouse;
- 411.5 The estimated start date and completion date; and,
- 411.6 The signatures of the adjacent neighbors most affected by the change.

412 Dog Runs. [SFH] Dog Runs are small fenced areas within a rear yard for those breeds of dogs that require more security than that provided by property-line fences. Fencing of the dog run must meet the fencing Standards for the single-family neighborhood. Dog runs are not permitted on townhome lots. Chain-link fencing is not allowed. A completed Application requires the following information and/or documents:

- 412.1 A site plan showing the relation of the dog run to the house, the property lines, and adjacent neighbors;
- 412.2 A photo and/or detailed drawing of the dog run to include dimensions;
- 412.3 A description of the fencing materials to be used;
- 412.4 A sketch of the proposed landscape plans to complement and/or screen the dog run;
- 412.5 The estimated start date and completion date; and,
- 412.6 The signatures of the adjacent neighbors most affected by the change.

413 Electric Vehicle Charging Stations. Refer to Appendix H.

414 Exterior Cleaning. Homeowners are responsible for keeping the exterior of their homes free from dirt and mildew.

415 Exterior Decorative Objects. Approval is required for all **permanent** exterior decorative objects, including natural and manmade. Objects include, but are not limited to, such items as bird baths, bird feeders (limit one), bird houses (limit one), wagon wheels, sculptures, fountains, pools, stumps, driftwood piles, boulders, free-standing poles of all types, and items attached to approved structures. Approval is also required for exterior carpet. A completed Application requires the following information and/or documents:

- 415.1 A site plan showing the relation of the object to the house, the property lines, and adjacent neighbors;
- 415.2 A photo and or detailed drawing of the object to include the dimensions, colors, and materials of the object;
- 415.3 Estimated start date and completion date; and,
- 415.4 The signatures of adjacent neighbors most affected by the change.

Seasonal decorations do not need an application, but must be removed within 30 days of the season change. See Section 418 for additional Standards.

416 Exterior Lighting and Electronic Insect Traps

- 416.1 Exterior lighting added to the front of a home must match or complement existing lamp styles.
- 416.2 Ground-level lights bordering driveways, paths, and walks, must be unobtrusive in nature, with black, pewter, **copper**, brushed silver/nickel, or dark green finish.

- 416.3** Lighting in the front and rear yards must be placed so that light does not shine outside the property in a manner, which could disturb neighbors. Care must be taken in arranging the angle of a spotlight, including those illuminating any flag. Refer to Section 418 for Flagpoles.
- 416.4** Sodium and mercury vapor lights and lamps are not permitted.
- 416.5** Lamp poles are not permitted on townhome lots.
- 416.6** Electronic insect traps are regulated based on the same criteria as for exterior lighting. In addition, no device shall be installed or maintained in such a way as to cause noise discomfort to adjacent owners. Operation of these devices should be limited to those times when the immediate area protected by the trap is occupied by the owners or their guests.
- 416.7** A completed Application requires the following information and/or documents:
- (a) A site plan showing the relation of the insect trap or lighting to the house, the property lines, and adjacent neighbors;
 - (b) A photo and or detailed drawing of the insect trap or lighting to include all dimensions and the height of the fixture above the ground;
 - (c) The wattage of the bulb to be used;
 - (d) The estimated start date and completion date; and,
 - (e) The signatures of adjacent neighbors most affected by the change.

417 Exterior Painting. As a general rule, color changes apply not only to the house siding, but also to the doors, shutters, trim, roofing, and other component structures. Color changes must adhere to an approved color per the lists referenced below. The manufacturer of the paint is not required to be McCormick Paints.

[TH] The doors and shutters of all the townhomes in Union Mills are to be painted the same color. No two adjacent townhomes shall have doors and shutters the same or a similar color.

The following are approved colors for use on TH trim which is defined as the trim around the garage, doors, windows, and front porch and post.

- Batal townhomes
 - McCormick - Amber White - 101
 - McCormick - Super White - 100
 - Sherman Williams – Ovation – Extra White – 636355 (at Lowes)
 - Olympic – A01-6 – True White
- Van Metre townhomes (around the garage, doors, windows and front porches) is to be painted
 - McCormick - Wheat - 108
 - McCormick - Amber White - 101
 - McCormick – Colonial White - 118

Exterior trim colors MUST be a semi-gloss. THE USE OF FLAT PAINT ON ANY EXTERIOR SURFACE IS PROHIBITED.

[TH] The following colors are approved for use on townhome doors and shutters:

- McCormick - Old Colonial Red - 225
- McCormick - Farmhouse Red - 217
- McCormick - Carolina Slate - 226
- McCormick - Chesapeake Blue - 449
- McCormick - HearthStone - 216
- McCormick - Kentucky Green - 482
- McCormick - GreyStone - 110
- McCormick - Incense - 106
- McCormick - Foxhall Green - 202
- McCormick - Williamsburg Blue - 227

- McCormick - Potomac Blue - 235
- McCormick – Kingston Clay – 120
- McCormick – Gunston Hall – 445
- McCormick – Thomas Point – 148
- McCormick – Black – 200

*** Effective as of the 2020 Standards** (McCormick - Georgetown Green - 220) has been discontinued. Homes with this color will need to select a new color from the approved colors when refreshing their paint.*

Any deviations from the above original color chart MUST first be approved by the ACC. An Application to the ACC must include the manufacturer’s name, color name and a sample of the proposed color (Photocopies of paint charts will not be accepted.). In addition, homeowners wishing to change from one approved color to another approved color must submit an application, which includes the above information, as well as the colors of the two adjacent homes.

[SFH] Homeowners of single-family homes in Union Mills have the option to paint the front entrance door a color different from the color of the shutters (i.e., Black-200 shutters with an Old Colonial Red-225 front door). Changes of exterior colors should be related to the colors of the houses in the immediate area. A completed Application requires the following information and/or documents:

- 417.1 A listing of all existing exterior colors on property structures;
- 417.2 A color sample of the new color to be used if not on the approved list;
- 417.3 The estimated start date and completion date; and,
- 417.4 The signatures of the adjacent neighbors most affected by the change.

418 Firewood. Firewood should be kept neatly stacked and located to the rear of the residence within the **owner’s** property lines and not on Common Area. Woodpiles containing more than three cords of woods require approval. *Piles must not exceed four feet in height for safety.* Piles should contain firewood only, and should not contain any debris. The location of any firewood should be such as to minimize visual impact. In certain cases, screening may be required.

419 Flags and Holiday Decorations

- 419.1 The American flag and seasonal flags may be flown from a permanent flagpole [SFH] or from a temporary flagpole [TH]. An Application is required prior to construction of a permanent flagpole. Flags, including bunting, may be flown from windows, doorways, or other parts of the home only in observance of the 4th of July holiday or as approved by the ACC.
- 419.2 One mini flag (approximately 12 by 18 inches) may be displayed in front yards providing it does not convey an advertising, political, or similar type message. If there is a question about what is appropriate, contact the ACC or the Board.
- 419.3 Holiday decorations, including lights, lawn ornaments, *etc.*, are permitted for a period of 30 days prior to and after the holiday.

420 Flagpoles. [SFH] Permanent flagpoles must be of a height, color, and location appropriate for the size of the property and background. Permanent freestanding flagpoles shall be installed and maintained in a vertical position. Non-obtrusive lighting of the flagpole at night may be permitted, provided such light does not intrude unreasonably onto any neighbors’ property (Refer to Section 415). Applications are not required for a homeowner, either single-family or townhome, wanting a temporary flagpole which does not exceed six feet in length and which is attached at a 45-degree angle to a front wall or pillar of the house. A complete Application requires the following information and/or documents:

- 420.1 A site plan showing the relation of the flagpole to the house, the property lines, and adjacent neighbors;
- 420.2 A photo and/or detailed drawing of the pole, including its dimensions and a description of the material and color of the flagpole;

- 420.3 A description of the method of night-lighting of the flagpole, if applicable;
- 420.4 The estimated start date and completion date; and
- 420.5 The signatures of the adjacent neighbors most affected by the change.

421 Flowerboxes. Window flowerboxes may be attached beneath ground floor windowsills only. Plants must be kept tended to present a pleasing appearance at all times. Boxes should be painted to match the siding or window trim.

422 Front Entrances, Porches, and Decks

- 422.1 The entrance to a house is usually the focal point of the house design and is the first thing that catches the eye, whether approaching the front door or just passing by. These areas are not to be used for temporary or permanent storage of tools, gardening items, toys, trash receptacles, recycle bins, *etc.* Such storage visually impacts and detracts from the natural harmony and appearance of the neighborhood. Temporary storage of garden hoses and snow shovels (in season) is permitted. Decorative flowerpots and pottery are also permitted, as are unstacked chairs usually associated with outdoor activities. Upholstered furniture should be avoided as it attracts rodents.
- 422.2 Rear decks and patios are also focal points at the rear of the home. Upper rear decks especially attract the eye and should be considered as an aesthetic addition to the building and utilized in good taste so as to be generally attractive and inoffensive to other residents. Residents are responsible for keeping decks and patios clean and attractive. Rear decks shall not be used for storage for other than seasonal furniture, gas grills, and other items associated with deck use and entertaining. Tools, trash, *etc.*, may not be stored on decks. Ladders shall be stored horizontally on the ground within property lines and behind fences. Ladders shall not be stored vertically. No ladders shall be stored in unfenced lots.

