

**ROCK HILL HOMEOWNERS ASSOCIATION
ARCHITECTURAL DESIGN STANDARDS**

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I. OBJECTIVES AND GENERAL INFORMATION

A. OBJECTIVES OF ROCK HILL DESIGN STANDARDS

This document's overall objective is to guide members of the Architectural Review and Covenants Committee (ARCC), Board of Directors, and residents in maintaining and enhancing Rock Hill's design environment. The standards described in this booklet address improvements for which homeowners most commonly submit application to the Architectural Review and Covenants Committee (ARCC). They are not intended to be all inclusive or exclusive, but rather to serve as a guide to what may be done. The specific objectives of this booklet are:

1. To increase residents' awareness and understanding of the Covenants.
2. To describe the organizations and procedures involved with the architectural standards established by the Covenants.
3. To illustrate design principles which will aid residents in developing exterior improvements that are in harmony with the immediate neighborhood and the Community as a whole.
4. To assist residents in preparing an acceptable application to the Architectural Review and Covenants Committee.
5. To provide uniform standards to be used by the Architectural Review and Covenants Committee in reviewing applications in light of the goals set forth in the founding documents of Rock Hill and actions of the Board of Directors.

B. PROTECTIVE COVENANTS

The basic authority for maintaining the quality of design in the Rock Hill development is founded in the Covenants, which are a part of the deed to every property in Rock Hill. The intent of Covenant enforcement is to assure residents that the standards of design quality will be maintained. This, in turn, protects property values and enhances the community's overall environment. Every Rock Hill property owner should receive a copy of all Covenants in accordance with the Virginia Property Owners Association Act Chapter 26, Section 55-512. Since these Covenants "run with the land," they are binding on all owners. They should be periodically reviewed. The Covenants established the Rock Hill Homeowners Association and the Architectural Review and Covenants Committee (ARCC). Application approval by the ARCC and/or the Rock Hill Homeowner's Board does not make either party liable for any resulting damages caused by such decisions.

C. ROLE OF ROCK HILL HOMEOWNERS' ASSN (RH HOA) AND ARCHITECTURAL REVIEW AND COVENANTS COMMITTEE

The role of Rock Hill HOA, of which every home owner is a member, is not only to own and maintain open space, but to conserve and enhance the resources of the total community.

Rock Hill accomplishes these functions in a variety of ways, one of which is by ensuring, through the Architectural Review and Covenants Committee, the retention of harmonious, though diverse, design qualities of the Community. Surveys of planned communities show that providing this ensurance is

reflected in the preservation and enhancement of real estate values and is of prime importance to residents.

The Architectural Review and Covenants Committee performs its task of insuring aesthetic quality of the homes and their environs by establishing and monitoring the architectural review process.

They insure that proposed exterior alterations comply with the objectives set forth in the Covenants. This involves systematical review of all applications for exterior alterations submitted by residents.

From time to time, these Design Standards may be amended by the Board of Directors upon their discretion.

D. CHANGES THAT MUST HAVE ARCC APPROVAL

Article V, Section 5.03 of the Declaration explicitly states that all exterior alterations require the approval of the ARCC. Refer to Covenant 1.28 (b) for the definition of Structure.

Conditions for Architectural Control. - No improvements, alterations, repairs, change of paint colors, excavations, changes in grade or other work which in any way alters the exterior of any Lot or Common Area or the improvements located thereon from its natural or improved state, existing on the date such property was first subject to this Declaration shall be made or done without the prior approval of the Architectural Review and Covenants Committee. No building, residence or other structure, fence, wall or landscaping in lieu thereof, shall be commenced, erected, maintained, improved, altered, made or done on such property without the prior written approval of the Architectural Review and Covenants Committee.

This paragraph explicitly states that any change permanent or temporary to the exterior appearance of one's property must be approved by the ARCC. Further, once a plan is approved it must be followed or a modification must be approved in accordance with Article V, Section 5.03 of the Declaration.

