
SOUTH RIDING PROPRIETARY

Design & Maintenance Standards

ADOPTED FEBRUARY 6, 2019 • EFFECTIVE MARCH 1, 2019





SOUTH RIDING

— *Welcome Home* —

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Design & Maintenance Standards

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POINTS OF CONTACT – SOUTH RIDING PROPRIETARY

Wendy Taylor CMCA, PCAM, LSM
South Riding Proprietary General Manager

TOWN HALL

43055 Center Street

South Riding, VA 20152

EMAIL townhall@southriding.net

OFFICE **703-327-4390**

FAX **703-327-6116**

WEBSITE www.southriding.net

AFTER-HOURS EMERGENCY **888-980-8958**

Recreation Passes

For pool passes, tennis court keys and cardio gym access contact Town Hall at **703-327-4390**. The pools are generally open Memorial Day - Labor Day.

Financial Management Agent

SFMC (Service First Management & Consulting)

Account Representative Contact

TELEPHONE **703-392-6006**

EMAIL sfmcinfo@sfmtcinc.com

Payment Address

PO BOX 66571

Phoenix, AZ 85082

Trash Removal

REPUBLIC SERVICES

TELEPHONE **703-818-8222**

Call to schedule collection for a large item or large quantity of items.

Visit www.southriding.net for information regarding

- Yard waste collection
- Holiday pick up schedule

FIRE/RESCUE – Emergencies call 911

Dulles South Safety Center

■ FIRE STATION 19 **571-258-3719**

■ SHERIFF'S OFFICE **571-258-3200**

■ NON-EMERGENCY SHERIFF **703-777-1021**



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General Information

Objective

The objective of this document is to provide a consistent set of property change and exterior maintenance guidelines for use by South Riding homeowners, members of the Community Standards Committee (aka Covenants Committee) “Committee”, and Board of Directors “Board”, as well as South Riding Proprietary and its Staff hereafter referred to as “SRP” and “Staff”, in maintaining and enhancing South Riding’s carefully designed environment. This document supports SRP’s Strategic Goal “to consistently uphold the standards of design, quality and maintenance of all residential property in South Riding”.

The Board approved Design and Maintenance Standards “Design Standards” are designed to amplify and supplement the Declaration but are not a substitute for the Declaration. In the event of a conflict between the Declaration and Design Standards, the Declaration controls.

The Design Standards provide a framework for application requirements for improvements and additions for which homeowners must submit an “Application for Exterior Modification” “Application” to SRP also address the prerequisites for submitting a completed Application for prior approval of such projects. These Design Standards are not intended or designed to be comprehensive in nature nor all-inclusive or exhaustive.

The specific objectives of these Design Standards are:

- To increase homeowner awareness and understanding of the terms of the Declaration from which authority is granted for creating and enforcing rules and use restrictions.
- To illustrate design standards that will assist homeowners, the Committee, and Staff in developing and implementing exterior alterations and improvements that are in harmony with the immediate neighborhood and community as a whole.
- To assist homeowners in preparing a completed application to the Committee for the required and necessary review by the Committee.

Authority

The authority and responsibility for maintaining the quality and design in South Riding is set forth in the recorded Declaration for South Riding, to which all Lots are subject and with which all Owners of Lots must comply. Enforcement of the provisions of the Declaration ensures that standards of design quality will be maintained consistently throughout the community which protects property values and enhances the overall community environment.

The Declaration provides that all exterior alterations require the approval of the Committee. Section 9.4(a) of the Declaration provides:

“No person shall make any addition, alteration, improvement or change of grade in or to any Lot (other than for normal upkeep and not including areas within a building visible from the exterior only because of the transparency of glass doors, walls or windows), without the prior written approval of the Covenants Committee.”

Accordingly, unless otherwise provided in the Declaration or these Design Standards, all exterior additions, alterations, or improvements or any change to the exterior appearance of a Lot, must have the prior written approval of the Committee before any such changes are made (except as otherwise noted herein).

See Hierarchy of Governing Documents diagram in Appendix O on page 171.



Application and Review Procedures

Application and review procedures which will be used by the Board, Committee and Staff are detailed below. If, after reading the pertinent section of these Design Standards for your project(s), you are unsure if approval is required please contact the Community Standards Department at Town Hall at communitystandards@southriding.net.

Written approval must be received from SRP prior to the commencement (installation or construction) of an exterior modification which requires approval. A monetary assessment will be collected for starting construction prior to approval.

Obtaining a Permit from Loudoun County does not constitute approval of the project by SRP. Any and all changes to the exterior of a Lot or any improvement located thereon must comply with the Design Standards.

Any and all changes to a Lot or improvement located thereon should also comply with applicable Loudoun County zoning ordinances and building codes and state law, including the Virginia Uniform Statewide Building Code.

Applications

Applications must be complete in order to commence the review process. Incomplete applications will be returned to the applicant with a statement of deficiencies which must be remedied in order to be considered for review.

Completed applications must be received by the close of business the Tuesday prior to each Committee meeting to be considered for review at that next meeting. Please check the Committee's meeting schedule on the website www.southriding.net, for dates. You may also email or call the Community Standards Department at communitystandards@southriding.net or 703-327-4390. Applications received after the deadline stated above will not be reviewed until the subsequent Committee meeting.

Completed applications and related materials should be submitted to:

South Riding Community Standards Committee

Town Hall

43055 Center Street

South Riding, VA 20152

Or emailed to communitystandards@southriding.net

MODIFICATIONS TO OWNERS' LOT

Owners wanting to make any of the changes requiring approval to their Lot must submit an Application to the Committee. Applications can be obtained in Appendix B of this document, at Town Hall or online at www.southriding.net.

If it is determined by Staff or the Committee that an Independent Consultant is needed to review the application (depending on the scope and scale of the proposed project), the applicant will be notified, and the Consultant Fee will be collected prior to review. See page 12, Application and Review Fees, for more information.

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Application and Review Procedures ...continued

Project Submission Requirements

Applications must include complete and accurate descriptions of the proposed improvement(s). In order to permit evaluation by the Committee or Staff, supporting exhibits may be required. Additional information other than the requirements described below may be necessary as determined by Staff or the Committee. Incomplete submissions will be returned to the applicant.

SUBMISSION REQUIREMENTS:

- Completed Application (every page must be completed).
 - Please note this includes signatures from all neighbors who may be affected by the change (i.e. those in direct view and/or adjacent to your Lot);
- Detailed description of the alteration or improvement.
 - This includes a complete listing and description of materials to be used and overall dimensions - height, length, width, type, style;
- Professional or detailed design/architectural drawings/plans to scale showing the existing house and the proposed alteration
 - This includes professional elevation /construction drawings for applicable projects, with all dimensions – height, length, width, as applicable;
- Photographs of the existing condition (as applicable), marked to show the location of the proposed change;
- Brochures, catalogues, photos, or manufacturer's "cut sheets" of all exterior materials/items;
- Samples of all exterior proposed colors, specify if any wood items will be left natural/untreated;
- A copy of the Site Survey/Plat showing the exact location and dimensions of the proposed improvement drawn on the plat with the distance from the Lot lines clearly defined;
- If grading is involved, a plan showing the change in grade, any retaining walls/terracing that may be required.
- A landscape plan, as applicable, indicating the proposed type and location of existing or proposed vegetation;
- If fencing/screening is proposed, include drawings indicating dimensions, details, materials and proposed colors;
- Details of any associated lighting, specify the direction of light projection for any spotlighting;
- Fee as required (See Application Review Fees on this page).

Application Review Fees

Application and review fees are designed to cover costs of independent consultants, communications with homeowners who did not receive approval prior to starting their project, and any added costs reasonably related to the application.

AFTER-THE-FACT APPLICATION ASSESSMENT - \$50

For projects started or completed prior to receiving approval from SRP.

INDEPENDENT CONSULTANT FEE - ACTUAL COST

Certain project applications, as determined by Staff or the Committee, may require further review by an Independent Consultant. (See Section 9.1b(2) of the Declaration) The project applicant is responsible for payment of the Independent Consultant Fee, the actual, exact amount charged to SRP by the Independent Consultant for this service.

Projects which may be subject to review by an Independent Consultant include but are not limited to:

- Exterior additions to a dwelling
- Exterior alterations that change or affect the roofline
- Garages
- Pavilions and other free standing buildings
- Pools and related structures/equipment
- Projects with extensive grading
- Projects which may affect drainage between Lots or common areas
- Projects with extensive structural issues or unusual architectural features
- Reconstruction of a dwelling
- Screened Porches/Sun Rooms

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Application and Review Procedures *...continued*

Review

The Staff will review each Application and accompanying materials and information for completeness. Submissions that do not have the necessary information for review may be deemed incomplete and will be returned to the Owner with a statement of deficiencies. Only completed submissions that are received timely will be reviewed at the next scheduled Committee meeting or considered for an In-House Review by Staff, as appropriate.

The Committee, or Staff (specifically the Director of Community Standards, Community Standards Manager or Application Coordinator), evaluates all completed submissions on the individual merits of the Application, including the consideration of the characteristics of the housing type and model and the individual Lot. What may be an acceptable design in one specific section may not be for another section.

Each properly and completely submitted Application must be acted on within 60 days after submission of a completed application in the form prescribed by the Committee.

BASIS FOR OVERALL REVIEW CRITERIA

The Committee considers the following criteria in evaluating Applications:

- 1. Relation to the South Riding Community Open Space Concept** – Fencing, in particular, can have damaging effects on open space. Other factors, such as removal or addition of trees, disruption of the natural topography and changes in rate or direction of storm water run-off, also adversely affect South Riding's open space.
- 2. Validity of Concept** – The basic idea should be sound and appropriate to its surroundings.
- 3. Design Compatibility** – The proposed improvements should be compatible with the architectural characteristics of the applicant's house, adjoining houses, the neighborhood setting or particular section of the community. Compatibility is defined to include but not be limited to similarity in architectural style, quality of workmanship, similar use of materials, color, and construction details.
- 4. Location and Impact on Neighbors** – The proposed alteration should relate favorably to the landscape, topography, the existing structure, neighboring structures and the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage. For example, fences may obstruct views, or access to neighboring property; decks or larger additions may infringe on a neighbor's privacy and view. As another example, inappropriate "clutter" of play equipment, or an "ill-planned" landscape scheme may also affect existing neighbors.
- 5. Scale** – The size (in three dimensions: length, width and height) of the proposed alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.
- 6. Color** – Color may be used to soften or intensify visual impact. Parts of an addition that are similar in design to an existing house, such as roofs and trim should match in color and composition.
- 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 should be retained in any addition; an addition with wood siding may or may not be compatible with a brick house.
- 8. Workmanship** – The quality of work should be equal to, or better than, that of the surrounding area. Poor work quality and poor construction practices, besides causing the owner problems, can be visually objectionable. SRP, the Board and the Committee assume no responsibility for the safety or structural validity of new construction by virtue of an approved design. It is the responsibility of each applicant to obtain a building permit where required and comply with Loudoun County codes, ordinances and regulations.
- 9. Timing** – Projects that remain incomplete for long periods of time are visually objectionable and can be a nuisance and safety hazard for neighbors and community. All projects obtaining approval shall be completed as approved within 12 months after the date of approval or within such other period as specified in the approval. If any such project is not completed as approved within 12 months after approval, or such other time period determined by the Committee, the approval shall lapse.
- 10. Site Appearance** – A daily cleanup of construction materials is required. Debris should be secured in a container and materials neatly and securely stored. Any portable toilets utilized during construction must be screened from view of neighboring properties and the street (temporary lattice enclosures serve well). Dumpsters and construction debris bags must meet South Riding guidelines, please see page 116 for those standards.

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Application and Review Procedures *...continued*

Approval

Approval by the Committee does not relieve the Owner of the responsibility of obtaining all other necessary approvals and permits required by Loudoun County, the Commonwealth of Virginia and other agencies having jurisdiction over the project or improvement. The applicant should contact Loudoun County before beginning any work to verify what additional approvals or permits are required.

Certain projects do not require the prior written approval from the Committee so long as the project strictly conforms to the guidelines and requirements provided herein. For those projects that require prior approval (as indicated in these Design Standards):

- Construction shall not commence prior to receipt of written approval from the Committee. An after-the-fact Application assessment of \$50 will be charged for each project started before receiving approval.
- Notification of approval constitutes an agreement by the Applicant not to deviate from the approved plan unless such proposed deviation has been submitted and has been subsequently approved in writing. The Committee or Staff's (specifically the Director of Community Standards or the Community Standards Manager) decision may be appealed by any affected person within 10 days of the date of the decision. You proceed at your own risk should you begin construction before the appeal period ends.
- Approval from SRP of any proposed construction is within its sole discretion. It may, during the design review process, suggest alternative design solutions; however, such suggestions do not constitute an approved design solution and SRP shall not have any responsibility for ensuring or making any determination regarding compliance of such suggested design solutions with applicable governmental regulations and other requirements.

In-House Review

The Board has authorized Staff to implement an "In-House" review process for completed and properly submitted Applications in order to expedite the review process.

Examples of modifications which could be considered appropriate for In-House Review include, but are not limited to:

- Storm Door
- Minor Landscaping
- Door/Shutter Color
- Deck/Fence Stain
- Light Fixture
- Window Replacement
- Attic Ventilator
- Car Cover
- Under deck lattice
- Deck privacy lattice
- Roof replacement to change color or shingle style
- Basketball Goals, Trampolines and other play equipment
- Existing modifications without a current application on file which comply with the Design Standards
- Townhouse Fences

Committee Review

Examples of modifications that require review and approval by the Committee include, but are not limited to:

- Swimming Pool
- Room Addition
- Screened Porch
- Deck
- Fence (other than Townhomes)
- Patio
- Shed
- Existing modifications which require a variance from the Design Standards

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Application and Review Procedures *...continued*

Modifications to Approved Applications

If an Owner desires to make any changes to the approved project during or after construction, the Owner must contact Staff (specifically the Director of Community Standards or the Community Standards Manager) or designee in order to determine whether the proposed changes require a modified application and approval prior to making the modification.

Construction is to be completed as approved or modified.

Appeals

Within 10 days after notice of a Committee decision has been mailed, the Owner may file, with Staff or its designee, a written request that the Committee reconsider their decision. Any such request for reconsideration shall include a statement of the basis for such request and technical design information supporting such request. The Committee may require additional information in connection with any appeal being considered. The Owner's written request for consideration may include a request to personally address the Committee at its next scheduled meeting.

All appeals will be reviewed on a case-by-case basis, and the granting of an appeal, with respect to one project, does not imply or warrant that a similar decision will be granted with respect to any other project. Each case will be reviewed on its own merits and in light of the overall objectives of these Design Standards.

Any action, ruling or decision of the Committee may be appealed to the Board by any party directly affected by the decision. To initiate an appeal, a party submits the request to the SRP office at Town Hall, 43055 Center Street, South Riding, VA 20152, a written request for an appeal to the Board within 10 days of the date of a Committee decision providing grounds for the appeal. The decision of the Board is final.

Inspection and Compliance

Upon completion of any Lot improvement or exterior alteration, the Owner should complete and return to Staff, the "Completion Agreement" found in Appendix C. Staff or an Independent Consultant will inspect the property to confirm that the project is in compliance with the approved plans. Projects found to be incomplete or modified without approval should cause Staff to notify the Owner in writing about the alleged violation and provide a time frame to submit an amended application or rectify the variance from the approval.

Staff will perform routine inspections of South Riding properties for compliance with the Declaration and Design Standards. In addition, the exterior of homes must be inspected upon resale as specified by the Virginia Property Owners' Association Act (POAA). If a Lot is found not to be in compliance, the Lot Owner shall receive written notice from Staff regarding the violation(s), the corrective actions required to cure them and timeframe to comply. See Violations below.

All exterior elements of a Lot/dwelling are to be maintained in good condition.

Violations

Violations of these Design Standards and any other SRP rules and regulations will be enforced in accordance with the Declaration, POAA and Regulatory Resolution R2001-1.

"Complaint and Due Process Procedures" can be found in Regulatory Resolution R2001-1, included in this document in Appendix E and on our website, www.southriding.net.





Design Standards A - Z

These Design Standards have been prepared to assist owners, Committee, Staff and the Board with the design and review process. Since the guidelines may be reviewed and revised from time to time, owners should contact Staff or check the website www.southriding.net prior to submission if there are any questions and to confirm the status of specific guidelines or design issues.



SRP reserves the right from time to time to remove or delete an item from a submission list or prohibit use or installation of an item.

These Design Standards contain both requirements and expectations. Where the terms “shall”, “must” or “may only” are used, the statement constitutes a mandatory requirement. Where the terms “preferred” or “should” are used, the statement outlines important and necessary criteria that is consistent with the well-established norms and traditions of that standard; deviations from these referenced design elements does require approval.



For the purpose of these Design Standards, reference made herein to the requirement for “approval” of certain improvements and Lot upgrades shall mean the prior written approval from SRP as appropriate.

Golf Course Legend

Many of the following Design Standards have specific rules and notations that apply only to houses on Golf Course Lots. Look for this image to identify Golf Course lot specifics.





Additions/Alterations

INDEPENDENT CONSULTANT REVIEW MAY BE REQUIRED FOR ADDITIONS BEFORE SUBMISSION TO THE COMMITTEE FOR APPROVAL (SEE PAGE 12 FOR ADDITIONAL INFORMATION.)

APPROVAL IS REQUIRED FOR ALTERATIONS.

ADDITIONS/ALTERATIONS MAY INCLUDE BUT ARE NOT LIMITED TO:

- Any room additions
- Extensions
- Garages (attached or detached)

PLAN AND DESIGN

Additions should be planned and designed with the same care and consideration as initial house construction. The addition/alteration should be visually integrated with the existing house through the consistent and complementary use of:

- Architectural elements
- Colors
- Materials
- The design should be compatible with the existing house and surrounding homes in:
 - Character
 - Colors
 - Massing (general shape and form)
 - Materials
 - Scale
 - Size
 - Style



SPECIFIC GUIDELINES

CONSTRUCTION

- Should be completed as approved and any changes from the original plan should be approved by the Committee prior to the construction of the changes.
- Any portable toilets utilized during construction should be screened from view of neighboring properties and the street (temporary lattice enclosures serve well).
- Dumpsters and construction debris bags are to meet South Riding guidelines, please see page 116 for those standards.

DESIGN

- Consider any adverse impact on neighboring properties that may result through the elimination of privacy or the loss of existing views
- Repeat significant architectural elements of the existing house such as roof lines, windows, trim details, materials and colors.
- The new roof pitch should match that of the existing roof pitch.
- Foundation or support structure should be architecturally compatible with the house in materials and design.
- New windows and doors should be the same style, material and color as those of the existing house.

DRAINAGE

- Changes in grade or drainage patterns should not adversely affect adjacent properties. The intention is that every attempt should be made to maintain the drainage patterns reflected on the recorded plat, established by the developer and approved by Loudoun County at the time of home construction. The recorded plat takes precedence over any South Riding rules or regulations.

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Additions/Alterations ...continued

LANDSCAPING

- The addition should minimize any tree removal. (See pages 119-120 for Tree Removal standards.)
- Supplemental landscaping may be required to compensate for the removal of significant vegetation, to visually integrate the addition with the house and the ground, or to provide appropriate screening where necessary.

LOCATION

- Be appropriate in relation to the existing house and space available on the property.
- Consider any adverse impact on neighboring properties that may result from the elimination of privacy or the loss of existing views.

SIZE

- Be appropriate in relation to the existing house and space available on the property.

MAINTENANCE REQUIREMENTS and future considerations

- Once completed, all additions must be maintained in good condition.



Independent Consultant review may be required for Additions before submission to the Committee for approval (see page 12 for additional information.)



Air Conditioners/Heat Pumps/Generators

APPROVAL IS REQUIRED FOR NEW OR ADDITIONAL AIR CONDITIONERS, HEAT PUMPS AND GENERATORS.

No approval is required for the replacement of existing equipment which is approximately the same size and appearance of the equipment being replaced.

ONGOING USE OF PORTABLE GENERATORS IS DISCOURAGED.

SPECIFIC GUIDELINES

- Size and appearance should be appropriate for the residential setting.
- Where approved, through-the-wall units should be painted the same color as the wall.
- Highly visible locations may require landscaping, framed lattice panels or other screening that matches the character of the home.
- Utilities and related mechanical and electrical equipment such as air conditioners, heat pumps, generators, condensers, meters, etc., should be located so as to minimize their visual and auditory impact on neighboring properties.

MAINTENANCE REQUIREMENTS and future considerations

- Once installed, all air conditioners, heat pumps and generators are to be maintained in good condition.
- Should meet all County requirements for placement, noise levels, mechanical/electrical permits, etc.

Window mounted air conditioning units are not permitted.



Antennas and Satellite Dishes

SEE ALSO: Appendix D

No approval is required for antennas and satellite dishes covered by the Telecommunications Act of 1996 (Act) as long as the following requirements are met:

- ▲ In accordance with the Act, antennas and satellite dishes not larger than 39 inches are permitted on a privately owned Lot. No Application is required for the installation of an antenna or satellite dish that does not exceed 39 inches and meets the following guidelines and all of the Federal Communications Commission (FCC) requirements under the Act.
- ▲ It is requested that the Proprietary be notified in advance of the installation of any antenna or satellite dish covered by the Act. (See Appendix D “Notice of Intent to Install an Approved Antenna/Satellite Dish”)

APPROVAL IS REQUIRED FOR ANY ANTENNA OR SATELLITE DISH NOT COVERED BY THE ACT.

- ▲ Antennas/satellite dishes should be selected and located, to the extent possible, to minimize their appearance from public view and neighboring properties.
- ▲ The location should take advantage of screening provided by existing structures and/or vegetation.
- ▲ The preferred location for installation of antennas and satellite dishes is on the roof at the rear of the home.

SPECIFIC GUIDELINES

The following guidelines are to assist in the appropriate placement of an antenna or satellite dish.

DESIGN

- Satellite dish colors should remain as purchased. Preferred colors are black, gray, tan and other neutral tones. Where other color options exist, they should complement the color of the house to which the dish is attached, e.g. roof or siding color.
- Other than the brand name, commercial advertising on the dish or antenna is generally prohibited.

LOCATION

- The preferred location is on the roof at the rear of the house.
- Antennas/satellite dishes serving an individual residence may not be placed on the top rail/board of fences.
- Based on the positioning to receive transmissions, antennas/satellite dishes should be placed in an inconspicuous location.
- Antennas/satellite dishes serving an individual residence must be placed wholly within the homeowner's Lot and may not overhang a neighboring Lot or the Common Area.



- Landscape plantings are recommended and may be required to screen a dish from view if it is placed in a visible location on the ground.
- They should not be placed in areas where they would constitute a safety hazard.
- Although roof-top antennas are permitted under the Act, antennas installed in the attic are encouraged.

SIZE

- All satellite dishes must be 39 inches or less in diameter.
- Per the Act, antenna/satellite dishes are limited to a maximum height of 12 feet above the roof line.

MAINTENANCE REQUIREMENTS and future considerations

- All wiring for antennas and satellite dishes must be properly secured and should be concealed.
- Antennas/satellite dishes that are no longer in use, good condition or good working order should be promptly removed and discarded. This includes all the hardware – dish, post, arms, wires and cables.

Artificial Turf/Outdoor Carpeting

APPROVAL IS REQUIRED FOR ARTIFICIAL TURF/OUTDOOR CARPETING IN THE REAR OF THE LOT AND WILL BE REVIEWED ON A CASE-BY-CASE BASIS.

SPECIFIC GUIDELINES

LOCATION

- Artificial or synthetic turf is not permitted in the front or side yard.
- Outdoor carpeting is not permitted anywhere on the front of the home (for example, front porch).

MAINTENANCE REQUIREMENTS and future considerations

- Artificial turf and outdoor carpeting should be maintained in good condition.



Attic Ventilators/Fans

APPROVAL IS REQUIRED FOR WALL UNITS, ROTATING AND WIND-POWERED TURBINE VENTILATORS.

No approval is required for attic ventilators so long as the following requirements are met.

SPECIFIC GUIDELINES

DESIGN

- Attic ventilators should be painted a flat black or a flat finish paint to match the roof color.
- Gable vents should be painted the color of the siding or trim in which installed and ridge vents finished in the same color as the roof.
- Rotating or wind-powered turbine ventilators will generally not be approved because of their size and movement.

LOCATION

- Attic ventilating equipment should be selected, located and installed so as to minimize its appearance on the house and visibility from neighboring properties and the street.
- Attic ventilators should be located to the rear of the roof ridge line and/or gable and should not extend above the highest point of the roof.
- Although discouraged, wall units may be approved on a case-by-case basis provided they are located on side or rear walls and do not adversely impact neighboring properties.



SIZE

- The size and appearance of attic ventilators should be appropriate for their residential setting.
- Attic ventilators should not extend more than 12 inches above the roof surface.

MAINTENANCE REQUIREMENTS and future considerations

- All attic ventilators and fans must to be maintained in good condition.

Awnings/Sun Control Devices

SEE ALSO: *Shade Structures*

APPROVAL IS REQUIRED FOR NEW AWNINGS AND SUN CONTROL DEVICES.

No approval is required for replacement of an existing, approved awning or sun control device that is substantially similar in style, material, color and size to the original.

Sun control achieved through interior window treatments and/or landscaping is preferred to the installation of individual awnings on windows.

The style, size, material and color of the awning should be aesthetically pleasing, compatible with and enhance the architecture of the house.

SPECIFIC GUIDELINES

- Individual awnings are generally prohibited on front of the house.
- All awnings must be fabric.
- Awnings and other sun control devices should be one solid color or muted stripes that complement the color of the house.
- Pipe frames or structural supports should match the trim or dominant color of the house.
- No bold (high contrast, wide, commercial grade) stripes will be allowed.
- No fringe will be allowed.

MAINTENANCE REQUIREMENTS and future considerations

- All awnings and sun control devices must be maintained in good condition (hardware and fabric).



Basketball Goals Portable and Fixed

APPROVAL IS REQUIRED FOR ALL BASKETBALL GOALS.

Basketball goals should be selected and located (through distance and screening) so as to minimize their visual and auditory impact upon neighboring properties. When locating basketball goals, the size of the property, relationship to adjacent residences, and screening provided by existing and proposed structures and/or vegetation are important factors.

SPECIFIC GUIDELINES

- No more than one basketball goal (portable or fixed) will be permitted on any Lot.
- The addition of paving material for a playing court also requires review and approval by the Committee.
- The painting of play lines on the driveway is prohibited.

DESIGN, STYLE

- Support poles should be metal and be painted black, brown or left in a galvanized finish.



LOCATION

- Basketball goals should be located on the owner's Lot and oriented so the players and loose balls from missed shots are on the owner's property.
- All equipment should be located in a manner to protect the players and adjoining properties from harm.
- No goal will be approved to allow play on a public road maintained by VDOT.
- The preferred location is in a driveway with the following stipulations:
 - The goal should be on the driveway at least half of the length of the driveway away from the street;
 - The goal should be properly balanced and remain upright;
 - The base of the portable goal may not block a public sidewalk.
- Portable goals are to be used in their approved location. A change in location may require SRP approval.

Private SRP Road

- The placement of a portable basketball goal for play on a private road maintained by SRP may be considered under appropriate circumstances as determined by Staff or the Committee. In order to be considered, the applicant should make multiple attempts to obtain an acknowledgement signature by an owner of each and every home on the street, lane or alley.
- The preferred location is in a driveway with the following stipulations:
 - The goal should be on the driveway at least half of the length of the driveway away from the street;
 - The goal should be properly balanced and remain upright;
 - The base of the portable goal may not block a public sidewalk.

continued on the next page...

EXAMPLE OF A CLEVER OPTION FOR AN ANCHORING SYSTEM



Basketball Goals Portable and Fixed *...continued*

Attached Above Garages

- Basketball backboards may be attached above single family detached garages, provided that proper consideration is given to color.
- Basketball backboards attached to garages should be painted white or utilize clear Plexiglas. A contrasting rectangular color outline may be painted on the backboard behind the goal.
- Backboards should not be attached to other areas of the home.

STABILIZATION

- Be adequately stabilized by filling the base or staking according to manufacturer's instructions.
- Alternate forms of weighting, for example cinder blocks or sand bags, generally are not acceptable in any location.

MAINTENANCE REQUIREMENTS and future considerations

- All basketball goals and nets must be maintained in upright and good condition.
- Basketball guard nets should be retracted when not in use.

Car Charging Stations

APPROVAL IS REQUIRED FOR ANY CHANGES MADE TO THE EXTERIOR OF A HOME OR LOT PRIOR TO THE INSTALLATION OF A CAR CHARGING STATION OR ANY NECESSARY COMPONENTS.

INSTALLATION OF A CAR CHARGING STATION ON COMMON AREA IS STRICTLY PROHIBITED.

Chimneys/Flues and Vents

SEE ALSO: *Fireplaces, Firewood Storage, Outdoor Kitchens, Radon Mitigation Equipment*

APPROVAL IS REQUIRED FOR THE ADDITION OF A CHIMNEY OR MODIFICATION TO EXISTING CHIMNEYS AND PREVIOUSLY APPROVED APPLICATIONS FOR CHIMNEYS.

No approval is required for vents or radon mitigation equipment so long as the following requirements and specific guidelines are met:

SPECIFIC GUIDELINES

CONSTRUCTION

- One chimney per usable fireplace is permitted.
- An exterior masonry chimney must be constructed to grade and must not be suspended above the ground.
- Chimneys should be constructed of materials and colors that match, or are aesthetically pleasing with, the materials and colors of the house.

