



ARCHITECTURAL STANDARDS

These Standards were last revised on October 3, 2008. For the latest version of the standards please check the Town Architect's website at www.planshop.biz/ladysmith/forms.htm

The following standards shall apply to the exterior elevations of all structures built on a private lot in Ladysmith. The standards shall not apply to public or civic uses.

ARTICLE I: | Foundations And Walls

1.1 Foundation Walls. Exposed foundation walls shall be constructed out of one of the following materials:

(A) Brick. Brick as described in Building Walls.

(B) Stone. Local fieldstone in an uncoursed roughly square pattern with maximum ½ inch mortar joints of flush, raked or concave pattern. Openings shall have stone or brick arches or hack arches, or jack arches, or stone or pre-cast lintels. Lintels shall extend beyond the sides of the opening and shall be flush with the wall. Sills shall be brick, molded brick, stone or pre-cast, and shall extend beyond the sides or the opening 2 inches and shall project from the wall.

Cultured stonework is permitted.

Windows shall have brick mold a minimum of 3 ¼ inches wide, on the top and sides, set within the opening.

Additional trim around the window or window opening is prohibited.

(C) Poured Concrete. Poured concrete is not allowed on a front facade. On other facades, poured concrete with a smooth painted and parged finish or painted simulated brick pattern is allowed.

(D) Block Walls. Block walls are not allowed on a front façade. On other facades, block walls must be parged to prevent bleeding of mortar joints and have a smooth painted finish.

1.2 Building Walls.

(A) General Provisions.

Walls of more than one material shall only change material along a horizontal line (not vertical or diagonal line), and the lighter weight material shall go above the heavier weight material.

Wall protrusions, such as vents and meters, shall be pre-finished or painted to match that wall and should not face frontages.

Trim is required where there is a change in material or a change in plane, unless approved by the Town Architect.

Trim shall not be aluminum wrapped, except for fascia, rake, and frieze boards; provided that the Design Review Board shall be required to pre-approve the installation standards for wrapped trim (see Addendums A-1 and A-2 for examples of suggested minimum standards).

(B) Materials. Walls shall be constructed of one of the following materials:

(i) Brick.

In a horizontal running bond, English bond or flemish bond pattern, with maximum ½ inch mortar joints of concave, V-shaped, or grapevine pattern. Decorative brickwork is discouraged.

Openings shall have brick arches, jack arches or stone, pre-cast lintels, or steel angle irons. If angle irons are utilized a soldier course shall be installed. The soldier course shall extend a minimum of 4 inches beyond each side of the openings. No part of the arch, lintel, or soldier brick shall be covered by frieze board.

Wood or synthetic wood window heads are not allowed.

Sills on all facades shall be brick, molded brick, stone or pre-cast, and shall extend beyond the sides of the opening 2 inches and project from the wall. An expression of the water table through change in plane and brick shape or pattern is required.

Trim at doors and windows shall have a minimum 3 ¼ inch brick mold on the top and sides, set within the opening. Additional trim such as fluted pilasters, oversized sills, and decorative head trim may be applied over the brick.

A frieze board of a minimum 5/4 x 8 inches unless otherwise approved by the Village Architect with a bed mold or other decorative trim of a minimum of 1 ¾ inches high is required.

Gables above masonry walls shall be stucco, fiber-cement siding (as permitted under 1.3(B) (ii), wood shingles, brick, stone, or vinyl siding (as permitted under 1.3(B) (iii).

(ii) Fiber-cement Siding. Fiber-cement siding such as “Hardi-plank” or equal.

Fiber-cement siding shall have a smooth or wood grain texture.

Trim shall be wood, synthetic wood (“Azek”, “Synboard”, “Fypon” or equal).

Trim shall not be aluminum wrapped, except for fascia, rake, and frieze boards; provided that the Design Review Board shall be required to pre-approve the installation standards for wrapped trim (see Addendums A-1 and A-2 for examples of suggested minimum standards).

A skirt board of a minimum of 5/4 x 10 inches is required.

Decorative door and window heads are required on all front facades and may be required in other areas if deemed appropriate by the Town Architect.

Trim at outside corners shall be 5/4 x 6 inches, at inside corners 5/4 x 3 inches minimum, at doors 5/4 x 6 inches on front facades and 5/4 x 4 inches on sides or rear, at windows 5/4 x 4 inches.