It is important to understand that ARCC approval is not limited to major alterations such as adding a patio or deck to a house, but includes such items as changes in color and materials, etc. Approval is also required when an existing item is to be removed.

Each application is reviewed on an individual basis. There are no "automatic" approvals, unless provided for specifically in these Standards. A homeowner who wishes to construct a deck identical to one already approved by the ARCC is still required to submit an application.

E. ARCC REVIEW CRITERIA

The ARCC evaluates all submissions on the individual merits of the application. Besides evaluation of the particular design proposal, this 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 for another. Design decisions made by the ARCC in reviewing applications are not based on any individual's personal opinion or taste. Judgments of acceptable design are based on the following criteria, which represent in more specific terms the general standards of the Protective Covenants.

1. **Relation to the Rock Hill Open Space Concept.** Fencing, in particular, can have damaging effects on open space. Other factors such as removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off also adversely affect Rock Hill's open space.
2. **Validity of Concept.** The basic idea must be sound and appropriate to its surroundings.
3. **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, color and construction details.
4. **Location and Impact of Neighbors.** The proposed alteration must relate favorably to the landscape, the existing structure, and the neighborhood. The primary concerns are access, view, sunlight, ventilation and drainage.
5. **Scale.** The size (in three dimensions) of the proposed alteration must relate well to adjacent structures and its surroundings.
6. **Color.** Color may be used to soften or intensify visual impact.
7. **Materials.** Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, horizontal vinyl siding on the original house must be reflected in the request.
8. **Workmanship.** Workmanship is another standard, which is applied to all exterior alterations. The quality of work must be equal to or better than that of the surrounding area. Poor workmanship practices, besides causing the owner problems, can be visually objectionable to others, and can also create safety hazards. Rock Hill assumes no responsibility regarding the safety of new construction by virtue of design or workmanship.
9. **Timing.** The majority of alterations may be constructed or installed by the residents themselves rather than a contractor. The alteration authority granted by the application will be revoked automatically if the alteration requested has not commenced within 180 days of the approval date of the application and/or completed by date specified by the ARCC.

F. AMENDMENTS TO THE ARCHITECTURAL STANDARDS

These Standards may be amended to provide clarification, reflect changed conditions, or technology.

The ARCC will conduct a biennial evaluation of the Standards to determine if amendments are required. Owners must also submit to Rock Hill, requests for additions or changes to the Standards. The actual amendment proceedings will involve public discussions with final adoption by the Board of Directors.

G. APPLICATIONS

Application requirements for each type of change and/or addition are included at the end of the Standards, along with application forms which you can copy and submit for consideration. The application forms call for information helpful to the ARCC including any additional information, which may be useful in determining the scope and detail of the proposal.

Signatures of four (4) adjacent neighbors indicating awareness of the proposed changes **must** be supplied and the form signed by the four (4) home owners. The **four signatures** shall include **those who are most affected** because they are adjacent and/or have a view of the change. The ARCC may waive this provision, in whole or in part, if the home owners of the property cannot be located in a reasonable time period or if the adjacent neighbor refuses or is otherwise unable to sign the form. Signatures of adjacent neighbors does not indicate consent to the modification. It simply means that the neighbors were put on notice of the proposed modification. If an adjacent neighbor refuses to provide their signed consent, the applicant should so state on their application form

A copy of your house location site plan given to you at your closing showing the proposed modification must accompany **all** applications for exterior modifications.

All information requested on the application must be completed or the application will be considered incomplete and returned.

Approval of the ARCC of any application shall not be deemed to constitute Fairfax County approval. All owners are required to obtain County zoning and building approvals where required. The ARCC's approval of an application shall not be deemed to mean that the proposed modification is in compliance with County laws.