423 Garage, Sidewalk, and Yard Sales [Applicable to Individual Homeowner] These types of sales are prohibited without the approval of the ACC and must comply with the following rules and/or restrictions:

- 423.1 Set-up is permitted only in the Recreation parking area by the pool on Ruddy Duck Road. No other area will be considered.
- 423.2 Sales are limited to the hours from 8:00 A.M. through 1:00 P.M.
- 423.3 There is a \$35 cash deposit (no checks or credit cards) that must accompany an Application as outlined below, to cover the cost of any cleanup required. The deposit is refundable at the conclusion of the cleanup or as soon as practicable thereafter.
- 423.4 An approved Application is required and must be available for inspection by a Board or an ACC member at all times during the sale period.
- 423.5 All material, including signs, must be removed at the conclusion of the sale.
- 423.6 A signed Application is required and must contain the following:
 - (a) The name and address of the individual responsible for the sale;
 - (b) A telephone number where the responsible individual can be reached at any time during the sale period;
 - (c) The date and time of the sale;
 - (d) The number of sellers expected; and
 - (e) A \$35 dollar cash deposit.
- 423.7 The applicant is wholly responsible for the sale area. The Association assumes no liability for damage, injury, or other acts not specifically authorized.

423.8 One sign advertising the sale is permitted at each entrance (*i.e.*, Ruddy Duck at Union Mill Road, Gosling Drive at Union Mill Road, and Trey Lane and Union Mill Road). The Applicant is responsible for removing the signs at the conclusion of the sale or s/he shall forfeit the deposit.

423.9 An Application must be made at least ten (10) working days in advance to permit timely administrative processing. Failure to comply with all requirements will be grounds for an automatic rejection of the Application.

423B Garage Doors. Applications are required for the replacement **or modification** of ANY existing garage door. There are two allowable options.

- (a) A simple raised-panel door with no windows. The doors shall be similar to the original doors (with the exception of the Van Metre garage doors which were originally all wood).
- (b) The 4-Pane garage door windows (as shown below). The addition of a garage window can be accomplished by the installation of a new garage door or modification of an existing door to add a row of windows. For consistency throughout the community, the window panes must be on the top row of the garage door.



- (c) The garage door color shall match or compliment the siding color or trim color
- (d) Owners of single-family homes may install garage doors with or without windows that complement the existing homes and existing garage doors. Garage door color shall match or complement the siding color or trim color.

424 Gutter and Downspouts. Gutters and downspouts must match those in existence in color and design and must not adversely affect drainage on adjacent properties. Plastic drainage hoses (drain tile or sump discharge pipes) longer than 2' must be buried. Consideration should be given to minimize the visual impact of all plastic drainage hoses.

425 House Numbers. Each principal structure (*i.e.* house) shall bear the number assigned to the frontage on which the entrance is located. Houses shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 3 inches high with a minimum stroke width of 1/2-inch. Single-family homeowners may also show the house number on the mailbox so as to be read from both sides.

426 In-Home Businesses. Section 55-1821 of the Virginia Property Owners Association Act states that “[e]xcept to the extent the declaration provides otherwise,” no Association can prohibit home-based businesses within personal residences, and stipulates that, where allowed, such businesses must comply with all local ordinances. Section 7.2(b) of the Amended Declaration prohibits “improper, offensive, or unlawful uses” and stipulates that property owners shall comply with “all valid laws, zoning ordinances, and rules and regulations of any governmental agency having (appropriate) jurisdiction. Fairfax County regulates in-home businesses, and special regulations apply to PDH-4 zones, such as UMCA. A permit for a business must be obtained from the County prior to the conduct of any such business. However, under no circumstances are customer-intensive businesses, which frequently attract large numbers of vehicles to the resident’s neighborhood, allowed. In addition, the following special requirements must be met:

426.1 A copy of the County permit must be filed with the Management Company;

426.2 No sign or advertising device of any nature shall be place upon the lot or Common Area;

426.3 No exterior storage of business-related materials is allowed;

427 Landscaping. Landscaping in front yards should not block sight lines required for vehicular traffic or obstruct sidewalks. An Application is not required for trees or single plantings. However, an Application is required for hedges and other features, which, in effect, become structures, fences, or screens. An Application is also required for railroad ties, garden timbers, lumber, or brick/block/stone, which form a wall more than 12” high for a length of 8 feet or more. A completed Application requires the following information and/or documents:

- 427.1 A site plan showing the location of materials in relation to the house, the property lines, and adjacent neighbors;
- 427.2 Information on landscaping plans and any grading changes; and,
- 427.3 The estimated start date and completion date; and,
- 427.4 The signatures of the adjacent neighbors most affected by the change.

428 Mailboxes. [SFH] All wooden mailboxes and posts will be uniform in design and shall not deviate from those installed by the builder, however built-in newspaper boxes are not required. Homeowners should use brown or black stain on posts. A solid stain is preferable to paint, since stain will not peel.

429 Mobile Homes. Refer to Current Parking Regulations

430 Motorcycles, Motor Bikes, and Scooters.

- 430.1 Parking and Storage. As per Section 9(g) of the Board’s Resolution 2019-01, (Parking Resolution) Motorcycles, Motorized Bikes, and Scooters, any two-wheel motorized bike must be parked only in a designated parking space or private driveway. All vehicles (including motorcycles) must be parked in areas (driveways, streets, visitor spaces, reserved spaces, *etc.*) designated for such purpose and in full conformity with all applicable laws and regulations. At no time shall residential lawns, yards (front, side or rear), Common Areas, open space, or general turf areas, *etc.*, be used for parking, storage or recurring use to support motorized vehicles of any type.

431 Parking. Refer to Current Parking Regulations

432 Permanent Grills. [SFH] Permanent grills are permitted only for single-family homes and shall be placed in the rear of the house. They shall not be located within 10 feet of the side or rear property lines. A completed Application requires the following information and/or documents:

- 431.1 A site plan showing the location and relation of the grill to the house, the property lines, and adjacent neighbors;
- 431.2 A photo and/or detailed drawing of the grill, to include dimensions and materials to be used;
- 431.3 The estimated start date and completion date; and,
- 431.4 The signatures of the adjacent neighbors most affected by the change.

433 Pets and Animals. Refer to Appendix D.

433B Pet Doors. Pet doors shall be located on or adjacent to an entrance to the side or rear yard. Pet doors must match or blend with the other colors of the house. Pet doors shall be located on a side door or on an entrance to the side or rear yard. An ACC application is required for all pet doors. The Application shall include:

- 433B.1 A description of the pet door, including a statement stating whether it will become part of an existing entrance door or adjacent to an entrance door. The site plan shall show the location and relation of the pet door to the property lines, and adjacent neighbors;
- 433B.2 A photo and/or detailed drawing of the pet door to include the dimensions and materials to be used;
- 433B.3 The estimated start date and completion date; and,
- 433B.4 The signatures of the adjacent neighbors most affected by the change.

434 Portable Grills and Outdoor Fireplaces. The County regulates the use of portable grills and freestanding outdoor fireplaces. The following safety rules shall be followed:

- 434.1** Electric grills, propane grills, and pre-piped natural gas grills are permitted on both decks and patios as long as they are designed or approved for lava rocks or permanent briquettes.
- 434.2** Grills should be placed away from any home, structure, or combustibles so that an adequate amount of air can circulate.
- 434.3** Charcoal must be kept dry. Wet charcoal can spontaneously ignite. Spare propane bottles should be stored outside, away from the home. A backyard shed may be a good place.
- 434.4** Ashes must be disposed in a safe manner. Only metal containers may be used for hot ashes. **Never** place hot ashes in paper or plastic bags or containers.

435 Recreational Vehicles. Refer to Current Parking Regulations.

436 Rock Gardens. An Application shall be submitted for rock gardens, collections of rocks and architectural blocks used for terracing, and single rocks exceeding 24 inches in height or width. All rocks and architectural block shall be left their natural color. Refer to Sections 414 and 426 for additional information and for Application contents.

436B Roofs and Roof Shingles [TH] The VanMetre and Batal homes were originally built using standard 3-tab asphalt shingles manufactured by Certaineed in Slate Gray, Moire Black, Weathered Wood and Cedar Brown. Owners must submit an ACC application if they wish to change the color, shingle type, or manufacturer. The color may not be the same as the roof on the home or homes that are immediately adjacent to the Applicant's. Architectural shingles may also be considered for the townhomes.

[SFH] VanMetre, Batal and Clarion Builders used not only the Certaineed colors in a 3-tab style, but most of the homes were designed and built with quality -type shingles. Owners must submit an application if they are changing the color, manufacturer, or style type (*i.e.*, 3-tab, Cedar Shake, or Synthetic Shake). The style, type and color must complement the existing roof, as well as the color of the existing home.

437 Sidewalks and Pathways. Sidewalks in front of townhomes and single-family homes are the responsibility of the homeowner and must be kept clear at all times.