A frieze board of a minimum 5/4 x 8 inches with a crown or other decorative trim of a minimum of 1 3/4 inches is required at all facades.

Trim at all windows that do not include shutters shall be 5/4 x 4 inches.

Windows that include hardware to simulate moveable shutters do not require the use of 5/4 x 4 trim.

Windows that include shutters and 5/4 x 4 trim require a 1 inch overlap of shutter to allow a 3 inch reveal.

(iii) Vinyl Siding.

On Interior Lots - Horizontal vinyl siding shall be lap, double-lap, or beaded lap. To minimize cupping and warping, siding shall be a minimum .044” thickness, and if any vertical plane of the siding exceeds 6 inches without a break in the plane, then the siding shall be backed by a foam board (“Fullback”, “Thermal Wall” or equal).

On Corner lots, including green area or mews corners (no street), alley corners, and corners at interior sidewalks - Horizontal vinyl siding shall be non-beaded, single lap, a minimum of .044” thickness, and backed with foam board to prevent cupping and warping.

As an alternative, vinyl siding with a minimum .044” thickness (beaded or non-beaded) without foam backing may be used on Interior and Corner lots in the sole discretion of the Design

Review Board if it can be demonstrated that either advances in construction materials or application techniques prevent cupping and warping on the proposed use.

Dutch-lap may only be installed on interior lots and shall not be on any two adjacent houses (check with Village Architect for availability).

Double-lap may only be installed on interior lots. The vertical plane must not exceed 5 inches.

Trim shall be wood, synthetic wood (“Azek”, “Synboard”, “Fypon” or equal).

Trim shall not be aluminum wrapped, except for fascia, rake, and frieze boards; provided that the Design Review Board shall be required to pre-approve the installation standards for wrapped trim (see Addendums A-1 and A-2 for examples of suggested minimum standards).

A skirt board of a minimum of 5/4 x 10 inches is required.

Decorative door and window heads are required on all front facades and may be required in other areas if deemed appropriate by the Town Architect.

Trim at outside corners shall be 5/4 x 6 inches, at inside corners 5/4 x 3 inches, at doors 5/4 x 6 inches on front facade and 5/4 x 4 inches on sides or rear, at windows 5/4 x 4 inches.

A frieze board of a minimum 5/4 x 8 inches with a crown or other decorative trim of a minimum of 1 3/4 inches is required at all facades.

Trim at all windows that do not include shutters shall be 5/4 x 4 inches.

Windows that include hardware to simulate moveable shutters do not require the use of 5/4 x 4 trim.

Windows that include shutters and 5/4 x 4 trim require a 1 inch overlap of shutter to allow a 3 inch reveal.

For use with vinyl siding only, as an alternative to a 5/4 inch thickness on all trim, 1 inch trim can be used.

(iv) Stone.

In a ledge stone, cobblestone, or similar pattern with mostly horizontal joints. Mortar joints shall be minimal of concave or raked pattern. Decorative stonework is discouraged.

Opening heads shall be stone arches, stone jack arches, or masonry heads extending a minimum of 4 inches beyond the sides of the opening. Door and window sills shall be stone or masonry and extend a minimum of 2” beyond the sides of the opening. An expression of the water table through change in plane and stone shape or pattern is required.

Wood or synthetic wood door and window heads are not allowed.

Trim shall be wood, synthetic wood (“Azek”, “Synboard”, “Fypon”, or equal).

Trim shall not be aluminum wrapped, except for fascia, rake, and frieze boards; provided that the Design Review Board shall be required to pre-approve the installation standards for wrapped trim (see Addendums A-1 and A-2 for examples of suggested minimum standards).

Trim at doors and windows shall have a minimum 3 ¼ inch brick mold on the top and sides, set within the opening. Additional trim such as fluted pilasters, oversized sills, and decorative head trim may be applied on the same plane as the stone.

A frieze board of a minimum 5/4 x 8 inches unless otherwise approved by the Village Architect with a bed mold or other decorative trim of a minimum of 1 3/4 inches high is required.

Gables above stone walls may be stucco, fiber-cement siding (as permitted under 1.3(B) (ii), wood shingles, brick, stone, or vinyl siding (as permitted under 1.3(B)(iii).

Stone shall wrap around outside corners a minimum of 12 inches.

(v) Wood.

In a lap, beaded-lap or dutch-lap pattern.