H. SITE PLAN

A site plan is required as part of most applications. A site plan is a scaled drawing of your lot (site) which shows 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. In most cases, the site plan for single applications must be developed from the house location survey **provided to you when you purchased your home**. More complex applications may require larger scale (20 or 10 scale) blowups of the plat plan or county approved development or site plans.

I. REVIEW PROCEDURE

All applications shall be mailed to Rock Hill's Management Firm at **Cardinal Management Group, Inc., 4330 Prince William Parkway, Suite 201, Woodbridge, VA 22192.**

Any neighbor disputing an existing application or any neighbor who would like to complain about a possible violation, may direct their comments to Management.

The Management staff will check each application for complete information. If information which is pertinent for the review of the application is missing, the staff will return the application as incomplete. The time period for review of an application under Section 5.05 of the Declaration commences only upon receipt of a completed application, which the Association, in its sole discretion, will determine.

If Management determines the application meets the requirements set forth in this document, the review process begins.

The application shall be open for public review and comment at the Management Firm's Office, during normal working hours for a period of five (5) working days after receipt.

The ARCC will not act on the application during this public review period. The application may be approved by the ARCC or held for review by the entire board.

Per Section 5.05 of the Declaration, the ARCC must act upon all completed applications within forty-five (45) calendar days after the management staff and/or the ARCC and/or the RHHOA Board have agreed the application is satisfactorily complete. If the ARCC fails to act upon a completed application within the forty-five-day timeframe, the application shall be submitted to the Board of Directors for approval. The Board of Directors shall act on the application within thirty (30) days. If it fails to do so, the application will be deemed approved.

Applicants with special cases that require an interpretation will be notified and asked to be present for the meeting concerning their case.

The decisions of the Architectural Review and Covenants Committee will be sent by letter to the address on the application, whether or not the applicant attends the meeting. The ARCC decision is binding after ten (10) working days to allow time for the appeal process.

An Appeals procedure exists for those affected by an ARCC decision: The first appeal must be directed to the ARCC, and a second appeal can be made to the Board of Directors.

Appeals will be heard if the applicant or those affected feel that any of the following criteria were not met by the Board when reviewing the application:

- a. Proper procedures were followed during the administration and review process.
- b. The applicant and any other affected residents attending the meeting were given a fair hearing.
- c. The ARCC decision was not arbitrary, but had a rational basis. To initiate the appeals procedure the applicants, or other affected residents, must submit a written request within 10 working days. The ARCC will then review the written appeal within 30 days.

J. ENFORCEMENT PROCEDURES

The Covenants (Article VI, Section 6.13 of the Declaration) require the ARCC to insure compliance of

all lots with the Rock Hill Architectural Designs Standards. Any violations of these Designs Standards shall be enforced in accordance with the Association's duly adopted due process procedures and/or in accordance with any and all remedies available under Virginia law.

K. MAINTENANCE REQUIREMENTS

Property ownership includes the responsibility for maintenance of all structures and grounds which are a part of the property. This includes, but is not limited to, items such structural maintenance.

Maintenance affects the visual character and economic values of the property and neighborhood and, in some cases, safety. Violations of maintenance standards are violation of the Rock Hill covenants and pursued under (Article VI, Section 6.16).

Dumping of debris or lawn clippings on common areas/open space is prohibited.

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 play equipment.

While it is difficult to provide precise criteria for what Rock Hill deems as unacceptable conditions, the following cases represent some of the conditions, which would be considered a violation of the Rock Hill Covenants:

- a. Peeling paint on exterior trim.
- b. Playground equipment which is regularly visible and broken or in need of repainting.
- c. Fences with either broken or missing parts or in need of resealing.
- d. Sheds with broken doors or in need of painting or other types of repair.
- e. Decks with missing or broken railings or parts, or in need of resealing.
- f. Concrete or masonry block foundations and, in attached units, party walls in need of resealing.

