

**South Riding Proprietary  
Covenants Committee Meeting Minutes  
April 27, 2016 6:30 pm**

A meeting of the South Riding Proprietary Covenants Committee was convened this day.

**MEMBERS PRESENT:**

Pat Himes, Vice Chair  
Kip Lowe  
Andrea Arvelos  
Julia Mathers  
Gary Smith (Board Liaison)

**STAFF PRESENT:**

Kristi Felouzis, CMCA, AMS, Covenants Manager  
Grace Hogue, Covenants Inspector

**OTHERS PRESENT:**

None

**ABSENT:**

Karen MacDowell, Chair  
Stephen Faseru

**CALL TO ORDER**

Mr. Himes called the meeting to order at 6:34 P.M. and asked if anyone would be recording the meeting. No one reported recording.

**RESIDENT COMMENT**

None

**APPROVAL OF MINUTES**

Mr. Lowe **MOVED** and Ms. Arvelos, **SECONDED** to approve the Minutes from the April 13, 2016 meeting. The motion **PASSED** 2-0-2, Mr. Himes and Ms. Mathers abstained.

**BOARD/COMMITTEE/STAFF REPORTS**

Committee Chair Report

None

Board Liaison Report

Mr. Smith reported that the Board has not had a meeting since the Committee last met.

Staff Report

None

**OWNER APPLICATIONS FOR REVIEW/DECISION**

\*\*\*Please see the Covenants Committee Application Decisions, entered as Exhibit 1.

**EXECUTIVE SESSION**

Mr. Lowe **MOVED** and Ms. Arvelos, **SECONDED** to enter Executive Session at 7:21 pm to discuss rules hearings. The motion **PASSED** unanimously.

Mr. Lowe **MOVED** and Ms. Arvelos, **SECONDED** to exit Executive Session at 7:23 pm. The motion **PASSED** unanimously.

**ACTION TAKEN POST EXECUTIVE SESSION**

Mr. Lowe **MOVED** and Ms. Arvelos, **SECONDED** to approve the Consent Agenda as recommended by staff. The motion **PASSED** unanimously.

Mr. Lowe **MOVED** and Ms. Arvelos, **SECONDED** to uphold the Covenants Department decision regarding the maintenance violation hearing. The motion **PASSED** unanimously.

Note: The homeowners who had scheduled an appeal with the Covenants Committee did not appear.


**MATTERS FOR DISCUSSION**

None

**ADJOURNMENT**

Mr. Lowe **MOVED** and Ms. Arvelos, **SECONDED** to adjourn the meeting at 7:27 p.m.

The next meeting will be held at South Riding Center May 11, 2016 at 6:30 p.m.

Signed:   
Pat Holmes, Covenants Committee Co-Chair

Date Approved: 5/11/16

**EXHIBIT 1**  
**COVENANTS COMMITTEE APPLICATION DECISIONS**  
**April 27, 2016 MEETING**

25425 CARRINGTON DRIVE	Deck Replacement	Mr. Lowe MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25440 LEMON TREE PLACE	Replace Deck, Front Walk and Stoop	Mr. Lowe MOVED and Ms. Arvelos SECONDED to approve the Application as presented with a variance regarding the pergola height as stated in the approval letter.	The motion PASSED unanimously.
25504 HEATHFIELD CIRCLE	Monticello Fence W/2 Gates	Mr. Lowe MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25568 ARTHUR PLACE	Play set, 2 Patios/ One w/ Seat wall and Fire Pit	Mr. Lowe MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25592 CREEKMORE TERRACE	Walkways, Paver Patio and Fire Pit	Mr. Lowe MOVED and Ms. Arvelos SECONDED to approve the Applications as stipulated in the approval letter.	The motion PASSED unanimously.
25896 ROPER LANE	Paver Patio / Plant Trees and Bushes along Fence Line	Mr. Lowe MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25904 Stinger Dr.	Ground Level Deck and small Ramp	Mr. Lowe MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25980 Hartwood Dr.	Monticello Fence	Mr. Lowe MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED 3-0-1 Ms. Mathers abstained.
26199 Lands End Dr.	Rear Paver Walkway	Mr. Lowe MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
42455 Longacre Dr.	Screened Porch w/Fire Pit, Sun Deck, Grill Deck	Mr. Lowe MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
43053 Eustis St.	Replace front wood railing w/ white vinyl - black balusters . Paint Steps White - Green to match Shutters	Mr. Lowe MOVED and Ms. Arvelos SECONDED to approve the Application for replacing the railings and deny the application to paint the stairs green as presented.	The motion PASSED unanimously.
43225 Darkwoods St.	Patio w/Seat Wall , Fire Place w/Grill Area	Mr. Lowe MOVED and Ms. Arvelos SECONDED to deny the Application as presented.	The motion PASSED unanimously.
43488 Quentin St.	Resurface Front Walk and Stoop, Refresh Landscaping/ Landscape Lighting	Mr. Lowe MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
43568 Fieldsman Lane	Existing Play Set Color Change -Pink	Mr. Lowe MOVED and Ms. Arvelos SECONDED to deny the Application as exists.	The motion PASSED unanimously.
43701 Kenmore Lane	Existing : Front Door, Exterior Lights	Mr. Lowe MOVED and Ms. Arvelos SECONDED to approve the Application as exists. The motion did not pass 2-2-0 and the Application was deferred to the next meeting.	