Trim shall be wood and shall not be aluminum wrapped, except for fascia, rake, and frieze boards; provided that the Design Review Board shall be required to pre-approve the installation standards for wrapped trim (see Addendums A-1 and A-2 for examples of suggested minimum standards)..

A skirt board of a minimum of 5/4 x 10 inches is required.

Decorative door and window heads are required on all front facades and may be required in other areas if deemed appropriate by the Town Architect.

Trim at outside corners shall be 5/4 x 6 inches, at inside corners 5/4 x 3 inches, at doors 5/4 x 6 inches on front facades and 5/4 x 4 inches on sides or rear, at windows 5/4 x 4 inches.

Trim at all windows that include shutters shall be 5/4 x 4 inches with a 1 inch overlap of shutter to allow a 3 inch reveal and provide functional or simulated tiebacks.

ARTICLE II: | Porches, Stoops, and Building Elements

2.1 Porches. Porches shall be wood, or concrete faced with brick. Composite wood (“Trex” or equal) or premium grade, pressure-treated, decay-resistant wood material to be approved at the sole discretion of the Design Review Board (such as Structural Select Pressure Treated

material) may be used for walking surfaces. All wood shall be painted or stained with the exception of walking surfaces that may be painted, stained or left unfinished. Wood porches, stoops, railings, etc., shall be painted at frontages. No turndowns of concrete slab are permitted. Porches may be constructed using poured concrete walls, as long as the piers are covered with a brick or stone veneer, as detailed below.

All wood porches which are visible from a street shall be painted or stained.

Porches shall be a minimum of 6 feet deep. Porch openings shall be vertical in proportion.

On corner lots, porches on front facades may wrap around the side facade an appropriate length based on the individual building.

The undercroft shall be skirted by framed lattice (minimum 1" x 4" frame) with a maximum of 1-1/2 inches between the boards and placed between (not over) piers. All lattice sections shall be divided into equal length portions not to exceed eight feet in length on any plane, with a maximum of 1 1/2 inches between the boards. Lattice shall be constructed of decay resistant wood or composite material. PVC or vinyl lattice material shall be approved only in the sole discretion of the Design Review Board.

All lattices which are visible from a street shall be painted or stained or be pre-finished vinyl or composite material (if approved in the sole discretion of the Design Review Board).

2.2 Piers. Piers shall be brick, local fieldstone, or block with cultured stone veneer, a minimum of 12 inches wide by 8 inches deep and located directly below each post or column. Piers should be greater in width than, and should be proportionate to, the vertical elements above.

2.3 Porch Roofs. Porch roofs shall be pre-finished aluminum, steel standing seam, copper, cedar shakes or slate, except porch roofs on interior lots may be composition shingle as described in roofs. Roofs shall be hipped or shed with a minimum 2:12 pitch.

2.4 Stoops. Walls of stoops on a front facade shall be wood, brick, stone or cultured stone. No turndowns of concrete slab are permitted on front facades.

2.5 Columns, Pilasters. Columns, pilasters, etc., shall be a minimum 6 inches x 6 inches wood with chamfered corners, or 8 inches round pre-cast concrete, vinyl, or fiberglass and shall be of the Tuscan or Doric orders as prescribed by The American Vignola. The neck of the column and the beam shall align.

2.6 Porch Ceilings. Porch ceilings may be beaded vinyl "Certain-Teed Beaded Porch Panel" or equal. Porch ceilings shall not be drywall. As an alternative, in the sole discretion of the Design Review Board, painted MDO plywood with lattice strips, tongue-in-groove, southern yellow pine, or fir may be used.

2.7 Railings. Railings shall be metal, wrought iron, wood, vinyl, or vinyl-clad wood (“Synrail”) of equal sections not to exceed 96 inches in length. Railings of metal or wrought iron shall be painted white, black, or verde green. Balusters shall be a minimum of 4-1/2 inches on center.

2.8 Terraces. Terraces shall be brick, brick pavers installed as per manufacturer’s recommendations, flagstone or cast stone or stamped colored concrete. Terraces shall have low walls or balustrades of brick or stamped, colored concrete.

2.9 Decks. Decks are prohibited on frontages. Decks and stairs shall be treated wood. Composite wood (“trex” or equal) may be used for walking surfaces. All wood shall be painted or stained with the exception of walking surfaces that may be painted, stained or left unfinished. The undercroft shall be skirted by framed lattice, with a maximum of 1-½ inches between the boards, placed between (not over) the posts, and posts greater than 5 feet in height shall be wrapped with wood or synthetic wood and trimmed at the top with decorative molding to create the appearance of finished columns rather than thin unfinished posts.