- 437.1** No one is permitted to block Community sidewalks and pathways with vehicles, personal property, construction materials, plants and trees, *etc.*, so as to interfere with pedestrian foot traffic.
- 437.2** Trees overhanging sidewalks must be trimmed a minimum of seven feet above the sidewalk to permit unobstructed movement by pedestrians; overhanging bushes must be trimmed even with the edge of the sidewalk.
- 437.3** **[SFH]** New stone or brick pathways or sidewalks should be set back at least four feet from the property lines and should generally be installed flush with the ground. Resurfacing or realigning existing walks also requires an Application. A completed Application requires the following information and/or documents:
 - (a) A site plan showing the relation of the pathway or sidewalk to the house, property lines, and adjacent neighbors;
 - (b) A list of materials to be used including color. If using brick, it should blend with that on the house, if any;
 - (c) A description of the method of installation plus a description of grading changes required, if any, and the resulting impact on neighbors;
 - (d) The estimated start date and completion date; and,
 - (e) The signatures of the adjacent neighbors most affected by the change.
- 437.4** **Lawn Edging, [TH].** Homeowners who desire to place lawn edging around their lawn are required to submit an ACC application. No lawn edging shall encroach on any common area. An ACC application must contain the following:

- (a) The type of material to be used;
- (b) A picture of the proposed edging;
- (c) The estimated start date and completion date of the project; and
- (d) The following statement typed on the ACC Application signed and dated by the homeowner or authorized agent. [STATEMENT]
- (e) A land plat, survey or house location survey, showing the exact placement of the proposed edging, as the front property line is not usually located exactly at the edge of the common area sidewalk. Edging may not be installed on Common Area property

437.5 The repair or replacement of sidewalks and paths located in Common Areas are the responsibility of the Association. Homeowners are requested to report sidewalk problems either to the Management Company, to the Board, or to the Open Space Committee.

437.6 The repair or replacement of residential sidewalks (between the front door and the common area sidewalk (or driveway)) is the responsibility of the homeowner. Repairs to and replacement of sidewalks shall be similar to existing material. Blacktop/asphalt sidewalk repairs are prohibited.

438 Signs. The Declaration, Section 7.2(h), states in part “Except for such signs as may be posted by...the Association, no signs of any character shall be erected, posted, or displayed on any Lot, except as approved by these Design Standards, without prior *written* approval of the Covenants Committee.” A “Lot” is defined as including both the inside of windows and outside of a house, and all Common Areas.

438.1 Signs permitted:

- (a) Building Permits. County Building Permits are permitted to be displayed in a front window.
- (b) Real Estate Sales/Rent Signs. Real estate signs that meet County regulations with respect to size, content, and removal, are permitted. Signs shall be placed only in the front yard of the sale/rental property and must be removed within seven calendar days after contract acceptance (rentals) or closing (sales).
- (c) Security Emblems. Small emblem signs showing the type of security system installed in the house are permitted. These are limited to one each in the front yard and rear yard of the house.
- (d) Garden/Mini Flags. One garden flag (approximately 10 inches by 18 inches) with stand may be displayed in front yards. Sports team themes and seasonal themes are permitted. Advertisements for any service are prohibited.
- (e) Political Signs. An owner may put up one political sign in a front yard no more than 75 days prior to an election and must remove it within 15 days after an election. An owner may place one sign in a window that is no larger than 24 inches x 24 inches during the same period.

438.2 Signs not permitted:

- (a) Commercial Signs: No commercial sign of any kind may be displayed in the windows or outside the house. This includes signs indicating renovators, roofers, tradesmen, or other service providers.
- (b) Signs on mailboxes: U.S. Postal Regulations prohibit the posting of any type of sign or advertisement on mailboxes.

439 Storage/Parking of Boats, Campers, Commercial Vehicles, Mobile Homes, Recreational Vehicles, and Trailers. Refer to Current Parking Regulations

440 Storm/Screen Doors and Entrance Doors. General Considerations. Doors shall be compatible in style with the architecture of the home. Storm/screen doors must not distract from or alter the appearance of the house. Doors shall be of quality materials, and workmanship, and shall be consistent in proportion, detailing, and style to the home. The style, materials, color, detailing and installation of a new or replacement door must be architecturally compatible with that of existing doors. The replacement or installation of any exterior door (*i.e.*, entrance or storm/screen door) requires the prior written approval of the ACC, even if they are similar in type, style, or color.

440.1 Specific Standards for Storm/Screen Door Additions/Replacements.

(a) Front of Homes

[SFH] Only FULL VIEW storm doors with simple, straight-lined framing shall be used on the front side of any homes. Storm/screen doors should be of a simple design, without ornamentation such as scrolls, imitation gate hinges, ornamental grillwork, or scallops. Doors with full view glass frames must match the color of the entry door, the trim, or the siding color as near as possible (i.e. white storm doors are not permitted on wheat color trim).

[TH-B] Only FULL VIEW storm doors with simple, straight-lined framing shall be used on the front side of any homes. Storm/screen doors should be of a simple design, without ornamentation such as scrolls, imitation gate hinges, ornamental grillwork, or scallops. Doors with full view glass frames must match the color of the entry door, the trim or the siding color as near as possible (i.e. white storm doors are not permitted on wheat color trim).

[TH-V] Only FULL VIEW storm doors with simple, straight-lined framing shall be used on the front side of any homes. Storm/screen doors should be of a simple design, without ornamentation such as scrolls, imitation gate hinges, ornamental grillwork, or scallops. Doors with full view glass frames must match the color of the entry door, the trim, or the siding color as near as possible (i.e. white storm doors are not permitted on wheat color trim).

(b) Doors Located on the Side or Rear of Homes Other types of storm doors may be considered for the rear or side of the home. However, such doors shall be compatible in style with the architecture of the house and should not distract from or adversely alter the appearance of the house. The doors shall be of quality materials and workmanship, and shall be consistent in proportion, detailing and style with existing doors.

440.2 Specific Standards for Entrance Door Additions/Replacements

- (a) Entrance doors shall be compatible in style with the architecture of the house and should not distract from or adversely alter the appearance of the house. Doors and door frames should be clad or painted with a color consistent with other doors, windows, and house colors. The color of any door shall comply with the Standards for Color Changes.
- (b) Entrance door Solid Panel Door or Window Option [TH]. Entrance doors shall be either a solid panel door or a "1/4 Lite" glass panel solid door. "1/4 Lite" glass panel style doors must be compatible with the architecture of the house and should not distract from or adversely alter the appearance of the house.

Solid Panel Door



"1/4 Lite" Glass Panel Door (examples provided below)



440.3 An owner wishing to install or replace any exterior entrance or storm/screen door must submit a written application to the ACC. Approval will depend upon the design of the particular door and its relation to the design of the house and the adjacent houses. A completed application must include the following information and/or documents:

- (a) Catalogue photographs or the manufacturer's "cut sheets" identifying the door type and style, including the specific style or model name, model number, dimensions, materials and color.
- (b) If a brochure is not available, a description of the door, including the design, color, and material of the door;
- (c) A sample of the door finish and color, if applicable;
- (d) Photographs showing the house, existing windows and doors and the proposed location of the new and/or replacement doors.
- (e) The estimated start date and completion date of installation; and

- (f) The signatures of the adjacent neighbors most affected by the change.

Examples



441 Sun Control Devices. Sun control devices must be compatible with the architectural character of the house in terms of style, color, and materials. Awnings and trellises [SFH] should be consistent with the design of the house to which they are attached. The location of an awning or trellis must not adversely affect the views, light, winter sun, or natural ventilation of adjacent properties.

- 441.1** Awnings are allowed only on the rear of all houses. Pursuant to Fairfax County zoning ordinances pertaining to UMCA, trellises are not allowed on elevated townhome decks, but are allowed on elevated decks on the rear of single-family homes.
- 441.2** Awnings An awning must be operative and can be closed when not in use (in season). Also, the awning must be completely contained within the boundary of the deck or patio on which it is located. The awning must be a solid color that is in harmony with the siding or trim colors. Wrought iron stationary (canopies) must be permanently mounted to the deck so that high winds will not propel it. Awning covers and canopies should be easily removable in the event of high winds and should be removed when not in use (in season).
- 441.3** Frames for canvas awnings must be painted to match the trim or dominant color of the house. If awnings are removed for winter storage, frames must also be removed.
- 441.4** [SFH] Trellis work must match the trim or deck, if part of the deck, or match the dominant color of the Applicant's house and may not exceed the 5 feet from the top of the deck railing.
- 441.5** An approved Application is required before installing awnings or trellises. A completed Application requires the following information and/or documents:

- (a) A site plan showing the relation of the trellis to the house or elevation drawings/sketches showing the location of awnings;
- (b) A list of materials to be used, including color;
- (c) A photo of the awning, if available;
- (d) The estimated start date and completion date; and,
- (e) The signatures of the adjacent neighbors most affected by the change.

442 Trailers. Refer to **Current Parking Regulations**

443 Trash/ Recycle Containers. Containers shall be placed for pickup not earlier than 6:00 P.M. on the evening before the scheduled pickup day and not later than 6:00 A.M. on the scheduled pick-up day. Heavy-duty plastic trash bags shall be placed for pickup not earlier than 6:00 A.M. on the scheduled pick-up day.