Most residents undoubtedly would not allow any of these conditions to exist, as they seek to preserve and protect their investment in their homes and to limit their personal liability by keeping all improvements on their lots in good condition. The Rock Hill HOA expects that all residents will do this necessary maintenance to prevent any of the cited conditions from occurring.

2. Mowing

Mowing of turf areas in front, rear, and side (for end units) yards may be maintained by the landscaping contractor. The landscaping contractor will not mow rear yards if they are fenced in nor will they mow lawns if the homeowner requests them not to. In any event, turf areas must be mowed at regular intervals, maintaining maximum height to six (6) inches and a minimum height to two (2) inches. Changes to this requirement may be made according to specified plans.

Planted beds must be kept in a neat and orderly manner.

3. **Lawn and Garden Fertilization**

All soil must be tested before fertilizer is added, especially in areas where drainage will flow into a pond. Special care must be taken not to over fertilize and, especially in areas adjacent to ponds and waterways, fertilizer must be applied in a manner to avoid runoff.

4. **Trash Removal**

Residents are required to dispose of trash in cans on the curb in front of their driveway. Placing bags of trash on the curb allows birds and rodents to break open the bags allowing the trash to blow throughout the neighborhood.

Each resident is **responsible for picking up litter** on his property and/or debris on open spaces and parking lots **which originated from their property**. Removal of trash and debris from all Rock Hill areas accumulating from resident usage will be completed as necessary. Remember that the removal of trash costs the Association dollars, and **voluntary neighborhood cleanup**, in addition to controlling litter at the source **saves everyone money**.

5. **Erosion Control & Drainage Management**

Each resident is responsible for seeing that the lot area is protected from erosion and that storm drain structures are not blocked, so as to cause additional erosion problems which will silt up ponds and stream valleys. Each resident is responsible to maintain proper drainage through his property and not block or hinder natural drainage from adjoining properties.

6. **Pesticides and Herbicides**

Pesticides and herbicides may be applied according to label instructions for the specified problem. Emphasis must be placed on organic/biodegradable materials in order to ensure the least harm to the natural environment. Care in application is extremely important along ponds and waterways, near neighborhood play areas and tot lots, and near adjacent residences. Avoid the use of pesticides and herbicides when possible, but if necessary, use caution and follow instructions.

L. **VA POAA - PROPERTY OWNERS ASSOCIATION ACT**

This Act requires the Association to make available to an owner or his authorized agent within fourteen (14) days after receipt of a written request therefore, an Association Disclosure Packet, which, upon receipt, the seller shall deliver to the purchaser. An Association Disclosure Packet which requires a statement as to whether any notice has been given to the seller that any improvement or alteration made to the lot, or uses made of the Lot or Common Area assigned thereto, are or are not in violation of any of the associations governing instruments. It is important that homeowners are in complete compliance with ARCC standards in order to avoid potential problems during the resale of your home.

II. **STANDARDS FOR ATTACHED TOWNHOMES**

A. MAJOR EXTERIOR CHANGES

Major alterations are generally considered to be those which substantially alter the existing structure either by subtraction and/or addition, and are not permitted other than decks and/or patios.

Major building alterations include decks, patios, fences for back yards only, and changes in siding.

Painting of existing siding is not allowed.

New windows and doors must match the type used in the applicant's house and must be located in a manner, which will relate well to the location of exterior openings in the existing house.

Construction materials must be stored so that impairment of views from neighboring properties is minimized. No debris is allowed to accumulate during construction. Excess material must be immediately removed after completion of construction.

Applications are required for exterior changes to property or houses. Several types of changes may be combined on one application. In most cases, only a single application is required. For extensive changes, a preliminary application for conceptual approval needs to be submitted.

See Application section for submittal requirements.