2.10 Chimney. Fireplace and chimney enclosures on front facades shall be brick, stone or cultured stone and shall extend to the ground and a minimum of 2 feet above the roof at a 10’ horizontal plane. Elsewhere, fireplace and chimney enclosures may be siding with matching trim and a foundation extending to the ground. Chimney enclosures that project above the roof only shall be brick or stone.

2.11 Direct-vent Fireplaces. Direct- vent fireplaces are prohibited on front facades. However they may be permitted on sidewalls and on rear walls provided that the enclosures appear to be supported by brackets and are constructed with “A” or hip roofs and not with shed roofs.

2.12 Arches. Arches shall be brick, local fieldstone, stone, cultured stone or painted parged block with a smooth finish. Arches shall be a minimum of 8 inches thick.

2.13 Keystones. Keystones shall have sides radial to the arch.

ARTICLE III: | Roofs

3.1 Roofs. Building roofs shall be pre-finished aluminum, steel standing seam, copper, cedar shakes, slate, artificial slate or 30 year Architectural Grade Composition Shingle in a color equal to or similar to Certain-Teed Land Mark AR “Driftwood” (very dark gray) or “Heatherblend” (brownish tan). Roofs shall be a symmetrical gable with a pitch between 8:12 and 14:12, or hipped with a pitch between 6:12 and 9:12. Composition shingles are prohibited on roofs of porches, bay windows, fireplaces, etc. at frontages, except for interior lots; provided, however, that the Design Review Board may make exceptions in its sole discretion in order to accomplish a more aesthetic streetscape (for example, multiple bay windows with metal roofs in a given streetscape, or incompatibility with proposed architecture).

3.2 Porch Roofs. Porch roofs shall be prefinished aluminum, steel standing seam, copper, cedar shakes or slate, except porch roofs on interior lots may be composition shingles as described in roofs. Roofs shall be hipped or shed with a minimum 3:12 pitch.

3.3 Eaves. Eaves on the front façade shall have no more than 4 outside corners, i.e. shall extend the entire width of the gable. Soffits must project a minimum of 12 inches.

3.4 Fascia and Rakes. On all gables at front and side facades, a rake board of a minimum 5/4 x 8 inches with decorative trim of a minimum of 1 1/4 inches is required. All frontage gables shall have a 12 inches overhang. Fascia boards shall be a minimum 5/4 x 8 inches with decorative trim of a minimum of 1 1/4 inches. Fascia, Rake, and Frieze boards may be aluminum wrapped, provided that the Design Review Board shall be required to pre-approve the installation standards for wrapped trim (see Addendums A-1 and A-2 for examples of suggested minimum standards).

3.5 Shed Roofs. Roofs that pitch in one direction are permitted for areas less than 100 square feet.

3.6 Flat Roofs. Except for live-work units in the Urban Center zone, flat roofs shall be no greater than 500 square feet and edged by a railing or parapet and should be accessible.

3.7 Gutters and Downspouts. Gutters and downspouts shall be copper (left to age naturally), steel, pre-finished aluminum or vinyl. Gutters shall not extend beyond the trim. If mounted on a dark surface, downspouts shall be a dark color. Downspouts should not be mounted on porch posts if possible and definitely not on the front of the post. French drains may be used in lieu of gutters.

3.8 Skylights. Skylights shall not be visible from frontages.

3.9 Vents. Vents and other roof protrusions shall be placed below the ridge on the rear slope and painted to match the roof or painted stove black. Dome vents placed below the ridge on the rear slope are strongly preferred to ridge vents which, if used, shall extend the full length of the ridge, and not be discernable from the street.

3.10 Dormers. Dormers shall have a symmetrical gable, hip, barrel or shed roof. The overall width of a dormer with a single window shall be as narrow as possible.

ARTICLE IV: | Doors and Windows

4.1 Windows. Windows shall be wood (painted), vinyl-clad wood, solid vinyl or extruded aluminum. Windows shall be single-hung, double-hung, triple-hung, casement, awning, hopper or fixed (a maximum of 6 feet square). Windows on front facades shall be square or vertical in proportion. One window on each facade may be circular, semi-circular, hexagonal, or octagonal.