- 443.1** All trash must be placed in a trash hauler-provided “Toter” or container provided by the trash collection company (at time of publication: Patriot Disposal) or in heavy-duty plastic trash bags, secured tightly, and placed at the curb for collection. **Light-weight, flimsy plastic kitchen bags are not allowed.** Containers cannot weigh more than 50 lbs. or they will not be emptied. Rocks, concrete, dirt, soil, sod, tree stumps, construction debris, paint cans, brick, or landscaping timbers should NOT be placed in containers or bags at any time. Collection of these items may be provided for an additional charge.
- 443.2** Recyclable materials include newspapers, magazines, catalogs, books, mixed paper, cereal boxes and similar, flattened cardboard, aluminum and metal food and beverage containers, and plastic bottles, jugs and containers. The recycling method is “single-stream,” which allows for the co-mingling of all recyclable materials in one recycling container. Glass is no longer part of ‘single-stream’ recycling and must be taken to designated locations in Fairfax County.
- 443.3** Yard Debris. Yard debris is defined as grass clippings, leaves, and hedge trimmings. Grass clippings must be placed at the curb in specially-purposed paper or clear yard waste bags. Hedge trimmings must be less than 4” in diameter, cut into 4’ lengths, and tied in small bundles or bagged. Yard debris does not include stumps, whole trees, or clean-up from storm damage. Residents must make arrangements to remove these type of yard debris which will not be removed by the UMCA trash hauler.
- 443.4** Residents must remove trash and recycle containers from curbs on the same day pick-up is completed or risk confiscation by the trash collection company if not returned to home storage the same day. Residents must also remove heavy-duty trash bags from curbs on the same day if the bags were put out too late and missed the pick-up. In cases where trash or recycle pick-up is canceled for a specific day, residents are responsible for removing trash, recycle containers and heavy-duty trash bags from curbs on the same day. A community announcement will be sent to all residents if a trash pick-up is cancelled for a specific day and such communication will include information on the next pick-up day.
- 443.5** Containers must be stored in rear yards only and are not permitted on upper or elevated decks. Back yard or garage storage is preferred. **Front and side yard storage is prohibited.**
- 443.6** It is highly recommended that lids and containers be identified with the house number to assist neighbors in returning wind-blown items. Containers and lids must be identified with the house number to assist neighbors in return due to weather related circumstances, etc.
- 443.7** The storage of trash or trash containers on upper decks is prohibited. Any wet trash being held in back yards for the next-scheduled trash pickup shall be stored in a covered trash container for health, sanitary, and aesthetic reasons, as well as to deter scavenging domestic and wild animals.
- 443.8** The documented failure to adhere to all provisions of Section 442 [Trash/Recycling Containers] may result in the Board exercising any or all of the following options:
 - (a) Assessing a violation charge against the owner’s account after notice and the opportunity to be heard;
 - (b) Taking legal action to enforce either or both options.

444 Tree Removal. Residents are advised to consult with the County Arborist for compliance with County ordinances regarding tree cutting and/or removal. Residents are not permitted to cut trees on Association property (Common Area). Residents should contact the Open Space Committee with concerns about trees on any Common Area.

445 Vegetable Gardens. Any vegetable garden which meets the following conditions does not require a prior Application. Any other type of vegetable garden requires an Application.

- 445.1** The vegetable garden is located between the rear line of the house and the rear property line and sidelines of the house;
- 445.2** Its size does not exceed one quarter of the area described in Section 444.1; and,
- 445.3** It does not damage adjacent properties or any Common Area through the flow of water.

446 Water and Sewer Covers. Fairfax County requires free and uninhabited access to all access points that connect to the water and sewer systems. Homeowners may plant flowers around the perimeter of a cover, but must ensure that the items planted will not impede access. If the items planted grow to impede the access to the system, a violation letter will be sent to the homeowner. Failure to maintain the plantings as outlined in these Standards will result in the plantings being removed permanently. In the event that the County needs access to the system and the particular access point is restricted due to foliage, the County has the right to remove the foliage with no reimbursement to the homeowner by either the County or the Association. Any noticeable damage to the water and sewer covers should be reported directly to the County for repairs.

447 Yard Sales. Refer to Section 422, Garage and Yard Sales.

Union Mill Community Association Design Standards

APPENDIX A ANTENNAS AND SATELLITE DISHES

A.100 Definitions

A.100.1 Antenna. Any device used for the receipt of video programming services, including direct broadcast satellite dish (DSB), television broadcast antennas, and multipoint distribution service antennas (MDS). Masts, cables, supports, conduits, wire, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna.

A.100.2 Mast. A structure to which an antenna is attached that raises the height of the antenna.

A.100.3 Transmission-only Antenna. Any antenna used solely to **transmit** radio, television, cellular, or other signals.

A.100.4 Owner. Any party who owns a lot in fee simple within the Community, but does not mean any party having an interest in a lot solely by virtue of a contract or as a security for any obligation.

A.100.5 Telecommunications signals. Signals **received** by DBS satellite dishes or television broadcast and MDS antennas.

A.101 Applications/Notification Rules

A.101.1 Owners have two options: They must submit an application to the Association for approval of their proposed antenna or they may file a Notice of Installation of an Antenna. If an Owner submits an application to the Association, s/he must submit the Application before installation.

A.101.2 If an Owner submits an Application to the Association for approval of the antenna, the Association will review the Application on an expedited basis. If the Application meets all of the required criteria stated in this rule, the Association will rule on the Application within thirty (30) days of the receipt of the Application and issue a written notice of the ruling to the Owner. If the Application does not meet all of the required criteria, the Association will issue a ruling on the Application not more than 30 days from receipt of the Application. If no ruling is issued within 30 days, the Application shall be deemed approved by waiver.

A101.3 If an Owner submits a Notice of Installation of an Antenna to the Association, the Owner must submit the Notice within three (3) days of the installation. In such a case, the Owner bears all risk that the Association will not approve the antenna because of a lack of compliance with the Rules stated herein. The Association reserves all powers to inspect the antenna after installation to determine if the antenna complies with the Rules. If not, the Association reserves all powers to compel the Owner to comply with the Rules, regardless of whether the owner has already installed the antenna. The Association shall have thirty (30) days to inspect and approve the installation of the antenna.

A.101.4 Owners must file their written application/notices to the Association in writing in care of the Management Company.

A.102 Installation Rules

A.102.1 Antenna Size and Type

- (a) Owners (or anyone acting with the Owner's written permission) may install a DBS dish that is one meter (39 inches) or less in diameter. Satellite dishes that are larger than one meter in diameter are strictly prohibited.

- (b) Owners (or anyone acting with the Owner's written permission) may install a MDS antenna that is one meter or less in diameter. MDS antennas larger than one meter in diameter are prohibited.
- (c) Pursuant to FCC rules, Owners (or anyone acting with the Owner's written permission) may install a TV antenna designed to receive broadcast stations.
- (d) Owners shall not install any type of antenna, which **transmits** a signal of any sort or disrupts the reception of the radios and television sets of neighbors. Such antennas are strictly prohibited.
- (e) Any type of antenna not specifically protected by FCC rules is strictly prohibited.
- (f) Owners (or anyone acting with the Owner's written permission) shall not install more than one antenna for each type of service.

A.102.2 Location

- (a) The Association has designated certain preferred locations for the installation of a satellite dish. Owners shall install their antenna in one of the following designated locations:
 - (1) Inside a window within the home; or
 - (2) At ground level in the rear of any single-family non-attached home, screened or decorated with natural landscaping; or
 - (3) If installed with a mast, the antenna must be entirely within and below the height of any approved privacy fencing which fully encloses the rear yard of any attached townhome; or
 - (4) On the rear roof of the house with its highest point below the peak of the roofline, preferably as close to the chimney as possible;
 - (5) Above the walking surface of the deck, providing that no portion of the device projects no more than six inches above the height of the deck railing; or
 - (6) Attached to the outside of the back railing of the deck, provided that no portion of the device is higher than six inches above the height of the railing.
 - (7) If an Owner cannot receive an adequate signal reception from any of the designated locations, he or she may apply for an alternative location, provided he or she submits (i) a written certification that installation of the antenna in the approved locations would not afford sufficient signal strength for adequate reception, and (ii) a precise statement describing the alternative location where sufficient signal strength is adequate for reception.

The Owner must submit such written certification within three days after the satellite dish is installed.

- (b) Owners shall not install an antenna in such a way that it encroaches upon any Common Area, or any other Owner's individual lot, including the air space.
- (c) Owners shall locate any antenna in a place and manner that shields it from view from the nearest street(s) and from other lots in the Community to the maximum extent possible.
- (d) Owners shall not install antennas on any Common Area of the Association.

A.102.3 Installation and Removal

- (a) Subject to the provisions of A.102.2(a)(7), above, antennas shall not be larger nor installed higher at the point of installation than absolutely necessary for reception of an acceptable quality signal.
- (b) Antennas shall be properly secured so they do not jeopardize the safety of any passerby.
- (c) Antennas shall be installed and secured in a manner that complies with all applicable Virginia building codes and manufacturer's instructions. Prior to installation, Owners shall provide the Association with a copy of any applicable government permit, if it is required for safety reasons.
- (d) Antennas shall not be placed anywhere near power lines whether above ground or buried. Owners must ensure that wind velocity or other forces could not cause the antenna to collide with a power line.
- (e) Owners are required to exercise their best efforts to install their antenna in such a way and location where they can obtain an adequate signal with the least adverse impact upon the lot's aesthetic appearance. In this regard, technology now offers a number of highly efficient, economical, and aesthetically harmonious or invisible antenna alternatives for receiving broadcast television signals in lieu of, or in addition to, DBS or MDS antennas.
- (f) Antennas shall be permanently grounded to minimize the possibility of electronic and fire damage.