DESIGN

- Chimney and metal flue additions shall be planned and designed with the same care as initial construction and should be visually integrated with the architecture of the house.
- The design should be compatible with the house in style, scale, materials and colors.
- The installation of a chimney/flue in attached housing shall be in accordance with the approved project standards for chimneys/flues established by the Builder.
- A masonry chimney should be constructed to match stone, brick and/or other masonry materials used elsewhere on the house.
- A rooftop metal flue should be painted flat black or a flat finish paint to match the roof color.
- Wooden enclosures of flues should be wrapped or painted with the same materials as the house siding, trim and color.
- Direct-vent metal flues that are painted should use a flat finish exterior heat resistant paint of the same color as the wall through which installed.

LOCATION

- Metal flues should be selected, located and installed so as to minimize their appearance on the house and visibility from neighboring properties and the street.
- A rooftop metal flue should be on the side least visible from neighboring properties (usually the rear sloping roof) and be no higher than the minimum required by the County building code.
- Generally, direct-vent (through-the-wall) metal flues will not be approved on an elevation that is in public view or is visibly obtrusive.

MAINTENANCE REQUIREMENTS and future considerations

- All chimneys, flues and vents, must be maintained in good condition.
- Metal flues should remain free of fading, rust or peeling, etc. and may require painting as needed.
- Masonry chimneys should remain free of loose bricks, cracks, vegetation or any animal habitats.
- All integrated chimney or flue components such as crowns, hearths, wooden flue enclosures, and other accessory structures should remain free of fading, splintering, mold, breakage or other damage.



Clothes Lines and Hangers

SEE ALSO: South Riding Community Declaration Section 8.2(t)

NO EXTERIOR CLOTHESLINES OR OTHER EXTERIOR CLOTHES DRYING APPARATUS WILL BE PERMITTED.

Color and Materials/Texture Changes

APPROVAL IS REQUIRED FOR ALL CHANGES TO EXTERIOR COLORS, MATERIALS AND TEXTURES INCLUDING SIDING, DOORS, SHUTTERS, TRIM, ROOFING, FENCING, DECKS, SHEDS, AND OTHER STRUCTURES INCLUDING MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS.

No approval is required for repainting or re-staining (or the replacement of siding) with a color medium that is substantially similar to that which is being replaced.

- ▲ Changes in color, texture or material should be appropriate in appearance and quality to the style and design of the house.
- ▲ Proposed colors and materials should be compatible with other existing or proposed exterior colors and materials on the house or within your section of the community and should be selected to enhance the appearance of the house as well as its relationship with surrounding properties and natural environment.
- ▲ Bright, intense and pastel colors are generally prohibited.
- ▲ When repainting or re-staining, the entire dwelling and trim of the dwelling should be repainted or re-stained at one time.

SPECIFIC GUIDELINES

CONCRETE

- Painting or staining concrete stairs, stoops, landings or porches is permitted with approval. Homeowners are cautioned that painted concrete requires maintenance. Frequent re-painting or re-staining may be necessary to remain in compliance with the Design Standards. Use of the same manufacturer of paint or stain is important; considerable variation may exist between color “names” of different manufacturers.

WOOD

- Wood siding should be protected with stain or paint to prevent an uneven weathered appearance. A solid color stain is recommended over semi-transparent stain.
- Wood trim can be replaced with an equivalent composite or vinyl product without prior approval provided the color closely matches the existing trim color.
- Decks may be repainted or re-stained a color substantially the same as what is existing without (new) approval.
- Fences may be re-stained a color substantially the same as what is existing without (new) approval.
- Wood structures (such as decks, sunrooms, porches, fences) may be refinished or replaced with composite materials with an approved Application for Exterior Modification.

MILLER AND SMITH HOMES

- In Miller and Smith housing (sections of townhomes with 6 feet white vinyl fencing, for specific addresses see Appendix J), colors and materials should exactly match those of the original.

OBSOLETE PRODUCTS (those no longer available for purchase or with limited availability)

- Aluminum siding can be replaced with an equivalent vinyl product without prior approval provided the color closely matches the existing aluminum siding.
- Wooden garage doors can be replaced with an equivalent vinyl/steel door without South Riding approval provided the style and color closely match the existing garage door(s).

MAINTENANCE REQUIREMENTS and future considerations

- All paint and stain colors shall be uniformly applied providing a finished appearance.
- All paint and stain colors shall be in good condition.

When repainting or re-staining, generally, the entire house (fence, deck, shed or other structure) is to be repainted or re-stained at one time to achieve a uniform finish.

HOW TO MATCH AN EXISTING PAINT OR STAIN COLOR

TIP

1. Remove a piece of the paint with a knife or other tool.
2. Put it in an envelope or plastic bag to reduce the risk of smudging it or losing it.
3. Take it to the paint desk at a local paint or home improvement store and ask them to match the color.
4. Place a dot of the mixed paint on the corner of the sample, allow it to dry and then verify it matches as desired.

TIP

Try a color matching app available from your android or iPhone app store.

Common Areas/Association Property

Standards for Conservation and/or Common Areas

Landscape Buffers, Conservation Area, Common Area, or other areas designated on recorded plats are the **PROPERTY OF SOUTH RIDING PROPRIETARY** and provide a buffer between neighborhoods. These areas must be left in their natural, undisturbed state.

- All existing vegetation is to be preserved and protected.
- No use shall be made of them nor shall any improvements be permitted.
- Under no circumstances is dumping of any materials including grass clippings, yard debris, mulch, branches, etc., permitted on any common areas.
- The storage or placement of personal items including wood piles, play equipment, composting, etc. is not permitted on any common areas.
- The personal use of any common area is not permitted.
- Any necessary Common Area restoration will be at the expense of the violating party.



*For additional information see the **South Riding Community Declaration, Section 8.2 (f) Association Property.***

Compost Bins

APPROVAL IS REQUIRED FOR COMPOST BINS. NO MORE THAN ONE BIN WILL BE PERMITTED ON LOT AT ANY TIME.

Only controlled above ground or below ground compost structures will be considered.

COMPOST PILES AND PITS ARE GENERALLY PROHIBITED.

DESIGN

- The use of pre-manufactured product, which is earth tone in color, is encouraged.
- The size of a compost bin is limited to the following maximum dimensions:
4 feet height x 4 feet width x 8 feet length.
- The bin is to be self-contained and should be constructed of sturdy materials such as durable wood, plastic, or metal, and finished to match the exterior of the home, in a muted earth tone or left to weather naturally (if wood).

LOCATION

- The approvable location is in the rear yard within the side planes of the home (or, if the yard is fenced, the side yard may be considered if it is not in public view).
- The location chosen is to be as far as possible from neighboring properties and streets, and should be screened from public view by existing and/or proposed structures and/or vegetation.
- Compost bins are to be selected and located so as to minimize their impact on adjacent neighbors.

MAINTENANCE REQUIREMENTS and future considerations

- All active compost should be treated to prevent odors from escaping.
- All compost bins must be maintained in good condition.
- Composting is limited to plant-based organic materials. Animal-based organic materials including, but not limited to, animal waste, meats, oils, fats, eggs, and cheese are generally prohibited.

Concrete Repairs/Painting

SEE ALSO: Paint Colors

APPROVAL IS REQUIRED FOR PAINTING OR COVERING OF ANY CONCRETE STRUCTURE, TO INCLUDE: SIDEWALKS, STOOPS, STEPS AND DRIVEWAYS.

No approval is needed for concrete parging or repairs. The type and color of concrete should match as closely as possible to the existing concrete.

PARGING

[pahr-jing]

Noun - a thin coat of plaster or mortar for giving a relatively smooth surface to rough masonry or for sealing it against moisture.

MAINTENANCE REQUIREMENTS and future considerations

- Frequent re-painting or re-staining may be necessary to remain in compliance with the Design Standards. Use of the same manufacturer of paint or stain is important; considerable variation may exist between color “names” of different manufacturers.



Covers for Vehicles

No approval is required so long as the following specific guidelines are met:

SPECIFIC GUIDELINES

- Covers should be designed for use on the specific covered vehicle to ensure an appropriate fit and neat appearance.
- Covers should be a solid muted neutral or earth tone colors.
- Fitted vehicle covers are permitted on any routine, passenger vehicle prohibited in Regulatory Resolution R2001-2, Parking Regulations and Enforcement Procedures, provided they are designed specifically for the vehicle they cover. Exclusions include (but not limited to) recreation vehicles, trailers, stretch limos and buses. (See Appendix H and www.southriding.net for the Regulatory Resolution.)
- Motorcycle covers should follow the same guidelines.

MAINTENANCE REQUIREMENTS and future considerations

- All vehicle covers should be maintained in good condition.
- Tarps and/or sheets of plastic or cloth are not permitted.



Regulatory Resolution R2001-2,
Parking Regulations and Enforcement Procedures are included in this document in Appendix H and on our website, www.southriding.net.

Decks

SEE ALSO: Color and Materials/Texture Changes, Privacy Screening

APPROVAL IS REQUIRED FOR NEW DECKS.

APPROVAL IS REQUIRED FOR DESIRED CHANGES TO PREVIOUSLY APPROVED AND INSTALLED DECKS, INCLUDING FOOTPRINT ADJUSTMENTS.

APPROVAL IS REQUIRED FOR ANY COLOR CHANGES TO THE DECK OR ACCESSORY COMPONENTS

No approval is required for replacement deck materials that are substantially similar to the existing in color, material and style.

Residents are reminded to call Miss Utility at 811 or visit www.call811.com before any digging project

Universal Standards

A Deck shall be an appropriate size for the area in which it is to be located, with consideration given to the physical and visual impact on adjacent properties.

Decks shall be aesthetically pleasing and similar in design, detail, material and color with the architecture of the house.

SEE THE FOLLOWING FOR ADDITIONAL SPECIFIC GUIDELINES BY PROPERTY TYPE:

- Single Family (Detached) Homes
- Town Homes
- Carriage Homes
 - Golf Course Lots
 - Non-Golf Course Lots

continued on the next page...



SINGLE FAMILY (DETACHED) HOMES



DESIGN

- All decks, including the railing, landings and supporting posts may be constructed of cedar, redwood, pressure treated lumber or wood-colored composite materials or vinyl of composite quality compatible with the house colors.
- Wooden portions of the deck and railing may be left natural, stained with a natural wood color, or be painted to match the trim or dominant color on the house.
- All portions of the deck (except flooring and railings) should be the same color.
- All vertical surfaces (railings, privacy screens, arbors, etc.) should be the same material and color.
- A solid trim board should be added to any open side of the deck to conceal the joists and cut ends.
- Decks should be constructed in such a way that visible cross braces should not be required.
- Design should minimize any tree removal (See pages 119-120 for Tree Removal standards.)
- No deck railing should begin or end anywhere within a window or door opening of the dwelling.

ELEVATED DECKS

- Elevated decks are greater than 30 inches at the highest point above grade. Handrails are required on elevated decks.
- Handrail height (measured from deck floor) shall be between 36 inches and 42 inches.

GROUND LEVEL DECKS

- Ground-level decks are 30 inches or less from the walking surface to the natural ground level at any point.
- Ground-level decks may have, but do not require, handrails.
- Only ground level decks may be approved as freestanding decks.

RAILING PICKETS

- Railing pickets should be 2 inch x 2 inch vertical members.
- Patterned railings (e.g. Sunburst, Chippendale) are permitted as accents.
- The number and locations of the patterns should be noted on the application.
- In addition to the acceptable materials listed above, black and bronze metal pickets are also permitted. Other color selections will be considered on a case-by-case basis.

ACCESSORY COMPONENTS

- Benches, flower boxes, trellises, plant hangers, arbors, pergolas, post caps and stair lighting, etc., should be treated as a part of the deck design and the details included on the Application.
- Arbors or trellises must be no taller than 8 feet above the deck floor.
- All vertical surfaces (railings, privacy screens, arbors, etc.) should be the same material and color.
- Lighting should be low voltage and non-invasive to neighboring properties or Common Areas.
- Any area under the deck used as storage requires lattice screening.

Decks, Single Family (Detached) Homes, continued on the next page...

Decks

SINGLE FAMILY (DETACHED) HOMES...continued



PRIVACY SCREENING

Above Railing

- Privacy screens should be limited to small sections of the deck.
- The total amount (length) of privacy screening should be limited to no more than 30% of the outside perimeter of the deck.
- Privacy screens should be constructed of cedar, redwood or pressure treated lumber, or white vinyl of composite quality with framed construction and should match the material and color of the deck railing.
- Privacy screens (lattice, board-on-board, or louver style) should be framed and installed directly on top of the railing.
- The total height of the railing and screen must not exceed 7 feet above the deck floor.
- All privacy screens and railings should be a uniform height when placed and installed on a deck.
- All vertical surfaces (railings, privacy screens, arbors, etc.) should be the same material and color.

Under Deck

- If any portion of the area under the deck (or porch) is used for storage, the entire area under the deck (or porch) requires lattice screening.
- All under deck lattice screening should be framed and recessed between the deck posts (See Figures 1 through 3 on page 45) in order to have a finished appearance.
- If any under decking lattice screening is installed the remainder of the areas under the deck (or porch) must also be enclosed with lattice for a consistent appearance and uniformity.
- All lattice should be stained or painted to match the color of the deck trim (See Figure 4 on page 45).

LOCATION

- Decks should be located at the rear of the house.
- Decks must be set back at least a minimum of 1 foot from any Lot line.
- Location should minimize any tree removal.

MODIFICATIONS TO EXISTING DECKS

- Modifications or additions to an existing deck should incorporate the same materials, colors and detailing as the approved existing deck. (See pages 119-120 for Tree Removal Standards.)

MAINTENANCE REQUIREMENTS and future considerations

- Changes in grade or drainage pattern should not adversely affect adjoining properties. The intention is that every attempt should be made to maintain the drainage patterns reflected on the recorded plat, established by the developer and approved by Loudoun County at the time of home construction. The recorded plat takes precedence over any South Riding rules or regulations.
- The use of landscaping to minimize adverse, visual impact is encouraged and may be required by the Committee.
- Approval is required for any color or material changes to the deck or accessory components.
- All decks must be kept clean and maintained in good condition at all times.

continued on the next page...

Decks

TOWN HOMES



DESIGN

- All decks, including the railing, landings and supporting posts may be constructed of cedar, redwood, pressure treated lumber or wood-colored composite materials or vinyl of composite quality compatible with the house colors.
- Wooden portions of the deck and railing may be left natural, stained with a natural wood color, or be painted to match the trim or dominant color on the house.
- All portions of the deck (except flooring and railings) should be the same color.
- All vertical surfaces (railings, privacy screens, arbors, etc.) should be the same material and color.
- A solid trim board should be added to any open side of the deck to conceal the joists and cut ends.
- Decks should be constructed in such a way that visible cross braces should not be required.
- Design should minimize any tree removal. (See pages 119-120 for Tree Removal standards.)
- No deck railing should begin or end anywhere within a window or door opening of the dwelling.

ELEVATED DECKS

- Elevated decks are greater than 30 inches at the highest point above grade. Handrails are required on elevated decks.
- Handrail height (measured from deck floor) shall be between 36 inches and 42 inches.

GROUND LEVEL DECKS

- Only ground level decks may be approved as freestanding decks.
- Ground-level decks are 30 inches or less from the walking surface to the natural ground level at any point.
- Ground-level decks may have, but do not require, handrails.

RAILING PICKETS

- Railing pickets should be 2 inch x 2 inch vertical members.
- Patterned railings (e.g. Sunburst, Chippendale) are permitted as accents.
- The number and locations of the patterns should be denoted on the application.
- In addition to the acceptable materials listed above, black and bronze metal pickets are also permitted. Other color selections will be considered on a case-by-case basis.
- All vertical surfaces (railings, privacy screens, arbors, etc.) should be the same material and color.

ACCESSORY COMPONENTS

- Lighting should be low voltage and non-invasive to neighboring properties or Common Area.
- Benches, flower boxes, trellises, plant hangers, arbors, pergolas, post cap and stair lighting, etc., should be treated as a part of the deck design and the details included on the Application.
- Arbors or trellises must be no taller than 8 feet above the deck floor.
- All vertical surfaces (railings, privacy screens, arbors, etc.) should be the same material and color.
- Any area under the deck used for storage requires lattice screening.

Decks, Town Homes, continued on the next page...

Decks

TOWN HOMES...continued



PRIVACY SCREENING

Above Railing

- Privacy screens may be installed only on the side and corner railings of the deck.
- Privacy screens should be framed construction and match the material and color of the railings (Figure 4 on page 45) in order to have a finished appearance.
- Privacy screens should be constructed of cedar, redwood or pressure treated lumber, or white vinyl of composite quality with framed construction and should match the material and color of the deck railing.
- Privacy screens (lattice, board-on-board, or louver style) should be framed and installed directly on top of the railing.
- The total height of the railing and screen must not exceed 7 feet above the deck floor.
- All privacy screens and railings should be a uniform height when placed and installed on a deck.
- All vertical surfaces (railings, privacy screens, arbors, etc.) should be the same material and color.

Under Deck

- If any portion of the area under the deck is used for storage, the entire area under the deck requires lattice screening.
- All under deck lattice screening should be framed and recessed between the deck posts (See Figures 1 through 3 on page 45) in order to have a finished appearance.
- If any under decking lattice screening is installed the remainder of the areas under the deck (or porch) must also be enclosed with lattice for a consistent appearance and uniformity.
- All lattice should be stained or painted to match the color of the deck trim (as shown in Figure 4 on page 45).

STAIRS

- Stairs and incorporated landings may extend a maximum of 5 feet beyond the deck depth.
- Stairs should be located within the maximum approved deck width and may only be considered to extend beyond the side planes on a case by case basis.
- Stairs may also be approved in an L-shaped configuration where they are parallel to both the side and rear of the deck.

LOCATION

- Decks should be located at the rear of the house and should not extend beyond the side plane of the home.
- Decks must be set back at least a minimum of 1 foot from any adjacent party wall or Lot line, unless this design would result in the railing beginning or ending within a window or door opening. (See photo examples on page 46.)
- Location should minimize any tree removal. (See pages 119-120 for Tree Removal Standards.)

MODIFICATIONS TO EXISTING DECKS

- Modifications or additions to an existing deck must incorporate the same materials, colors and detailing as the approved existing deck.

Decks must be set back at least a minimum of 1 foot from any adjacent party wall or Lot line, unless this design would result in the railing beginning or ending within a window or door opening. (See photo examples on page 46.)

MAINTENANCE REQUIREMENTS and future considerations

- Changes in grade or drainage pattern should not adversely affect adjoining properties. The intention is that every attempt should be made to maintain the drainage patterns reflected on the recorded plat, established by the developer and approved by Loudoun County at the time of home construction. The recorded plat takes precedence over any South Riding rules or regulations.
- The use of landscaping to minimize adverse, visual impact is encouraged and may be required by the Committee.
- Approval is required for any color or material changes to the deck or accessory components.
- All decks must be kept clean and maintained in good condition.

continued on the next page...

CARRIAGE HOMES – GOLF COURSE LOTS

Creek Run Terrace and Tremaine Terrace



DESIGN

- If any portion of the area under the deck (or porch) is used for storage, the entire area under the deck (or porch) requires lattice screening.
- Composite materials may be used for decking, treads, risers and railings.
- All railings, visible supports, band boards, joists, joist stringers, and beams will be stained a bright white.
- A solid trim board shall be added to any open side of the deck to conceal the joists and cut ends.
- Decks should be constructed in such a way that visible cross braces should not be required.
- Design should minimize any tree removal. (See pages 119-120 for Tree Removal standards.)
- No deck railing shall begin or end anywhere within a window or door opening of the dwelling.

ELEVATED DECKS

- Elevated decks are greater than 30 inches at the highest point above grade. Handrails are required on elevated decks.
- Handrail height (measured from deck floor) shall be between 36 inches and 42 inches.
- Decks that elevate above grade more than 5 feet will generally require all visible support posts to have a top and bottom wrap for decorative measures.

GROUND LEVEL DECKS

- Only ground level decks may be approved as freestanding decks.
- Ground-level decks are 30 inches or less from the walking surface to the natural ground level at any point.
- Ground-level decks may have, but do not require, handrails.

RAILING PICKETS

- Bottoms and tops of rails, pickets, and posts will be stained bright white.
- Black and bronze metal pickets are also permitted. Other color selections will be considered on a case-by-case basis.
- Posts should be a minimum size of 3½ inches x 3½ inches.
- Pickets should be a minimum size of 1½ inches x 1½ inches. Alternative pickets may be considered by the Committee.

ACCESSORY COMPONENTS

- Lighting should be low voltage and non-invasive to neighboring properties or Common Area.
- Benches, flower boxes, trellises, plant hangers, arbors, pergolas, post cap and stair lighting, etc., should be treated as a part of the deck design and the details included on the Application.
- Arbors or trellises must be no taller than 8 feet above the deck floor.
- All vertical surfaces (railings, privacy screens, arbors, etc.) should be the same material and color.
- Any area under the deck used for storage requires lattice screening.

Decks, Carriage Homes – Golf Course Lots, continued on next page...

Decks

CARRIAGE HOMES – GOLF COURSE LOTS...continued Creek Run Terrace and Tremaine Terrace



PRIVACY SCREENING

Above Railing

- Privacy screens may be installed only on the side and corner railings of the deck.
- Privacy screens should be framed construction and match the material and color of the railings (Figure 4 on page 45) in order to have a finished appearance.
- Privacy screens may only be constructed of cedar, redwood or pressure treated lumber, or white vinyl of composite quality with framed construction and should match the material and color of the deck railing.
- Privacy screens (lattice, board-on-board, or louver style) should be framed and installed directly on top of the railing.
- The total height of the railing and screen must not exceed 7 feet above the deck floor.
- All privacy screens and railings should be a uniform height when placed and installed on a deck.
- All vertical surfaces (railings, privacy screens, arbors, etc.) should be the same material and color.

Under Deck

- If any portion of the area under the deck (or porch) is used for storage, the entire area under the deck (or porch) requires lattice screening.
- All lattice screening should be framed and recessed between the deck posts (See Figures 1 through 3 on page 45) in order to have a finished appearance.
- If any under decking lattice screening is installed the remainder of the areas under the deck (or porch) must also be enclosed with lattice for a consistent appearance and uniformity.
- All lattice should be stained or painted to match the color of the deck trim (See Figure 4 on page 45).

STAIRS

- Stairs and incorporated landings may extend a maximum of 5 feet beyond the deck depth.
- Stairs should be located within the maximum approved deck width and may only be considered to extend beyond the side planes on a case by case basis.
- Stairs may also be approved in an L-shaped configuration where they are parallel to both the side and rear of the deck.

LOCATION

- All decks must remain 1 foot from the property lines.
- Decks must be set back at least a minimum of 1 foot from any adjacent party wall or Lot line, unless this design would result in the railing beginning or ending within a window or door opening. (See photo examples on page 46.)
- Decks should be located at the rear of the house and shall not extend beyond the side plane of the home.
- Location must minimize any tree removal. (See pages 119-120 for Tree Removal standards.)

MODIFICATIONS TO EXISTING DECKS

- Modifications or additions to an existing deck must incorporate the same materials, colors and detailing as the approved existing deck.

Decks must be set back at least a minimum of 1 foot from any adjacent party wall or Lot line, unless this design would result in the railing beginning or ending within a window or door opening. (See photo examples on page 46.)

MAINTENANCE REQUIREMENTS and future considerations

- Changes in grade or drainage pattern should not adversely affect adjoining properties. The intention is that every attempt should be made to maintain the drainage patterns reflected on the recorded plat, established by the developer and approved by Loudoun County at the time of home construction. The recorded plat takes precedence over any South Riding rules or regulations.
- The use of landscaping to minimize adverse, visual impact is encouraged and may be required by the Committee.
- All decks must be kept clean and maintained in good condition.

continued on the next page...

CARRIAGE HOMES

Fortitude Terrace and Londontown Terrace



DESIGN

- All decks, including the railing, landings and supporting posts may be constructed of cedar, redwood, pressure treated lumber or wood-colored composite materials or vinyl of composite quality compatible with house colors.
- Wooden portions of the deck and railing may be left natural, stained with a natural wood color, or be painted to match the trim or dominant color on the house.
- All portions of the deck (except flooring and railings) should be the same color.
- All vertical surfaces (railings, privacy screens, arbors, etc.) should be the same material and color.
- A solid trim board shall be added to any open side of the deck to conceal the joists and cut ends.
- Decks should be constructed in such a way that visible cross braces should not be required.
- Design must minimize any tree removal. (See pages 119-120 for Tree Removal standards.)
- No deck railing shall begin or end anywhere within a window or door opening of the dwelling.

ELEVATED DECKS

- Elevated decks are greater than 30 inches at the highest point above grade. Handrails are required on elevated decks.
- Handrail height (measured from deck floor) shall be between 36 inches and 42 inches.

GROUND LEVEL DECKS

- Only ground level decks may be approved as freestanding decks.
- Ground-level decks are 30 inches or less from the walking surface to the natural ground level at any point.
- Ground-level decks may have, but do not require, handrails.

RAILING PICKETS

- Railing pickets should be 2 inch x 2 inch vertical members.
- Patterned railings (e.g. Sunburst, Chippendale) are permitted as accents.
- The number and locations of the patterns should be noted on the application.
- In addition to the acceptable materials listed above, black and bronze metal pickets are also permitted. Other color selections will be considered on a case-by-case basis.
- All vertical surfaces (railings, privacy screens, arbors, etc.) should be the same material and color.

ACCESSORY COMPONENTS

- Lighting should be low voltage and non-invasive to neighboring properties or common areas.
- Benches, flower boxes, trellises, plant hangers, arbors, pergolas, post cap and stair lighting, etc., should be treated as a part of the deck design and the details included on the application.
- Arbors or trellises must be no taller than 8 feet above the deck floor.
- All vertical surfaces (railings, privacy screens, arbors, etc.) should be the same material and color.
- Any area under the deck used for storage will require lattice screening.

Decks, Carriage Homes, continued on the next page...

Decks

CARRIAGE HOMES...continued

Fortitude Terrace and Londontown Terrace



PRIVACY SCREENING

Above Railing

- Privacy screens may be installed only on the side and corner railings of the deck.
- Privacy screens should be framed construction and match the material and color of the railings (Figure 4 on page 45) in order to have a finished appearance.
- Privacy screens may only be constructed of cedar, redwood or pressure treated lumber, or white vinyl of composite quality with framed construction and should match the material and color of the deck railing.
- Privacy screens (lattice, board-on-board, or louver style) should be framed and installed directly on top of the railing.
- The total height of the railing and screen must not exceed 7 feet above the deck floor.
- All privacy screens and railings should be a uniform height when placed and installed on a deck.
- All vertical surfaces (railings, privacy screens, arbors, etc.) should be the same material and color.

Under Deck

- If any portion of the area under the deck (or porch) is used for storage, the entire area under the deck (or porch) requires lattice screening.
- All under deck lattice screening should be framed and recessed between the deck posts (See Figures 1 through 3 on page 45) in order to have a finished appearance.
- If any under decking lattice screening is installed the remainder of the areas under the deck (or porch) must also be enclosed with lattice for a consistent appearance and uniformity.
- All lattice should be stained or painted to match the color of the deck trim (as shown in Figure 4 on page 45).

STAIRS

- Stairs and incorporated landings may extend a maximum of 5 feet beyond the deck depth.
- Stairs should be located within the maximum approved deck width and may only be considered to extend beyond the side planes on a case by case basis.
- Stairs may also be approved in an L-shaped configuration where they are parallel to both the side and rear of the deck.

LOCATION

- Decks should be located at the rear of the house and should not extend beyond the side plane of the home.
- Decks must be set back at least a minimum of 1 foot from any adjacent party wall or Lot line, unless this design would result in the railing beginning or ending within a window or door opening. (See photo examples on page 46.)
- Location should minimize any tree removal. (See pages 119-120 for Tree Removal standards.)

MODIFICATIONS TO EXISTING DECKS

- Modifications or additions to an existing deck must incorporate the same materials, colors and detailing as the approved existing deck.

Decks must be set back at least a minimum of 1 foot from any adjacent party wall or Lot line, unless this design would result in the railing beginning or ending within a window or door opening. (See photo example on page 46.)

MAINTENANCE REQUIREMENTS and future considerations

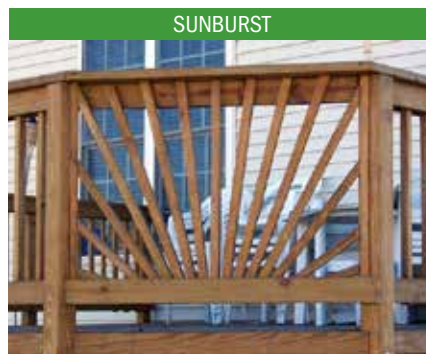
- Changes in grade or drainage pattern should not adversely affect adjoining properties. The intention is that every attempt should be made to maintain the drainage patterns reflected on the recorded plat, established by the developer and approved by Loudoun County at the time of home construction. The recorded plat takes precedence over any South Riding rules or regulations.
- The use of landscaping to minimize adverse, visual impact is encouraged and may be required by the Committee.
- Approval is required for any color or material changes to the deck or accessory components.
- All decks must be kept clean and maintained in good condition.

continued on the next page...

Examples of Properly Installed and Finished Lattice



Examples of Railing Styles



continued on the next page...

Decks *...continued*

Examples of 1 Foot Setback Required on Attached Housing Decks



Dog Houses, Pet Access doors

SEE ALSO: *Fences for Invisible Fencing*

DOG HOUSES AND DOG RUNS ARE PROHIBITED.

APPROVAL IS REQUIRED FOR PET ACCESS DOORS.



LOCATION

- Pet door may be approved if located in a door leading to the rear yard or side yard with a fence or invisible fence.
- Color of access door should match or blend with other colors on the house.

Doors

APPROVAL IS REQUIRED FOR THE ADDITION AND REMOVAL OF DOORS.

DOOR ADDITIONS/REPLACEMENTS

No approval is required for replacement doors that are an exact match to the existing and approved style, design and color.