Windows may be quarter-circular when paired in a gable end. On front facades, windows grouped together as twin or multiples shall be separated with a 4 or 6 inches wide mullion.

Window lites shall be square or vertical in proportion. Snap-in grilles and grilles between the glass are permitted if the surface facing the exterior is painted to match the exterior sash. True divided lites or exterior mounted muttons are also allowed.

Bay windows on the ground floor shall be visually supported by foundation or decorative brackets. Bay windows on upper floors shall be visually supported by decorative brackets.

4.2 Glass Blocks. Glass blocks are not permitted on front facades.

4.3 Storm Doors, etc. Storm doors, windows, and screens shall be full view, free of decorative trim and finished to match the door they serve or the trim around it.

4.4 Shutters. Shutters shall be painted wood, PVC or vinyl and a dark color. Shutters shall be applied to all or none of the single windows on a given façade and shaped, sized and proportioned to the window they serve. Exceptions can be made in the sole discretion of the Design Review Board if it is deemed appropriate to the proposed architecture (for example, small single window on a gable end or centered over an entry feature). Shutters are not allowed on windows grouped together as twin or multiples. Shutters shall be functional or appear so by mounting on a spacer strip and include hardware to simulate moveable shutters.

4.5 Awnings. Awnings shall be canvas or a solution-dyed acrylic fabric (“Dickson-Elberton,” “Sunbrella” or equal). Awnings shall be rectangle and may have side panels. Any bottom panel shall be less than 6 inches deep. Awnings shall not be backlit. Awnings shall not have scalloped panels.

4.6 Doors. Doors shall be wood, steel, or fiberglass with a wood grain, painted or stained, and shall have glass, raised panels or both. Doors of the “sliding patio” variety are not permitted on front facades.

4.7 Garage Doors. Garage doors shall be wood, hardboard, prefinished steel, or aluminum or vinyl. See Article VIII for rules governing Front-Loaded Garages.

4.8 Window wells. Window wells are not allowed on frontages. Window wells on sides must be screened with landscaping.

ARTICLE V: | Fences And Yards

5.1 Fences and Hedges. Fences, hedges and/or walls are required within 18 inches of the back of the sidewalk for single-family houses in all areas so designated on the Regulating Plan. Fences, hedges and walls shall provide complete closure of the private realm by connecting with other fences, walls, hedges, or buildings. Frontage fences on adjacent lots shall be of different

designs. Finished side of the fence shall face the exterior of lot. Posts shall be spaced evenly along run, 8 foot on-center maximum. Frontage hedges on adjacent lots shall be of different species.

5.2 Frontage Fences. Fences along a frontage line and/or returning along a property line to a point 6 feet beyond the front façade of the house shall be considered “Frontage Fences” and shall be of a picket design. Fences on corner lots, along secondary street frontage, shall be considered “Frontage Fences.” Frontage Fences shall be a minimum of 30 inches and a maximum of 42 inches in height. Terminal posts and corner posts must be at least 4 x 4 inches and intermediate posts must be 4 x 4 inches with the exception of wrought iron fences. Posts shall abut the entry walk. Fences that have no other fence, wall, or building to terminate, must include a hedge or other landscaping feature to provide enclosure of the fenced area. Frontage fences should have pickets spaced a maximum of four inches apart, and can be placed to the inside edge of the sidewalk. Fences along interior walkways and alleys are not considered “Frontage Fences.”

5.3 Rear Fences. Fences beyond 6 feet of the front façade of the house, except on corner lots with secondary street frontage, shall be considered “Rear Fences”. For interior lots, rear fences may be a maximum of 72 inches in height and placed to the property line. A corner lot may have a rear fence, a maximum of 72 inches in height, in lieu of a frontage fence along a secondary street, provided the rear fence does not extend beyond the side plane of the house. Rear fences can be of closed or open design with finished side facing the exterior of lot. Hedges or landscaping must provide a softening effect in front of any “Rear Fence” facing a street frontage. Rear fences should contain gates to parking and alleys for safety and privacy.

5.4 Gates and Openings. Openings in fences at an entry walk shall not exceed 8 feet. If optional gates are used at entry walks they shall be a maximum of 4 feet wide. For entry walks wider than 4 feet, posts must abut the walk and will require a double swinging gate.