- (g) The Association reserves the power to require Owners to camouflage any portion of the antenna so that it matches or is reasonably compatible with the color of the structure to which it is attached. If such a requirement would void the warranty from the manufacturer, the Owner must submit a copy of the warranty to the Association in order to be relieved from this requirement.
- (h) The Association reserves the right to require Owners to install or provide screening around the antenna if the antenna is visible from the street or other lots. However, in no event will an Owner be required to incur an unreasonable expense to install a visual barrier. Any visual barrier so required must be installed within one week of the installation of the antenna.
- (i) Owners shall install exterior wiring for the antenna in the least obstructive manner. Owners shall uninstall and remove any old Satellite Dishes and MBS devices that are no longer in use, as well as the cabling, within 15 days of the termination of the use of such Satellite Dish or device.

A.102.4 Mast Installation

- (a) Mast height shall be no higher than absolutely necessary to receive acceptable quality signals.
- (b) Masts shall be installed by licensed and insured contractors.

A.102.5 Installation by Tenants. These rules shall apply in all respects to tenants. Those tenants who desire to install an antenna permitted under these Rules must obtain prior written permission of the Owner/landlord and furnish the Association with a copy of this permission with the Application/Notification form.

A.103 Maintenance

A.103.1 Owners who install or maintain antennas are responsible for all associated costs, including, but not limited to, the costs to:

- (a) Install, use, maintain, move, repair, or replace any antenna;
- (b) Repair damage to any property caused by the Owner's failure to properly install, use, maintain, move, repair, or replace any antenna;
- (c) Pay medical expenses incurred by persons injured by the Owner's failure to properly install, use, maintain, move, repair, or replace any antenna;
- (d) Reimburse residents or the Association for costs incurred to correct any damage caused by the Owner's failure to properly install, use, maintain, move, repair, or replace the antenna.

A.103.2 Owners shall have a continuing duty to prevent their antenna(s) from falling into despair or becoming a safety hazard. Owners shall be responsible for antenna use, maintenance, movement, repair, replacement, and the correction of any safety hazard.

A.103.3 If an antenna becomes detached, the Owner shall remove or repair such detachment within seventy-two (72) hours of the detachment. If the detachment threatens anyone's safety, the Association may remove the antenna at the expense of the Owner.

A.103.4 Owners shall be responsible for antenna repainting or replacement if the appearance of the exterior surface of their antenna deteriorates or is damaged in any way.

A.104 Enforcement

A.104.1 The Association reserves the right to grant a variance from any of the Rules expressed herein, but shall endeavor to protect the Community from architectural blight to the greatest degree possible and shall strive to ensure that all safety concerns are satisfied.

A.104.2 If these rules are violated, the Association reserves all of its legal remedies, including, but not limited to, the enactment of special charges, subject to the due process procedures set forth in the Declaration, By-Laws, other governing documents, and Virginia Code Section 55.1-1819.

A.104.3 **In addition to the provisions of Section A.103.3, above, if any antenna installation poses an immediate, serious, safety hazard or threat to persons or property, the Association reserves the power to remove the antenna without notice to the Owner. However, whenever feasible, the**

Association shall provide advance written notice to the Owner of the Board's concerns for safety and its request for the Owner to remove, relocate, or reattach the antenna.

A.105 Severability. If any court rules any provision herein to be invalid, the remainder of these rules shall remain in full force and effect.

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Union Mills Community Association Design Standards

APPENDIX B DECKS and PATIOS

- B-100 Location.** Decks and patios will be located in rear yards. [SFH] Side yard locations will be evaluated on a case-by-case basis. When a deck or patio scheme includes other exterior changes, such as fencing, lighting, plantings, sheds, *etc.*, other appropriate sections of these Standards should be included during the completion and consideration of an Application.
- B-101 Ground Level Decks and Patios.** A ground-level deck is 24 inches or less in elevation. Information detailing grading and drainage changes must be included in any Application for ground level patios or decks, in addition to the type of materials to be used. Concrete or other non-porous or non-permeable materials are not permitted for ground level patios for townhomes due to the need to access underground utility lines and to allow for proper drainage. No ground-level deck or patio shall be larger than 75% of the total rear yard area.
- B-102 Elevated Decks.** All decks that are higher than 24 inches at the highest point above grade, are elevated decks. All elevated decks require a County building permit and must conform to the County building code and zoning ordinances. The ACC cannot approve any project that does not fulfill or meet County requirements. With respect to decks and structural modifications to decks, a copy of the building permit from the County must be submitted with any Application. An Applicant's contractor should be able to provide the Applicant with the necessary copies of the permit and any Application submitted without these documents will be considered incomplete and immediately returned. Additional requirements and recommendations for consideration include the following:
- B-102.1** Decks with support columns more than five feet in height must have landscaping around the base of the supports to soften the impact if the yard is not fenced. Landscaping shall be permanent in nature, such as bushes or trees, and height at maturity shall be such that most or all of the height of the supports will be screened. Townhomes with rear and side fences do not need to landscape deck supports. County zoning requirements preclude the use of lattice, planking, board-on-board, or other materials that would enclose the underside of the deck.
- B-102.2** The construction of any elevated deck or patio may result in changes in grade or other conditions that may affect drainage on the applicant's lot and adjacent lots, or Common Areas. Drainage changes will be managed within the property so as not to adversely affect adjacent properties or Common Areas. The property owner requesting the elevated deck will be required to warrant that no adverse drainage conditions will result from the alteration to his/her property. It is recommended that no more than 75% of the rear yard area of a townhome be configured as a patio, deck or other non-permeable surface. The Owner should use rock gardens, rain barrels, plantings, or other devices to properly handle any water runoff.
- B-102.3 Privacy Screening** on elevated townhome decks is prohibited between townhome units due to zoning restrictions with respect to the "BRL" (Building Restriction Line). County zoning laws provide that, no homeowner shall build or erect any type of privacy blind comprised of lattice, fencing or board planking or any other structure other than the standard 2x2 pickets and safety rail that meets County building codes. Specifically, Article 20 of the County Zoning Ordinance (page 20-15), which is applicable to Union Mills townhomes, defines a deck to be: *Any patio, balcony, terrace, gallery, veranda, piazza, porch, portico or similar projection from an outer wall of a building, other than a carport as defined herein. A deck shall include any associated stairs. A deck shall have no enclosure, other than the side(s) of the principal building to which it is attached; provided, however, a deck may have an 'open-work' railing or wall, not over four (4) feet in height, with at least fifty (50) percent of the area thereof open in an evenly distributed pattern."*
- B-103 Preservation for Wooden Decks.** Residents have two options regarding wooden decks: (1) apply a clear preservative; or (2) apply an approved semi-transparent stain listed in Section B-103.2. An approved Application is required to apply the semi-transparent color. See Section B-104.

B-103.1 Wood may be left to weather naturally. This presents a problem since pressure-treated pine used in most decks within the Community, dries out over time and cracks and absorbs dirt if not sealed. Unfortunately, the periodic cleaning of that is allowed to weather naturally eventually results in more of the same.

B-103.2 The Board has approved the use of the following semi-transparent cedar natural tone stains:

- BEHR Cedar Naturaltone Semi-Transparent Cedar Naturaltone (available from Home Depot)
- Olympic Maximum Cedar Natural Tone Semi-Transparent Exterior Stain (available from Home Depot)
- Pittsburgh Paint (PPG) Sunproof Deck, Fence, and Siding Stain (Acrylic/Oil) Semi-Transparent Cedar Natural Tone
- Thompson's WaterSeal Signature Series Pre-Tinted Natural Cedar Semi-Transparent Exterior Stain (available at Lowes)
- Valspar Pre-Tinted Cedar Naturaltone Semi-Transparent Exterior Stain (available from Lowes)

Wood finish and redwood stain products are expressly prohibited. Homeowners having redwood-colored finishes shall be required to remove the finish.

B-103.3 There are a number of clear preservatives on the market for those residents wishing to maintain a natural color.

B-104 Wood-Polymer Deck Materials. Wood-Polymer decking and railing products are made from a unique combination of reclaimed wood and plastic, offering the best qualities of both materials. **[TH]** Wood-Polymer materials are authorized for use in the building of decks and patios, as long as the deck materials the color scheme of the townhomes.

[SFH] In addition to the natural colors, other PVC and Wood-Polymer colors will be considered in the case of decks that are attached to single-family homes.

B-105 Application Contents. An approved Application is required before work begins on any new or replacement decks and patios and prior to the use of any type of color preservative or semi-transparent stain. In most cases, only a single Application is required and must include the following information and/or documents:

- B-105.1** A site plan showing the location of the proposed deck or patio and its relationship to the property lines and adjacent houses;
- B-105.2** Detailed drawings and plans that include exterior elevations and dimensions, including any steps. A full set of architectural drawings may be required for some changes.
- B-105.3** Descriptions of materials, including such items as the type of siding on the dwelling attached or adjacent to the proposed work and the proposed structures (storage), colors, exterior lighting arrangement, *etc.*, where applicable;
- B-105.4** A sketch of the landscape plans, including the size and type of plants, as well as the number to be planted, if applicable;
- B-105.5** A statement that the Owner agrees to notify Miss Utility to have the site marked prior to construction.
- B-105.6** The estimated start date and completion date; and,
- B-105.7** The signatures of the adjoining neighbors most affected by the change.
- B-105.8** Applications submitted to apply the approved semi-transparent stains need only to check the fence box on the Exterior Alteration Application Form and list the name of the product.

Union Mills Community Association Design Standards

APPENDIX C FENCES

C-100 Fences. The preservation of open space and natural features enhances Union Mills. Fencing, if it is carelessly used or placed, encroaches upon open space and can even destroy it. A carelessly placed fence can box in a neighbor or destroy his view.