B. FENCES

Fundamental to Rock Hill's plan is the concept of common open space. The preservation of green space and natural features, as well as feeling of openness, contributes significantly to Rock Hill's difference from typical subdivisions. The purpose of this Community's open space is to provide each residential lot with the atmosphere of a larger open area. **Front yard fences (or fences which appear to be in a neighbors front yard due to lot configuration) will not be allowed. No fences will be permitted in front of the face of the house (in front yards).** Side yard fencing on end units can be extended past the side of the house to the property line and half the length of the house towards the front. Homeowners will be liable for all fencing installed on their property as it pertains to laws and easements.

1. General Standards

An application is required for fencing.

2. Fence Types and Materials

- a. All fences shall be pressurized wood or composite materials, six (6) foot alternating board-on-board, four (4) inch width fencing and must be of materials similar to others in Rock Hill. Commercially available composite material fencing products are allowed.
- b. Fencing must match or blend with existing adjacent fencing.
- c. Gates must be compatible to the fence in design, materials, height, and color.

- d. Chain link fencing is not allowed.
- e. Wooden fences must be sealed in natural, brownish or redwood colors only. Sealants and paints vary in quality. The time between treatments cannot permit the wood to become moldy or grey in color.

See Application section for submittal requirements.

C. PATIOS, DECKS AND TRELLISES

Patios or decks must be located in rear yards. Fairfax County regulations require decks to be recessed at least two feet inside the property line and cannot extend past the side plane of the house. Fairfax County does not allow for any vertical extensions above the railing, such as plant trellises, for townhouses with a property line less than twenty-five feet from the back of the house.

When patio or deck schemes include other exterior changes such as fencing, lights, planting, sheds, etc., other appropriate sections of these Standards will be considered during the completion of the application.

An application is required for all patios and decks. A building permit must also be obtained from Fairfax County prior to construction of a deck.

1. Ground Level Decks and Patios

A ground level deck must be less than twelve (12) inches in elevation. Ground level decks do not require guardrails.

See Application section for submittal requirements.

2. Elevated Decks

All elevated decks (twelve inches (12") or higher at the highest point above grade) require guardrails. Guardrail height shall be between thirty-six (36) inches and forty-two (42) inches, with vertical pickets.

Dimensions of railings, posts, stairs, steps, benches, and other details as required to clearly describe the proposal. Include height of deck above the ground. The ARCC strongly recommends using 6" x 6" vertical deck supports for decks more than four (4) feet above the ground.

Indicate whether or not under deck area will be used for storage. If so, indicate whether trellis work or solid walls will be used. Solid walls must be treated as a shed and conform with Section II (E). The under deck area is not permitted to be used for storage, unless it is in compliance with Section II (E), "Storage Sheds".

Decks must be quality grade wood or appropriate commercially available composite materials. Deck railings and pickets may be stained/painted in natural, brownish, or redwood colors only. These colors must be compatible with the existing trim and must be approved by the ARCC.

Wooden fences must be sealed in natural, brownish or redwood colors only. Sealants and paints vary in quality. The time between treatments cannot permit the wood to become moldy or grey in color

Deck or steps must not extend beyond the side plane of the home, with the exception of an end unit, where they may extend to the property side boundaries upon approval from the ARCC.

See Application section for submittal requirements.

3. **Trellises**

Fairfax County does not approve. Existing Trellises installed prior to 2007 approved by the HOA may remain.

4. **Awnings**

Retractable awnings only are allowed over decks. They are to be retracted at all times except when the deck is being used by the homeowners.

See Application section for submittal requirements.

D. SOLAR COLLECTORS

Solar collectors are not allowed.

E. STORAGE SHEDS

Rock Hill is envisioned to be a Community in which each of its parts relates well and is properly integrated into the whole of its design. This depends largely upon the organization and the harmony of each element to its environment. One such element is the storage shed and the shed's relationship to the house it serves and to its neighbors. Any storage shed has aesthetic impact on neighbors. An inconsiderately placed or poorly designed shed can visually and functionally negate an otherwise desirable residential area. Therefore, it is important to remember in choosing and locating a shed that there are needs other than storage which must be considered.