5.5 Materials. Frontage and Rear fences and gates may be vinyl, metal, or wood. For Frontage Fences, wood shall be painted white, metal fences shall be painted black, white, or verde green, and vinyl fences shall be white. Rear fences may be vinyl, metal or wood. Rear fences of the same material as frontage fences shall be painted the same colors as frontage fences. Wood fences may be painted white, stained, or left natural. Chain link or wire fences are not allowed.

5.6 Hedges. Hedges along a frontage line and/or returning along a property line to a point 6 feet beyond the front façade of the house shall be considered “Frontage Hedges”. Frontage Hedges shall be a minimum of 16 inches high when installed and maintained at 30 inches to 42 inches in height when mature. Hedges shall be an evergreen material planted in a continuous row (tight enough to form a wall). If adjacent lots both have frontage hedges, they must be different species.

5.7 Frontage Walls. Walls along frontage lines and/or returning along a property line to a point 6 feet beyond the front façade of the house shall be considered “Frontage Walls” and shall be a minimum of 24 inches and a maximum of 40 inches in height. Frontage Walls shall be brick or stone.

5.8 Retaining Walls. Retaining walls along frontages lines and/or returning along a property line to a point 6 feet beyond the front façade of the house shall be considered Frontage Walls and shall be brick or stone. Elsewhere retaining walls (i.e. basement egress) may be brick, stone, concrete, decorative masonry units, or pressure-treated wood. Retaining walls which exceed 32 inches in height and require a guard rail are not allowed on frontage.

5.9 Entrance Walks. Walks shall be brick, stone, slate, or concrete and built flush with the ground. All entrance walks shall be incised into the slope with steps between check walls whenever the overall yard slope exceeds 25%. All check walls should have a level top course and not exceed necessary height to manage grade changes.

5.10 Walk Between Curb and Sidewalk. A concrete walkway between the curb and a public sidewalk is allowed. Location and size must be approved by the Town Architect (Use Form G).

5.11 Driveways. Driveways shall be asphalt, brick, concrete or concrete pavers installed upside down (no visible bevel). Driveway aprons on frontages, except as required by VDOT, shall be no wider than 12 feet. Driveway aprons for front load garages shall be no wider than 20 feet.

ARTICLE VI: | Miscellaneous

6.1 Flagpoles. Flagpoles less than 6 feet long may be mounted at an angle to columns, posts and building walls. Free standing flagpoles are permitted on public property only.

6.2 Exterior Lighting. Except for street lighting, exterior lighting shall be incandescent. Garage doors opening onto an alley shall have a fixture and a photocell or motion detector.

6.3 Prohibitions. The following are prohibited: window air conditioning units, above-ground pools (except those of the inflatable variety without filters). The following are prohibited on frontages or the front half of interior side yards: clothes lines, utility meters, solar panels, antennas, satellite dishes, garbage cans, permanent grills, in-ground swimming pools, rock gardens and vegetable gardens, recreation and play equipment, doghouses and dog runs, hot tubs and spas, etc. Heating and air conditioning equipment is prohibited on frontages, and if it is visible from a frontage, then it must be screened by landscaping.

6.4 Mailboxes & Newspaper Tubes. Mailboxes will be provided by the Founder and/or Builders, and shall be maintained by the Association. Mailboxes and/or newspaper tubes are prohibited on any frontage unless approved, in writing by the Founder or the Association.

6.5 Utilities. Generally all utilities, except for water service shall be placed in the alleys. Except for water meters, there shall be no utility boxes, pedestals, meters or connections on any frontage. All utilities shall be underground and there shall be no overhead wires serving any structure. The Founder may grant a waiver to the provisions of this section.

6.6 Variances. The Design Review Board may alter or vary the requirements hereof for any particular unit, in accordance with Section 4.3(d) of the Master Deed Restrictions; provided, however, that no variance or waiver may be granted by the Design Review Board in violation of any requirement or provision of the Caroline County Zoning Ordinance.

6.7 Amendments. The Design Review Board may revise any part of the Ladysmith Design Code from time to time, in accordance with Section 3.4 of the Master Deed Restrictions.

6.8 Maintenance. The exterior of a home must be maintained in an attractive manner. No significant blistering or peeling of exterior painted surfaces is permitted. Any exterior building components (i.e., siding, gutters and downspouts, roof shingles, windows and doors) which are missing, broken or otherwise in a state of disrepair must be repaired as quickly as possible.