C-100.1 An Application is required for all fences and/or fencing projects.

C-100.2 Fences may not extend forward of the back corners of the house nor extend into the front yard.

C-100.3 Fencing must be treated with a semi-transparent stain in accordance with Appendix B, Deck and Patios, Section B.103. See Appendix B for specific information and restrictions.

C-100.4 Chain-link fencing is prohibited.

C-101 Single-Family Home Fence Styles

C-101.1 Picket fences shall be stockade-style, with two back rails, with pickets up to 48 inches high, evenly spaced, either straight top or concave, attached to 4-inch posts set in concrete, and spaced not more than 8 feet on center.

C-101.2 Post-and-rail fences shall have at least two rails, but not more than three rails, spaced not more than 8 feet on center, and attached to two-hole or three-hole posts, as appropriate.

C-101.3 Privacy panel (solid pickets) fences can be up to 6 feet high, with a minimum of three horizontal supporting rails attached to 4-inch by 4-inch posts set in concrete, and spaced not more than 8 feet on center. See Section C-102.

C-101.4 Shadowbox panel (alternating board on board) fences can be up to 6 feet high, with a minimum of three interior supporting rails attached to 4-inch by 4-inch posts set in concrete, and spaced no more than 8 feet on center. See Section C-103.

C-101.5 White vinyl fences available at hardware and lumberyards are permitted if the measurements do not exceed or are comparable to the fences listed above. Other colors, if available, should be confined to muted browns and greens.

C-102 Townhome Fence Style – Batal Townhomes

C-102.1 The only approved fencing is 6 feet high consisting of solid vertical, parallel boards with three horizontal parallel rails (top, middle and bottom) front and back. vertical planks should be pressure treated 1-inch by 6-inch boards and horizontal railing should be 5/4-inch by 6-inches (similar to decking boards).

C-102.2 The corner posts on rear lot lines, the end posts next to the house, and the gateposts shall be 6-inch by 6-inch pressure-treated posts set in concrete. Additional interior posts shall be 4-inch by 4-inch pressure-treated posts spaced not more than 8 feet on center and set in concrete. All posts should extend about 6 to 8 inches above the top edge of the fence, similar to neighboring fences.

C-102.3 Side yard fencing will extend to rear property line.

C-102.4 End unit side-yard fencing will not be allowed forward of the line from the rear corner of the end wall of the house, and may extend to the side and/or rear property lines.

- C-102.5** Gates will be 3 feet wide (approximately) and 6 feet high and will match the fence construction. Gates will be located on the rear property line except for corner lots where gates may be located in that portion of the fence facing the front of the property. Gates will open outward from the property line and will have a curved top similar to neighboring fence gates.
- C-102.6** Gate hardware will consist of two black, steel strap hinges fastened on the outside of the fences and have a matching latch.
- C-102.7** Fencing will be stepped in level, horizontal sections, instead of following the contour of the existing grade.

C-103 Townhouse Fence Style – Van Metre Homes

- C-103.1** The only approved fencing style is 6 feet high alternating 1-inch by 4-inch pressure-treated boards, attached to three 2-inch by 4-inch pressure-treated rails on edge, with 4-inch by 4-inch pressure-treated posts set in concrete and spaced not more than 8 feet on center. All posts should extend about 6 to 8 inches above the top edge of the fences, similar to neighboring fences.
- C-103.2** Side yard fencing will extend to the rear property line.
- C-103.3** End unit side-yard fencing will not be allowed forward of the line from the rear corner of the end wall of the house, and may extend to the side and/or rear property lines.
- C-103.4** Gates will be 3 feet wide (approximately) and 6 feet high and will match fence construction. Gates will be located on the rear property line except for corner lots where gates may be located in that portion of the fence facing the front of the property. Gates will open outward from the property line and will have a curved top similar to neighboring fence gates.
- C-103.5** Gate hardware will consist of two black, steel strap hinges fastened on the outside of the fence and have a matching latch.
- C-103.6** Fencing will follow the contour of the existing grade.

C-104 Application. An Exterior Alteration Application is required for all fences and/or fencing projects. In most cases a single Application is sufficient. An Application must include the following information and/or documents:

- C-104.1** A site plan showing the location of the proposed fence and its relationship to the property lines and adjacent houses;
- C-104.2** For single-family homes only, a description of the type of fencing to be installed;
- C-104.3** The estimated start date and completion date; and
- C-104.4** The signatures of the adjacent neighbors most affected by the change.

Union Mill Community Association Design Standards

APPENDIX D PETS AND ANIMALS

D.100 Authority. Section 7.2(p) of the Amended Declaration sets forth the rights of and restrictions on Owners wishing to have animals. Pursuant to its authority, in 1992, the BOD implemented Policy Resolution No. 92-03-01 (Leash Law Resolution), which permits the Animal Warden of the County to enforce County Leash Laws and other related animal control laws on Association property. Pet restrictions under the Fairfax County Code, Zoning Ordinance, and Animals and Fowl Ordinance (more commonly known as the Animal Control Ordinance), are applicable to all citizens. The Ordinance:

D.100.1 Prohibits animals from running loose on public property.

D.100.2 Requires that dogs be leashed when off of their owner's property.

D.100.3 Prohibits animals from trespassing upon or damaging (soiling) another's property.

D.101 Policy. It is not the policy of the Association to tell pet owners how to maintain their pets on their personal property. Various County agencies enforce various County Code ordinances pertaining to pet ownership. However, it is the policy of the Association to regulate dogs and cats, and consequently their owners, when they are on the Association's Common Area. Sanitation and safety are equal priorities and will be enforced by whatever means are legally available to the Association. Pursuant to Section 7.2(p) noted above, all pet owners are considered to have agreed to indemnify and hold the Association harmless for any injuries or damage arising from pet ownership. Moreover, a 2006 Virginia statute provides that owners of dangerous dogs will face felony charges for certain dog attacks that result in serious injury, and if convicted, may face up to five years in prison and \$2,500 fine.

D.102 Responsibilities. Pet owners and their pets are welcome in the Community. With this welcome comes the Owners' responsibility towards their pets and to the Community. Pet owners are encouraged to obtain a copy of the County's pamphlet "Your Pets and the Law" for more information. Owner responsibilities include:

D.102.1 Health. The County requires rabies vaccination and licenses for all dogs, and rabies vaccination for all cats four months of age and older.

D.102.2 Sanitation. The owner or custodian of any dog shall be responsible for the removal of excreta deposited by such dog on their property and the property of another, including Association property. There are seven doggy bag stations in the Community for the owner's use and convenience in cleaning up after pets.

D.102.3 Trespassing. The owner or custodian of any dog who allows his/her pet(s) to enter another person's property without permission is considered to be trespassing. Please respect the property rights of your neighbors.

D.102.4 Pet Limits. Only dogs, cats, birds, or other traditional household pets are permitted. Wild animals are prohibited. See Section 7.2(p) of the Amended Declaration

D.103 Association Responsibilities

D.103.1 The Association reserves the right to take steps to remove all loose dogs and cats or other animals found on Association Property and to turn them over to the Country for disposition.

D.103.2 Any pet that disturbs the neighbors, is allowed to run freely on Association property, is aggressive, or is destructive to Association Property, is subject to removal from the Property, without any obligation or liability to the Owner. Moreover, as noted in Section D.101, Owners may be liable to the Association for damages.

D.103.3 As a matter of health and safety to all residents of the Association, any pet incident that comes before the Board will require the owner of the pet concerned to provide proof of County registration and rabies inoculation.

D.104 Penalties

D.104.1 Failure to produce appropriate health and registration documents when requested by the Association may result in the Board exercising any or all of the following options:

- (a) Assessing a violation charge against the Owner's account after notice and the opportunity to be heard;
- (b) Barring the pet(s) from Association Property; and
- (c) Taking legal action to enforce either or both options.

D.104.2 The documented failure of pet owners to clean up after their pet(s) may result in the Board exercising any or all of the following options:

- (a) Assessing a violation charge against the Owner's account after notice and the opportunity to be heard;
- (b) Barring the pet(s) from Association Property; and
- (c) Taking legal action to enforce either or both options.

D.104.3 The documented failure of pet owners not leashing their pet(s) on Association Property may result in the Board exercising any or all of the following options:

- (a) Assessing a violation charge against the owner's account after notice and the opportunity to be heard;
- (b) Barring the pet(s) from Association Property; and
- (c) Taking legal action to enforce either or both options.