DESIGN

- Doors should be compatible in style with the architecture of the house.
- Doors should be of quality material and workmanship, and should be consistent in proportion, detailing and style.
- The style, material, color, detailing and installation of a new or replacement door should be architecturally compatible with that of existing doors.



- Doors and doorframes should be clad or painted with a color consistent with other doors, windows and house colors. (Approval is required for any color change see page 31).
- Wood doors should be protected with stain or paint to prevent an uneven weathered appearance.
- Door knockers are permitted. They should be of size and color that is appropriate for the door.
- Door hardware including keyless entry should be consistent in color and style.

MAINTENANCE REQUIREMENTS and future considerations

- All doors must be maintained in good condition and free of fading or chipping paint.

continued on the next page...



Doors ...continued

STORM/SCREEN DOORS

No approval is required for new or replacement storm doors provided the criteria listed below is met.

DESIGN

- Storm/screen doors must match the color of the door they enclose or that of its immediately surrounding trim.
- Storm/screen doors should not distract from or alter the appearance of the house.
- Ornamental styles that are appropriate to the architecture of the house may be approved on a case-by-case basis.
- Colored or tinted glass is generally prohibited.



GOLF COURSE LOTS

- For all Golf Course homes, storm/screen doors at any entrance door must be full view.

FRONT OR PRINCIPAL ENTRANCE

- Storm/screen doors on the front dwelling or principal entrance must be “full-view” and simple; no panels other than glass or transparent screening intended to impede insects.

REAR OR NON-PRINCIPAL ENTRANCE

- Storm/screen doors on a non-principal entrance, whether on the side or rear door, may be $\frac{3}{4}$ view and must match the color of the door they enclose or that of its immediately surrounding trim.

MAINTENANCE REQUIREMENTS and future considerations

- All storm and screen doors must be maintained in good condition.
- Maintain glass or screening material to be without cracks or fabric tears.



Driveways/Parking Pads

SEE ALSO: Concrete Repairs/Painting

APPROVAL IS REQUIRED FOR NEW DRIVEWAYS AND MODIFICATIONS TO EXISTING DRIVEWAYS.

APPROVAL IS REQUIRED FOR PAINTING OR STAINING OF A CONCRETE DRIVEWAY.

No approval is required for driveway replacement unless the material will be different than originally installed by the Builder.

More than one driveway will not be permitted on any one Lot.

Any driveway modifications proposed in VDOT or Loudoun County easements are subject to review by those entities.

SPECIFIC GUIDELINES

DESIGN

- Be constructed of asphalt, concrete, or other approved special paving material.
- Loose gravel and unpaved driveways or parking pads are prohibited.
- Be of a size and scale appropriate for the size of the Lot.
- Be uniform in color and no permanent markings are permitted.
- Extensions must match the existing driveway or parking pads in material and color.
- Design should minimize the removal of trees and other significant vegetation.
- Landscaping may be required to compensate for the removal of vegetation and to screen the driveway or parking pad.
- Changes in grade or drainage pattern should not adversely affect adjoining properties. The intention is that every attempt should be made to maintain the drainage patterns reflected on the recorded plat, established by the developer and approved by Loudoun County at the time of home construction. The recorded plat takes precedence over any South Riding rules or regulations.



LOCATION

- Location should minimize the removal of trees and other significant vegetation. (See pages 119-120 for Tree Removal standards.)
- Driveways shall only connect to the street where curb cuts have been provided.

MAINTENANCE REQUIREMENTS and future considerations

- All driveways or parking pads must be maintained in good condition and free of stains.
- Weeds are to be removed and if necessary, appropriate materials applied to prevent future weeds.
- Asphalt driveways are to be maintained by crack filling and the regular application of seal coat.

Driveways may not be used for parking or storing commercial or recreational vehicles. Vehicles should display current registration and inspection sticker when stored in public view.



Exterior Decorative Objects

EXTERIOR DECORATIVE OBJECTS INCLUDE, BUT ARE NOT LIMITED TO, SUCH ITEMS AS SCULPTURES, FOUNTAINS, STATUES, BENCHES, FLOWERPOTS, ETC.

APPROVAL IS REQUIRED FOR TWO OR MORE FRONT YARD EXTERIOR DECORATIVE OBJECT EXCEEDING THE DIMENSIONS STATED BELOW.

No approval is required for one statue or ornament that does not exceed 12 inches in height and 18 inches in length and width if placed at ground level, and color and design integrate into the landscaping.

*No approval is required for small, landscape-related objects such as a bird feeders, birdbaths, or small decorative garden ornaments located in the **rear yard** so long as the objects meet the below guidelines and the overall review requirements and aesthetics of South Riding.*

SPECIFIC GUIDELINES

DESIGN

- Decorative objects will be considered based on size, color, scale, quantity, appropriateness with the surrounding area, and their visual impact on adjoining Lots and open space.
- All exterior decorative objects should complement the overall aesthetics of the community.

LOCATION

- All exterior decorative objects must be located within the owner's Lot.
- The preferred location is in the rear yard.
- Placement of decorative objects in the front yard is discouraged.

MAINTENANCE REQUIREMENTS and future considerations.

- All exterior decorative objects must be maintained in good condition.



Fences

APPROVAL IS REQUIRED FOR ALL FENCE INSTALLATIONS.

APPROVAL IS REQUIRED FOR REPLACEMENT FENCES WITH A CHANGE IN STYLE, DIMENSIONS AND/OR MATERIAL.

No approval is required for replacement fences using the same style, dimensions and material.

PROHIBITED

- ▲ Chain link fences, galvanized, vinyl coated, or otherwise treated chain link fences.
- ▲ Temporary fencing serving as a property line fence (see Vegetable Gardens for approvable uses).

Fences shall be a consistent height of 48 inches, unless otherwise stated in these Design Standards (example Townhome fences are 6 feet tall) and except for those fences originally installed by the Builder.

Residents are reminded to call Miss Utility at 811 or visit www.call811.com before any digging project

Universal Standards

DESIGN

- All fences should be well-designed, well-constructed and compatible with the architecture of the home.
- Fencing should be constructed with the “finished” side facing out (i.e. support rails on inside).
- If you plan to adjoin or extend a Builder installed fence, you should match the style and spacing; variations are considered on a case-by-case basis.
- All fences located on a Lot shall be of a uniform color.
- A medium gauge mesh used as part of an open style fence to increase security will be considered. The mesh should be square or rectangular, factory coated with green, brown or black vinyl. The wire mesh must be attached on the inside of the fence and shall not extend above the top rail. Chicken wire is not permitted.

LOCATION

- Fences must be installed on property lines. Double line fencing is not permitted. For example, fences that are up against, alongside, or parallel to another fence are not permitted.
- Fences may come forward of the rear corners of the house in order to fence air conditioning units, utilities, hose bibs, entrances or to adjoin a neighboring fence. Integrity with adjoining fences should be maintained.
- Fencing in front yards is prohibited unless it already exists and was installed by the builder.

SEE THE FOLLOWING FOR ADDITIONAL SPECIFIC GUIDELINES BY FENCE STYLE AND/OR PROPERTY TYPE:

- Golf Course Lots
 - Carriage Homes
 - Single Family
 - Townhomes
- All Other Lots
 - Carriage Homes
 - Single Family Homes
 - Black Aluminum/Wrought Iron
 - Wooden
 - White Vinyl/Composite
 - South Riding Station
 - West Riding (Lots 175-183 only)
 - Townhomes
 - Wooden
 - White Vinyl/Composite
- Invisible Fences

continued on the next page...

CARRIAGE HOMES – GOLF COURSE LOTS

Creek Run Terrace and Tremaine Terrace



**NO FENCING IS PERMITTED ON GOLF COURSE
CARRIAGE HOME LOTS.**

continued on the next page...

Fences

SINGLE FAMILY HOMES – GOLF COURSE LOTS



MATERIAL

- Wood
- Natural wood colored composite and other synthetic materials may be considered.

STYLE

- Only the Mount Vernon Dip style of fencing is permitted.
- Pickets should be 1 inch x 4 inch pickets with spacing between pickets set at 2 inches – 2.5 inches.
- Gates should match the design, material, and construction of the fence.

HEIGHT SPECIFICATIONS

- Fence height shall be consistently 48 inches at the highest point of the peak and consistently 42 inches at the lowest point of the dip.

MOUNT VERNON DIP



MAINTENANCE REQUIREMENTS and future considerations

- Wood fences may be left natural or stained as approved by the Committee. It is recommended that all wood fencing be stained or treated with a clear sealant to prevent graying.
- All fences located on a Lot shall be of a uniform color and appearance.
- Any missing fence post caps should be replaced. Replacements should match in style and color to the existing post caps for a uniform appearance.
- Painted fences are not permitted.
- All fencing must be kept clean and maintained in good condition.
- Grass must be kept trimmed along interior and exterior fence line.

continued on the next page...

TOWNHOMES – GOLF COURSE LOTS



MATERIAL

- Wood
- Natural wood colored composite and other synthetic materials may be considered.

STYLE

- Fencing must be Mount Vernon Dip board-on-board.
- Gates must be a solid board style with a Mount Vernon Dip.

HEIGHT SPECIFICATIONS

- Fencing along the sides of the Lot must be stepped down from the original height of 6 feet (as installed by the Builder adjacent to the house) to 5 feet, and then to a height of 4 feet at the rear corners of the property.
- Across the rear property line and any property line abutting the golf course, the fence height shall be consistently 48 inches at the highest point of the peak and consistently 42 inches at the lowest point of the dip.

MOUNT VERNON DIP with step down from 6 to 4 feet



MAINTENANCE REQUIREMENTS and future considerations

- Wood fences may be left natural or stained as approved by the Committee. It is recommended that all wood fencing be stained or treated with a clear sealant to prevent graying.
- All fences located on a Lot shall be of a uniform color and appearance.
- Any missing fence post caps must be replaced. Replacements must match in style and color to the existing post caps for a uniform appearance.
- Painted fences are not permitted.
- All fencing must be kept clean and maintained in good condition at all times.
- Grass must be kept trimmed along interior and exterior fence lines.

continued on the next page...

Fences ...continued

CARRIAGE HOMES

Fortitude Terrace and Londontown Terrace



MATERIAL

- Wood
- Natural wood colored composite and other synthetic materials may be considered.

STYLE

- Fencing must be an approved style. These include 6 board paddock, split rail, or standard open space picket styles shown below.
- Picket fences should use 1 inch x 4 inch pickets with 2 inches – 2.5 inches of space between pickets.

- Gates must match the design, material, and construction of the fence.
- Consideration should be given to adjacent fences when selecting fence style and location.

HEIGHT SPECIFICATIONS

- All fences must be a consistent height of 48 inches.
 - **Monticello Arch** - the Arch must be 48 inches at the highest point of the peak.
 - **Mount Vernon Dip** - the Dip must be 42 inches at the lowest point.

MAINTENANCE REQUIREMENTS and future considerations

- Wood fences may be left natural or stained as approved by the Committee. It is recommended that all wood fencing be stained or treated with a clear sealant to prevent graying.
- All fences located on a Lot shall be of uniform color and appearance.
- Any missing fence post caps should be replaced. Replacements should match in style and color to the existing post caps for a uniform appearance.
- Painted fences are not permitted.
- All fencing must be kept clean and maintained in good condition.
- Grass must be kept trimmed along interior and exterior fence lines.

continued on the next page...

MONTICELLO ARCH



MOUNT VERNON DIP



STRAIGHT PICKET



PADDOCK



SPLIT RAIL



Fences ...continued

SINGLE FAMILY HOMES

Black Aluminum/Wrought Iron



Only permitted on single family home Lots 1/4 acre or larger.

Used around a pool area which is substantially inside the Lot lines and is consistently no taller than 54 inches in height.

MATERIAL

- Black aluminum
- Wrought iron

STYLE

- Only non-decorative pickets, balusters, spindles, etc. are permitted.
- Gates must match the design, material, and construction of the fence.

BLACK ALUMINUM



HEIGHT SPECIFICATIONS ACCORDING TO LOT SIZE

- Only permitted on single family home Lots 1/4 acre or larger and no taller than 48 inches in height.
- Single family home Lots 1/3 acre or larger may apply for a fence height not to exceed 54 inches.

MAINTENANCE REQUIREMENTS and future considerations

- All fencing must be kept clean and maintained in good condition.
- Grass must be kept trimmed along interior and exterior fence lines.

continued on the next page...

SINGLE FAMILY HOMES

Wooden



MATERIAL

- Wood
- Natural wood colored composite and other synthetic materials may be considered.

STYLE

- Fencing must be an approved style. These include paddock, split rail, or standard open space picket styles shown below.
- Picket fences must use 1 inch x 4 inch pickets with 2 inches – 2.5 inches of space between pickets.
- Gates must match the design, material, and construction of the fence.

- Consideration should be given to adjacent fences when selecting fence style and location.

HEIGHT SPECIFICATIONS

- All fences must be a consistent height of 48 inches.
 - **Monticello Arch** - the Arch must be 48 inches at the highest point of the peak.
 - **Mount Vernon Dip** - the Dip must be 42 inches at the lowest point.

ALLEY SPECIFICATIONS

- Homes abutting alleyways must install an open picket fence style; paddock or split-rail will not be permitted.

MAINTENANCE REQUIREMENTS and future considerations

- Wood fences may be left natural or stained as approved by the Committee. It is recommended that all wood fencing be stained or treated with a clear sealant to prevent graying.
- All fences located on a Lot shall be of a uniform color and appearance.
- Any missing fence post caps should be replaced. Replacements should match in style and color to the existing post caps for a uniform appearance.
- Painted fences are not permitted.
- All fencing must be kept clean and maintained in good condition.
- Grass must be kept trimmed along interior and exterior fence lines.

continued on the next page...

MONTICELLO ARCH



MOUNT VERNON DIP



STRAIGHT PICKET



PADDOCK



SPLIT RAIL



Fences ...continued

SEE ALSO: Appendix K

SINGLE FAMILY HOMES

White Vinyl (Originally called the Village Series Homes)



White vinyl, or white composite, fencing will only be permitted in sections where such material was originally installed by the Builder.

White vinyl, or white composite, fencing is the required material in sections where it was originally installed by the Builder.

MATERIAL

- White vinyl
- White composite

STYLE

- Fencing must be an approved “open style picket”. These include standard open space picket styles shown below.
- Pickets should be 1 inch x 4 inch pickets with 2 inches – 2.5 inches of space between pickets.
- Gates should match the design, material, and construction of the fence.
- Consideration should be given to adjacent fences when selecting fence style and location.

HEIGHT SPECIFICATIONS

- All fences must be a consistent height of 48 inches.
 - **Monticello Arch** - the Arch must be 48 inches at the highest point of the peak.
 - **Mount Vernon Dip** - the Dip must be 42 inches at the lowest point.

MAINTENANCE REQUIREMENTS and future considerations

- All fencing must be kept clean and maintained in good condition.
- Any missing fence post caps should be replaced. Replacements should match in style and color to the existing post caps for a uniform appearance.
- Grass must be kept trimmed along interior and exterior fence lines.

continued on the next page...



MONTICELLO ARCH



MOUNT VERNON DIP



STRAIGHT PICKET

Fences ...continued

SEE ALSO: Appendix L

SINGLE FAMILY HOME

South Riding Station Villages



The owner has the option of extending the fence to the front property line and connecting to the Builder installed fence.

White vinyl, or white composite, fencing is the required material in sections where it was originally installed by the Builder.

MATERIAL

- White vinyl
- White composite

STYLE

- Open picket style must match builder installed fencing.
- Gates must match the design, material, and construction of the fence.

HEIGHT SPECIFICATIONS

- Any fence installed forward of the rear corner of the house must match the height of the Builder installed fence.
- Any fence installed in the rear yard, behind the rear corners of the house, must be consistently 48 inches in height.

TRANSITION PANEL SPECIFICATIONS

- Between the front panels measuring 36 inches in height and the rear panels measuring 48 inches in height a transition section tying the different height sections together as shown below should be used. Some fence companies call this the “South Riding Profile.”

ALLEY SPECIFICATIONS

- Rear fencing must stop 10 feet from the paved edge of the alley or at the rear corner of the garage.

MAINTENANCE REQUIREMENTS and future considerations

- All fencing must be kept clean and maintained in good condition.
- Any missing fence post caps should be replaced. Replacements should match in style and color to the existing post caps for a uniform appearance.
- Grass must be kept trimmed along interior and exterior fence lines.

continued on the next page...



Fences ...continued

SINGLE FAMILY HOME

West Riding (Lots 175 - 183 Only)



Permitted due to the proximity to Braddock Road

MATERIAL

- Wood
- Natural wood colored composite and other synthetic materials may be considered.

STYLE

- Fencing must be board-on-board with a Mount Vernon Dip and colonial gothic posts.
- Gates must match the design, material, and construction of the fence.
- Fence elevations should follow the grade (e.g., sloped yards, etc.).

HEIGHT SPECIFICATIONS

- 6 feet

House Number	Street Name	Lot Number
25987	KIMBERLY ROSE DRIVE	175
25991	KIMBERLY ROSE DRIVE	176
25995	KIMBERLY ROSE DRIVE	177
25999	KIMBERLY ROSE DRIVE	178
26003	KIMBERLY ROSE DRIVE	179
26007	KIMBERLY ROSE DRIVE	180
26011	KIMBERLY ROSE DRIVE	181
26015	KIMBERLY ROSE DRIVE	182
26019	KIMBERLY ROSE DRIVE	183



MAINTENANCE REQUIREMENTS and future considerations

- Wood fences may be left natural or stained as approved by the Committee. It is recommended that all wood fencing be stained or treated with a clear sealant to prevent graying.
- All fences located on a Lot shall be of a uniform color and appearance.
- Any missing fence post caps should be replaced. Replacements should match in style and color to the existing post caps for a uniform appearance.
- Painted fences are not permitted.
- All fencing must be kept clean and maintained in good condition.
- Grass must be kept trimmed along interior and exterior fence lines.

continued on the next page...

TOWNHOME FENCES

Wooden



MATERIAL

- Wood
- Natural wood colored composite and other synthetic materials may be considered.

STYLE

- The style of fence must match any partial pre-existing fencing installed by the Builder.
- Fencing must be board-on-board (as pictured below).

- Consideration shall be given to a request for lattice not to exceed 1 foot in height along the top of the fence. This 1 foot high section of lattice is included in the total 6 feet height allowance.
- Fence elevations should follow the grade (e.g., sloped yards, etc.).
- Gates must be a solid board or board-on-board style.

HEIGHT SPECIFICATIONS

- 6 feet

MAINTENANCE REQUIREMENTS and future considerations

- Wood fences may be left natural or stained as approved by the Committee. It is recommended that all wood fencing be stained or treated with a clear sealant to prevent graying.
- All fences located on a Lot shall be of a uniform color and appearance.
- Any missing fence post caps should be replaced. Replacements should match in style and color to the existing post caps for a uniform appearance.
- Painted fences are not permitted.
- All fencing must be kept clean and maintained in good condition.
- Grass must be kept trimmed along interior and exterior fence lines.

continued on the next page...



Fences ...continued

TOWNHOME FENCES

White vinyl or white composite (Built by Miller and Smith)



FENCING IS REQUIRED AS INSTALLED BY THE BUILDER

White vinyl fencing may only be installed in sections where this style was originally installed by the Builder.

White vinyl, or white composite, fencing is the required material in sections where it was originally installed by the Builder.

MATERIAL

- White Vinyl
- White Composite

STYLE

- Lattice top style panels with a flat top shape.
- Gates must match fence panels in style, color and materials.
- Fence elevations should follow the grade (e.g., sloped yards, etc.).

HEIGHT SPECIFICATIONS

- 6 feet

MAINTENANCE REQUIREMENTS and future considerations

- All fences shall be a uniform color and style.
- Any missing fence post caps should be replaced. Ensure replacements match in style and color to the existing post caps for a uniform appearance.
- All fencing must be kept clean and maintained in good condition.
- Grass must be kept trimmed along interior and exterior fence lines.

continued on the next page...



Miller & Smith Fencing

Street Name	House Numbers	Section
Cedar Hedge Street	42786-42840	52
Demerit Street	43093-43103 (odd)	4A
Donegal Drive	25542-25557	50
Elk Lick Road	25460-25474	4A
Eustis Street	43060-43068 (even)	4A
Flynn Lane	25477-25493	4A
Freda Lane	25476-25492	4A
Gover Drive	25483-25499	4A
Hyland Hills Street	43500-43514	21
Lands End Drive	26061-26075	21
Mink Meadows Street	43522-43579	42
Murrey Drive	26025-26039	21
Nimbleton Square	26127-26155	42
Priesters Pond Drive	26020-26034	21
Stadler Lane	42741-42769	50

INVISIBLE FENCES

No Approval is required for the installation of underground, invisible dog fences that are located entirely within the owner's Lot. Installation may not affect neighboring Lots.

- Invisible dog fences shall be installed no closer than 2 feet from the front, side and rear property lines.
- Installation of the invisible dog fence must ensure that the animal is not afforded access to adjacent properties or the Common Area.
- Please note that Loudoun County does not allow the installation of invisible dog fences in a 10 feet wide area between the edge of paved streets and the owners' property line. This area is designated as an emergency access and utility easement.

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Fire Pits

APPROVAL IS REQUIRED FOR PERMANENT FIRE PITS. Applicant assumes all responsibility for the safety and maintenance of the fire pit. It is recommended that fires are not left unattended. All fires should be properly extinguished.

SPECIFIC GUIDELINES

PERMANENT FIRE PITS

- Permanent fire pits are permitted in rear yard locations only.
- Permanent fire pits should be fully contained or enclosed by a non-combustible hardscape element such as metal or stone to prevent accidental spread of fire.

Please contact:

Fire Marshall's Office **703-737-8600**

Sheriff's Department **703-777-1021**

To report unsafe operation of fire pit

TEMPORARY FIRE PITS

- Portable fire pits should be stored in the rear yard, or out of view, when not in use.

MAINTENANCE REQUIREMENTS and future considerations

- All fire pits must be maintained in good condition.



Fireplaces (OUTDOOR)

SEE ALSO: Chimneys/Flues and Vents

APPROVAL IS REQUIRED FOR OUTDOOR FIREPLACES. Applicant assumes all responsibility for the safety and maintenance of the outdoor fireplace. It is recommended that fires are not left unattended. All fires should be properly extinguished.

SPECIFIC GUIDELINES

- Gas and wood burning fireplaces are permitted.
- Outdoor fireplaces should be an appropriate size for the area in which it is to be located and designed.
- Outdoor fireplaces should be aesthetically pleasing with the architecture and style of the house.
- Outdoor fireplaces should be fully contained by a non-combustible hardscape element such as metal or stone to prevent accidental spread of fire.

LOCATION

- Outdoor fireplaces are permitted in rear yard locations only.
- The chosen location should mitigate the impact of its use upon neighboring properties.



MAINTENANCE REQUIREMENTS and future considerations

- All outdoor fireplaces must be maintained in good condition.

Please contact:

Fire Marshall's Office **703-737-8600**

Sheriff's Department **703-777-1021**

To report unsafe operation of fireplace



Firewood (STORAGE)

No approval is required provided the following specific guidelines are met.

SPECIFIC GUIDELINES

- Firewood should be kept neatly stacked.
- Any such stacks should be located in the rear of the Lot in such a manner as to avoid adverse visual impacts on adjoining properties or open space. In certain cases, screening may be required.
- Firewood piles should not exceed 4 feet in height for safety.
- Tarps, covers or racks should be muted brown, tan or black. Brightly colored tarps are not permitted.
- Firewood racks should only be used for storing firewood.
- Firewood piles should not contain any other items, materials or debris.
- No firewood may be stacked in or on the Common Areas.

MAINTENANCE REQUIREMENTS and future considerations

- All firewood storage must be maintained in good condition and neat in appearance.

Flags/Flagpoles

APPROVAL IS REQUIRED FOR ANY FLAGPOLE OR FLAGSTAFF THAT DOES NOT CONFORM TO THE DEFINITION IN APPENDIX A.

No approval is required for a flagstaff that conforms to the definition in Appendix A and is attached at an incline or perpendicular to the house or dwelling unit.

Flags and flagpoles should be located in such a fashion on a Lot as to minimize their impact on neighboring Lots and the Property as a whole.

FLAGS

- All flags should be properly attached to either a flagpole or flagstaff and be properly displayed and properly maintained.
- No more than 2 flags may be displayed on any Lot.
- Flags shall not be used for advertising or commercial purposes or be in the nature of an advertisement or other promotion of a commercial or business nature.
- A flag attached to a flagstaff should not exceed 15 square feet in size.
- A flag attached to a flagpole should not exceed 35 square feet in size.

FLAGPOLES

- No more than 1 flagpole is permitted per Lot
- When locating permanent flagpoles, the size of the Lot, relationship to adjacent residences, the height, color and material of the pole, and the size of the flag are all important factors to consider.
- No **temporary** flagpole shall be permitted on any Lot.



MAINTENANCE REQUIREMENTS and future considerations

- Those flags or banners which, at the discretion of the Committee are not properly displayed or maintained, including any frayed, dilapidated, worn out, tattered, or faded flags or banners, should be removed immediately by the Owner and not subsequently displayed unless properly repaired.
- Any lighting shall not project or direct light onto any other Lot so as to interfere with another Owner's peaceful enjoyment of his or her Lot.
- All flags, flagpoles and flagstaffs must be maintained in good condition.

When displaying the American Flag on a permanent flagpole structure, proper lighting is strongly encouraged in observance of the appropriate etiquette and protocol for displaying the Flag. (Please refer to Public Law 94-344, the Federal Flag Code.)



Garage Doors

SEE ALSO: Additions/Alterations for Detached Garages

APPROVAL IS REQUIRED FOR REPLACEMENT OF GARAGE DOOR(S) WITH A CHANGE IN DOOR STYLE, WINDOW STYLE, MATERIAL OR COLOR.

No approval is required for replacement of garage door(s) with the same color and style as the previous door.

SPECIFIC GUIDELINES

- The style and color shall be compatible and complementary to the existing home.
- All garage doors on the home must match in color, material and style.
- Wooden garage doors can be replaced with an equivalent vinyl or steel door without South Riding approval provided the style and color closely match the existing garage door(s).

TOWNHOMES

- Garage doors should be the same style as originally installed by the Builder.
- The color of garage doors should be compatible and complementary to the existing and adjacent homes.

Wooden garage doors can be replaced with an equivalent vinyl/steel door without South Riding approval provided the style and color closely match the existing garage door(s).



CARRIAGE HOMES

- Garage doors should be the same style as originally installed by the Builder.
- Prior to consideration, any homeowner wanting to change the garage door color or style on a single-façade townhome must obtain the written agreement of all other owners in the building that they will also change their garage door color or style, so that the single-façade appearance of the building is not diminished.

MAINTENANCE REQUIREMENTS and future considerations

- All garage doors must be maintained in good condition.
- As a matter of courtesy to your neighbors, garage doors should be left in a fully closed position when the garage is not being accessed by the Lot Owner.
- Using a garage as an obvious pet confinement area (i.e. leaving garage doors partially open with or without screening) is not permitted.



Gazebos

SEE ALSO: *Shade Structures*

APPROVAL IS REQUIRED FOR GAZEBOS.

GAZEBOS ARE NOT PERMITTED ON GOLF COURSE CARRIAGE HOMES.



SPECIFIC GUIDELINES

DESIGN

- Gazebos should be planned and designed with the same care and consideration as initial house construction and should consider adverse impact on neighboring properties.
- Gazebos should be constructed of wood or a composite material.
- If constructed of wood, the gazebo should either be left to weather naturally or stained or painted in a muted color aesthetically pleasing with the home. (Approval is required for any color change see page 31).
- Roof materials must match that of the existing home; shake shingles may also be considered.
- Any screening material should be a dark nylon, an aluminum type or visually similar material.
- Any door should be compatible with the architecture of the home and the neighborhood (see storm door guidelines on page 49).



LOCATION

- Gazebos may only be located in the rear yard and should maintain a minimum distance of 6 feet from the rear and side property lines.
- Gazebos shall be an appropriate size for the area in which it is to be located, with consideration for visual and physical impact on adjacent properties.
- Location should consider adverse impact on neighboring properties through either elimination of privacy or removal of existing vegetation and should be located to minimize any tree removal.
- When located on a deck, the gazebo should be integrated both visually and structurally with the deck.
- When located on an elevated deck, special attention must be given to the massing of the addition, including the incorporation of structural skirting and/or landscaping to hide the understructure and visually integrate the gazebo with the house.
- Supplemental landscaping may be required to compensate for the removal of vegetation or to provide screening from adjacent properties.

MAINTENANCE REQUIREMENTS and future considerations

- Gazebos must be maintained in good condition.
- Approval is required for any color materials or style change see page 31.



Greenhouses

APPROVAL IS REQUIRED FOR GREENHOUSES.

Greenhouses should be a predominantly glass enclosure for the purpose of cultivating plants and will be considered on a case-by-case basis. Due to the unique configuration of some Lots, a greenhouse may be deemed inappropriate.

ONLY ONE GREENHOUSE WILL BE PERMITTED PER LOT.

SPECIFIC GUIDELINES

DESIGN

- May be freestanding or located at the rear of the house.
- Greenhouses may only be used for their intended use and may not be used to store items.
- Any type of window or temperature screen to be used shall require approval.

LOCATION

- In the rear yard within the side planes of the house.
- If located at the rear of the house, no access through the main dwelling is permitted.
- The greenhouse location should minimize any tree removal.

SIZE

- On Lots less than 1/3 acre, size is limited to no larger than 80 square feet with a maximum height of 8 feet.
- On Lots 1/3 acre or larger the size is limited to 120 square feet with a maximum roof height of 11 feet.

MAINTENANCE REQUIREMENTS and future considerations

- Greenhouses must be maintained in good condition.