Cluttering a neighborhood through uncoordinated selection and placement of sheds must be avoided. Cooperation among neighbors in this matter can affect the harmony of a community.

Design Criteria

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.
2. The shed must be designed to appear as part of the house-landscape-fence theme and may be part of a deck. Shed height is limited to five (5) feet and must be within an enclosed fenced yard.
3. The shed must be designed to respect the aesthetic interests of neighboring properties.

4. A shed will not be permitted on a lot that does not have side and rear fencing.

F. RECREATION AND PLAY EQUIPMENT

From time to time, some residents express a desire for swings, basketball backboards, tot lots, etc., on attached lots. 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.

Location and Size

Equipment must be screened and placed in rear yards only. Consideration must be given to lot size, equipment size and design, amount of visual screening, etc. Recreation and Play equipment will not be permitted if the lot does not have side and rear fencing. An application must be submitted to the ARCC for approval of play equipment.

Materials and Color

Play equipment constructed of wood is encouraged. Unfinished galvanized gray play equipment is acceptable. Painted metal play equipment, exclusive of the wearing surfaces (slide poles, climbing rings, etc.), free standing basketball backboards and their poles must be painted dark earth tone colors to blend in with the natural surroundings or, if located adjacent to a dwelling or fence, painted to match the background or screening structure. Other play equipment colors will be considered, contingent upon locations and landscaping.

G. MINOR EXTERIOR CHANGES

1. Air Conditioners - Exterior Unit

Air conditioning units extending from windows are prohibited.

Ground exterior units may be added or relocated only when they do not interfere visually with neighbors. Exterior units shall be oriented so as not to discharge hot air onto neighbor's property.

An application is required, see Section II (A).

2. Antennas & Satellite Dishes

All satellite dishes/antennae must comply with FCC requirements and must otherwise comply with the Association's policy resolution governing the installation of satellite dishes.

3. Attic Ventilators and Metal Flues

Attic ventilators and turbines are encouraged but must match the siding or trim color on the house if mounted on a gable end or be painted to match the roof if placed on a roof. Roof location shall be on the least visible side of the roof peak.

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

An application is required for new attic ventilators, turbines and metal flues/vents.

4. **Chimneys**

Chimneys are neither needed nor allowed.

5. **Doghouses, Runs and Animal Entry Doors**

Doghouses must be compatible with the applicant's house in color and material, or match a natural wood fence and must be located where they will be visually unobtrusive. Dog runs are small fenced areas within a rear yard for dogs. Dog runs may be board-on-board fencing. **Chain link fencing is not allowed in Rock Hill.** A doghouse and/or dog run will not be permitted on a lot without rear and side fencing.

See Application section for submittal requirements.

6. **Exterior Decorative Objects**

Exterior decorative objects include such representative items as bird baths, wagon wheels, sculptures, fountains, pools, stumps, driftwood piles, boulders, free-standing poles of all types and items attached to approved structures are prohibited. Complaints by neighbors can be referred to the ARCC, which reserves the right to approve and notify the homeowner of removal of those specified decorative objects. If those objects are not removed within the specified time, the RHHOA Board can fine the homeowner.

See Application section for submittal requirements.

7. **Exterior Lighting**

Exterior lighting, in addition to that initially provided on the house, may be desired to enhance a deck or patio or to improve visibility on a driveway. Lights added to the outside of a home must match or complement and be unobtrusive in nature. Exterior lighting must be placed so that light does not shine outside the property in a manner which could disturb neighbors. In particular, care must be taken in arranging the angle of a spotlight so it is not obtrusive to other residences.

See Application section for submittal requirements.

8. **Exterior Painting**

Repainting or staining a specific object to match its original color need not be submitted.

9. **Flagpoles**

Permanent, free standing flagpoles will not be allowed on individual lots. They will be allowed in selected Rock Hill owned land where deemed appropriate by the Board of Directors.