Union Mill Community Association Design Standards

APPENDIX E STORAGE SHEDS

- E.100 Location.** Any storage shed has an aesthetic impact on neighbors. Sheds which are placed in such manner as to have a negative effect on neighbors or poorly designed sheds can visually and functionally detract from an otherwise desirable residential area. Except where otherwise noted, these Standards are applicable to single-family homes only.
- E.101 Design Criteria**
- E.101.1** The design of a storage shed is directly related to its location. As the relationship between the house and the shed changes, so does the type of shed to be used.
 - E.101.2** The shed must be designed to appear as part of the house, landscape, or fence, or it may be part of a deck or patio.
 - E.101.3** The shed must be designed to respect the “visual rights” and aesthetic interests of neighboring properties. For convenience, sheds have been placed in five categories based upon the shed’s relationship to the house.
- E.102 Attached to the House**
- E.102.1** Single-Family Homes. The architectural design of the shed must be compatible with the design of the house, *i.e.*, same materials, color scheme, roof pitch, detailing, trim, *etc.*
 - E.102.2** Town Homes. Attached sheds are not permitted due to space limitations.
- E.103 Integral with a Fence.** The architectural design of the shed must be compatible with the design of the fence, whether the fence exists or is to be built with the shed. The finish material of the shed must be the same as the finish material used on the fence. The roof of the shed should either be flat, with the top of the roof at the same elevation as the top of the fence (in the case of six-foot high fences), or should slope similarly to the roof of the house.
- E.104 Free-Standing**
- E.104.1** Single-Family Homes. The only time that a freestanding shed might be acceptable is when landscaping screens it. The finish materials of the shed must be the same as either that on the house or on the fence. The color scheme must be the same as that used on the house.
 - E.104.2** Townhomes. There are a number of pre-fabricated storage sheds available from manufacturers that are acceptable for lower decks and patios. Storage sheds and boxes are limited in height and cannot be higher than the top of the fence at ground level.
- E.105 Integral with Deck**
- E.105.1** Single-Family Homes. The architectural design of the shed must be compatible with the design of the deck, whether the deck exists or constructed with the shed. The finish material of the shed must be the same as the finish material used on the deck. The roof of the shed should either be flat, with the top of the roof at the same elevation as the top of the deck or should slope similarly to the roof of the house.
 - E.105.2** Townhomes. When placed on an upper deck, storage boxes shall not exceed the height of the guard rails, and when placed on a lower deck, patio, or the ground, shall not exceed the height of the fence.

- E.106 Application.** An approved Application is required to install a shed. A completed Application requires the following information and/or documents:
- E.306.1** A site plan showing location of shed structure and its relationship to the property lines and adjacent houses;
 - E.306.2** Detailed drawings and plans which include exterior elevations and dimensions;
 - E.306.3** Descriptions of materials, including such items as type of siding on the dwelling and the proposed structure, colors, and exterior lighting arrangements, *etc.*, where applicable;
 - E.306.4** Landscape plans, including the size and type of plants, as well as the number to be planted, if applicable;
 - E.306.5** The estimated start date and completion date; and,
 - E.306.6** The signatures of adjacent neighbors most affected by the change.

Union Mill Community Association Design Standards

APPENDIX F AMENITIES

- F.100 General.** Union Mills' amenities are designed to provide swimming opportunities for all Community residents through the Association's facilities. This does not preclude residents from installing personal pools, spas, and hot tubs, as set forth herein.
- F.101 Swimming Pools, Hot Tubs, and Spas**
- F.102.1** In-ground pools are allowed in the Single-Family Home section only. Above-ground pools are expressly prohibited in both the Single-Family Home section and the Townhome Section, except for a child's wading pool.
- F.102.2** Swimming pools must be enclosed in a Wyngate-style fence from four to six feet high and must meet County requirements. The Wyngate-style fence for pool enclosures takes precedence over other fencing Standards that are described in Appendix C. Approval of the fence is contingent upon completion of the pool.
- F.102.3** Spas and hot tubs are permitted in the Single-Family Home section and in the Townhome section, provided that the construction and/or installation of same complies with all applicable County regulations, including permits.
- F.103 Landscaping.** Appropriate landscaping will be required to lessen the impact of any swimming pool, spa, hot tub, and fence.
- F.104 Application.** An application is required to install an in-ground swimming pool, spa, or a hot tub. A completed Application requires the following information and/or documents:
- F.104.1** A site plan showing the location of the proposed in-ground swimming pool, spa, or hot tub, and other related equipment, fences, *etc.*, and its relationship to property lines and adjacent houses;
- F.104.2** Detailed drawings and plans of the in-ground swimming pool, spa, and/or hot tub, deck area, lighting arrangements, walkways, fences, *etc.*, and pertinent information concerning the water supply system, drainage, and the water disposal system;
- F.104.3** Descriptions of materials, including such items as the type of siding on the dwelling and proposed structure, colors, exterior lighting arrangement, *etc.*, where applicable;
- F.104.4** Landscape plans for the exterior of the Wyngate-style fencing;
- F.104.5** The estimated start date and completion date; and,
- F.104.6** The signatures of the adjacent neighbors most affected by the change.

Union Mills Community Association Design Standards

APPENDIX G PORTABLE STORAGE UNITS

- G.101 Portable Storage Units.** Portable Storage Units are designed to assist homeowners in moving and storing household items while remodeling projects are underway or for other similar temporary, personal, non-business purposes.
- G.102 Location.** Owners of Single-Family homes or of Townhomes with garages wishing to use a Portable Storage Unit for a limited period of time, not to exceed 20 days, shall place no more than one such unit in the Homeowner's driveway. Owners of townhomes without garages may place no more than one storage unit for a limited period of time, not to exceed 20 days, in the Owner's reserved parking space. **Under no circumstances shall a Portable Storage Unit be placed in a Visitor parking space and may not block or interfere with any designated Visitor parking space(s).**
- G.103 Portable Storage Unit Standards/Affidavit.** Prior to the delivery and use of any Portable Storage Unit, an owner must submit an application to and receive approval from the ACC as provided in Chapter 2 of these Design Standards. Such Application shall also include an Affidavit as set forth below. The Affidavit holds the homeowner responsible for any damage to the Owner's reserved parking space and provides the Association with a signed document that indicates the homeowner will not violate the parking Standards and other ACC Standards.

**APPENDIX G
PORTABLE STORAGE UNITS**

**PORTABLE STORAGE UNIT
STANDARDS/ AFFIDAVIT**

Application Number: _____

Address: _____

Container Number: _____

Portable Storage Units are containers used solely for the shipping and/or storage for household materials and are constructed in a manner to provide for structural integrity. They are designed to be placed directly on the ground without a foundation, have no wheels or axles, and may have no utilities connected to them. Any homeowner may utilize one portable storage unit for a period not to exceed 20 days, provided that the containers placed and utilized as indicated below:

1. The Homeowner shall submit an ACC Application along with this affidavit and statement that specifies how long the storage unit will be onsite.
2. The container shall not have any axles or wheels.
3. The container shall not be placed in any Visitor parking space.
4. The container shall not block fire lanes or access to the site and its improvements.
5. The container shall be secured by the homeowner at all times.
6. The container shall not have any advertising on it other than the name of the container supplier and information that may be required by the state and/or federal regulations regarding permit numbers and identification.
7. Owners of townhomes without garages must place the unit in one of the reserved parking spaces associated with that townhome, and must comply with current parking regulations

Owners of townhomes with garages must put the storage unit in their driveway.
7. The container shall not be connected to any utility and/or used as a habitable space.
8. The container shall not be placed in a manner that disrupts or alters the adjoining parking spaces.
9. No hazardous materials such as acids, fuels, explosives, *etc.* shall be stored or maintained in the Portable Storage Unit.
10. Any damage to the parking space or adjoining street asphalt will be repaired at the Homeowner's expense.

I certify that I have read the above 10 provisions and agree to comply fully with each and every one of them. I acknowledge that violation of one or more of these requirements shall constitute a basis for revocation of the authorization. I further understand that this Affidavit is not meant to relieve me of any other provisions of the Union Mills Association Standards.

Typed Name

Signature

Date Signed

Union Mills Community Association Design Standards

APPENDIX H ELECTRIC VEHICLE CHARGING STATIONS

1. **Applicability of Va. Code § 55.1-1823.1 to Union Mills Subdivision.** There is no express prohibition in the Union Mills Declaration regarding electric vehicle charging stations. Lot owners therefore have a statutory right to install electric vehicle charging stations on their lots pursuant to Va. Code § 55.1-1823.1, subject to the reasonable restrictions set forth in this Resolution. Additionally, Section 6.5 of the Declaration pertains to the prior application and approval requirements and Section 7.3 of the Declaration authorizes the Association’s Board of Directors to approve regulations restricting the use of Property (which term includes the private lots). Both Sections 6.5 and 7.3 are recorded restrictive covenants that encumber the title to all lots in the Union Mills Subdivision. Those sections shall be enforced by the Association relative to electric vehicle charging stations.
2. **Prior Application and Approval Requirements.** Charging stations shall be treated as is any other proposed alteration, modification or improvement to the lot or dwelling exterior. Section 6.5 of the Declaration pertains. Unless otherwise indicated herein, any lot owner who wishes to install a charging station on his lot shall be required to submit a complete Exterior Alteration Application to the Covenants Committee or Board of Directors for consideration (see Appendix I, Design Standards). Unless otherwise indicated herein, no charging station shall be installed on a private lot in Union Mills without prior application to and the approval of the Covenants Committee or Board of Directors.
3. **Acceptable locations for electric vehicle charging stations on the private lots.** The following, in order of preference from the most acceptable to the least acceptable, are the acceptable locations for the installation of charging stations on the lots. A less acceptable location shall not be approved if a more acceptable location on the lot is available.
 - a. If the dwelling has a garage, the charging station must be installed within the confines of the garage. The vehicle may be parked either in the garage or on the driveway for charging. If the charging station is installed completely within the confines of the garage, no Exterior Alteration Application is required prior to installation.
 - b. If the dwelling does not have a garage, the charging station may be attached to the exterior of the dwelling, at a height no higher than three feet (3’) above the ground. Installation on the side elevation of the dwelling is preferred, but installation may be approved on the front elevation of the dwelling, again at a height no higher than three feet (3’) above the ground. If the charging station is installed on the front of the dwelling, the Covenants Committee or Board of Directors may require the planting of shrubbery or bushes to camouflage or conceal the station.
 - c. Charging stations on free-standing poles shall not normally be approved except in extraordinary circumstances. If approved, the approval shall be subject to the concealment of the pole and charging station by vegetation.
 - d. Installation of charging stations on Association common area is prohibited and shall not be approved under any circumstances.
4. **Charging station considerations for townhome lots.**
 - a. For “middle” townhome lot installations (not an end lot) which do not have a garage, installation of the charging station by attachment to the front elevation of the townhome will be acceptable, subject to the height restriction of not more than three feet (3’) above the ground and subject to the shrubbery/landscaping requirement to conceal or camouflage the station.
 - b. When the electric vehicle is in the reserved common area parking space, the charging cable will have to extend from the charging station to the vehicle. If the charging station cable is available in different color options, green or

brown should be selected to make the cable less visually conspicuous.

c. If the charging cable must cross a sidewalk to extend to the vehicle, the Covenants Committee or Board of Directors shall require that the lot owner acquire and use at all times a cable bridge to lessen the trip hazard presented by the cable stretched across the sidewalk.