Gutters/Downspouts

APPROVAL IS REQUIRED FOR ANY CHANGE IN SIZE, STYLE, TYPE OR COLOR FROM THE ORIGINAL INSTALLATION.

No approval is required for the replacement of existing approved gutters and downspouts of a similar size, style and color in the same location.

Extensions of downspouts at ground level are discouraged because of drainage considerations on adjoining properties and open spaces.

All drainage should be contained on the Lot and shall not adversely impact adjoining Lots or Common Areas. The intention is that every attempt should be made to maintain the drainage patterns reflected on the recorded plat, established by the developer and approved by Loudoun County at the time of home construction. The recorded plat takes precedence over any South Riding rules or regulations.

SPECIFIC GUIDELINES

- Gutters and downspouts should be painted to match existing gutters and downspouts, or may be painted the color of the surface to which they are attached, or the existing trim color.
- Downspouts should be brought to grade and splash blocks should be provided.
- Extensions which are above-ground and visible should not exceed 2 feet; underground extensions should stop at least 1 foot inside the property line; all drainage should be contained on the Lot and should not adversely impact adjoining Lots or Common Areas. The intention is that every attempt should be made to maintain the drainage patterns reflected on the recorded plat, established by the developer and approved by Loudoun County at the time of home construction. The recorded plat takes precedence over any South Riding rules or regulations.
- Buried downspout extensions should be installed in such a manner to adequately manage runoff, according to correct engineering practices and Loudoun County codes

MAINTENANCE REQUIREMENTS and future considerations

- All gutters and downspouts must be maintained in good.



Handicap Accessible Facilities and Ramps

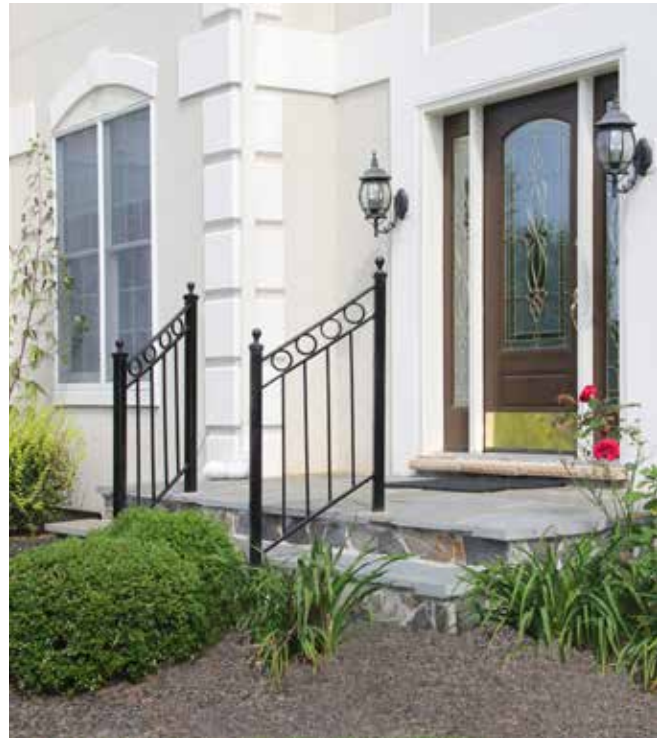
APPROVAL IS REQUIRED FOR BOTH THE ADDITION AND REMOVAL OF SUCH FACILITIES, AS WELL AS CHANGES TO AN EXISTING WALKWAY OR RAMP, OR CONSTRUCTION OF A NEW WALKWAY OR RAMP.

Easy and unhindered entry or exit for handicapped residents and their guests is considered a valuable asset. Therefore, accessible walkways, railings, ramps and other similar supporting facilities should be constructed to be aesthetically pleasing with the existing house and landscaping.

MAINTENANCE REQUIREMENTS and future considerations

- All access facilities, walkways and ramps must be maintained in good condition.

*South Riding strongly suggests following all
ADA guidelines.*



Hardscaping

SEE ALSO: Landscape Borders/Retaining and Decorative Walls, Patios, Walkways/Pathways/Sidewalks

Hardscape is defined as structures that are incorporated within landscape architecture.

APPROVAL IS REQUIRED FOR HARDSCAPING LOCATED IN FRONT, SIDE AND UNFENCED YARDS.

This standard was created to address unique hardscaping components, for example: stone stairs in a sloped yard, feature walls and stone landings that do not fall within an existing standard in the Design Standards.

The proposed improvements will be reviewed on a case-by-case basis and evaluated for compatibility with the architectural characteristics of the applicant's home, neighboring homes and location.

MAINTENANCE REQUIREMENTS and future considerations

- All hardscaping must be maintained in good condition.
- Cinder blocks are strictly prohibited.



Holiday Decorations and Lighting

No approval is required for holiday decorations and lighting.

SPECIFIC GUIDELINES

- Holiday decorations and lighting should be specific and appropriate to the holiday occurring at the time of display.
- Music incorporated with the display should be planned with consideration for the impact on neighbors and should meet all County requirements for noise levels.
- All decorative materials must be within the boundaries of the Lot.
- Exterior decorations for holidays may be placed on a Lot 30 days in advance of the holiday and must be removed no later than 14 days after the holiday.



Hot Tubs/Spas

SEE ALSO: Privacy and Other Screening

APPROVAL IS REQUIRED FOR HOT TUBS AND SPAS.

Hot tubs or spas should be selected, designed, and located so as to minimize their impact on neighboring properties. Appropriateness of site and location will be considered so as not to adversely affect neighbors' views. Covers with locks are strongly suggested.

SPECIFIC GUIDELINES

No more than one hot tub is permitted on any Lot.

DESIGN

- Covers should be a solid neutral color.

LOCATION

- Hot tubs or spas should be located in the rear of the home.
- When located on a deck or patio, the hot tub or spa should be integrated visually and structurally into the deck.

SCREENING

- Hot tubs or spas should be screened from adjacent properties and streets by a structural screen, fence and/or landscaping.
- Any mechanical equipment, pipes and wiring should be concealed or screened from view.

MAINTENANCE REQUIREMENTS and future considerations

- Hot tubs or spas and all components shall be maintained in good condition.
- Should meet all County requirements for placement, noise levels, mechanical or electrical permits, etc.
- All hardware, wiring and structural components associated with a hot tub should be properly disposed or adequately repurposed when the hot tub is removed from the Lot.



House Numbers/Address Signs

APPROVAL IS REQUIRED FOR ANY CHANGE IN SIZE, STYLE AND COLOR AS ORIGINALLY INSTALLED.

No approval is required if replacing with the same size, style and color as originally installed by the Builder.

SPECIFIC GUIDELINES

DESIGN

- House numbers should complement the architectural style of the house.
- House numbers within a section or street should be compatible in design.
- House numbers should be legible, Arabic numerals (12345), no taller than 6 inches and should contrast with the color of the background to which attached.
- Custom designed house numbers, plates and plaques may be approved if they are simple, appropriate, and complement the architecture of the house.
- Address plates with the house number, street name, resident's name, or any combination of the aforementioned are permitted, but should be of a size and color which is appropriate for the applicant's house.



LOCATION

- House numbers within a section or street should be located to be clearly visible.
- House numbers should be located near or under a light for nighttime visibility.
- House numbers should only be displayed facing the street or alley where the house is addressed.
- House numbers should not face any other street or alley in order to avoid confusion during emergency response (the only exception are those builder installed).

MAINTENANCE REQUIREMENTS and future considerations

- All components of house numbers or address signs should be maintained in good condition.
- Multiple sets of house numbers on the same elevation are not permitted.



Irrigation Systems

No approval is required provided the following specific guidelines are met.

No permanent above-ground irrigation systems are permitted.

SPECIFIC GUIDELINES

- All elements of the system, including the heads and control boxes should be located entirely within the Lot of the applicant.
- Lot Owners should not install any sprinkler or irrigation systems within the dedicated public street right-of-way.
- Heads may be placed to distribute water onto adjacent Common Areas or right-of-way.
- The control box should be located in the garage, side or rear yard.
- Every attempt should be made to ensure that the installed irrigation system does not adversely affect neighboring yards.

*Residents are reminded to call Miss Utility at 811 or visit **www.call811.com** before any digging project*

MAINTENANCE REQUIREMENTS and future considerations

- In all cases, irrigation systems should be maintained in such a manner as to not adversely affect drainage onto neighboring properties, streets, sidewalks or Common Areas.
- Leaking heads must be addressed immediately to prevent any adverse impact to neighboring properties.

Kitchens (OUTDOOR)

SEE ALSO: Chimneys/Flues and Vents, Decks, Patios

INDEPENDENT CONSULTANT REVIEW MAY BE REQUIRED FOR OUTDOOR KITCHENS BEFORE SUBMISSION TO THE COMMITTEE FOR APPROVAL (SEE PAGE 12 FOR ADDITIONAL INFORMATION).

APPROVAL IS REQUIRED FOR PERMANENT OUTDOOR KITCHENS.

SPECIFIC GUIDELINES

- Outdoor kitchens should be integrated into either an existing or planned deck or patio.
- The design, architecture, and color scheme of the kitchen should follow the existing features and architecture of the house.
- The use of portable grills does not require an application.
- All items and use should be intended for residential purpose only.

MAINTENANCE REQUIREMENTS and future considerations

- All elements must be maintained in good condition.



Landscaping (PLANTINGS AND RELATED ELEMENTS)

SEE ALSO: Exterior Decorative Objects, Landscape Borders/Retaining and Decorative Walls, Trees, Vegetable Gardens, Water Features

Landscaping is an integral part of the overall appearance and character of South Riding. Foundation plantings are a necessary curb accent for each home within the community.

APPROVAL IS REQUIRED FOR THE FOLLOWING EXAMPLES OF SPECIFIC LANDSCAPING IMPROVEMENTS PRIOR TO INSTALLATION (THE LIST IS NOT ALL-INCLUSIVE):

- ▲ Substantial or total removal of turf. Include a plan for the replacement of turf with adequate plantings of suitable nature and scale to cover a minimum of 2/3 of the yard.
- ▲ Landscaping which is intended to create a barrier or hedge as a substitute for a fence.
- ▲ Elevated or terrace landscaping beds.

No approval is required for:

- ▲ Exact replacement of dead or diseased vegetation.
- ▲ Minor landscape improvements, such as foundation plantings in landscaping beds that do not extend more than 6 feet from the foundation of the home with plant species that will not exceed a mature height of 4 feet.
- ▲ No approval is required for 1 statue or ornament that does not exceed 12 inches in height and 18 inches in length and width if placed at ground level, and color and design integrate into the landscaping. (See exterior decorative objects on page 51.)

SPECIFIC GUIDELINES

DESIGN

- Landscaping should enhance the architecture of the house, the natural beauty of the environment and the overall quality of the neighborhood.
- Plant materials should be appropriate in character, habitat, species, size, number, and arrangement for their purpose and surroundings (both at installation and at maturity).
- Elevated or terrace landscaping beds are permitted if they complement the aesthetics of the community.

DRAINAGE

- Any alteration, including re-grading, which changes the existing flow of water, should not detrimentally affect neighboring properties or Common Areas. The intention is that every attempt should be made to maintain the drainage patterns reflected on the recorded plat, established by the developer and approved by Loudoun County at the time of home construction. The recorded plat takes precedence over any South Riding rules or regulations.

MATERIALS

- Well maintained turf, low ground cover, flowerbeds, evergreens, small flowering trees and the use of native materials are encouraged.
- Size, height and diameter should always be considered especially when planting close to property lines, walkways, and houses.

continued on the next page...



Landscaping (PLANTINGS AND RELATED ELEMENTS) ...continued

- Wood chips, shredded leaf mulch, pine straw and shredded bark should be used for mulch. Black, brown or red brick are the only colors permitted.
- Synthetic materials are generally not permitted.
- The color of any rock, river stone or gravel used in landscaping should be neutral or earth tones (such as gray, blue-gray, white, brown, brownish-red, tan or a mixture of these colors). The use of any rock, river stone or gravel that has been painted, dyed or otherwise treated to appear a bright or unnatural color is generally prohibited.
- Stone used as accent elements or paving material should be chosen so that its color, size, and installation complement the architecture of the house, the natural environment and associated plant materials.

LOCATION

- Plantings should be located so as not to obstruct significant views from neighboring residences or restrict sight lines from vehicular traffic.
- Consideration will be given to the effect plantings will have on views from neighboring properties.

The guidelines and procedures followed by Staff to enforce yard and lawn maintenance standards can be found in Appendix F and on our website, www.southriding.net.

MAINTENANCE REQUIREMENTS and future considerations

- Regular trimming, pruning and shaping maintenance is recommended on landscape plantings.
- All landscaped areas should have well defined borders and be free of weeds.
- Mulch or other appropriate ground cover, including flowering plants and rocks is required in all landscaped areas; no bare earth shall be visible.
- Any dead or dying vegetation or plantings should be removed and the area re-established with new or existing plantings, groundcover such as mulch, grass, etc.
- Vine style plants are permitted so long as they are maintained in good condition, including controlled growth.



Landscape Borders/Retaining and Decorative Walls

SEE ALSO: *Patios for seat walls*

APPROVAL IS REQUIRED FOR LANDSCAPE BORDERS, RETAINING WALLS AND DECORATIVE WALLS.

SPECIFIC GUIDELINES

DESIGN

- Landscape borders and retaining or decorative walls should be an appropriate size for the area and designed and located to be aesthetically pleasing with the architecture of the house as well as to mitigate the impact upon neighboring properties.

DRAINAGE

- Changes in grade or drainage patterns should not adversely affect adjacent properties. The intention is that every attempt should be made to maintain the drainage patterns reflected on the recorded plat, established by the developer and approved by Loudoun County at the time of home construction. The recorded plat takes precedence over any South Riding rules or regulations.
- Walls should not create any adverse drainage problems.

LANDSCAPE BORDERS

- Landscape borders should be made of durable materials that are compatible in color and appearance with their environment.
- Borders should consist of brick, natural stone, flexible landscape border that does not exceed 2 inches in height.
- Timber, railroad ties or landscape ties will be considered on a case-by-case basis.
- Cinder blocks are strictly prohibited.



RETAINING AND DECORATIVE WALLS

- Retaining and decorative walls should be made of durable materials that are compatible in color and appearance with their environment. Depending upon location, brick, decorative concrete or natural stone are appropriate.
- The top of the wall should be flat and level, and stepped to accommodate any change in grade.
- Walls should be as unobtrusive as possible and built to the minimum height needed and should be securely constructed with tiebacks or “dead-men”, as needed.
- Depending on size, material and location, walls may require landscaping to soften the visual impact of the wall.
- No wall will be approved within 1 foot of a public sidewalk.

MAINTENANCE REQUIREMENTS and future considerations

- All hardscape should be properly installed and all walls and landscape borders must be maintained in good condition.



Lighting

APPROVAL IS REQUIRED FOR ANY ADDITIONAL LIGHTING FIXTURES OR REPLACEMENTS THAT DIFFER IN STYLE, SIZE OR COLOR FROM THE ORIGINALLY INSTALLED FIXTURES.

No approval is required for the replacement of an approved lighting fixture with a fixture that is an exact match or compatible in style, design, color, finish, type and lamp wattage.

No approval is required for landscape lighting located along a walkway or among shrubbery provided that it is low wattage (less than 14 watt bulbs) and less than 18 inches in height.

No approval is required for landscape lighting or similar in-ground lighting used to illuminate an American flag so long as the lighting is appropriately positioned on the flag and does not cast light onto adjacent properties or the Common Area.

SPECIFIC GUIDELINES

EXTERIOR LIGHTING

- All exterior fixtures on the same elevation of the house should maintain the same style, size and color to include on front yard lamp posts.
- Lighting should be selected and located so as to be an integral part of the house and yard.
- Fixture style, configuration and location should be compatible with the architecture of the house.
- Lighting should be selected and located so as to minimize its impact on neighboring properties.
- Lighting should be “white” in color, such as incandescent, metal halide, mercury vapor, etc.
- Color-corrected “white” high-pressure sodium may be considered on a case-by-case basis.
- High-pressure sodium vapor (yellow-orange) lights are generally prohibited.

LAMP POST

- Generally, only one post lamp will be approved in the front yard for each Lot.
- Should match the style and color of the exterior lighting on the front elevation.

SECURITY LIGHTING

- Security lighting such as spotlights or floodlights should be selected and located so as to minimize its impact on neighboring properties.
- Security lighting should be selected and located so as to be an integral part of the house and yard.
- The location of security lights on the house should be as inconspicuous as possible.
- Fixture design, wattage, color, location and direction should minimize glare onto neighboring properties, pedestrian walkways, and streets.

- Fixtures should be shielded and mounted under or immediately below the eaves.
- Security light fixtures will not be approved as replacements for decorative lamp posts or fixtures at entry doors and street (front) facing garage doors.

STRING LIGHTING

- Year round landscape and garden string lighting is permitted in the rear of the property and should enhance, not detract from the appearance of the property. (See page 75 for Holiday Lighting).

UPLIGHTING

- Ground or tree mounted floodlights should have deep shields to effectively screen the light source from view and they should be carefully directed so that no glare impacts adjacent properties.

MAINTENANCE REQUIREMENTS and future considerations

- Exterior light fixtures should be “hard-wired” so that there is no visible wiring or conduit.
- Lighting from one Lot shall not be directed beyond that Lot’s property lines.
- All lighting should be maintained in working order and good condition.



Mailboxes and Posts

SEE ALSO: Appendix M

APPROVAL IS REQUIRED FOR NEW OR REPLACEMENT MAILBOXES OR POSTS WHICH DIFFER IN COLOR, TYPE, MATERIAL, STYLE OR DESIGN FROM ORIGINAL BUILDER INSTALLATION.

NEWSPAPER TUBES ARE NOT PERMITTED UNLESS ORIGINALLY INSTALLED BY THE BUILDER.

A reference document for mailbox post styles can be found in Appendix M and on our website, www.southriding.net.

Universal Standards

MAILBOXES

- Simple, Functional, Unobtrusive
- Ornamentation is not permitted
- In accordance with the design installed by the Builder
- Approval is required for security mailboxes

COLOR

- Black with a glossy, satin or flat finish (black only)

MATERIAL

- Metal
- Plastic

HOUSE NUMBERS

- 5 House numbers are required on at least one side of the box (unless displayed on the post)
- Applied in a professional manner with stencils or stickers
- Recommended size is 2 inches or larger
- Sticker colors may be white or gold, no bright or primary colors
- Freehand drawing is not permitted

FLAG

- Colors of red, black or silver
- Approval is required for any color other than those listed in the line above
- In good condition (missing, broken or hanging loose is not considered in good condition)

POSTS

- Clean
- Maintained upright and straight
- Ornamentation is not permitted
- In accordance with design installed by the Builder
- Uniform with posts in your section
- Located at the curb immediately adjacent to the driveway or lead walk.
- Approval is required prior to any mailbox post relocation.

HOUSE NUMBERS

- If house numbers are displayed on the post, 5 are required
- 4-inch flush mount metal numbers must be used, adhered with screws, no stickers (sections with the white vinyl posts with paper holder are the only exception as the builder used stickers at the time of installation)
- Recommended mounting location is on the post, not on the support piece (See Figure 1 on page 85).

continued on the next page...

Mailboxes and Posts ...continued

WOODEN

Sections of SRP where the posts are wooden

COLOR

- Posts are to be 4x4 made of pressure treated wood
- Posts are allowed to weather naturally
- Posts may be stained a semi-transparent color of gray or brown
- Posts may be painted a gray, black or brown color
- Approval is required for any color other than those listed above

STYLE (See Figures 2 & 3)

- Posts must have a decorative finial or post cap
- Posts must have a support and brace

MATERIAL

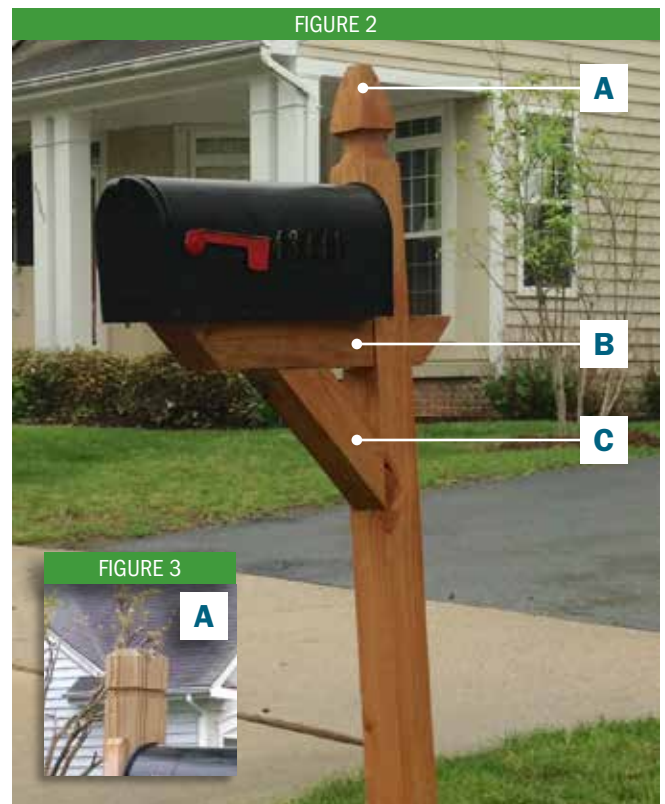
- Wood
- Approval is required for any composite replacement or sleeve



MAINTENANCE REQUIREMENTS

- Mailboxes must be addressed to eliminate any peeling and fading paint and any rusting.
- Mailbox numbers that are peeling or missing must be replaced, 5 house numbers must be in place.
- Leaning mailbox posts should be repaired or replaced. All vertical parts must be straight up and down and all horizontal items must be parallel.
- Warping wooden posts must be replaced.
- Mailbox posts must remain clean (free of mildew, algae, dirt build-up, etc.).
- House numbers visibility must be unobscured.

continued on the next page...



Mailboxes and Posts ...continued

WHITE VINYL OR PC Sections of SRP where the posts are white

COLOR

- White only

STYLE (See Figure 4)

- Posts must have a decorative finial or post cap
- Posts must have a support

MATERIAL

- Vinyl or PVC only
- Approval is required for any composite replacement or sleeve

WHITE VINYL OR PVC with NEWSPAPER HOLDER Sections of SRP where the posts are white vinyl and have a newspaper holder

COLOR

- White only

STYLE (See Figure 5)

- Posts must have a decorative finial or post cap
- Posts must have a support
- Posts must have a newspaper holder

MATERIAL

- Vinyl or PVC only
- Approval is required for any composite replacement or sleeve

MAINTENANCE REQUIREMENTS

- Mailboxes must be addressed to eliminate any peeling and fading paint and any rusting.
- Mailbox numbers that are peeling or missing must be replaced, 5 house numbers must be in place.
- Leaning mailbox posts should be repaired or replaced. All vertical parts must be straight up and down and all horizontal items must be parallel.
- Warping wooden posts must be replaced.
- Mailbox posts must remain clean (free of mildew, algae, dirt build-up, etc.).
- House numbers visibility must be unobscured.

FIGURE 5



REFERENCE KEY

- A. Decorative Finial or Post Cap
- B. Support
- C. Newspaper Holder (only builder installed permitted)

FIGURE 4



Material Changes

APPROVAL IS REQUIRED FOR ALL CHANGES TO EXTERIOR COLORS, MATERIALS AND TEXTURES INCLUDING SIDING, DOORS, SHUTTERS, TRIM, ROOFING, FENCING, DECKS, SHEDS, AND OTHER STRUCTURES INCLUDING MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS.

No approval is required for repainting or re-staining (or the replacement of siding) with a color medium that is substantially similar to that which is being replaced.

- ▲ Changes in color, texture or material should be appropriate in appearance and quality to the style and design of the house.
- ▲ Proposed colors and materials should be compatible with other existing or proposed exterior colors and materials on the house or within your section of the community and should be selected to enhance the appearance of the house as well as its relationship with surrounding properties and natural environment.
- ▲ Bright, intense and pastel colors are generally prohibited.
- ▲ When repainting or re-staining the entire dwelling and trim of the dwelling should be repainted or re-stained at one time.

SPECIFIC GUIDELINES

CONCRETE

- Painting or staining concrete stairs, stoops, landings or porches is permitted with approval. Homeowners are cautioned that painted concrete requires maintenance. Frequent re-painting or re-staining may be necessary to remain in compliance with the Design Standards. Use of the same manufacturer of paint or stain is important; considerable variation may exist between color “names” of different manufacturers.

WOOD

- Wood siding should be protected with stain or paint to prevent an uneven weathered appearance. A solid color stain is recommended over semi-transparent stain.
- Wood trim can be replaced with an equivalent composite or vinyl product without prior approval provided the color closely matches the existing trim color.
- Decks may be repainted or re-stained a color substantially the same as what is existing without (new) approval.
- Fences may be re-stained a color substantially the same as what is existing without (new) approval.
- Wood structures (such as decks, sunrooms, porches, fences) may be refinished or replaced with composite materials with an approved Application for Exterior Modification.

MILLER AND SMITH HOMES

- In Miller and Smith housing (sections of townhomes with 6 feet white vinyl fencing, for specific addresses see Appendix J), colors and materials should match those of the original.

OBSOLETE PRODUCTS (those no longer available for purchase or with limited availability)

- Aluminum siding can be replaced with an equivalent vinyl product without prior approval provided the color closely matches the existing aluminum siding.
- Wooden garage doors can be replaced with an equivalent vinyl/steel door without South Riding approval provided the style and color closely match the existing garage door(s).

MAINTENANCE REQUIREMENTS and future considerations

- All paint and stain colors shall be uniformly applied providing a finished appearance.
- All paint and stain colors shall be in good condition.

When repainting or re-staining, generally, the entire house (fence, deck, shed or other structure) is to be repainted or re-stained at one time to achieve a uniform finish.

HOW TO MATCH AN EXISTING PAINT OR STAIN COLOR

TIP

1. Remove a piece of the paint with a knife or other tool.
2. Put it in an envelope or plastic bag to reduce the risk of smudging it or losing it.
3. Take it to the paint desk at a local paint or home improvement store and ask them to match the color.
4. Place a dot of the mixed paint on the corner of the sample, allow it to dry and then verify it matches as desired.

TIP

Try a color matching app available from your android or iPhone app store.

Paint Colors

APPROVAL IS REQUIRED FOR ALL CHANGES TO EXTERIOR COLORS, MATERIALS AND TEXTURES INCLUDING SIDING, DOORS, SHUTTERS, TRIM, ROOFING, FENCING, DECKS, SHEDS, AND OTHER STRUCTURES INCLUDING MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS.

No approval is required for repainting or re-staining (or the replacement of siding) with a color medium that is substantially similar to that which is being replaced.

- ▲ Changes in color, texture or material should be appropriate in appearance and quality to the style and design of the house.
- ▲ Proposed colors and materials should be compatible with other existing or proposed exterior colors and materials on the house or within your section of the community and should be selected to enhance the appearance of the house as well as its relationship with surrounding properties and natural environment.
- ▲ Bright, intense and pastel colors are generally prohibited.
- ▲ When repainting or re-staining the entire dwelling and trim of the dwelling should be repainted or re-stained at one time.

HOUSE PAINT SWATCHES

There are many variations of white paint.



SPECIFIC GUIDELINES

CONCRETE

- Painting or staining concrete stairs, stoops, landings or porches is permitted with approval. Homeowners are cautioned that painted concrete requires maintenance. Frequent re-painting or re-staining may be necessary to remain in compliance with the Design Standards. Use of the same manufacturer of paint or stain is important; considerable variation may exist between color “names” of different manufacturers.

WOOD

- Wood siding must be protected with stain or paint to prevent an uneven weathered appearance. A solid color stain is recommended over semi-transparent stain.
- Wood trim can be replaced with an equivalent composite or vinyl product without prior approval provided the color closely matches the existing trim color.
- Decks may be repainted or re-stained a color substantially the same as what is existing without (new) approval.

continued on the next page...

When repainting or re-staining, generally, the entire house (fence, deck, shed or other structure) is to be repainted or re-stained at one time to achieve a uniform finish.

HOW TO MATCH AN EXISTING PAINT OR STAIN COLOR

TIP

1. Remove a piece of the paint with a knife or other tool.
2. Put it in an envelope or plastic bag to reduce the risk of smudging it or losing it.
3. Take it to the paint desk at a local paint or home improvement store and ask them to match the color.
4. Place a dot of the mixed paint on the corner of the sample, allow it to dry and then verify it matches as desired.

TIP

Try a color matching app available from your android or iPhone app store.

Paint Colors *...continued*

- Fences may be re-stained a color substantially the same as what is existing without (new) approval.
- Wood structures (such as decks, sunrooms, porches, fences) may be refinished or replaced with composite materials with an approved Application for Exterior Modification.

MILLER AND SMITH HOMES

- In Miller and Smith housing (sections of townhomes with 6 feet white vinyl fencing, for specific addresses see Appendix J), colors and materials should match those of the original.

OBSOLETE PRODUCTS (those no longer available for purchase or with limited availability)

- Aluminum siding can be replaced with an equivalent vinyl product without prior approval provided the color closely matches the existing aluminum siding.
- Wooden garage doors can be replaced with an equivalent vinyl/steel door without South Riding approval provided the style and color closely match the existing garage door(s).

MAINTENANCE REQUIREMENTS and future considerations

- All paint and stain colors shall be uniformly applied providing a finished appearance.
- All paint and stain colors shall be in good condition.

Patios

SEE ALSO: Lighting, Walkways, Fire Pits

APPROVAL IS REQUIRED FOR PATIOS.

SPECIFIC GUIDELINES

DESIGN

- Patios should be designed as an integral part of the house and Lot.
- Patios should be aesthetically pleasing with the architecture of the house and designed to mitigate the impact of its use upon neighboring properties.
- The patio should be an appropriate size for the area in which it is to be located and constructed of wood, concrete, slate, brick or other masonry or stone material
- Cinder blocks and loose stones as primary material are strictly prohibited.
- Landscaping is recommended for screening.