Homeowners wishing flagpole staffs, which do not exceed six (6) feet in length and are attached at an incline to the front wall or pillar of the house or dwelling unit, need not have an application.

10. **Gutters and Downspouts**

Gutters and downspouts must match those existing in color and design, and changes are not permitted. They must be cleaned and maintained and must not adversely affect drainage on adjacent properties. No application is required.

11. **In-Home Business**

Fairfax County regulates in-home businesses. In addition to County control, Rock Hill is concerned about the impact of in-home businesses on the residential character of the neighborhood and on adjacent neighbors.

While in-home business is encouraged as a source of income and Community diversity, customer-intensive businesses which regularly attract large numbers of vehicles to the resident's neighborhood are not allowed.

The following requirements must be met:

- a. Permit obtained from Fairfax County.
- b. Copy of Permit must be on file with the Rock Hill Board of Directors.
- c. No signs or other advertising devices of any nature shall be placed upon any lot or common area.
- d. No exterior storage of business-related materials will be allowed.
- e. Business will not create excessive traffic, and client(s) must park either in your driveway or along Rock Hill Road. Client(s) parking is not permitted in guest parking spots.

12. **Landscaping and Vegetable Gardens**

Care must be exercised in the planting and maintenance of trees, shrubs and flowers to prevent obstruction of sight lines required for vehicular traffic.

Also, the views of neighboring units and shade patterns of larger trees must always be considered.

Consideration must be given to the effect which plantings will have on views from neighboring houses and property. All gardens must be neatly maintained; this includes removal of all unused stakes, trellises, and dead growth.

An application is required for the planting of trees; bushes and hedges more than two (2) feet in height or eight (8) feet in length, or other features which in effect become structures, fences or screens.

An application is required for railroad ties or garden timbers which form a wall over twelve inches (12") high and eight feet (8') long. Include a site plan with the location of ties or timbers drawn in, and information on landscaping plans and any grading changes. For additional questions, please consult the "Landscaping Standards".

All home owners are responsible to water, maintain, and replace any plantings/trees within their property boundaries, including those in place at the time of sale.

An application is required for any landscaping border with a height in excess of twelve inches (12"), such as short metal fencing, rocks or other decorative borders. The application must include a site plan and the size and description of the borders desired.

13. **Real Estate Sales/Rent Signs/Political Signs**

Real Estate signs must meet County regulations with respect to size, content and removal. Signs may only be placed in the front yard of the property for sale. All signs must be removed forty-eight (48) hours after contract acceptance.

Political signs are limited to home owner's lot only and can be no larger than 17" x 27". Political signs cannot be placed in common areas. Political signs must be removed not later than three (3) days following the election.

14. **Storage of Boats, Trailer, Camper, Mobile Homes or Recreational Vehicles**

No recreational vehicle may be parked or stored in open view on residential property, public or private streets, or on open space at any time in Rock Hill.

The Board of Directors has defined "recreational vehicle" as follows:

1. Any boat or boat trailer.
2. Any motor home or other self-contained camper.
3. Any camper slip-ons where the camper backs are higher than the roof line of the cab of the truck.
4. Any mobile home, trailer or fifth wheel trailer.
5. Any pop-up camper/tent trailer or other similar recreation oriented portable or transportable facility or conveyance.
6. Any other vehicle not defined above which could not normally or regularly be used for daily transportation including dune buggies or non-operative automobile collections or other automotive equipment not licensed for use on the highways of Virginia.

The following vehicles shall be treated in the same manner as recreation vehicles:

1. Any vehicle that is included in the Fairfax County code as being defined as commercial.

2. Any vehicle that has commercial signs or advertising and/or commercial equipment visible.
3. Any private or public school or church buses.

Visiting RVs may be parked up to five (5) days in the drive of a resident's home by obtaining a temporary permit from the ARCC.

RVs may not operate generators in the Rock Hill neighborhood.