5. Maintenance Requirements for Charging Stations. An electric vehicle charging station is personal property of the lot owner who installs same. Lot owners who install charging stations on their lots are responsible for the following tasks and all associated costs.

a. When not in use, the charging cable must be coiled neatly and inconspicuously next to the charging station, as would be a garden hose.

b. Install, repair, maintain, replace, relocate or remove the charging station.

c. Repair external and visible damage to dwelling caused by installation or removal of the charging station.

d. Lot owners shall not permit their stations to fall into disrepair or to become a safety hazard. Lot owners shall be responsible for charging station maintenance, repair and replacement and the correction/abatement of any safety hazard.

e. Lot owners shall be liable for any physical injury, harm or monetary damages resulting from the presence of their charging cable across a sidewalk.

f. Lot owners shall be responsible for charging station re-painting or replacement if the exterior surface of the station deteriorates.

6. Safety.

a. Charging stations shall be installed and secured in a manner that complies with all applicable County and Commonwealth laws and regulations, and manufacturer's instructions. If any governmental permit is required for the installation of a charging station, the applicant lot owner shall include the permit with his Exterior Alteration Application.

b. Charging stations shall not obstruct access to or exit from any dwelling, walkway, ingress or egress from an area, electrical service equipment, or any other areas relevant to the provision of utility services to the neighboring lots. The purpose of this requirement is to ensure the safety of Association residents and personnel and to further ensure safe and easy access to each neighboring lot's utilities and physical structures.

c. Installation must consider aesthetic considerations and minimize the visual impact of the charging station to the exterior appearance and structure of the owner's dwelling.

7. Charging Station Removal. Owners must restore the property to the condition that existed prior to the installation of their charging station at their expense if their station is removed for any reason.

8. Indemnification of Association. Each lot owner who submits an application for a charging station installation must include with the application the indemnification form attached hereto as Exhibit 1 (p. 48 below). Any charging station application that does not include Exhibit 1 executed by the lot owner(s) shall be disapproved as incomplete.

9. Insurance Requirement. Each lot owner who submits an application for a charging station installation must include with the application the statement of insurance form attached hereto as Exhibit 2 (p. 49 below). Any charging station application that does not include a fully completed Exhibit 2 executed by the lot owner(s) shall be disapproved as incomplete.

(Exhibit 1 to Electric Vehicle Charging Station Application)

**Indemnification Statement of Lot Owner Applying
To Install an Electric Vehicle Charging Station**

(Must be included with any application to install an EV charging station)

Name(s) of Applicant Lot Owner(s): _____

Address: _____

Upon receiving approval by the Covenants Committee or Board of Directors of the Union Mills Community Association of my/our Application for the installation of an electric vehicle charging station on my/our lot, I/we understand, acknowledge and agree that by proceeding with the installation, I/we covenant and agree for ourselves and our heirs, successors, and assigns that I/we shall indemnify and hold harmless the Union Mills Community Association, its Board of Directors, Committee members, Association members, employees, management personnel, agents and attorneys, from any and all claims, demands, actions, causes of action, suits, liens, debts, obligations, damages, liabilities, and judgments of any kind, nature, or amount, whether in tort, contract, or otherwise, whether in law or equity, whether known or unknown, anticipated or unanticipated, liquidated or unliquidated, including any and all claimed or unclaimed compensatory damages, consequential damages, incidental damages, punitive and exemplary damages, interest costs, expenses and fees (including reasonable attorney's fees), and also including damages to third persons or their property or damage to the Association's common area or to other lots in the Union Mills subdivision, all or any of which may arise out of, relate to, result from, or are in any way connected with the electric vehicle charging station that is the subject of this Application.

Signature of Lot Owner
Printed Name of Lot Owner: _____

Signature of Lot Owner
Printed Name of Lot Owner: _____

Date: _____

Exhibit 1

(Exhibit 2 to Electric Vehicle Charging Station Application)

Insurance Statement of Lot Owner Applying

To Install an Electric Vehicle Charging Station

(Must be included with any application to install an EV charging station)

Name of Applicant Lot Owner(s): _____

Address: _____

In submitting this Application to install an electric vehicle charging station on my/our lot in the Union Mills subdivision, I/we hereby certify and attest to the truthfulness of the following statements:

1. I/we are currently carrying homeowner's insurance on our lot and dwelling at the above-cited address.
2. The name of our homeowner's insurance carrier is: _____.
3. The policy number of our homeowner's insurance policy is: _____.
4. I have consulted with an insurance professional or my insurance agent and have been informed that my homeowner's policy will cover any claims or defenses of claims related to the installation, maintenance, operation or use of the electric vehicle charging station on my lot.
5. Name, company and position of insurance professional consulted:

Signature of Lot Owner
Printed Name of Lot Owner: _____

Signature of Lot Owner
Printed Name of Lot Owner: _____

Date: _____

Exhibit 2

**APPENDIX I
EXTERIOR ALTERATION APPLICATION**

<u>Part A</u>		
Name: _____		
Street Address: _____		
Section: Lot	Telephone (H)	Telephone (W)

Instructions to Applicant

1. Consult the Design Standards for specific details and documents required for each change.
2. Use and attach additional sheets as necessary to provide detailed information (permits, photos, sketches, *etc.*).
3. For a change in a paint color, attach a paint color sample.
4. Include a copy of the builder's plat indicating the location of any structural addition(s) or changes and landscaping.
5. Give the estimated start date and completion date of the project.
6. Complete both sides of the Application.
7. For any construction requiring County approval or permits, provide a copy of such approval or permits.

<u>Part B</u>	DESCRIPTION OF ALTERATION
---------------	---------------------------

Check > Addition to existing structure Alteration to existing structure Deck Fence

Part C	ARCHITECTURAL COVENANTS COMMITTEE ACTION
--------	--

APPROVED as submitted..... Complete by: _____

Approved contingent upon:

DISAPPROVED by reason of:

Action required:

Authorized Signatures and Date of ACC Member
--

Union Mills Community Association
Design Standards

APPENDIX I
EXTERIOR ALTERATION APPLICATION

A *conforming* Application may take less times for a decision.
If you disagree with the decision, please refer to Design Standards for appeal procedures.

CC Form 101 (Rev. 7-05)

HOMEOWNER CERTIFICATION

1. I understand that compliance with the Association’s Design Standards and approval by the Architectural Covenants Committee do not constitute compliance with the provisions of the Building and Zoning codes of Fairfax County. Further, nothing contained herein shall be constructed as a waiver or modification of any said restriction.
2. I understand that the code of Fairfax County requires I file plans with the Division of Inspection Services for any construction requiring a building permit. For Inspections call 703-222-0455. In-ground construction must be cleared by all utilities as prescribed in the Code of Fairfax County (Miss Utility: 1-800-522-7001).
3. I understand and agree that no construction or exterior alterations shall commence until written approval by the ACC has been received by me and the time for any appeal of said Approval has expired, and if any unapproved alterations are made, I may be required to return the property to its former condition at my own expense and that if this Application is disapproved wholly or in part, I may be required to pay all legal expenses incurred by the Association in enforcing the provisions of these Standards.
4. I understand that members of the ACC are permitted to enter upon my property at any reasonable time for the purpose of inspecting the proposed project, the project in progress, and the completed project, and agree that such entry does not constitute trespass.
5. I understand that any approval is contingent upon the construction or alterations being completed in a workman-like manner.
6. I understand that the alteration authority granted by this Application will be revoked automatically if the alteration requested has not commenced within 180 days of approval date of this Application and completed by the date specified by the ACC.

Part D

Total number of attachments ↓

Owner’s Signature: _____ Date: _____

Mail or hand-deliver complete application to: First Service Residential (FSR)

Part E SIGNATURES OF ADJACENT PROPERTY OWNERS WHO HAVE A VIEW OF THE ALTERATION

Name: _____ Lot number: _____

Street address: _____ Date: _____

Name: _____ Lot number: _____

Street address: _____ Date: _____

Name: _____ Lot number: _____

Street address: _____ Date: _____

Note: signatures indicate only an awareness of the applicant’s intent and not approval or disapproval.
Questions or concerns about this Application, contact First Service Residential (FSR) at www.fsresidential.com or Natalie McCracken at natalie.mccracken@fsresidential.com.