DRAINAGE

- Changes in grade or drainage pattern should not adversely affect adjoining properties or Common Areas. The intention is that every attempt should be made to maintain the drainage patterns reflected on the recorded plat, established by the developer and approved by Loudoun County at the time of home construction. The recorded plat takes precedence over any South Riding rules or regulations.

Residents are reminded to call Miss Utility at 811 or visit www.call811.com before any digging project



LOCATION

- Patios should only be located in the rear or side yard.
- Patios must have at least a 1 foot set back from all Lot lines.
- Location should minimize any tree removal. (See pages 119-120 for Tree Removal Standards.)
- Patios covering more than 50% of the Lot (excluding the dwelling) are discouraged and will be reviewed on a case-by-case basis for detached single family homes.

OTHER COMPONENTS INCORPORATED INTO PATIO

- Seating walls shall not exceed 24 inches in height from the floor elevation of the patio and should be integrated into the patio design.
- Columns shall not exceed 48 inches in height.

MAINTENANCE REQUIREMENTS and future considerations

- Patios must be maintained in good condition.



Pavilions/Pool Houses

SEE ALSO: Additions/Alterations

INDEPENDENT CONSULTANT REVIEW IS REQUIRED FOR PAVILIONS AND POOL HOUSES BEFORE SUBMISSION TO THE COMMITTEE FOR APPROVAL (SEE PAGE 12 FOR ADDITIONAL INFORMATION.)

SPECIFIC GUIDELINES

DESIGN

- Pavilions and pool houses should be planned and designed with the same care and consideration as initial house construction.
- Should be visually integrated with the existing house through the consistent and complementary use of architectural elements, materials, colors and other details.
- The design should be compatible in size, style, character, scale, massing, materials, and colors with the existing house and surrounding homes.
- The design of the pavilion or pool house should reflect significant architectural elements of the existing house such as roof lines, windows, trim details, materials and colors.
- The foundation or support structure should be architecturally compatible with the house in materials and design.
- New windows and doors should be the same type, material and color as those of the existing house.
- Any storage space integrated with the pavilion or pool house should be described in detail on the application and depicted on the design plans submitted for review, including dimensions and specifications and should be used only for the storage of pool related items and equipment.
- Supplemental landscaping may be required to compensate for the removal of significant vegetation, to visually integrate the addition with the house and surrounding landscape, or to provide appropriate screening where necessary.

DRAINAGE

- Changes in grade or drainage patterns should not adversely affect adjacent properties. The intention is that every attempt should be made to maintain the drainage patterns reflected on the recorded plat, established by the developer and approved by Loudoun County at the time of home construction. The recorded plat takes precedence over any South Riding rules or regulations.



Independent consultant review is required before submission to the Committee for approval (see page 12 for additional information).

LOCATION

- Pavilions and pool houses shall be located in the rear yard and not less than 6 feet from all property lines.
- The location of the pavilion or pool house should be appropriate in relation to the existing house and space available on the property.
- The location should minimize any adverse impact on neighboring properties that may result from the elimination of privacy or the loss of existing views.
- The project location should minimize any tree removal. (See pages 119-120 for Tree Removal Standards.)

MAINTENANCE REQUIREMENTS and future considerations

- All pavilions and pool houses must be maintained in good condition.

Pergolas

SEE ALSO: Arbors and Trellis

APPROVAL IS REQUIRED FOR PERGOLAS.

SPECIFIC GUIDELINES

DESIGN

- Pergolas should be planned and designed with the same care and consideration as initial house construction.
- It should be an appropriate size for the area in which it is to be located, with consideration for visual and physical impact on adjacent properties.
- Pergolas should be constructed of a material which is the same as or complementary to the existing home.
- In the cases where redwood, cedar or pressure treated lumber is used, the material may be painted to match the home, left to weather naturally or sealed with an appropriate sealer to prevent weathering.
- The use of composite materials is permitted and the color should match or be complementary to the color of the home.
 - **INCORPORATED WITHIN A DECK, PATIO OR OTHER STRUCTURE**

Pergolas located on or integrated into a deck may not exceed a maximum height of 9 feet. No pergola component should begin or end anywhere within a window or door opening of the dwelling. This guideline shall supersede any SRP height requirement.
 - **STAND ALONE**

Free standing pergolas located in the yard or on a ground level patio may not exceed a maximum height of 10 feet.

LOCATION

- Pergolas should only be located in the rear or side yard.
- Particular attention will be given to the location of a pergola to ensure that views from adjoining properties are not adversely impacted.
- Pergolas should be located to minimize any tree removal.

MAINTENANCE REQUIREMENTS and future considerations

- Pergolas must be maintained in good condition.
- Supplemental landscaping may be required to compensate for the removal of vegetation or to provide screening from adjacent properties.
- Approval is required for any color change see page 31.



Play Equipment

SEE ALSO: Basketball Goals

APPROVAL IS REQUIRED FOR PERMANENT PLAY EQUIPMENT (INCLUDING BUT NOT LIMITED TO PLAY HOUSES, SWING SETS, CLIMBING EQUIPMENT AND TRAMPOLINES). "PERMANENT" IN THIS INSTANCE IS DEFINED AS AN ITEM WHICH REMAINS IN PLACE FOR AT LEAST ONE SEASON.

No approval is required for temporary or portable play equipment (including, but not limited to plastic play houses, small sliding boards, sand boxes, skateboarding ramps and sporting nets). Temporary or portable play equipment must be stored out of public view daily when not in use.

SPECIFIC GUIDELINES

DESIGN

- Design should visually integrate the structure into its surroundings and should take advantage of any screening provided by existing vegetation.
- When considering play equipment, the size of the property, equipment size, material, color, relationship to adjacent residences and amount of visual screening are important factors.
- Play equipment should be sturdily constructed of durable materials (preferably wood), and finished in a natural color or left to weather naturally.
- Plastic, cloth or metal equipment, not including wearing surfaces such as slides, poles and climbing rungs, should be finished in solid muted colors (no pastels).

LOCATION

- Permanent play equipment may only be located in the rear yard.
- Play equipment must maintain a minimum distance of 6 feet from the side property lines and 6 feet from the rear property line.
- A minimum 6 feet clear zone surrounding the play structure shall be required.
- Play equipment should be selected and located so as to minimize its visual and auditory impact on adjacent properties.
- The total area utilized by all play equipment on a Lot will be considered during the review process and must be appropriate for a residential setting and in proportion with the total available space.



- Play equipment may not encroach on neighboring properties or the Common Area.
- Year-round vegetative screening should be considered and may be required to screen the play equipment from adjacent properties and streets and should be of a height great enough to conceal the play equipment when planted.

MAINTENANCE REQUIREMENTS and future considerations

- All play equipment must be maintained in good condition.
- Temporary or portable play equipment must be stored out of public view daily when not in use.

Pools

SEE ALSO: Additions/Alterations, Fences, Pavilions/Poolhouses, Privacy and Other Screening

INDEPENDENT CONSULTANT REVIEW IS REQUIRED FOR POOLS BEFORE SUBMISSION TO THE COMMITTEE FOR APPROVAL (SEE PAGE 12 FOR ADDITIONAL INFORMATION).

ONLY IN-GROUND SWIMMING POOLS ARE PERMITTED.

Children's wading pools, less than 18 inches in height and 8 feet in diameter, are permitted but must be removed on a daily basis from public view when not in use.

SPECIFIC GUIDELINES

DESIGN

- The swimming pool, pool deck and any related structures should be appropriate for the size of the Lot.
- Pools must be enclosed by a fence and screened from view from neighboring properties; vegetative screening may be required.
- When planning to build a swimming pool, the size of the property, relationship to adjacent residences, and the size of the pool and related accessory structures should be considered.

DRAINAGE

- Changes in grade or drainage pattern should not adversely affect adjoining properties or Common Areas. The intention is that every attempt should be made to maintain the drainage patterns reflected on the recorded plat, established by the developer and approved by Loudoun County at the time of home construction. The recorded plat takes precedence over any South Riding rules or regulations.

LOCATION

- Swimming pools may only be located in the rear yard, as far away from adjacent residences as possible with a minimum distance of 6 feet from all property lines.
- The location of a swimming pool should minimize its visual and auditory impact on adjacent properties.
- Location should visually integrate the structure into its surroundings and should take advantage of the existing vegetation for screening.



Independent consultant review is required before submission to the Committee for approval (see page 12 for additional information).

OTHER COMPONENTS INCORPORATED INTO POOL PROJECT

- Mechanical equipment and other utility accessories should be located so as to minimize the effect on the adjacent properties and minimize the auditory impact to adjacent property owners.
- Additional related structures and equipment should be properly screened from adjacent properties by landscaping or lattice where appropriate.
- All pool equipment, pumps, etc., should be enclosed.

MAINTENANCE REQUIREMENTS and future considerations

- Pools and all related structures and equipment must be maintained in good condition.
- Homeowner applicant assumes all responsibility for the safety and operation of the pool.

Porches

SEE ALSO: *Additions/Alterations, Color and Materials/Texture Changes, Doors, Windows*

APPROVAL IS REQUIRED FOR PORCHES (BOTH BACKYARD SCREENED AND UNSCREENED, COVERED DECKS, COVERED PATIOS AND ADDITIONS TO THE FRONT OF THE HOME).

SPECIFIC GUIDELINES

DESIGN

- Porch additions should be designed as an integral part of the house.
- All porch additions should be compatible with the existing house in style, scale, massing and the consistent use of architectural elements, materials, colors, and other details.
- All porch additions should repeat significant architectural elements of the existing house such as roof lines, windows, trim details, materials and colors.
- The size of the porch should be appropriate to the existing house and space available on the property.

DRAINAGE

- Changes in grade or drainage pattern should not adversely affect adjoining properties or Common Areas. The intention is that every attempt should be made to maintain the drainage patterns reflected on the recorded plat, established by the developer and approved by Loudoun County at the time of home construction. The recorded plat takes precedence over any South Riding rules or regulations.

LATTICE SCREENING

- Any area under a porch used for storage will require lattice screening.
- All lattice screening should be framed and recessed between the posts in order to have a finished appearance.
- If any under decking lattice screening is installed the remainder of the areas under the deck (or porch) must also be enclosed with lattice for a consistent appearance and uniformity.
- All lattice should be stained or painted to match the color of the porch.

LOCATION

- All porches must be attached directly to the house.
- The location of the porch should be appropriate to the existing house and space available on the property.
- Any adverse impact on neighboring properties, including changes in grade or drainage should be considered when determining location.
- Where more substantial porches are to be constructed on upper-level decks, special attention should be given to the massing of the addition in order to visually integrate the porch with both the house and the ground.



MAINTENANCE REQUIREMENTS and future considerations

- All porches must be maintained in good condition.
- Supplemental landscaping may be required to compensate for the removal of vegetation and to visually soften the addition.

Privacy and Other Screening

SEE ALSO: Air Conditioners, Decks, Hot Tubs, Pools, Porches

APPROVAL IS REQUIRED FOR THE ADDITION OF PRIVACY SCREENING (LATTICE), PANELS, AND OTHER SCREENING.



SINGLE FAMILY (DETACHED) HOMES



See Figures 1-6 on page 45 for examples of properly framed and installed lattice screening.

ABOVE DECK RAILINGS

- Privacy screens should be limited to small sections of the deck.
- The total amount (length) of privacy screening should be limited to no more than 30% of the outside perimeter of the deck.
- Privacy screens should only be constructed of cedar, redwood or pressure treated lumber, or white vinyl of composite quality with framed construction and should match the material and color of the deck railing.
- Privacy screens (lattice, board-on-board, or louver style) should be framed and installed directly on top of the railing.
- The total height of the railing and screen must not exceed 7 feet above the deck floor.
- All privacy screens and railings should be a uniform height when placed and installed on a deck.
- All vertical surfaces (railings, privacy screens, arbors, etc.) should be the same material and color.

UNDER DECK

- If any portion of the area under the deck (or porch) is used for storage, the entire area under the deck (or porch) requires lattice screening.
- All under deck lattice screening should be framed and recessed between the deck posts in order to have a finished appearance.
- If any under decking lattice screening is installed the remainder of the areas under the deck (or porch) must also be enclosed with lattice for a consistent appearance and uniformity.
- All lattice should be stained or painted to match the color of the deck trim.

OTHER PRIVACY PANELS

Patio and Hot Tub Privacy Panels

- Wooden board-on-board style panels
- Wood and vinyl lattice panels, properly framed and installed
- Height not to exceed 6 feet
- Muted colors

Air conditioning units

- Wooden board-on-board style panels
- Wood and vinyl lattice panels, properly framed and installed
- Height not to exceed the height of the units being screened
- Muted colors

continued on the next page...



Privacy and Other Screening ...continued

SEE ALSO: Decks, Hot Tubs, Porches

TOWN HOMES/CARRIAGE HOMES (ATTACHED)



See Figures 1-6 on page 45 for examples of properly framed and installed lattice screening.

ABOVE RAILING

- Privacy screen may be installed only on the side and corner railings of the deck.
- Privacy screens should be framed construction and match the material and color of the railings in order to have a finished appearance.
- Privacy screens should only be constructed of cedar, redwood or pressure treated lumber, or white vinyl of composite quality with framed construction and must match the material and color of the deck railing.
- Privacy screens (lattice, board-on-board, or louver style) must be framed and installed directly on top of the railing.
- The total height of the railing and screen must not exceed 7 feet above the deck floor.
- All privacy screens and railings shall be a uniform height when placed and installed on a deck.
- All vertical surfaces (railings, privacy screens, arbors, etc.) should be the same material and color.



UNDER DECK

- Any area under the deck used as storage will require lattice screening.
- All under deck lattice screening should be framed and recessed between the deck posts in order to have a finished appearance.
- All lattice should be stained or painted to match the color of the deck trim.

OTHER PRIVACY PANELS

Patio and Hot Tub Privacy Panels

- Wooden board-on-board style panels
- Wood and vinyl lattice panels, properly framed and installed
- Height not to exceed 6 feet
- Muted colors

Air conditioning units

- Wooden board-on-board style panels
- Wood and vinyl lattice panels, properly framed and installed
- Height not to exceed the height of the units being screened
- Muted colors

MAINTENANCE REQUIREMENTS and future considerations

- All screening must be kept clean and maintained in good condition.
- All screening located on a Lot shall be of a uniform color and appearance.

Radon Mitigation Equipment

No approval is required provided the following specific guidelines are met.

SPECIFIC GUIDELINES

DESIGN

- Use the same care as initial construction of the home.
- Visually integrated with the architecture of the house.
- Should be compatible with the house in style, scale, materials and colors.

LOCATION

- Mitigation equipment should be selected, located and installed so as to minimize their appearance on the house and visibility from neighboring properties and the street.

MAINTENANCE REQUIREMENTS

- All radon mitigation equipment must be maintained in good condition.
- Landscape screening may be required.



Rain Barrels

APPROVAL IS REQUIRED FOR RAIN BARRELS.

SPECIFIC GUIDELINES

A maximum of two rain barrels are permitted per Lot with a maximum capacity of eighty gallons each.

DESIGN

- Rain barrels should only be neutral colors or earth tones.
- Barrels should only be constructed of plastic or wood (metal containers are not allowed).
- Barrels with open tops are strictly prohibited.

LOCATION

- The preferred location for a rain barrel is at the rear of the property within the side planes of the home.
- Barrels should be placed in locations (or be screened) so that they do not negatively impact the curb appeal of the home and neighboring properties.

MAINTENANCE REQUIREMENTS and future considerations

- Mosquito control should be utilized by design or by screening to eliminate mosquito breeding.
- Rain barrels must be maintained in good condition.
- Rain barrels that are no longer in use, good condition or good working order should be promptly removed and discarded. This includes all hardware and plumbing fixtures.



Roofing

SEE ALSO: Color and Materials/Texture Changes

APPROVAL IS REQUIRED FOR NEW OR REPLACEMENT ROOFING WHICH DIFFERS IN COLOR, TYPE, STYLE OR DESIGN FROM THE ORIGINAL INSTALLATION.

No approval is required for the replacement of existing roofing that is similar in color, style or design to the original roof; however, it is requested that South Riding Proprietary be notified in advance of large roofing projects.

No approval is required for roof replacement from a 3-tab shingle to an architectural shingle style so long as the color does not change.

SPECIFIC GUIDELINES

DESIGN

- A change from cedar shake shingles to asphalt shingles, is considered a significant change in material and requires approval.
- All roofing, including the design and material, should be appropriate in appearance and quality to the style and design of the house.
- Roof material, color, quality and style should be compatible with other existing or proposed exterior colors and materials on the house.
- The roofing material and color should be compatible with other approved roofing in the same section.
- In attached housing (i.e. townhomes) replacement roofing should match the material, color, quality and style of the original roof in accordance with the approved project standards established by the Builder. Should updated or upgraded materials become available, the Committee will consider those on a case-by-case basis.

INSTALLATION

- When replacing roofing, the entire structure or surface should be reroofed at one time. Partial reroofing is generally not allowed unless the additional or replacement roofing exactly matches the existing roofing without any visible seams denoting the repaired area.



In attached housing (i.e. townhomes) replacement roofing should match the material, color, quality and style of the original roof in accordance with the approved project standards established by the Builder.

MAINTENANCE REQUIREMENTS and future considerations

- All roofs must be maintained in good condition.
- The display of contractor signs is not permitted.



Security Devices

APPROVAL IS REQUIRED FOR WINDOW BARS, STORM DOOR BARS AND ANY OTHER SECURITY DEVICE THAT IMPACTS THE EXTERIOR APPEARANCE OF THE HOME.

No approval is required for security cameras and alarms so long as the following requirements are met.

SPECIFIC GUIDELINES

CAMERAS AND ALARMS

- Security devices including surveillance cameras and alarms should be selected and installed in locations so as to be an integral part of the house and not distract from its architecture and appearance.
- All security devices and related exterior elements should be as unobtrusive and inconspicuous as possible.
- Security devices shall be designed for residential use.

SECURITY BARS

- The installation of window bars and storm door bars must be limited in number and location to only those necessary.
- Window security bars or grills must be black or painted the color of the window frame or associated trim.
- All security devices and related exterior elements should be as unobtrusive and inconspicuous as possible.
- Security devices shall be designed for residential use.

SECURITY CAMERA ABOVE GARAGE



MAINTENANCE REQUIREMENTS and future considerations

- All wiring must be secured and concealed.
- All security devices and elements must be maintained in good condition.
- Security devices that are no longer in use, good condition or good working order should be promptly removed and discarded. This includes all the hardware, cables and wires.

Shade Structures (TEMPORARY)

SEE ALSO: Awnings, Gazebos, and Pergolas

APPROVAL IS REQUIRED FOR PREFABRICATED GAZEBOES AND PERGOLAS.

No approval is required for the placement of seasonal table and deck umbrellas.

SPECIFIC GUIDELINES

DESIGN

- All canopies should be a solid color material, matching or compatible with the colors of the house.
- Frames should be constructed of durable materials, suitable for outdoor use and securely installed in the ground, on a deck or on a patio.
- Dimensions should be proportionally appropriate and aesthetically pleasing with the size of the rear yard, deck or patio.
- Height may not exceed 9 feet when integrated into an elevated deck.
- Height may not exceed 10 feet when located in the yard or on a ground level patio.
- Design elements, detailing, dimensions, colors and materials should relate visually with those of the house and the neighborhood.

LOCATION

- The shade structure must be located in the rear yard and may not come forward of the rear corners of the house.
- Should be located on the grass, a patio or deck and setback 1 foot from any shared property lines.
- Should be located with consideration so as to minimize impact on neighboring properties.

MAINTENANCE REQUIREMENTS and future considerations

- Shade structures must be maintained in good condition.



Sheds (STORAGE)

SEE ALSO: Trash Container Enclosures

APPROVAL IS REQUIRED FOR SHEDS.

NO MORE THAN ONE STORAGE SHED WILL BE PERMITTED ON ANY LOT.

Universal Standards

- Storage sheds must be located so as to minimize their impact on neighboring properties, vehicular sight lines and Common Areas.
- The location should take advantage of screening provided by existing or proposed structures, fences and/or vegetation.
- Storage sheds shall be visually integrated with the existing house through the complementary use of materials, colors and details.
- Colors must be muted tones, aesthetically pleasing with the home.
- Sheds located under a deck and screened with lattice (see under deck lattice criteria on Privacy and Other Screening) have no separate or distinct restrictions on size, height, design or materials.

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Sheds (STORAGE) ...continued

SMALL VERTICAL AND HORIZONTAL UTILITY SHEDS

MATERIALS

- COMPOSITE
- PLASTIC
- POLYCARBONATE
- RESIN
- RUBBER
- VINYL

TOWNHOMES AND CARRIAGE HOMES (ATTACHED)

SIZE

- No larger than 48 square feet and a maximum roof peak height of 6.5 feet.

LOCATION

- Shed must abut the rear wall of the house or a fence.

SINGLE FAMILY (DETACHED)

SIZE

- No larger than 64 square feet and a maximum roof peak height of 8 feet.

LOCATION

- Shed must be within the side planes of the house and abut the rear wall of the house, deck or screened porch.
- For homes with detached or rear entry garages, the shed may abut the rear of the garage.

continued on the next page...

SMALL VERTICAL AND HORIZONTAL UTILITY SHEDS

The small utility shed is typically just large enough to store the push lawnmower, string trimmer or a bicycle and outside toys. Examples of small utility sheds are shown here with dimensions and size restrictions per Lot specified above. See the Traditional Sheds standard on the following pages for larger storage shed parameters.



4' L X 2.5-3' W X 4' H



2.5' L X 4-5' W X 6-6.5" H



4'7" L X 2'4" W X 3' H



2.5' L X 2' W X 6' H



4.5-5' L X 2.5' W X 6.5' H

Sheds (STORAGE)

TRADITIONAL SHEDS

ALL GOLF COURSE LOTS



DESIGN

- Sheds must be architecturally compatible with the design of the house.
- All sheds shall be constructed of durable materials.
- All sheds shall be secured to a stable foundation.
- Foundations are to be screened with a border or skirt.

LOCATION

- Attached to the home at the rear or side.
- May not interfere with the view of the golf course by adjacent neighbors.

MATERIALS

- Constructed of wood and finished or painted to match the house including siding and roofing.
- Resin or Polycarbonate, muted colors.

SIZE

- No larger than 48 square feet with a maximum roof peak height of 6.5 feet.

Sheds, Traditional Sheds, continued on the next page...

Sheds (STORAGE)

TRADITIONAL SHEDS...CONTINUED

TOWNHOMES AND CARRIAGE HOMES (ATTACHED)



DESIGN

- Sheds must be architecturally compatible with the design of the house.
- All sheds shall be constructed of durable materials.
- Sheds attached to a fence may match the fence or the design of the house.
- All sheds shall be secured to a stable foundation.
- Foundations are to be screened from view with a border or skirt.

LOCATION

- Abut the rear wall of the dwelling.
- Abut an existing approved fence.

MATERIALS

- Constructed of wood and finished or painted to match the house including siding and roofing.
- If attached to a fence, it may match the stain or color of the fence.
- Resin or Polycarbonate, muted colors.

SIZE

LOCATED ADJACENT TO DWELLING:

- No larger than 48 square feet with a maximum roof peak height of 7 feet.

LOCATED ADJACENT TO FENCE:

- No larger than 48 square feet with a maximum roof peak height of 6.5 feet.



ALL homes located on Golf Course Lots please see the shed standards listed on page 105.



MAINTENANCE REQUIREMENTS and future considerations

- All sheds and storage units must be maintained in good condition.

Sheds, Traditional Sheds, continued on the next page...

Sheds (STORAGE)

TRADITIONAL SHEDS ...CONTINUED

SINGLE FAMILY HOMES (DETACHED)



ALL homes located on Golf Course Lots please see the shed standards listed on page 105.



DESIGN

- Sheds must be architecturally compatible with the design of the house.
- All sheds shall be constructed of durable materials.
- Sheds attached to a fence may match the fence or the design of the house.
- All sheds shall be secured to a stable foundation.
- Foundations are to be screened with a border or skirt.

LOCATION OPTIONS

- Attached to the home within the side planes of the house and abut the rear wall of the house, deck or screened porch. For homes with detached and/or rear entry garages, the shed may abut the rear of the garage.
- Freestanding in the rear yard and at least 6 feet from the rear and side property lines. Sheds shall not appear as being installed in the “middle” of the yard.
- Custom built sheds that will be constructed using the exact materials currently in place on the home may be attached on the sides of a home.

MATERIALS

- Constructed of wood and finished to match the house including siding and roofing or painted to match those of the house.
- Resin or Polycarbonate, muted colors.



SHED SIZE DETERMINED BY LOT SIZE

LESS THAN 1/3 ACRE:

- No larger than 80 square feet with a maximum roof peak height of 8 feet.

EQUAL TO OR LARGER THAN 1/3 ACRE:

- No larger than 120 square feet with a maximum roof peak height of 11 feet.

MAINTENANCE REQUIREMENTS and future considerations

- All sheds and storage units must be maintained in good condition.

Shutters

APPROVAL IS REQUIRED FOR ANY ADDITION, REMOVAL OR CHANGE TO SHUTTER STYLE, SIZE OR COLOR.

No approval is required for the replacement of existing approved shutters which are the same in style, color, material and quality.

SPECIFIC GUIDELINES

DESIGN

- Shutters should be aesthetically pleasing with the architecture of the existing house (color, material, style and size).
- All shutters on the home must match in color, material, style and be the appropriate size for the window(s).
- Where shutters are present, they must be applied on both sides of the window and be appropriate for the window design.

INSTALLATION

- Shutters should be properly secured to the dwelling. There shall be no missing or incorrectly installed shutters based on the original installation.
- The installation of new or replacement shutters on attached housing should be in accordance with the approved project standards established by the Builder for type, location, color, etc.



MAINTENANCE REQUIREMENTS and future considerations

- All shutters must be maintained in good condition.
- Approval is required for any color change see page 31.

Siding

SEE ALSO: Color and Materials/Texture Changes

APPROVAL IS REQUIRED FOR ANY CHANGE IN COLOR, SIZE, MATERIAL, OR STYLE FROM THE ORIGINAL BUILDER INSTALLED SIDING.

No approval is required for the replacement of existing siding that is the same style, size, material and color.

No approval is required for the replacement of aluminum siding with vinyl siding provided the entire house is being re-sided and the style and color are similar.

SPECIFIC GUIDELINES

DESIGN

- Siding style, material and color should be compatible with that of the house.
- The addition or replacement of siding in attached housing should be in accordance with the approved project standards established by the Builder for type, location, color, etc.
- The proposed siding material and trim details should be similar in appearance to the existing approved siding.

INSTALLATION

- When replacing siding, all existing siding on the house should be replaced at one time.

The internet is a great resource for information on cleaning siding. You can find information on purchasing your own power washer, companies that provide the service or even tips on the best cleaning solutions to use.



MAINTENANCE REQUIREMENTS and future considerations

- Wood siding should be protected with stain or paint to prevent an uneven weathered appearance.
- When repairing siding, all efforts should be made to ensure replacement siding is of the same style, color, quality and material to maintain a uniform look.
- All siding must be kept clean and maintained in good condition, including free of mold and creeping plant material.

Signage/Temporary Signage

NO SIGNS, OTHER THAN REAL ESTATE SIGNS, SECURITY SIGNS OR TEMPORARY SIGNAGE AS DESCRIBED BELOW, ARE PERMITTED ON LOTS.

SIGNS ADVERTISING A BUSINESS, EITHER HOME-BASED OR OFF-SITE, INCLUDING CONTRACTOR'S SIGNS ARE PROHIBITED.

SPECIFIC GUIDELINES

No sign may exceed 6 square feet.

LOCATION

- Residents may only install signs on their own Lot.
- No sign should be attached to structures, fences, traffic posts, SRP-owned sign posts, trees or mailboxes.
- Signs should not obstruct any traffic sight lines.

USES

Political Signage

- Political campaign election signs for candidates only are allowed for US Federal, VA State and Local general and primary elections (as tracked on the official Virginia State Board of Elections website).
- No more than one sign per Lot is permitted.
- Political signs should not be placed sooner than 14 days prior to the election date and should be removed 1 day following the election.

Real Estate Signage

- One real estate sign advertising a property for sale or rent, not to exceed 6 square feet in area, may be displayed on a Lot.
- Signs may only be placed in the front yard and should be removed within one week following the sale or rental of a home.

Security Signage

- Two security signs, each not exceeding a total of 64 square inches, may be posted on a Lot.
- Only one such sign may be posted forward of the front plane of the home. The approved location should be at or near the front entrance.
- A second sign may be posted at the rear of the home.
- Signs should be located within 10 feet to the immediate left or right of the front or rear entrance and no more than 2 feet forward of the front plane of the dwelling.

Beware of Dog Signage

- One sign may be displayed on each side of the property line, not to exceed 9 x 12 inches (permitted on fences).

School/Organization Signage

- School and organization fundraising signage requests may be submitted to the Board of Directors for an annual review. Decisions are made on a case-by-case basis. Submit your request 3 months in advance of the desired display dates by email to **communitystandards@southriding.net**.

MAINTENANCE REQUIREMENTS and future considerations

- Signs should be well constructed of good quality materials.
- All signage must be maintained in an orderly manner and in good condition.

Skylights

APPROVAL IS REQUIRED FOR NEW OR ADDITIONAL SKYLIGHTS.

No approval is required for the replacement of existing approved skylights of the same size, design and color in the currently approved location.

SPECIFIC GUIDELINES

DESIGN

- Skylights should be visually integrated with the architecture of the house regarding style, location, size and color.
- Skylights should have a low profile and lie flat on the roof.
- The frame color should match or be compatible with the roof color.
- New skylights should match existing skylights.
- The installation of skylights in attached housing should be in accordance with the approved project standards established by the Builder for type, location, color, etc.