15. Storm Doors and Windows

Storm/screen doors must be straight-forward full view doors without separating bars, or ornamentations such as scrolls, imitation gate hinges, ornamental grillwork or scallops. Full view doors must be the same color as the entry doors or surrounding trim.

Storm and screen window frames must match the trim color of the house, but white or anodized aluminum is acceptable.

An application for storm doors and windows must be submitted to the ARCC for approval.

16. Trash Cans

Trash **MUST BE** placed for pickup in an appropriate metal or plastic container manufactured for trash storage purposes and placed in front of the homeowners residence only. Containers shall not be placed for pickup prior to 5:00 p.m. on the evening before scheduled trash pickup. **Trash cans and recycling bins must be stored out of sight and returned to the storage area by 6:00 a.m. the following morning following pickup.** The homeowner must arrange for someone to return the containers to their storage locations, if the homeowner is not available to remove the containers themselves.

IV. LANDSCAPING DESIGN STANDARDS

A. PURPOSE

The significance of landscaping in a residential community cannot be overestimated. The memory of unique and special communities brings to mind images of magnificent arching canopies of trees covering the streets, and of homes partially hidden yet linked by a mature undergrowth of shrubs and ornamental trees.

Landscaping must serve not only the aesthetic purpose in a community's design, but also functional purposes such as architectural, engineering and climate control. Architecturally, landscaping can articulate spatial relationships, provide privacy, screen an unpleasant view or reveal and frame a unique vista. Landscaping for engineering purposes can reduce the glare of lights, define circulation, attenuate noise and control erosion.

In addition, landscaping for climate control can decrease wind velocities and alter directions, reduce the

impact of precipitation, reduce the heat absorption of paving and through the use of deciduous trees, screen the hot summer sun, while in winter permitting the sun to penetrate and warm.

In general, landscaping serves many purposes in a community ranging from the aesthetic to the functional, but its greatest contribution aids to create a unique and special "sense of place", and a community which beautifies as it matures.

1. **Rock Gardens**

An application must be submitted for all rocks or boulders exceeding twenty-four 24 inches in width, length or height. All rocks shall be left their natural color.

2. **Vegetable Gardens**

Vegetable gardens must be in the rear yard and must be maintained and weeded. No vegetable gardens will be allowed in the front or side lawns, climbing up or draping over fences or decks. Vegetable gardens will not exceed five (5) feet in height, and must be enclosed within the fencing of the back yard.

B. SUBMISSION AND APPROVALS

Plantings in the rear yards and side yards not adjacent to roadways or common areas (behind the front line of a house) do not require submission of a plan. Annual flowers planted in existing plant beds do not require submission of a plan, however, all plantings are subject to the Landscaping Standards. Consideration must be given to the plantings' effect, if any, on adjoining properties.

**ROCK HILL HOMEOWNERS ASSOCIATION, INC
ARCHITECTURAL APPLICATION INSTRUCTIONS**

****PLEASE MAKE SURE TWO (2) SETS OF COPIES ARE SENT WITH YOUR REQUEST****

1. A copy of your plat **MUST** be included for decks, fences, patios, play houses, sheds, landscaping, etc. The location of the proposed structure **MUST** be drawn on the plat. Drawings must be to scale. Plats are not required for paint changes or storm doors/windows.
2. Detailed Drawings. A full set of architectural drawings must be included for some changes such as decks, fences, patios, etc. Landscaping plans including approximate size, type, and number of plants must be included
4. Description of Materials. Provide a list of all materials to be used with the proposal.
5. Description of Colors. Applications for colors which are not the original color of house and/or trim **MUST** be accompanied by actual color samples and not photos.
6. Photographs. Photographs of existing conditions are helpful to the Architectural Review & Covenants Committee.
7. Signatures of Property Owners. Obtain signatures of all property owners who will be most affected by the change. A minimum of **FOUR** signatures is required with the application.