ARTICLE VII: | Sign Regulations

7.1 All signs shall comply with the following standards:

Zone	Urban Center	General Urban	Suburban	Civic/Special Use
Freestanding Signs				
Maximum Number of Signs	None [Except Townhouse or Multi-family Building – 1 per Lot]	None [Except Townhouse or Multi-family Building – 1 per Lot]	None	One per Frontage
Maximum Total Area	- [8 sq. ft.]	- [8 sq. ft.]	-	100 sq. ft.
Sign Area Computation	-	-	-	.25 sq. ft. per linear foot of road frontage
Minimum Area Sq. Ft. Regardless of Computation	-	-	-	25 sq. ft.
Maximum Height	- [6 feet]	- [6 feet]	-	6 feet
Wall Signs				
Maximum Number of Signs	2 per Business, max. of 4 per Building	2 per Building	1 per Building	2 per Use, max of 4 per Building
Maximum Total Area - Sq. Ft.	Lesser of 5% of Wall Area or 24 sq. ft.	Lesser of 5% of Wall Area or 12 sq. ft.	4 sq. ft.	Lesser of 5% of Wall Area or 24 sq. ft.
Maximum Height	Base of 2 nd Floor Window Sill	Base of 2 nd Floor Window Sill	8 ft.	Base of 2 nd Floor Window Sill
Height of Lettering	8"	8"	8"	8"
Projecting/ Hanging Signs				
Maximum Number of Signs	1 per Entrance	1 per Entrance	1 per Entrance	1 per Entrance
Maximum Area	6 sq. ft.	6 sq. ft.	4 sq. ft.	6 sq. ft.
Distance From Ground	10 ft. Above Pedestrian Walkways, 15 ft. Above streets	10 ft. Above Pedestrian Walkways, 15 ft. Above streets	10 ft.	10 ft. Above Pedestrian Walkways, 15 ft. Above streets
Maximum Height	Base of 2 nd Floor Window Sill	Base of 2 nd Floor Window Sill	Base of 2 nd Floor Window Sill	Base of 2 nd Floor Window Sill
Max. Distance From Wall	6 Inches	6 Inches	6 Inches	6 Inches

Maximum Width	3 feet	3 feet	3 feet	3 feet
Height of Lettering	8"	8"	8"	8"
Awning Signs				
Maximum Area if Awning is Primary Sign	10 sq. ft.	10 sq. ft.	-	10 sq. ft.
Maximum Area if Awning is Auxiliary Sign	4 sq. ft.	4 sq. ft.	-	4 sq. ft.
Total of All Wall Signs, Projecting Hanging Signs and Awning Signs				
Maximum Area of All Signs on Lot (Excluding Freestanding Signs)	30 sq. ft.	24 sq. ft.	8 sq. ft.	30 sq. ft.

7.2 Sign Area Calculation. For the purpose of calculating sign areas, the wall area shall be the facade facing the principal frontage. No additional area shall be added for facades which face a side street.

7.3 Lighting. Lighting of signs shall be by spotlight or back lighting. Spot-lighting shall require complete shielding of all light sources. Such that the light shall be contained within the sign frame and shall not significantly spillover to other portions of the building or site or adjacent properties. Back-lighting shall illuminate the letters, characters or graphics on the sign, but not its backgrounds. Warm fluorescent bulbs may be used to illuminate the interior of display cases. Neon signs placed inside the display case shall ensure low intensity colors.

7.4 Civic/Special Use. The requirements of Civic/Special Use shall be controlling for those Lots identified on the Regulating Plan as a “Special Use Signage. The requirements shall be advisory for all Civic uses, and shall be used as a guide; however, actual signage shall be subject to approval by Village Architect.

7.5 Model Home & Builder Sales Signs. The Founder, and any Builder operating under a Model Home Agreement with the Founder, may place such directional, identification, and marketing signs that the Founder deems appropriate.

7.6 For Sale/For Rent Signs. Any Lot may display a temporary “For Sale” sign no greater than 6 square feet in size and no more than 4 feet off the ground. The Association may adopt standards for temporary “For Sale” signs, in which case all temporary “For Sale” signs shall meet such standards. Temporary or permanent “For Rent” or “For Lease” signs are prohibited. The Association shall adopt a special marker system which will be used to designate all properties which are for lease.

ARTICLE VIII: | Front Load Garages

8.1 Front Load Garages. Garages on all lots with no rear alley, or other means of a rear entrance, may be Front Load Garages or located behind the house with a front entrance driveway. Garages shall be of the same exterior material and trim as the house, and may be allowed on any lot without a rear alleyway.