LOCATION

- Skylights should be installed at the rear of the house, parallel with the roof ridge and edges.



MAINTENANCE REQUIREMENTS and future considerations

- All skylights must be maintained in good condition.

Solar Panels

APPROVAL IS REQUIRED FOR SOLAR ENERGY COLLECTION DEVICES.

All solar collector (panel) installations shall be reviewed on a case-by-case basis.

SPECIFIC GUIDELINES

- The quality, design, color, type, style, configuration and location of the proposed solar collectors should be compatible and visually integrated with the architecture of the house and of neighboring properties.
- All framing, piping, control devices and wiring should be painted to match the color of the roof or the element upon which it is installed; wiring should be secured and concealed.
- Roof mounted solar collectors (panels) should be flush-mounted and parallel with the roofline upon which it is installed.
- Ground mounted solar collectors should be as small as reasonably possible.
- Ground mounted solar collectors should be located in the rear yard not facing public view and screened with sufficient landscaping which should be maintained to minimize its visual impact to neighboring properties.

MAINTENANCE REQUIREMENTS and future considerations

- Solar panels that are no longer in use or in good working order should be promptly removed and discarded. Repair or cleaning may be required in exposed areas where panels are not replaced.
- All solar panels, meters and equipment must be maintained in good condition.



Stain Colors

APPROVAL IS REQUIRED FOR ALL CHANGES TO EXTERIOR COLORS, MATERIALS AND TEXTURES INCLUDING SIDING, DOORS, SHUTTERS, TRIM, ROOFING, FENCING, DECKS, SHEDS, AND OTHER STRUCTURES INCLUDING MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS.

No approval is required for repainting or re-staining (or the replacement of siding) with a color medium that is substantially similar to that which is being replaced.

- ▲ Changes in color, texture or material should be appropriate in appearance and quality to the style and design of the house.
- ▲ Proposed colors and materials should be compatible with other existing or proposed exterior colors and materials on the house or within your section of the community and should be selected to enhance the appearance of the house as well as its relationship with surrounding properties and natural environment.
- ▲ Bright, intense and pastel colors are generally prohibited.
- ▲ When repainting or re-staining the entire dwelling and trim of the dwelling should be repainted or re-stained at one time.

SPECIFIC GUIDELINES

CONCRETE

- Painting or staining concrete stairs, stoops, landings or porches is permitted with approval. Homeowners are cautioned that painted concrete requires maintenance. Frequent re-painting or re-staining may be necessary to remain in compliance with the Desing Standards. Use of the same manufacturer of paint or stain is important; considerable variation may exist between color “names” of different manufacturers.

WOOD

- Wood siding should be protected with stain or paint to prevent an uneven weathered appearance. A solid color stain is recommended over semi-transparent stain.
- Wood trim can be replaced with an equivalent composite or vinyl product without prior approval provided the color closely matches the existing trim color.
- Decks may be repainted or re-stained a color substantially the same as what is existing without (new) approval.
- Fences may be re-stained a color substantially the same as what is existing without (new) approval.
- Wood structures (such as decks, sunrooms, porches, fences) may be refinished or replaced with composite materials with an approved Application for Exterior Modification.

continued on the next page...



When repainting or re-staining, generally, the entire house (fence, deck, shed or other structure) is to be repainted or re-stained at one time to achieve a uniform finish.

HOW TO MATCH AN EXISTING PAINT OR STAIN COLOR

TIP

1. Remove a piece of the paint with a knife or other tool.
2. Put it in an envelope or plastic bag to reduce the risk of smudging it or losing it.
3. Take it to the paint desk at a local paint or home improvement store and ask them to match the color.
4. Place a dot of the mixed paint on the corner of the sample, allow it to dry and then verify it matches as desired.

TIP

Try a color matching app available from your android or iPhone app store.

Stain Colors *...continued*

MILLER AND SMITH HOMES

- In Miller and Smith housing (sections of townhomes with 6 feet white vinyl fencing, for specific addresses see Appendix J), colors and materials should match those of the original.

OBSOLETE PRODUCTS (those no longer available for purchase or with limited availability)

- Aluminum siding can be replaced with an equivalent vinyl product without prior approval provided the color closely matches the existing aluminum siding.
- Wooden garage doors can be replaced with an equivalent vinyl/steel door without South Riding approval provided the style and color closely match the existing garage door(s).

MAINTENANCE REQUIREMENTS and future considerations

- All paint and stain colors shall be uniformly applied providing a finished appearance.
- All paint and stain colors shall be in good condition.

Temporary Exterior Storage Units (PODS, DOOR-TO-DOOR, U-BOX, ETC.)

No approval is required provided the following specific guidelines are met.

SPECIFIC GUIDELINES

- Staff should be notified in advance of the intent to use such storage unit, the start date of when the unit will be delivered and the anticipated removal date. (Send emails to communitystandards@southriding.net)
- Portable storage units may, on a temporary basis only, be placed on the owner's Lot only in a private driveway or parking space so long as sidewalks, pedestrian and vehicular traffic is not blocked.
- Placing any temporary outdoor storage unit on Common Area grass is strictly prohibited.
- The maximum amount of time that these units may be employed is two 2 weeks in any calendar year, unless otherwise authorized by staff.

MAINTENANCE REQUIREMENTS and future considerations

All temporary outdoor storage units must be maintained in good condition.



Trash (RECYCLING, COLLECTION, CONTAINER STORAGE AND DUMPSTER USE)

SEE ALSO: Trash Container Enclosures, Appendix N

In South Riding there are certain responsibilities that individual owners and residents should undertake in order to preserve the community as an aesthetically pleasing community in which to live. Please take extra care in ensuring that your trash and recyclables are properly secured when put out for collection as it is important for the health of our environment and the attractiveness of our community.

SPECIFIC GUIDELINES

COLLECTION AND CONTAINER STORAGE

- The use of sturdy trash containers with attached and/or sealable lids is required.
- Trash cans and recycling containers must be stored out of view of the street and adjoining properties at all times, except on scheduled pickup days.
- Containers may be placed out at curbside very early in the morning on pick up days or after dark the evening before a scheduled pickup.
- Place trash in sealed plastic bags before placing them into sturdy trash containers.
- Each resident is responsible for picking up litter on their Lot and preventing wind-blown debris from originating on their Lot.
- At no time is Common Area to be used as a dumping ground for debris or waste.

Visit www.southriding.net for regular collection days and any special pick-ups or cancellations due to holidays.



YARD WASTE is required to be recycled according to Loudoun County specifications. For current yard waste removal guidelines, please visit the South Riding website at www.southriding.net.

DUMPSTER USE (OR CONSTRUCTION DEBRIS BAG)

No approval is required for placement of a dumpster so long as the following requirements are met:

- Staff should be notified in writing of the intent to acquire a dumpster or debris bag, the start date of when the unit will be delivered, and the intended removal date. (Send emails to communitystandards@southriding.net)
- Dumpsters or debris bags may, on a temporary basis only, be placed on the owner's Lot only in a private driveway or parking space so long as sidewalks, pedestrian and vehicular traffic is not blocked.
- Placing a dumpster or debris bag on Common Area is strictly prohibited.
- The maximum amount of time that these units may be employed is two weeks in any calendar year unless otherwise authorized by Staff.
- All dumpsters and debris bags must be maintained in a clean and sanitary manner and in good condition which includes emptying when full.

Trash Container Enclosures

SEE ALSO: Sheds

APPROVAL IS REQUIRED FOR TRASH CONTAINER ENCLOSURES.

No more than one enclosure will be permitted on any property. Trash enclosures are restricted to the storage of trash containers only.

For residents who require larger structures for trash container storage please see the standards for Sheds beginning on page 103.

DESIGN

- The size of an enclosure should be limited to the space required to enclose the receptacles, not to exceed 5 feet in height and width.
- The enclosure should be sturdily constructed of wood or composite where appropriate and should be board-on-board design of 4-inch wide boards or open lattice, properly framed.
- Depending on the style and type of materials used, the enclosure should be painted or stained to match the siding or fence.

LOCATION

- The enclosure should only be located along the rear or side of the house.
- The enclosure should be immediately adjacent to the house; if located on the side of the house, it should be set back a minimum of 4 feet from the front plane of the house.
- Enclosures should be located so as to minimize their impact on adjacent neighbors.
- If in public view, vegetative screening may be required.

MAINTENANCE REQUIREMENTS and future considerations

- All trash enclosures shall be maintained in good condition.

TREES: Planting

Trees are an integral part of the overall image and character of South Riding. The use of native species is encouraged. The preservation of wooded areas should be maximized through the retention and maintenance of existing trees. Landscaping and the addition of plant materials are important in the screening of items such as pools, decks, patios, fencing, parking areas and utility equipment.

Trees located within a buffer, tree save area or hedgerow whether on Lots, within woods or other natural areas, may not be disturbed without approval. Certain trees were placed throughout South Riding to contribute to the overall look of the community and are often referred to as "street trees". As these street trees were planted by the Declarant or Builder, they may not be cut or relocated without prior written approval.

APPROVAL IS REQUIRED FOR ANY TREES OR SHRUBS WHICH ARE INTENDED TO FORM A HEDGE OR NATURAL SCREEN WHICH WILL BE MORE THAN 3 FEET IN HEIGHT AT MATURITY.

No approval is required for the installation of an individual tree or shrub on the Lot, provided such plantings at maturity are appropriately sized for the home and Lot and do not interrupt designed drainage patterns and swales.

APPROVABLE

- Landscape screens or barriers may be approved if used to define private space or block undesirable views. Potential adverse impacts on adjoining Lots, including the disruption of sight lines and interruption of designed drainage patterns will be considered.
- Trees, shrubs, and other landscaping materials located so as not to obstruct or restrict sight lines for vehicular traffic.
- Plant materials appropriate in character, habitat, species, size (both at time of installation and maturity), number, and arrangement for their purpose and surroundings.
- The planting of native trees is encouraged.

PROHIBITED

- Landscape screens or barriers are generally not permitted on front yard Lot lines.
- Synthetic trees or other unnatural plant materials are generally not permitted.



Landscape material should be planted inside property lines with adequate space for future growth and maintenance. Landscaping may not encroach outside of your property lines.

MAINTENANCE REQUIREMENTS and future considerations

- All trees must be maintained in good condition.
- Regular trimming, pruning and shaping maintenance should be completed on all trees.
- Mulch or other appropriate groundcover at trees bases is required as no bare earth shall be visible.
- Tree stakes and associated hardware should be removed at any time the stakes are loose and falling over.
- Water shooters (leaves and branches that sprout at the base of the tree stealing valuable nutrients from the upper branches) should be removed as soon as they appear for a healthier and more attractive looking tree.

TREES: Removal (DECIDUOUS/EVERGREEN)

SEE ALSO: South Riding Declaration 8.2 (k), Appendix I

Trees are an integral part of the overall image and character of South Riding and must be protected. The use of native species is encouraged. The preservation of wooded areas should be maximized through the retention and maintenance of existing trees. Landscaping and the addition of plant materials are important in the screening of items such as pools, decks, patios, fencing, parking areas and utility equipment.

Trees located within a buffer, tree save area or hedgerow whether on Lots, within woods or other natural areas, may not be disturbed without specific approval. Certain trees were placed throughout South Riding to contribute to the overall look of the community and are often referred to as "street trees". As these were placed by the Declarant or Builder, they may not be cut or relocated without prior written approval from South Riding Proprietary.



DECIDUOUS OR EVERGREEN TREE OR SHRUB

APPROVAL IS REQUIRED TO REMOVE ANY TREE OR SHRUB, WHETHER DECIDUOUS OR EVERGREEN, WHOSE TRUNK EXCEEDS 4 INCHES IN DIAMETER AND IS MEASURED 12 INCHES IN HEIGHT.

- The removal of trees may be approved if the tree is diseased or dead, if there is danger to people or property, or if detrimental conditions exist. Detrimental conditions include the physical intrusion by roots and branches on houses in a way that causes damage, excessive shade, or block views and sight lines.
- The installation of an appropriate replacement tree may be required as a stipulation for allowing removal of a tree. For example house corners requiring anchor plants.
- Minimum replacement tree size should be 2-inch caliper for a deciduous or evergreen tree.
- Tree stumps must be ground down flush or completely removed and the area reestablished if a new tree is not to be planted in the same location.

MAINTENANCE REQUIREMENTS and future considerations

- Repair or cleaning may be required on newly exposed areas of the home and lot after tree removal

continued on the next page...



TREES: Removal (ORNAMENTAL/FLOWERING) ...continued

SEE ALSO: South Riding Declaration 8.2 (k), Appendix I

ORNAMENTAL/FLOWERING TREE OR SHRUB

APPROVAL IS REQUIRED TO REMOVE ANY LIVE ORNAMENTAL/ FLOWERING TREE WHOSE TRUNK MEASURES IN EXCESS OF 2 INCHES IN DIAMETER AND IS MEASURED 12 INCHES IN HEIGHT.

- The removal of trees may be approved if the tree is diseased or dead, if there is danger to people or property, or if detrimental conditions exist. Detrimental conditions include the physical intrusion by roots and branches on houses in a way that causes damage, excessive shade, or block views and sight lines.
- The installation of an appropriate replacement tree may be required as a stipulation for allowing removal of a tree. For example house corners requiring anchor plants.

DID YOU KNOW? *You may cut branches or roots from neighboring trees that are encroaching onto your property.*



- Minimum replacement tree size should be 1½-inch caliper for an ornamental tree.
- Tree stumps must be ground down flush or completely removed and the area reestablished if a new tree is not to be planted in the same location.

MAINTENANCE REQUIREMENTS and future considerations

- Repair or cleaning may be required on newly exposed areas of the home and Lot after tree removal.



Trellises/Arbors

APPROVAL IS REQUIRED FOR TRELLISES AND ARBORS.

SPECIFIC GUIDELINES

DESIGN

- Size, height, materials and colors of trellises and arbors should be aesthetically appropriate with the size and scale of the property and the architecture of the house (both visually and structurally) and any existing accessory structures, such as a deck or patio.
- These structures are to be designed to complement the overall composition of the yard.
- Arbors shall not exceed 8 feet in height.

LOCATION

- Trellises and arbors may be located in side or rear yards as an element of a landscape plan and typically abuts a wall of the house, garage, deck, screened porch, or similar structure.
- Trellises and arbors should be located so as to be compatible with the existing house in style, character and scale.

MAINTENANCE REQUIREMENTS and future considerations

- All trellises and arbors should be maintained in good condition.



Vegetable Gardens

SEE ALSO: Compost Bins

No approval is required provided the following specific guidelines are met.

SPECIFIC GUIDELINES

No more than one vegetable garden is permitted per Lot and may only be located in the rear yard. Vegetable gardens are to be set back at least 1 foot from the property line.

GARDEN SIZE

- Vegetable gardens may not exceed 1/3 the size of the rear yard.

SIZE OF PLANTS

- No plant which will exceed the height of 5 feet at maturity may be planted.

BORDERS AND FENCING

- A border, not to exceed 24 inches in height may be installed to provide for a raised bed.
- A “rabbit fence” or similar temporary fencing may be erected to provide for pest control with the following conditions:
 - The temporary fencing must not exceed 3 feet in height.
 - The temporary fencing should be confined within 1 foot of the outer edge of the garden bed; the entire length of the fence should not exceed 30 feet and is not permitted to serve as a property line fence.
 - The temporary fencing must be constructed of materials with a low visual impact, using dark metal or natural wood.
 - Chain link or barbed wire fences are prohibited for use under any circumstances.

DRAINAGE

- Changes in grade or drainage patterns should not adversely affect adjacent properties. The intention is that at every attempt should be made to maintain the drainage patterns reflected on the recorded plat, established by the developer and approved by Loudoun County at the time of home construction. The recorded plat takes precedence over any South Riding rules or regulations.

MAINTENANCE REQUIREMENTS and future considerations

- Vegetable gardens and all related elements must be maintained in good condition.
- All plant debris should be removed and the soil turned at the end of the growing season.
- Vegetable gardens should not be used as a compost area at any time.

Walkways/Pathways/Sidewalks

SEE ALSO: *Handicap Accessible Facilities and Ramps*

APPROVAL IS REQUIRED FOR A CHANGE TO AN EXISTING WALKWAY OR CONSTRUCTION OF A NEW WALKWAY.

Approval is not required for the replacement of an existing, approved walk with the same size, design, color and material.

In attached housing, the addition of walkways should be in accordance with the approved project standards established by the Builder.

PROHIBITED

- ▲ Direct access from any sidewalk at the front of the house to the backyard (basement walk-up) is prohibited.
- ▲ Individual pavers or stones measuring 16 inches x 16 inches or smaller are prohibited within the front planes of the house. (See Yard Illustration on page 130 for explanation of “front plane”).
- ▲ Asphalt walkways are prohibited.

PERMITTED

- ▲ Individual pavers or stones regardless of dimensions within an enclosed rear yard.
- ▲ Individual pavers or stones within a landscape bed where 1 to 5 stepping stones are used.

SPECIFIC GUIDELINES

DESIGN

- Constructed of masonry such as natural-colored concrete, aggregate, brick, stone, slate, flagstone or other approved paving.
- Gravel, chipped stone or other loose materials will not be permitted as the primary surface of the walkway; such materials, however, may be permitted as an accent.
- Consider slope and handicapped access where necessary.
- Landscaping may be required to compensate for the removal of vegetation.



STEPPING STONE PATHWAYS are defined as a raised stone used singly or in a series as a place on which to step when walking across a property.

DIMENSIONS

- Walkways on Lots shall be no less than 3 feet in width and no greater than 5 feet in width.
- Walkways are to be set back at least 3 feet from the property line.
- Walkways are to be installed flush to the ground in a professional workmanship manner.

LOCATION

- Location should be carefully considered to minimize the removal of trees or other significant vegetation.

DRAINAGE

- Changes in grade or drainage pattern should not adversely affect adjoining properties. The intention is that every attempt should be made to maintain the drainage patterns reflected on the recorded plat, established by the developer and approved by Loudoun County at the time of home construction. The recorded plat takes precedence over any South Riding rules or regulations.

MAINTENANCE REQUIREMENTS

- All walkways must be maintained in good condition.

Water Features

APPROVAL IS REQUIRED FOR THE INSTALLATION OF WATER FEATURES.

SPECIFIC GUIDELINES

Only one water feature will be permitted per Lot.

In attached housing, Applications for water features shall be considered on a case-by-case basis with attention to the impact on neighboring properties.

DESIGN

- A water feature should be designed to be aesthetically pleasing with the architecture of the house.
- It should be an appropriate size for the area in which it is to be located.
- Water features, gardens and ponds may include a watertight liner of neutral or earth tone color and should be accented by brick, decorative concrete or natural stone material.

DRAINAGE

- Changes in grade or drainage patterns must not adversely affect adjacent properties. The intention is that every attempt should be made to maintain the drainage patterns reflected on the recorded plat, established by the developer and approved by Loudoun County at the time of home construction. The recorded plat takes precedence over any South Riding rules or regulations.

LOCATION

- Ponds may only be located in rear yards.
- A water feature should be located to minimize the impact upon neighboring properties.



MAINTENANCE REQUIREMENTS and future considerations

- The use of an aeration device is recommended to avoid standing water.
- Mosquito control should be incorporated into the design or achieved by appropriate screening to prevent mosquito breeding.
- Water features, water gardens and ponds must be maintained in good condition.

Windows

APPROVAL IS REQUIRED FOR THE ADDITION OR CHANGE IN SIZE, TYPE, STYLE, COLOR OR TINTING OF WINDOWS.

No approval is required for the replacement of existing windows that are similar in type, size, style and color.

SPECIFIC GUIDELINES

DESIGN

- Windows should be compatible in style and character with the architecture of the house.
- Windows should be of quality material and workmanship.
- The type, style, material, color, detailing, proportion and installation of a new or replacement window should be consistent with that of existing windows and glass surfaces.
- In attached housing, windows should be in accordance with the approved project standards established by the Builder.

Window frames should be clad or painted a color consistent with other windows.

WINDOW ADDITIONS OR REPLACEMENTS

- Individual replacement windows should match or be compatible with existing windows in design, configuration, material, frame width, and color.
- Window frames should be clad or painted a color consistent with other windows.
- Windows should have clear glass.
- UV tinting is permitted, but highly reflective tinting is not permitted.
- All windows on the same side of the dwelling or structure must be the same design.



STORM OR SCREEN WINDOWS

- Storm or screen windows should not substantially alter the appearance of the existing windows.
- When installed over existing windows, storm or screen window frames should be of the same material and color as the existing window frames.
- Additional storm or screen windows should match the type, material, frame width, and color of the existing storm or screen windows.

MAINTENANCE REQUIREMENTS and future considerations

- All windows must be maintained in good condition.
- Storm or screen windows must be maintained in good condition. Missing window screens should be replaced or all the screens should be removed on the same side of the dwelling or structure.

Wires and Cables

MAINTENANCE REQUIREMENTS and future considerations

- Wires and cables, including those installed to convey radio or television signals, shall be hidden, buried or secured flush with the side of each house so as to minimize their visibility.
- Wires are to be painted, or covered with material designed for this purpose, in a color to match the surface to which they are attached.

Appendices

Appendix A – Definitions & Interpretations

Above Grade – Extending above the surface of the ground (see also GRADE).

Abut, Abutting – Immediately next to and touching another surface or object.

Addition – Any structure which changes or affects the roofline of the primary dwelling.

Adjacent Property – All property, to include open space, which immediately borders or has a direct view of a property.

Arbor – A vertical, decorative latticework structure for supporting plantings. It typically has two sides and a top and allows passage of an individual through it.

Attached – Immediately next and fastened to another surface or object.

Builder – Refers to the original builder of a dwelling.

Caliper – A tool with two curved, movable legs used to measure thickness and distances.

Color Scheme Compatibility – Visual harmony among all the colors of a structure or object. The harmony derives from shade, hue, and brightness.

Compatibility – The ability of different components to be complementary, in agreement with each other, and work well together. The concept applies to color, material, style, dimension, architecture, and appearance.

Declarant – Shall be deemed to correspond with the term “developer”.

Earth Tone – Brown, tan, sand, hunter (dark) green, medium to dark gray, and terracotta.

Façade – The front of a building or the part of the building facing the street or parking lot.

Fascia – Facing band along the top of a wall just below the roof.

Finial – A decorative part of an object that is symmetrically shaped and extends above the object.

Flagpole – Any permanent free-standing detached improvement or installation, vertical to the ground, intended for the purposed of holding or displaying a flag or banner

Flagstaff – Any improvement or installation appropriately attached to a house or dwelling unit either on an incline or perpendicular to the house or dwelling unit under 6 feet in length and no greater than 2 inches in diameter, is a muted neutral or earth tone or neutral and intended for the purpose of holding or displaying a flag or banner.

Freestanding – Refers to a structure that is not supported by anything other than itself; one that has no structure adjacent to it or adjoining it.

French Door – A full length exterior door consisting of a frame and full-length light with mullions.

Front Elevation – A drawing of an object or collection of objects that represents the view as seen from directly in front of the object(s).

Front Yard – A yard extending across the full width of the Lot and lying between the front Lot line and the principal building. (See YARD ILLUSTRATION on page 130).

Gable – The triangular portion of the end of a dwelling formed by the slope of the roof and the top of the uppermost story.

Gable Vent – A vent located in the gable of a dwelling.

Golf Course Lot – Any Lot adjacent to or abutting a golf course.



Grade –

- (1) The ground level around a building;
- (2) The top surface of undisturbed soil;
- (3) The degree of rise or descent of a sloping surface;
- (4) The quality of material or item (e.g., low-grade).

Gutter – The trough that serves as the water removal component of roofing, mounted along the lowest edges of a roof.

Improvements – Include but are not limited to construction, grading and site changes proposed on a Lot.

Integral – Immediately next to and sharing material with another surface or object.

Landscape Screening – Landscaping that is primarily used to screen an area for privacy, to block an objectionable view, or to serve as a natural boundary or border.

Appendix A – Definitions & Interpretations

Lattice – An openwork structure of crossed strips of wood used as a screen or support.

Lite – A pane of glass that is part of a window or found in a door.

Massing – A term in architecture which refers to the perception of the general shape and form as well as size of a building.

Mullion – A vertical wood strip or simulated wood strip that divides a window into two or more panes. (See also MUNTIN.)

Muntin – Any wood strips or simulated wood strips used to support or simulate support of panes of glass in a window. (See also MULLION.)

Muted Colors – Not bright; subdued; softened

Neutral colors – Include hues like beige, black, gray, ivory, taupe and white. Neutral usually means without color.

On-Grade – Even with the surface of the ground. (See also GRADE.)

Parallel – Be side by side with (something extending in a line), always keeping the same distance.

Parging – Thin coat of plaster or mortar for giving a relatively smooth surface to rough masonry (concrete) or for sealing it against moisture.

Pergola – A structure consisting of parallel colonnades supporting an open roof of girders and cross rafters.

Permanent – Lasting or intended to last or remain unchanged indefinitely.

Plan – A drawing of an object or collection of objects that represents the view as seen from directly above the object(s).

Plat – A legal scale drawing representing a piece of land that constitutes a property Lot. See also SITE PLAN. This is contained in the owner's property settlement (closing) papers.

Rear Yard – A yard extending across the width of the structure and lying between the rear Lot line and the principal building. (See YARD ILLUSTRATION on page 130).

Rear Side Yard – The portion of a yard extending across the width of the Lot and lying between the rear Lot line and a line along the rear of the principal building that is not part of the rear yard. (See YARD ILLUSTRATION on page 130).

Replacement – Exact substitution for the existing item or component. Item or component must be of the exact same material, style, color, texture, function and dimension.

Resealing – Add a sealcoat or pavement sealer coating on asphalt-based pavements.

Roof Ridge Vent – An opening along the topmost peak of a roof, used for ventilation purposes.

Side Elevation – A drawing of an object or collection of objects that represents the view as seen from one side directly adjacent to the object(s).

Side Yard – The yard from the edge of the principal building to the side Lot line between the front yard and rear yard. (See YARD ILLUSTRATION on page 130).

Site Plan – A surveyor's plat of the property showing man-made objects. A site plan is a scale drawing of the Lot (site) that shows exact dimensions of the property, adjacent properties, if applicable, and all proposed improvements on the site described in the application. (A site plan is required as part of most applications, and contour lines are required where drainage is a consideration.)

Sketch – A simple rough drawing or design done rapidly and without much detail. A sketch is inadequate for submission with an application.

Staff – A paid employee of South Riding Proprietary. For the purpose of this document, this will generally refer to, but is not limited to members of the Community Standards Department and Management.

Street Trees – The trees which are planted in the strip of grass located between a sidewalk and curb.

Swale – Hollow depression in the grade of a Lot's surface; may result in water collection.

Trellis – A structure of thin strips of wood crossing each other in an open pattern of squares, diamonds, etc., on which vines or other creeping plants grow.

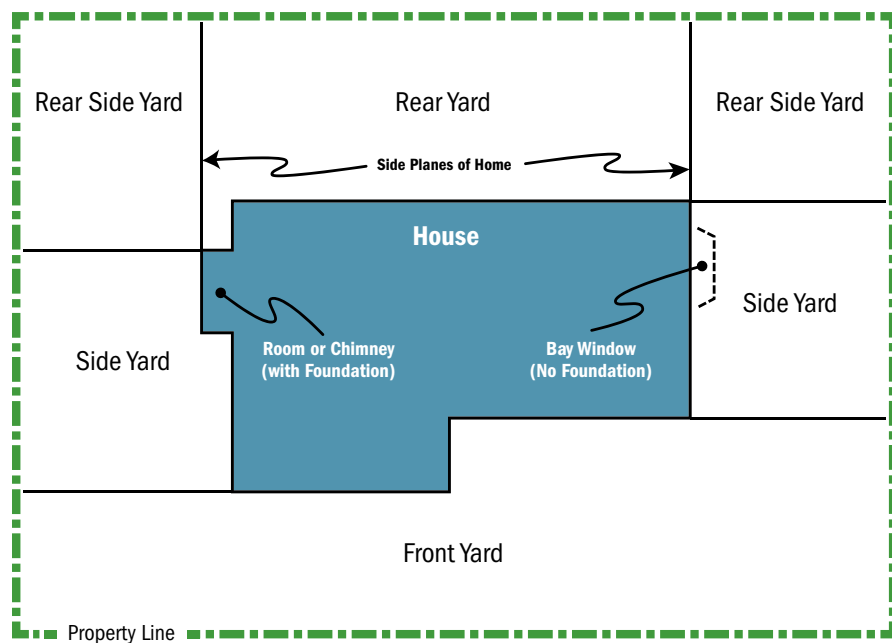
Appendix A – Definitions & Interpretations

Trim – Ornamental finishing pieces on a building, such as the framing or edging of openings and other features on the face of a dwelling.

Turf – Grass or lawn originally landscaped with the dwelling.

Workmanlike Manner – A construction industry term referring to the desired and acceptable standard of quality of work and materials on a project.

Yard Illustration



Appendix B – Application for Exterior Modification



Date Received:

Application for Exterior Modification

Return completed Application to Town Hall:

Address: 43055 Center Street, South Riding, VA 20152

Phone: 703-327-4390

Fax: 703-327-6116

Email: communitystandards@southriding.net

Name: _____ Email: _____

Property Address: _____

Mailing Address (if different): _____

Daytime Phone: _____ Is this ___ cell / ___ work / ___ home? (Check one)

Is this project existing: ___ Yes / ___ No Proposed Start Date: _____ Proposed Completion Date: _____

Description of Project(s)

Describe all proposed improvements, alterations or changes to your Lot. This includes a complete listing and description of materials to be used and overall dimensions - height, length, width, type, style, colors etc.

Application Checklist

The following items must accompany all Applications. South Riding Proprietary "SRP" may require additional information as necessary to make a decision. Incomplete Applications will be returned to the applicant.

- ✓ Completed Application (every page must be completed)- Please note this includes signatures from all neighbors who will be affected by the change (i.e. those in direct view or adjacent to your Lot);
- ✓ Detailed description of the alteration or improvement. This includes a complete listing and description of materials to be used and overall dimensions - height, length, width, type, style;
- ✓ Professional or detailed design or architectural drawings or plans to scale showing the existing house and the proposed alteration (including professional elevation or construction drawings for applicable projects), with all dimensions – height, length, width, as applicable;
- ✓ Photographs of the existing condition (as applicable), marked to show the location of the proposed change;
- ✓ Brochures, catalogues, photos, or manufacturer's "cut sheets" of all exterior materials/items;
- ✓ Samples of all exterior proposed colors, specify if any wood items will be left natural/untreated;
- ✓ A copy of the Site Plan or Plat showing the exact location and dimensions of the proposed improvement drawn on the plat with the distance from the Lot lines clearly defined;
- ✓ If grading is involved, a plan showing the change in grade, any retaining walls/terracing that will be required.
- ✓ A landscape plan, as applicable or required, indicating the proposed type and location of existing or proposed vegetation;
- ✓ If fencing or screening is proposed, include drawings indicating dimensions, details, materials and proposed colors;
- ✓ Details of any associated lighting, specify the direction of light projection for any spotlighting;
- ✓ Fee or assessment if required (See next page for an excerpt from the Design & Maintenance Standards).

Appendix B – Application for Exterior Modification

Excerpt from the Design & Maintenance Standards (pg. 12) regarding Application and review fees

Application and review fees are designed to cover costs of independent consultants, communications with homeowners who did not receive approval prior to starting their project, and any added costs reasonably related to the Application.

After-the-Fact Application Assessment - \$50 for projects started prior to receiving approval from SRP

Independent Consultant Fee - Actual Cost - Certain project Applications, as determined by Staff or the Committee, may require further review by an Independent Consultant. (See Section 9.1 (b) (2) of the Declaration) The project applicant is responsible for payment of the Independent Consultant Fee, which will be passed through to the applicant and corresponds to the actual amount charged to SRP by the Independent Consultant for this service.

Neighbors Acknowledgements

Please obtain the signatures of adjacent neighbors indicating their awareness of your proposed plans, not their approval or disapproval of the project(s).

I am aware that my neighbor is planning an exterior modification to his/her Lot. I also understand that my signature below does not mean that I agree with or support the proposed change(s), plans or Application. I have reviewed all the drawings and will notify SRP in writing within 72 hours of signing this Application if I have any concerns about the project. I understand that my concerns may be taken into consideration during the review process but they are not binding on any decision made by the Committee. I also understand that I have the right to appeal the Committee's ruling in accordance with the policy and procedures as outlined in the Declaration for South Riding and the Design and Maintenance Standards.

Name: _____ Phone: _____

Address: _____

Signature: _____ Date: _____

Name: _____ Phone: _____

Address: _____

Signature: _____ Date: _____

Name: _____ Phone: _____

Address: _____

Signature: _____ Date: _____

Name: _____ Phone: _____

Address: _____

Signature: _____ Date: _____

Name: _____ Phone: _____

Address: _____

Signature: _____ Date: _____

Page 2/3

Appendix B – Application for Exterior Modification

Owners' Acknowledgements

I/we understand and agree to the following: (Please initial)

1. _____ I acknowledge and agree to follow the architectural requirements and standards in the Design Standards and the Declaration and a review process established by the Board of Directors.
2. _____ No work on the modifications requested in this Application will begin until I receive written approval from SRP. If work is started prior to approval, I may be required to remove any or all of the modifications, if they are not approved, and restore my property to its original condition at my own expense. I may be held responsible for any legal fees incurred. An after-the-fact Application assessment of \$50 will be charged for each project started before receiving approval.
3. _____ Approval is contingent upon the modifications being completed as approved by SRP; any variation from the original Application must be resubmitted for approval.
4. _____ Approval is contingent upon construction being completed in a timely and professional workmanlike manner, and the approval by SRP (if so granted) will automatically expire if the proposed project is not completed within twelve (12) months of approval.
5. _____ I am responsible for all landscaping, grading and drainage issues related to the improvements. All work associated with the project will be completed within the property lines. Any damage to adjoining properties or Common Areas will become the direct responsibility of the owner making the modification.
6. _____ I/we understand that modifications to lots, whether to structures or landscaping, should not modify water flow or drainage unless properly engineered and impact on surrounding properties is considered and addressed.
7. _____ I understand that members of the Community Standards Committee and Staff of SRP are authorized to enter my Lot to make routine inspections pursuant to Section 3.3 of the Declaration. I further authorize inspections as required to support this Application.
8. _____ It is my responsibility and obligation to obtain all building permits, to contact Miss Utility and to construct the improvements in a workmanlike manner in conformance with all applicable building and zoning codes.
9. _____ I/we agree to abide by all applicable County and State laws (e.g. zoning laws, ordinances, building codes) and that I/we will obtain any licenses, permits or approvals that may be necessary or required by state and local authorities.

I/we prefer to have our decision letter: (Please check one)

___ Emailed to _____

___ Mailed

The decision letter is generally completed the day after the Committee meeting and will be sent after 2:00pm.

Signature of Owner: _____ Date: _____

Signature of Co-Owner: _____ Date: _____

Appendix C – Completion Notice

Date Received:



COMMUNITY STANDARDS COMMITTEE COMPLETION NOTICE

Section 9.4. Additions, Alterations or Improvements by the Owners of the Declaration requires that,
(1) Any Person obtaining approval of the Community Standards Committee shall substantially complete as promptly and diligently as possible, any construction or alteration within twelve months after the date of approval or within such other period as specified in the approval. Notwithstanding the foregoing, the approval may provide for a different period during which to commence or complete construction. If any such Person does not complete the work within twelve months after approval, or such other time period determined by the Committee, the approval shall lapse.

(2) Any Person obtaining approval of the Community Standards Committee shall not deviate materially from the plans and specifications approved without the prior written approval of the Committee. Such Person shall notify the Committee when the alterations or improvements are complete. Approval of any particular plans and specifications or design does not waive the right of the Committee to disapprove such plans and specifications, or any elements or features thereof, if such plans and specifications are subsequently submitted for use in any other instance or by any other Person.

Property Address

Description of Project

Notice is hereby given that we have completed the above described project as approved by the Community Standards Committee and have met all the conditions and requirements.

Owner: _____

Please print

Signature

Date

Community Standards Department
Email: communitystandards@southriding.net
Phone: (703) 327-4390
Fax: (703) 327-6116
Web: www.southriding.net
43055 Center Street, South Riding, Virginia 20152

Appendix D – Antenna/Satellite Dish Form



NOTICE OF INTENT TO INSTALL AN APPROVED ANTENNA/SATELLITE DISH

Date Received:

Return completed form to:

Town Hall
Address: 43055 Center Street, South Riding, VA 20152
Phone: 703-327-4390
Fax: 703-327-6116
Email: communitystandards@southriding.net

THIS FORM IS APPLICABLE FOR DISHES ONE METER OR LESS (APPROXIMATELY 39")
DISHES MORE THAN ONE METER REQUIRES A COMPLETED APPLICATION FOR EXTERIOR MODIFICATION AND SOUTH
RIDING PROPRIETARY WRITTEN APPROVAL BEFORE INSTALLATION

Name: _____

Property Address: _____

Mailing Address (if different): _____

Email: _____

Daytime Phone: _____ This is ☐ cell / ☐ work / ☐ home (Check one)

Single Family: ☐ Townhouse: ☐ Carriage House: ☐

If renting – please attach a copy of notice informing the owner/landlord of tenant's intent to install an Antenna/satellite dish.

Type of Antenna/Satellite Dish: (Select the one that applies)

☐ Satellite Dish (39" or less in diameter) ☐ Television broadcast ☐ Multipoint distribution ☐ Wireless Internet

Company Performing Installation: _____

Permitted antenna/satellite dish locations:

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

- 1) Mounted directly on the rear of the house or on a roof plane facing the rear. Generally below the peak of the roof so as not to be visible from the front of the house.
- 2) Mounted on a pole in the rear yard or side yard toward the rear of the house.
- 3) Below or behind a fence; may not be placed on the top rail or board.
- 4) Mounted on the ground in the front yard and integrated into landscaping.
- 5) If no clear signal may be obtained in any of the above locations, the front plane of the house.

This does not permit installation on Association Property, even if an acceptable quality signal cannot be received from the property.

Proposed Location for Antenna/Satellite Dish: _____

I will comply with all of the Association's rules for installing, maintaining, and using antennas and satellite dishes. I assume liability for any damage to Association and other Owners' property that occurs due to installation, maintenance, and use.

Owner/Applicant(s)

Signature: _____ Date: _____

Signature: _____ Date: _____

Appendix E – Due Process Policy Resolution

SOUTH RIDING PROPRIETARY REGULATORY RESOLUTION R2001-1

Rule Violations: Complaint and Due Process Procedures

WHEREAS, Article 4, Section 4.1 (4) and Article 8, Section 8.3 of the Declaration of South Riding Proprietary (hereinafter "Declaration" and "Association" respectively) grant the Board of Directors ("Board") the power to adopt, amend and publish rules and regulations governing the use of the property and the conduct of the Association members and their guests therein;

WHEREAS, Article 9, Sections 9.1 (a) and (b) (1) of the Declaration requires the Board to establish a Covenants Committee ("Committee") and that said Committee shall regulate the external design, signage, appearance, use and Upkeep of the property;

WHEREAS, Section 55-515 of the Virginia Property Owners' Association Act, Code of Virginia (1950, as amended) (the "Act") charges all lot owners and their tenants, guests and invitees with compliance with the Declaration, Bylaws, Rules and Regulations (the "Governing Documents") of the Association as amended;

WHEREAS, Section 55-513 B. of the Act, Article 9, Section 9.1 (b) (3), and Article 12, Section 12.1 (h) of the Declaration provide the Association, through its Board and Committee, with the power to assess charges against lot owners for violations of the Governing Documents, for which the lot owner or his family members, tenants, guests or other invitees are responsible;

WHEREAS, Section 55-513 B. of the Act and Article 12, Section 12.1 (i) of the Declaration further provide that certain procedures must be followed before such charges may be assessed; and

WHEREAS, it is the intent of the Board to enforce the Governing Documents for the benefit and protection of the Association's lot owners and residents by establishing procedures that ensure due process and consistency of enforcement.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board, by the Act, the Governing Documents and this resolution, is hereby empowered to suspend use rights and assess charges pursuant to Section 55-513 B of the Act; that the Board and Committee by the Act, the Governing Documents, and this resolution, is hereby empowered to issue a cease and desist request, to suspend use rights and/or to assess charges pursuant to 55-513 B of the Act; and that the Board and Committee shall assess such charges, suspend such use rights, and issue such cease and desist requests, respectively, for any violation of the Governing Documents only after the following procedures have been followed:

I. Complaint

- A. Any lot owner, tenant, Association managing agent, Association employee, Board member or Committee member who requests that the Board or Committee take action to enforce the Governing Documents shall complete, date and sign a Complaint in a form similar to and containing the information contained on Exhibit "A" hereto.
- B. The Complaint shall be submitted to the Committee or to the Board if the Committee does not act for a determination as to whether it appears that a rule or provision of the Governing Documents allegedly has been violated.

Appendix E – Due Process Policy Resolution

- C. The Board or Committee shall then take appropriate action, such as directing that a demand letter be sent or that it be referred to counsel or State or Loudoun County authorities.

II. Reminder

- A. If determined appropriate, a written reminder letter hereto shall be sent by first class mail (or by certified mail if deemed appropriate) or shall be hand delivered to the lot owner at the address which the owner has provided to the Association or at the lot address, if no other address has been provided. A copy may be sent to the tenant if there is a tenant.
- B. The reminder letter shall advise the owner that the Association has been made aware of an alleged violation and shall specify the violation, and remind the owner of their or their tenants (if applicable) obligations under the governing documents and rules and regulations of the Association. The reminder letter shall also specify a date usually not more than ten (10) days after the date of the reminder letter by which the alleged violation must cease.
- C. Should the reminder letter not cure the alleged violation the Association shall send the Demand Letter as outlined in Section III hereof.
- D. At its discretion the Association may forgo the reminder letter outlined in this Section and instead send the Demand Letter as outlined in Section III hereof as a first contact with an alleged violator.

III. Demand

- A. If the alleged violation has not been cured in response to the Reminder letter, or if otherwise determined appropriate, a written demand letter shall be sent by certified mail or shall be hand-delivered to the lot owner at the address which the owner has provided to the Association or at the lot address, if no other address has been provided. A copy may be sent to the tenant if there is a tenant.
- B. The demand letter shall specify the alleged violation, the action required to abate the violation and a date usually not less than ten (10) days after the date of the demand letter by which the alleged violation must be remedied. Provided, however, when the violation may constitute a health, safety or fire hazard, demand may be made to remedy the violation in less than ten (10) days.
- C. The demand letter shall state that if the violation is not remedied within the specified time period, the lot owner may request in writing a hearing before the Board or Committee to avoid possible imposition of charges. The letter shall also state that if no hearing is requested, the owner will be deemed to have waived the opportunity for a hearing and rules violation charges may be assessed. The demand letter may be combined with the notice of hearing referenced in Section IV if of a serious nature or if previous notices of violation have been sent to the owner.

IV. Notice of Hearing

- A. If the alleged violation is not remedied within the time specified in the demand letter referenced in Section III and the owner requests a hearing, or if the Board or Committee determines a hearing is necessary, a notice of hearing shall be sent. Notice of a hearing shall be hand delivered or mailed by registered or certified United States mail, return receipt requested, at least fourteen (14) days in advance thereof, or within such other time as may be required by the Act, to the lot owner at the address which the lot owner is required to provide to the Association. Service by mailing shall be deemed effective three (3) days after the notice has been mailed in a regular depository of the United States mail. The demand letter referenced in Section III B may be combined with the notice of hearing.
- B. The notice of hearing shall specify:

Appendix E – Due Process Policy Resolution

- 1) The time, date and place of the hearing.
- 2) That the lot owner and tenant, if applicable, shall be given an opportunity to be heard and to be represented by counsel before the Board or Committee.
- 3) The alleged violation, citing provisions of the Governing Documents or rules which allegedly have been violated.
- 4) That charges for violation of the Governing Documents and Rules may include assessment of up to Fifty Dollars (\$50.00) for a single offense or Ten Dollars (\$10.00) per day for any offense of a continuing nature or such other amounts as may be authorized by the Virginia Property Owners' Association Act.
- 5) That the alleged violation may result in the suspension of right to use facilities and/or voting rights, as further enumerated in Section 12.1 (h) of the Declaration.

V. Hearing

- A. The hearing shall be scheduled at a reasonable and convenient time and place within the Board's or Committee's discretion.
- B. The Board or Committee, within its discretion, may grant a continuance. If either the Association or the lot owner for whom the hearing is scheduled requests a continuance to a different time or date, written notice to the other party shall be required. Once a new hearing date or time has been established both parties shall be given written notice of such date and time, which notice need not necessarily be fourteen (14) days in advance of such rescheduled hearing.
- C. The hearing need not be conducted according to technical rules of evidence applied in a court of law. The hearing shall provide the lot owner with an opportunity to be heard and to be represented by counsel.
- D. The management agent, Association staff, lot owner, tenant, any person lodging a complaint, the Committee, and members of the hearing panel, as appointed by the Board or in absence of such appointment, the Board shall have the right (1) to call, examine, and cross-examine witnesses, (2) to introduce testimony and evidence, and (3) to rebut testimony and evidence, all within reasonable time limits imposed by the Board or Committee.
- E. The hearing shall be conducted in private executive session unless the lot owner requests that (the hearing be open to owners and residents and further provided that the chairman of the hearing panel, as appointed by the Board, may impose a reasonable limit on the number of such persons who can be accommodated in the hearing room. During the course of any hearing held, the Board or Committee, within its discretion, may afford those residents involved with the dispute or violation an opportunity to be heard within reasonable time limits.
- F. After proper notice has been given, if the lot owner fails to appear at the hearing or if no hearing is requested, the hearing may proceed as scheduled, and the Board or Committee may assess charges from the date of the Demand Letter (as outlined in Section III of this Resolution) or take such other action as may be authorized by the Governing Documents or by law.
- G. If the lot owner acknowledges responsibility for the violation charged, or does not wish to contest the alleged charge, the Board or Committee may, in its discretion, dispense with a hearing after having afforded the lot owner with an opportunity for a hearing.
- H. Within three (3) days of the hearing, the Board or Committee shall notify the lot owner of its decision, suspension of use rights and/or the assessment of any charges and the date from which those assessments shall accrue and be due. Said notification shall be hand delivered or mailed by registered

Appendix E – Due Process Policy Resolution

or certified mail, return receipt requested, to the member at the address of record with the Association.

- I. Upon receipt of a written request made within ten (10) days after the date the Committee issues its final decision, the Board shall afford any person deemed by the Board to have standing as an aggrieved party the right to appeal to the Board, and the Board may reconsider, review, modify or reverse any action taken by the Committee.
- J. The decision of the Board of Directors shall be final.

VI. Records

The Board, Committee, or the Management Agent shall keep copies of all correspondence related to rules violations in the lot owner's file or in a separate file on rules violations. Minutes of each hearing or meeting shall be kept and placed in the lot owner's file, or separate file, and appropriate Association files.

VII. Assessment of Charges

Pursuant to Section 55-513 B. of the Act, any charges assessed for violation of rules after notice and hearing shall be in amounts authorized by the Act and shall be treated as an assessment against the owner's lot for the purpose of Section 55-516 of the Act regarding liens. Such amounts also shall be the personal obligation of the owner.

VIII. Other Remedies

This resolution shall not be interpreted to require a hearing prior to assessment of rules violation charges if a hearing is not requested or to prevent the Association from exercising any other remedies authorized or available under the Act, the Governing Documents, or by law and shall not constitute an election of remedies.

Appendix E – Due Process Policy Resolution



Community Standards Complaint Form

This form must be completed in order for an alleged rules violation to be investigated by the Proprietary. There is no guarantee of anonymity on behalf of the person completing this form, however for good cause the identity of the complaining party may be withheld.

1. Name of person(s) allegedly violating rules: _____
2. Address of person(s) allegedly violating rules: _____
3. Are the person(s) named in question #1 ____ tenants or ____ owners?
4. Describe in detail the alleged violation. Please include **when**, **where** and **what** occurred attaching additional sheets if necessary:

6. Have you personally requested the lot owner and/or tenant to cease the rules violation?
Yes (____) No (____)
Verbally (____), or by written request (____) When: _____
7. Contact information of person(s) making complaint:
Name: _____
Address: _____
Phone number: _____
Email address: _____

Signature

Date

Appendix F – Yard Maintenance Policy Resolution

SOUTH RIDING PROPRIETARY REGULATORY RESOLUTION 2008-1

Amended June 2014

Procedures and Standards for Yard and Lawn Maintenance

WHEREAS, Article 4, Section 4.1 (4) of the Bylaws empowers the Board to adopt and amend reasonable rules and regulations not inconsistent with the Association Documents; and

WHEREAS, Article 9, Sections 9.1 (a) and (b)(1) of the Declaration requires the Board to establish a Covenants Committee ("Committee") and that said Committee shall regulate the external design, signage, appearance, use and up keep of lots in the Association; and

WHEREAS, Section 55-515 of the Virginia Property Owners' Association Act, Code of Virginia (1950, as amended) (the "Act") requires that all lot owners (hereinafter, "Lot Owner" or "Member") and all those entitled to occupy shall comply with all lawful provisions of the Act and of the Declaration; and

WHEREAS, Article 12, Section 12.1(f) of the Declaration provides that the violation of any of the Rules and Regulations adopted by the Board of Directors or the breach of any other provision of the Association Documents shall give the Board of Directors the right to enter the portion of the Property (excluding the dwelling) pursuant to Section 3.3, on which, or as to which such violation or breach exists and summarily to abate and remove, at the expense of the defaulting Owner, any structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions of the Association Documents or the Rules and Regulations, and the Board shall not thereby be deemed guilty of trespass; and

WHEREAS, Section 55-513 B of the Act and Article 12, Section 12.1(i) of the Declaration requires that certain due process rights be observed in connection with enforcement action taken by the association as to lot owners in violation or breach of the Declaration, the Rules and Regulations; and

WHEREAS, for the benefit and protection of the Association's lot owners and residents, the Board deems it desirable to formally adopt a policy resolution to ensure that all lot owners maintain their yards and lawns in a neat and orderly condition.

NOW, THEREFORE, BE IT RESOLVED THAT:

I. Standards for Lawns and Yards

A. Neat Appearance

No unsightly conditions shall be permitted upon the Lot. The Covenants Committee and/or Board of Directors shall use its sole discretion in determining said conditions.

B. Lawn and Grass

Lot Owners and residents shall ensure that all grass on their Lots is regularly mowed so as not to exceed six (6) inches. Driveways and sidewalks shall be swept clear of grass clippings. Lot Owners and residents are responsible for maintaining the health and good appearance of the lawn on their Lots, which may include seeding, watering (according to county restrictions that may be in effect), weed removal, edging and other tasks, as required to properly maintain lawns. The Covenants Committee and /or Board of Directors shall use its sole discretion in determining said conditions.

C. Weeding and Pruning

Lot Owners and residents shall keep their lots free of weeds, leaves and overgrown or unsightly shrubbery or other plant growth. Lot Owners and residents shall undertake any weeding and mulching of planted beds, removal of leaves from lots and planted beds, and pruning and shaping of shrubbery and trees which is necessary so as to keep a proper, neat and clean appearance of the Lot. Lot Owners and residents shall remove any and all dead plants and shrubs from their Lots. However, no trees with a diameter of more than four (4)

Appendix F – Yard Maintenance Policy Resolution

inches shall be removed without the express written authorization of the Covenants Committee. The Covenants Committee and/or Board of Directors shall use its sole discretion in determining said conditions.

D. Trash and Refuse

Lot Owners and residents shall maintain their Lots to be free from all litter, trash, or other debris. It is the responsibility of the Lot Owner or Resident to ascertain the trash collection requirements for any item they wish to discard, including used appliances and other items which require special pickup or removal, and to ensure that such item is promptly collected by the appropriate service. Please contact the Association trash contractor listed on the South Riding website for information regarding a bulk pickup.

II. Enforcement

A. Warning Notices

i. First Warning Notice

The Covenants Committee or other agent of the Association shall notify the Lot Owner or resident of any condition on the Lot which constitutes a violation of the standards set forth herein by: 1) first class mail, 2) hand deliver or posting upon the door of the Lot, a First Warning Notice, requiring compliance with seven (7) days of the date stated on the Notice. (If the Owner does not occupy the Lot, The Association shall mail the Notice to the address of the Lot Owner as listed in the Association's records.)

ii. Second Warning Notice

The Second Warning Notice shall describe the violating condition and state that if the Lot Owner fails to correct the violation within seven (7) days of the date stated on the Notice, the Association may correct the condition at the expense of the Lot Owner and the Lot owner shall be assessed the costs of performing the corrective work (i.e., mowing of the lawn, removal of the weeds or offending shrubbery, etc.). The Second Warning Notice shall further state that the Lot Owner may be assessed additional charges as may be allowed by law including violation charges currently authorized by the Act. (If the Owner does not occupy the Lot, The Association shall mail the Notice to the address of the Lot Owner as listed in the Association's records.)

iii. Final Notice on Door

If the Association plans to undertake corrective action on the Lot, a Final Notice stating intent to enter the Lot and describe the corrective action to be taken, shall be placed on the front door of the Lot as least one (1) day prior to the day corrective action is scheduled to take place.

B. Hearing (Upon Request)

The Second Warning Notice shall advise Lot Owners that they are entitled to a hearing regarding the violation. Lot Owners who desire a hearing shall submit a written request for a hearing to the Covenants Department within seven (7) days of the date of the letter. Upon receipt of a request for a hearing, the Covenants Committee shall set a hearing date, time and send the Lot Owner a Notice of Hearing not less than fourteen (14) days from the date of the hearing, by hand delivery or certified mail, return receipt requested. (If the Owner does not occupy the Lot, The Association shall mail the Notice to the address of the Lot Owner as listed in the Association's records.) Hearings regarding compliance with this Resolution shall be conducted to ensure that the Lot Owner has an opportunity to be heard regarding any assessment of charges, corrective action to be taken or alleged violation of this Resolution. Lot Owners may be represented by counsel at the hearing.

C. Corrective Action

If the Lot Owner does not cure the violation as requested in the Second Warning Notice by the deadline set forth therein, or if the Lot Owner does not properly request a hearing in writing prior to said deadline, the Association (or its authorized agents or contractors) may enter the lot and cure the violation at the expense of the Lot Owner. The Lot Owner shall be assessed all the costs of any corrective action and may be assessed additional charges in the amounts permitted under the Act, as amended and may be collected by the Association in the same manner as all other Association assessments and all privileges afforded a member in good standing will be revoked.

Appendix F – Yard Maintenance Policy Resolution

D. Repeat Offenders

If the Lot Owner is found to be in violation for the lack of lawn and yard maintenance a second time within the same calendar year, the Association, at its discretion, shall forgo the First Warning notice and instead send the Second Warning Notice as a first contact with an alleged violator. The Lot Owner shall be assessed all the costs of any corrective action and will be assessed additional charges in the amounts permitted under the Act, as amended and may be collected by the Association in the same manner as all other Association assessments and all privileges afforded a member in good standing will be revoked.

E. Failure or Refusal to Accept Delivery

Failure or refusal to accept delivery of any Association notice shall not defeat these notice requirements, but shall be considered acceptance of such notice.

F. Photographs

Prior to the Association taking corrective action, the management staff, or other authorized person, may take pictures of the violating condition for the Lot Owner's file.

G. Other Actions

- i. This resolution shall not be construed to prevent the Association from immediately abating violations on Lots when the condition on the Lot constitutes an emergency and requires immediate action, as contemplated by Article 12 Section 12.1(i) of the Declaration or as otherwise required or justified by law. An emergency shall include, but not be limited to, any condition on a Lot which threatens the health or safety of any person, any Lot or Common Area.
- ii. This resolution shall not be interpreted to require a hearing if a hearing is not requested or to prevent the Association from exercising any other remedies authorized or available under the Act, the Governing Documents, or by law and shall not constitute an election of remedies.

Appendix G – Snow Clearing Policy Resolution

SOUTH RIDING PROPRIETARY REGULATORY RESOLUTION 2014-1

Procedures and Standards for Snow and Ice Removal
Adopted July 2014

WHEREAS, Article 4, Section 4.1 (4) of the Bylaws empowers the Board to adopt and amend reasonable rules and regulations not inconsistent with the Association Documents; and

WHEREAS, Article 9, Sections 9.1 (a) and (b)(1) of the Declaration requires the Board to establish a Covenants Committee ("Committee") and that said Committee shall regulate the external design, signage, appearance, use and up keep of lots in the Association; and

WHEREAS, Section 55-515 of the Virginia Property Owners' Association Act, Code of Virginia (1950, as amended) (the "Act") requires that all lot owners (hereinafter, "Lot Owner" or "Member") and all those entitled to occupy shall comply with all lawful provisions of the Act and of the Declaration; and

WHEREAS, Article 12, Section 12.1(f) of the Declaration provides that the violation of any of the Rules and Regulations adopted by the Board of Directors or the breach of any other provision of the Association Documents shall give the Board of Directors the right to enter the portion of the Property (excluding the dwelling) pursuant to Section 3.3, on which, or as to which such violation or breach exists and summarily to abate and remove, at the expense of the defaulting Owner, any structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions of the Association Documents or the Rules and Regulations, and the Board shall not thereby be deemed guilty of trespass; and

WHEREAS, Section 55-513 B of the Act and Article 12, Section 12.1(i) of the Declaration requires that certain due process rights be observed in connection with enforcement action taken by the association as to lot owners in violation or breach of the Declaration, the Rules and Regulations; and

WHEREAS, Article 7.2 (a) of the Declaration requires that each owner shall maintain the lead sidewalk, driveway apron and utility laterals serving each owner's lot, even if located on Common Area. Each owner shall provide snow removal for any sidewalks located adjacent to such Owner's lot, and in accordance with local ordinances; and

WHEREAS, Loudoun County ordinance 1022.01 (a) requires that every occupant, owner or other person in charge of any property in the County which has a sidewalk or a footway of stone, brick gravel, cinder, wood or other substance when such walk is publicly owned or maintained, and is adjoining and touching the property in front, rear or either side thereof, shall have all snow and ice, and any combination thereof, removed from such sidewalk or footway; and

WHEREAS, for the benefit and protection of the Association's lot owners and residents,

Appendix G – Snow Clearing Policy Resolution

the Board deems it desirable to formally adopt a policy resolution to ensure that all lot owners and residents remove snow and ice from all sidewalks and driveway aprons adjacent to the lot in a timely manner.

NOW, THEREFORE, BE IT RESOLVED THAT:

I. Standards for Snow and Ice Removal

Sidewalks and driveway aprons adjacent to the Lot shall be cleared of ice and snow. Lot Owners and residents are responsible for snow and ice removal within Twenty-four (24) hours after the snow/ice has stopped falling or before local schools resume, whichever comes first. Removal may include shoveling, application of ice melt products and other tasks, as required to properly remove snow and ice from sidewalks and driveway aprons adjacent to the lot. Only non-corrosive, environmentally-friendly material shall be used. The use salt products on concrete surfaces is strictly prohibited. The Covenants Committee and /or Board of Directors shall use it sole discretion in determining said conditions.