8.2 Driveways. Driveways shall be asphalt, brick, concrete or concrete pavers installed upside down (no visible bevel). Driveway aprons at frontages, except as required by VDOT, shall be no wider than 20 feet.

8.3 Front Load Garage Doors. Front Load Garage Doors shall be wood, vinyl, fiberglass or aluminum (roll-up doors are permitted), and shall have window lites across the top. The lites shall be generally square, but may have a curved feature at the top. Garages shall have no more than two entrance doors (to simulate “Carriage” style doors) on the front facade, each a maximum 9’ in width. No doublewide doors are allowed on front facades.

8.4 Elevations. Garages shall be set back a minimum of 6 feet behind the front facade of the house. Garages may have living space above the garage area. Any front facade for a second floor shall be set back a minimum of 3 feet behind the front facade of the garage. Front facades for a second floor shall be no less than 60% of the width of the garage. (Example: A 22’ wide garage would require at least a 14’ second floor elevation and a 20’ garage at least a 12’ elevation). If there is no front facade for a second floor above the garage (roof only), there shall be either two single dormers or one double-window dormer on the roof above the garage and facing the same direction as the garage doors, unless the Design Review Board approves, in its sole discretion, alternate elevations which accomplish the same objective as the two single dormers or one double-window dormer. No dormer is required on any portion of the garage roof if there is a front facade for the second floor. Garages may have a gable end facing the frontage above the garage doors. If there is no living space above the garage, then no window is required in that gable, however, there shall be a decorative glass or vent in the top of the gable. If a front-gable garage is on a corner lot, dormers are required on that portion of the roof facing the side street. If the garage has a hip roof, and no living space above the garage, then no dormer is required on the roof. On corner lots, both sides of the garage facing the street shall have windows.

8.5 Basement Level Garages. Front Load Garages are allowed at basement level (out of the ground), on lots less than 54’ wide, and these garages may be flush with the front elevation of the house.

8.6 Exceptions. On a limited basis, the Town Architect may permit other front load garages to be flush with the front elevation of the house, based on the topography of a lot, unique house design, and other exigent circumstances.

ARTICLE IX: | Satellite Dishes

9.1 Location.

(A) If there is more than one location where an acceptable quality signal can be received, the satellite dish must be placed in the location that is least visible from main streets and to persons not on the owner's property. Order of preference for antenna location:

- 1) Backyard location, toward the middle rear of lot.
- 2) Backyard location near house.
- 3) Rear side yard with landscaping buffer.
- 4) Rear wall below eaves
- 5) Side wall below eaves toward rear of house.
- 6) On deck, below height of railing.
- 7) Side yard location at least 6 feet beyond the front façade with full landscape buffer.

(B) Preferred locations include rear yards and side yard locations adjacent to gas meters or mechanical equipment, and screened among shrubbery. Preferred roof locations are adjacent to a chimney or on the rear roof just above the gutter line.

(C) If the only location where a signal can be received is a highly visible location, then the Satellite dish may require appropriate landscaping or screening, to the extent signal quality is not diminished so extensively that reception is unreasonably impaired.

9.2 Installation.

(A) The installation of any Satellite dish must comply at all times with all applicable building codes and industry safety standards. The Satellite dish must be affixed to its location in a safe and secure manner.

(B) Any damage caused by the installation of the Satellite dish shall be repaired at the sole expense of the owner immediately following the installation.

(C) Cabling and grounding wire shall be installed in the least visible manner possible. When a Satellite dish is located on the ground, cabling and wire shall be installed underground whenever possible.

(D) With respect to any multifamily buildings, if it is possible to install the cable without penetrating an exterior surface (roof, window or wall) by using “ribbon cable” or a through-the-glass device, then the installation may not penetrate (make a hole through) such building components.

9.3 Maintenance.

(A) Maintenance of satellite dish shall be the responsibility of the owner.

(B) If an owner fails to maintain a Satellite dish properly, the Board or Committee shall notify the owner, in writing, that the Satellite dish requires maintenance or repair and that such maintenance or repair must be completed within thirty days after such notification.

9.4 Size.

(A) Satellite dish shall not be larger than 20 inches in diameter.

(B) Satellite dish shall be in compliance with Federal Telecommunications Act and its revisions and the HOA will follow those guidelines spelled out by the act.