II. Enforcement

A. Notice on Door

The Notice shall describe the violating condition and state that if the Lot Owner fails to correct the violation within forty-eight (48) hours of the date stated on the Notice or before local schools resume, whichever comes first the Association intends to enter the Lot to correct the violating condition at the expense of the Lot Owner and the Lot owner shall be assessed the costs of performing the corrective work (i.e., shoveling, application of ice melt products, etc.). The Notice shall further state that the Lot Owner may be assessed additional charges as may be allowed by law including violation charges currently authorized by the Act. (If the Owner does not occupy the Lot, The Association shall mail the Notice to the address of the Lot Owner as listed in the Association's records.)

B. Hearing (Upon Request)

The Notice shall advise Lot Owners that they are entitled to a hearing regarding the cost of corrective action. Lot Owners who desire a hearing shall submit a written request to the Covenants Department. Upon receipt of a request for a hearing, the Covenants Committee shall set a hearing date, time and send the Lot Owner a Notice of Hearing not less than fourteen (14) days from the date of the hearing, by hand delivery or certified mail, return receipt requested. (If the Owner does not occupy the Lot, The Association shall mail the Notice to the address of the Lot Owner as listed in the Association's records.) Hearings regarding compliance with this Resolution shall be conducted to ensure that the Lot Owner has an opportunity to be heard regarding any assessment of charges relating to corrective action taken. Lot Owners may be represented by counsel at the hearing.

C. Corrective Action

If the Lot Owner does not cure the violation as requested in the Notice by the deadline set forth therein, the Association (or its authorized agents or contractors) may enter the lot and cure the violation at the expense of the Lot Owner. The Lot Owner shall be assessed all the costs of any

Appendix G – Snow Clearing Policy Resolution

corrective action and may be assessed additional charges in the amounts permitted under the Act, as amended and may be collected by the Association in the same manner as all other Association assessments and all privileges afforded a member in good standing will be revoked.

D. Repeat Offenders

If the Lot Owner is found to be in violation for the lack of snow and ice removal a second time within the same calendar year and/or winter storm season, the Lot Owner shall be assessed all the costs of any corrective action and will be assessed additional charges in the amounts permitted under the Act, as amended and may be collected by the Association in the same manner as all other Association assessments and all privileges afforded a member in good standing may be revoked.

E. Failure or Refusal to Accept Delivery

Failure or refusal to accept delivery of any Association notice shall not defeat these notice requirements, but shall be considered acceptance of such notice.

F. Photographs

Prior to the Association taking corrective action, the management staff, or other authorized person, may take pictures of the violating condition for the Lot Owner's file.

G. Other Actions

- i. This resolution shall not be construed to prevent the Association from immediately abating violations on Lots when the condition on the Lot constitutes an emergency and requires immediate action, as contemplated by Article 12 Section 12.1(i) of the Declaration or as otherwise required or justified by law. An emergency shall include, but not be limited to, any condition on a Lot which threatens the health or safety of any person, any Lot or Common Area.
- ii. This resolution shall not be interpreted to require a hearing or to prevent the Association from exercising any other remedies authorized or available under the Act, the Governing Documents, or by law and shall not constitute an election of remedies.

Appendix H – Parking Policy Resolution

SOUTH RIDING PROPRIETARY REGULATORY RESOLUTION R2001-2

Parking Regulations and Enforcement Procedures
Amended May, 2011

WHEREAS, Article 8, Section 8.3 of the recorded Declaration for South Riding ("Declaration") and Article 4, Section 4.1 (4) the Bylaws ("Bylaws") for the South Riding Proprietary ("Association") grant the Association's Board of Directors ("Board") the power to adopt, amend and publish rules and regulations governing the use of the Property and the conduct of the Association members and their guest therein; and

WHEREAS, Article 3, Section 3.8 of the Declaration authorizes the Board of Directors to designate certain portions of the Common Area as Reserved Common Area and Article 7, Section 7.6 of the Declaration authorizes the Board to assign parking spaces as Reserved Common Area; and

WHEREAS, Article 7, Section 7.6 and Article 8 Section 8.2 (n) of the Declaration regulate parking and vehicles on Common Areas, Private Streets, Roadways and Lots; and

WHEREAS, Article 18, Sections 18.1, 18.2 (a) (b) and (c), and Article 12, Section 12.1 (a), (b), (c), (d), (f) and (g) of the Declaration provides the Association, acting through the Covenants Committee and Board with the power to enforce parking restrictions on the Common Driveways as defined therein; and

WHEREAS, Article 12, Section 12.1 (a) and Section 55-515 of the Virginia Property Owners' Association Act ("Act") charges all Lot owners and their tenants, guests and invitees with compliance with the Declaration, Articles of Incorporation, Bylaws, and the Rules and Regulations (hereinafter collectively referred to as the "Governing Documents") of the Association, as amended; and

WHEREAS, Section 55-513 B. of the Act, Article 9, Section 9.1 (b) (3), and Article 12, Section 12.1 of the Declaration provide the Association, acting through the Covenants Committee and Board, with the power to assess charges against Lot owners for violations of the Governing Documents, for which the Lot owner or his family members, tenants, guest, or other invitees are responsible; and

WHEREAS, Section 55-513 B. of the Act and Article 12, Section 12.1 (i) of the Declaration further provide that certain procedures must be followed before such charges may be assessed; and

WHEREAS, Section 55-513 B. of the Act and Article 12, Section 12.1 (t) of the Declaration provide the Association, acting through the Covenants Committee and Board with the power to use "self-help to remove any violation of the Association Document or the Rules and Regulations on the Property (including without limitation the towing of vehicles)"; and

WHEREAS, it is the intent of the Board to enforce the Governing Documents for the benefit and protection of the Association's Lot Owners and residents by establishing procedures that provide for due process and consistency of enforcement.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board, by the Act, the Governing Documents and this Resolution establishes the following rules, regulations and enforcement procedures with regard to parking.

Appendix H – Parking Policy Resolution

I. Restrictions on the Parking and Storage of Vehicles

1. The types of vehicles or other personal property listed in subsections (a) through (g) below, may not be parked, placed, kept, or stored in open view on a Lot, including any Common Driveways or private streets, or on any of the Common Areas, including but not limited to, common area streets and parking spaces, common area open spaces or any streets within the boundaries of the community. Except that any such vehicle may be stored in a garage, out of view.
 - (a) Any boat or boat trailer, canoe, jon-boat, paddleboat, jet skis, sailboat, catamarans, rafts or inflatables and the like.
 - (b) Any motor home, recreational vehicle, or other self-contained camper.
 - (c) Any camper slip-ons where the camper back is 12 inches or higher than the roofline of the cab of the truck.
 - (d) Any mobile home, trailer or fifth-wheel trailer.
 - (e) Any pop-up camper/tent, trailer or other similar recreation oriented portable or transportable facility or conveyance.
 - (f) 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.
 - (g) Any vehicle defined in a Loudoun County Ordinance or Virginia State Code as commercial, any vehicle having exterior racks with equipment, or compartments and any vehicle with commercial signs, advertising, logos, business names or the like exceeding two square feet, will be considered to be used for commercial purposes and, therefore will be considered to be a commercial vehicle and will not be permitted to be parked on the Property.
 - (h) Any private or public school or church bus.
 - (i) Any vehicle with any type of "For Sale" sign displayed in or on the vehicle.
 - (j) Junk or derelict vehicles. A vehicle shall be deemed to be a junk or derelict vehicle, if it does not display valid state license/registration or inspection sticker or if it is missing any necessary parts, such as, but not limited to, tires (flat or inflated), wheels, engines, door, truck, hood, wrecked or smashed body parts, etc. that are necessary for the operation of the vehicle on public or private Streets.
2. The performance of major repairs to vehicles, including painting, body work and the drainage of automobile homes is not permitted on any Lot or on Common Areas within the Association, except that such repairs may be made in a garage or other approved, enclosed structure out of view.
3. Vehicles may not be parked, kept, placed, or stored on any Lot or on the Common Areas in a hazardous condition including but not limited to vehicles placed on ramps, lifts, jacks or on blocks.
4. All vehicles must conform to Commonwealth of Virginia and Loudoun County codes, ordinances and statues. All vehicles must bear current license plates, registrations, sticker and certifications as required by the Commonwealth of Virginia and Loudoun County.
5. No vehicle shall be parked, kept, placed or stored in such a manner or in any area that obstructs the safe, free-flow of moving vehicular traffic or obstructs the movements of other vehicles or pedestrians into or out of parking spaces anywhere on the Property, including the Common Areas, Public Streets, Private Roads, Private Streets, or Common Driveways.

Appendix H – Parking Policy Resolution

6. No vehicle shall be parked in violation of any posted sign.
7. All vehicles shall be parked wholly within space lines, as applicable.
8. No vehicle shall be parked on any grassy or landscaped area.
9. No vehicle shall be parked on or across any area, including public sidewalks, or ingress and egress areas so as to obstruct use and access.
10. Vehicles may not be parked, placed, kept or stored near a mailbox in a manner that impedes the access of a USPS postal carrier.
11. Motorized vehicles, other than Proprietary owned and operated vehicles, are not permitted on trails and Common Areas within the Association.
12. Common Driveways, (shared easements, including alleys) shall be used exclusively for the ingress and egress to and from the Affected Lots and for the construction and maintenance of utilities for the Lots subject to the easements. Owners of any Lot (as well as the Owner's household members, tenants, guests and agents) are prohibited from any act that would in any manner affect or jeopardize the free and continuous use and enjoyment of any other Owner of an affected Lot in and to the Common Driveway. Unless specifically authorized by the Association in writing, there shall be no parking within Common Driveways at any time except for delivery and/or emergency vehicles. Parking on any portion of a Lot in such a manner that impedes access through Common Driveways, or services to homes on Common Driveways is prohibited.

All residents and visitors shall observe and abide by these Parking Regulations and those of State and Loudoun County authorities. Vehicles parked in violation of any such regulations may be towed at the owner's sole risk and expense.

The Board of Directors may from time to time, as circumstances dictate, designate certain Private Streets and Roadways as Snow Emergency Routes and temporarily prohibit parking thereon.

The Board of Directors may, from time to time, temporarily restrict parking on certain Private Streets and Roadways or at specific locations on such Streets and Roadways as needs arise and situations dictate.

II. Enforcement Procedures

1. The Association shall have the authority, but not the obligation, to issue a warning notice to vehicles which are in violation of this parking policy. The notice if any, shall be affixed to the driver side window of the vehicle.
2. Vehicles which are in violation of this resolution are subject to being towed at the owner's risk and expense, seventy-two (72) hours from the time of any tagging.
3. Any vehicle previously posted for a violation of any of these regulations within any twelve (12) month period shall be subject to towing without notice for a repetition of said violation.

Appendix H – Parking Policy Resolution

4. In the event that any parking violation is corrected, a notice will be mailed to that vehicle owner, if known, notifying them of the recorded violation and automatic enforcement listed in subparagraph 3., set forth immediately above.
5. With regard to Common Driveways the Association may enforce this Resolution in accordance with Article 12 of the Declaration. Such enforcement may include initiation of action under Regulatory Resolution R2001-1.; Rule Violations: Complaint and Due Process Procedures.
6. With regard to Reserved Common Area (Assigned parking spaces), section 3.8 of the Declaration authorizes the Board of Directors to grant revocable licenses in the Common Area by designating portions of the Common Area as Reserved Common Area. Where individual owners have been given the exclusive right to use a particular parking space or spaces no other resident or a guest of a resident may use that particular parking space. Violators are subject to having their vehicle immediately towed at the sole expense and liability of the owner or owners of the offending vehicle.

III. Required Signage Concerning Towing

At appropriate and prominent locations throughout the Property, the Association shall post signs that comply with the requirements of State Law and any applicable Loudoun County Code concerning the towing of vehicles.

IV. Records

Proprietary Staff shall keep copies of all Violation Notices issued and any other information concerning vehicle violations in the Lot Owner's file (if known) or in a separate file on vehicle violations.

V. Other Remedies

This Resolution shall not prevent the Association from exercising any other remedies authorized or available under the Act, the Governing Documents, or by law, and shall not constitute an election of remedies.

VI. Association Not Responsible

The Association is not responsible or liable for any vehicles or other personal property parked, located, stored, kept or placed on the Common Areas or Lots within the Association. Neither, shall anything in this resolution be construed to hold or make the Association or its Board of Directors, any Officer, or employee responsible for damages to or loss of any vehicle or other personal property while parked, located, kept, placed or stored on the Common Area or any Lot within the Association.

Appendix I – Common Area Conservation Standards

SOUTH RIDING PROPRIETARY POLICY RESOLUTION #2018-1

Maintenance Standards for Conservation, Preservation, Save and Naturalized Areas for the Common Areas and lots South Riding – Living in Harmony with Nature

WHEREAS, Article 4, Section 1 (4) of the Bylaws for South Riding Proprietary (“Association”) empowers the Board of Directors (“Board”) to adopt and amend reasonable rules and regulations not inconsistent with the Association Documents; and

WHEREAS, Section 55-515 of the Virginia Property Owners’ Association Act, Code of Virginia (1950, as amended) (“POAA”) requires that all lot owners (hereinafter, “Lot Owner” or “Member”) and their tenants, guests and invitees comply with the Association Declaration and all provisions of the POAA;

WHEREAS, Article 3, Section (2) of the Articles of Incorporation states that one of the purposes for which the Association is organized is to establish and administer the landscaping standards governing the Property; and

WHEREAS, Article 8, Section 2(k) of the Declaration empowers the Board to adopt Rules and Regulations for cutting of trees to allow for selective clearing or cutting; and

WHEREAS, Article 3, Section 9(a) of the Declaration grants community facilities easements for the upkeep of landscaping, including without limitation plants, turf and trees; and

WHEREAS, Article 7, Section 1 of the Declaration authorizes the responsibility of management and common area upkeep, including grass cutting, landscaping and lawn maintenance to the Association; and

WHEREAS, for the benefit and protection of all owners, the Board deems it desirable to adopt a policy resolution to define maintenance standards for common area conservation, preservation, save and naturalized areas;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors, on behalf of the Association hereby adopts the following rules and guidelines governing maintenance standards for common area conservation, preservation, save and naturalized areas as follows:

I. **SCOPE** - These Standards address the maintenance and protection of preservation and conservation areas, wetlands and naturalized areas of South Riding, whether located on lots or on common areas. In either instance, the preserved and naturalized areas are important resources to South Riding and do much to enhance the quality of life here.

II. **DEFINITIONS**

Hedgerows - Rows of cedars or other trees, either left by nature or installed, which are located on lots, common areas, between sections of homes or along borders of the community or at other locations.

Naturalized Area - Common Area - An area where clearing or downing of trees (unless they are hazardous to persons or property); pruning or grubbing of undergrowth is not permitted without the written approval of the Proprietary. This naturalized area would typically be a common area parcel which abuts lots, but does not divide sections of homes. SRP may install trails in naturalized areas, in such cases minimal clearing and cleaning may be required to prevent a hazard to persons or property.

Appendix I – Common Area Conservation Standards

Naturalized Area - Lots - In the instance where a naturalized area is located on lot, the downing of dead trees, cleaning of underbrush for maintenance, and pruning may be permitted or even required. This situation would typically be limited to areas where the naturalized area is in a high visibility area of the lot, or when dead trees are hazardous to persons or property. [For example, lots with naturalized areas which are located on the front or side of the lot along a street.]

Ponds - All bodies of water located in South Riding which are either storm water management ponds or natural ponds. Ponds will be maintained with a buffer of at least three to four feet of grasses and plantings around the perimeter to filter out nutrients and pollutants, and to deter the growth of a geese population.

Street Trees - The trees which are planted in the strip of grass located between a sidewalk and curb are part of a comprehensive street tree program, planned by the Developer, approved by Loudoun County and implemented by either the Builder or Developer, depending upon specific Sections.

Turf and Meadow Area - All parcels of common ground owned by the South Riding Proprietary which are not forested or otherwise planted. These areas fall into three categories:

- High Visibility Areas would be located at entrances to the community, to community facilities or to neighborhoods; along major roadways; in formal park settings; along curb strips. These areas would typically be mowed about weekly and would receive regular fertilization, herbicide and pesticide treatments.
- Buffer or Transition Areas would typically be located be a distance beyond a High Maintenance Area; or in an area between a High Visibility Area and a Naturalized or 2 Wetland Area. These areas would be mowed approximately bi-monthly and would not typically receive any turf treatments. Wildflowers or tree seedlings may be added to these areas to encourage natural reforestation or revegetation. When adjacent to wetlands or ponds, these buffers act as a filtration system, preventing nutrients, pesticides, herbicides and pollutants from flowing into ponds or wetlands.
- Meadows would typically be larger parcels of open space which are not forested. They may be located adjacent to lots. These areas would be mowed annually in the late Fall and would not receive turf treatments.

Tree Preservation, Conservation or Save Areas - The area may be designated on a Record Plat and/or Site Plan and may be part of a lot or more typically, would be part of the common area. Typically, these areas would remain undisturbed.

Wetlands - These are natural areas, sometimes certified as actual wetlands; but may also be stream valley areas. Wetlands would typically be surrounded by buffer areas to prevent nutrients and surface pollutants from flowing into waterways.

III. MAINTENANCE STANDARDS

Under no circumstances will dumping of any materials including grass clippings, yard debris, excess mulch, weedings, prunings, etc. be permitted on any common areas. The storage or placement of personal items including woodpiles, play equipment, etc., or making personal use of any common area is not permitted. If any resident is found to be dumping or making personal use of the common areas, the cost of removal will be at the owner's expense; and the owner may be subject to a further additional charge as a penalty.

1. *Common Areas - Dividing Sections of Homes*

Tree Preservation, Conservation, or Save Areas and Hedgerows - Dividing Sections of Homes: South Riding believes these areas should be left in a condition which is natural and generally untouched except for the following:

- Dead trees should be downed if they present a hazard to persons or property, but the trunks and stumps will not be removed as they enhance nesting places for wildlife.

Appendix I – Common Area Conservation Standards

- Dead limbs should be pruned off larger trees in accordance with the standards of good tree maintenance, if they present a hazard to persons or property.
- Creeping vines, poison ivy, weeds, etc. should be minimized.

- Wood chips may be installed as a base.

- Trash and debris regularly removed.

- Absolutely no dumping of yard debris including grass clippings will be permitted.

- Absolutely no storage of personal items including wood piles, play equipment, etc. will be permitted.

Turf Areas Dividing Sections of Homes: These grass areas will typically be considered High Visibility Areas and will be mowed regularly and will receive turf treatments.

2. **Common Areas Abutting Homes - Not Dividing Sections of Homes** - Open space parcels which abut homes, but which do not divide sections of homes, and which are not located in High Visibility Areas; should be left in a more naturalized condition. These areas may be considered Buffer or Transition Areas or Meadows, depending upon their size and location. These areas are considered very important to the balance needed to maintain habitat for native birds, insects and small animals. They are an important natural resource for South Riding and should be used for the enjoyment of residents and as a teaching resource. These naturalized areas will be designated by the Developer or the Proprietary. These areas may be seeded with turf grasses, sown with wildflowers, or planted with berry plants or other seedlings. As a minimum the areas shall be:
 - Kept free of trash, debris and stumbling rocks.
 - Kept free of yard debris and personal items.
 - Mowed approximately bi-monthly [Buffers and Transition Areas].
 - Mowed once or twice per year [Meadows]. Note: Wildflower meadow areas would typically be mowed once per year in the late Fall.
 - Trails [mulch or impervious surface] may be installed in the meadows as a teaching and walking resource.
3. **Ponds** - South Riding has several ponds on the Common Area: some of which are manmade storm water retention facilities and other which are natural. Shoreline vegetation will be planted around the perimeters and will typically not be mowed. The vegetation may include grasses, cat tails, water irises and other plants and trees. Such vegetation acts as a filter preventing nutrients and surface pollutants from flowing into the waterways. Pond maintenance will include:
 - Keeping ponds free of trash and debris
 - Treating for algae, as needed
 - Routine maintenance of any fountains and aerators
 - Clearing adjacent trails of geese or other animal waste
4. **Wetlands** - These areas are designated by signage recognizing the areas as wetland areas. They are a meaningful resource for South Riding in terms of the balance of nature and land. These areas are also controlled by Federal regulations and depending upon the type of wetland, activity within it may be strictly

Appendix I – Common Area Conservation Standards

limited. In general no trails or other amenities may be installed within a 4 wetland, and no clearing or grubbing of any kind may be conducted. At a minimum the areas shall be kept:

- Free of debris and trash.
5. ***Preservation, Conservation or Save Areas Located on Lots*** - These areas may appear more park-like, permitting with well cared for plantings and mulch floors. It is not intended that these areas should become overgrown with vines and undergrowth. If such an area is in a high visibility location on a Lot [front or side of the Lot or along a street], the Lot owner will be required to keep the areas:
- Free of trash and debris
 - Free of dead trees which are larger than 6" in diameter measured 24" above the ground. Trunks may be cut up into firewood, but firewood shall be stored behind the house, out of view. Stumps are not required to be removed.
 - Undergrowth should be kept clean and minimized.
 - The installation of native plant material as an understory is encouraged to promote native insects and birds.
6. ***Street Trees*** - The South Riding Proprietary, through its assessments, will fund the Spring cleanup of tree beds and the mulching of trees located in the grassy strip between the sidewalk and curb. The Proprietary will also fund the maintenance pruning and insecticide spraying of all street trees, and continuous weeding of the mulch rings. After consultation with our arborist and when feasible, South Riding will replace diseased trees. We will select species that are deep rooted and we will make every effort to select a diversity of species. Trees that are encroaching on each other or causing damage sidewalks may not always be replaced. If there has been no rain for five consecutive days, residents are requested to place a hose on top of the mulch ring (not inserted into the fertilization tube) and let it run at a medium rate for between twenty to thirty minutes. This amount of water should be adequate for the tree. Residents should water no more frequently and should not treat the trees with any chemicals.
7. ***Grassy Strip between the Sidewalk and Curb in Single Family Home Neighborhoods*** - The maintenance of the wide strip of grass located between the sidewalk and curb in single family home neighborhoods is the responsibility of the adjacent homeowner. Residents are expected to regularly mow the grass, edge both sides of the sidewalk and the curb, and fertilize the turf. Grass height in the heat of summer months should be no less than 3 inches so that it does not burn out. For information on fertilizer suggestions, etc. please contact the Town Hall at 703-327-4390.

Appendix J – Miller and Smith

<i>Street Name</i>	<i>House Numbers</i>	<i>Section</i>
Cedar Hedge Street	42786-42840	52
Demerrit Street	43093-43103 (odd)	4A
Donegal Drive	25542-25557	50
Elk Lick Road	25460-25474	4A
Eustis Street	43060-43068 (even)	4A
Flynn Lane	25477-25493	4A
Freda Lane	25476-25492	4A
Gover Drive	25483-25499	4A

<i>Street Name</i>	<i>House Numbers</i>	<i>Section</i>
Hyland Hills Street	43500-43514	21
Lands End Drive	26061-26097	21
Mink Meadows Street	43522-43579	42
Murrey Drive	26025-26039	21
Nimbleton Square	26127-26155	42
Priesters Pond Drive	26020-26034	21
Stadler Lane	42741-42769	50

Appendix K – Village Series Homes Fencing

House Number	Street Address	Section	House Number	Street Address	Section
42608	Anabell Lane	61	42769	Center Street	57
42612	Anabell Lane	61	42773	Center Street	57
42616	Anabell Lane	61	42777	Center Street	57
42620	Anabell Lane	61	42895	Center Street	46
43046	Barons Street	71	42899	Center Street	46
43050	Barons Street	71	42903	Center Street	46
43054	Barons Street	71	42907	Center Street	46
43058	Barons Street	71	42911	Center Street	46
43062	Barons Street	71	25432	Crossfield Drive	46
43066	Barons Street	71	25436	Crossfield Drive	46
43070	Barons Street	71	25440	Crossfield Drive	46
43074	Barons Street	71	25444	Crossfield Drive	46
43078	Barons Street	71	25448	Crossfield Drive	46
43082	Barons Street	71	25452	Crossfield Drive	46
43086	Barons Street	71	25456	Crossfield Drive	46
43090	Barons Street	71	25460	Crossfield Drive	46
43094	Barons Street	71	25464	Crossfield Drive	46
43098	Barons Street	71	25468	Crossfield Drive	46
43102	Barons Street	71	25472	Crossfield Drive	46
43106	Barons Street	71	25476	Crossfield Drive	46
43110	Barons Street	71	25480	Crossfield Drive	46
25437	Beresford Drive	46	25896	Donovan Drive	71
25441	Beresford Drive	46	25900	Donovan Drive	71
25445	Beresford Drive	46	25904	Donovan Drive	71
25449	Beresford Drive	46	25908	Donovan Drive	71
25453	Beresford Drive	46	25912	Donovan Drive	71
25457	Beresford Drive	46	43049	Edgewater Street	71
25461	Beresford Drive	46	43053	Edgewater Street	71
25465	Beresford Drive	46	43057	Edgewater Street	71
25469	Beresford Drive	46	43061	Edgewater Street	71
25475	Beresford Drive	46	43065	Edgewater Street	71
25477	Beresford Drive	46	43069	Edgewater Street	71
25481	Beresford Drive	46	43073	Edgewater Street	71
42689	Center Street	61	43077	Edgewater Street	71
42693	Center Street	61	43081	Edgewater Street	71
42697	Center Street	61	43085	Edgewater Street	71
42701	Center Street	61	43089	Edgewater Street	71
42705	Center Street	61	43093	Edgewater Street	71
42709	Center Street	61	43097	Edgewater Street	71
42713	Center Street	61	43101	Edgewater Street	71
42717	Center Street	61	43105	Edgewater Street	71
42721	Center Street	61	43109	Edgewater Street	71
42725	Center Street	57	43113	Edgewater Street	71
42729	Center Street	57	42743	Freedom Street	53
42733	Center Street	57	42747	Freedom Street	53
42737	Center Street	57	42751	Freedom Street	53
42741	Center Street	57	42755	Freedom Street	53
42745	Center Street	57	42759	Freedom Street	53
42749	Center Street	57	42763	Freedom Street	53
42753	Center Street	57	42767	Freedom Street	53
42757	Center Street	57	42771	Freedom Street	53
42761	Center Street	57	42775	Freedom Street	53
42765	Center Street	57	42783	Freedom Street	53

Appendix K – Village Series Homes Fencing

House Number	Street Address	Section	House Number	Street Address	Section
42787	Freedom Street	53	42448	Mandolin Street	78
42791	Freedom Street	53	42452	Mandolin Street	78
42795	Freedom Street	53	42456	Mandolin Street	78
42799	Freedom Street	53	42460	Mandolin Street	78
42803	Freedom Street	53	42464	Mandolin Street	78
42807	Freedom Street	53	42472	Mandolin Street	78
42811	Freedom Street	53	42476	Mandolin Street	78
42815	Freedom Street	53	42480	Mandolin Street	78
42819	Freedom Street	53	42484	Mandolin Street	78
42823	Freedom Street	53	42488	Mandolin Street	78
42827	Freedom Street	53	42492	Mandolin Street	78
42831	Freedom Street	53	42558	Nations Street	78
42835	Freedom Street	53	42562	Nations Street	78
42839	Freedom Street	53	42566	Nations Street	78
42606	Harris Street	61	42570	Nations Street	78
42610	Harris Street	61	42574	Nations Street	78
42614	Harris Street	61	42578	Nations Street	78
42618	Harris Street	61	42582	Nations Street	78
42626	Harris Street	61	42586	Nations Street	78
42630	Harris Street	61	42590	Nations Street	78
42634	Harris Street	61	42598	Nations Street	78
42638	Harris Street	61	42602	Nations Street	78
42642	Harris Street	61	42606	Nations Street	78
42646	Harris Street	61	42610	Nations Street	78
42650	Harris Street	61	42614	Nations Street	78
42654	Harris Street	61	42618	Nations Street	78
42658	Harris Street	61	42622	Nations Street	78
25933	Hartwood Drive	28	42626	Nations Street	78
25937	Hartwood Drive	28	42555	Pelican Drive	78
25941	Hartwood Drive	28	42559	Pelican Drive	78
25945	Hartwood Drive	28	42567	Pelican Drive	78
25949	Hartwood Drive	28	42571	Pelican Drive	78
25953	Hartwood Drive	28	42575	Pelican Drive	78
25961	Hartwood Drive	28	42579	Pelican Drive	78
25965	Hartwood Drive	28	42583	Pelican Drive	78
25969	Hartwood Drive	28	42587	Pelican Drive	78
25973	Hartwood Drive	28	42595	Pelican Drive	78
25977	Hartwood Drive	28	42599	Pelican Drive	78
25981	Hartwood Drive	28	42603	Pelican Drive	78
25985	Hartwood Drive	28	42607	Pelican Drive	78
25993	Hartwood Drive	28	42611	Pelican Drive	78
25997	Hartwood Drive	28	42614	Pelican Drive	78
26001	Hartwood Drive	28	42615	Pelican Drive	78
26005	Hartwood Drive	28	25980	Pembroke Circle	28
26009	Hartwood Drive	28	25984	Pembroke Circle	28
26013	Hartwood Drive	28	25988	Pembroke Circle	28
26017	Hartwood Drive	28	25992	Pembroke Circle	28
26021	Hartwood Drive	28	26000	Pembroke Circle	28
26025	Hartwood Drive	28	26004	Pembroke Circle	28
26029	Hartwood Drive	28	26008	Pembroke Circle	28
26033	Hartwood Drive	28	26012	Pembroke Circle	28
26037	Hartwood Drive	28	26016	Pembroke Circle	28
42444	Mandolin Street	78	26024	Pembroke Circle	28

Appendix K – Village Series Homes Fencing

<i>House Number</i>	<i>Street Address</i>	<i>Section</i>
26028	Pembrooke Circle	28
26032	Pembrooke Circle	28
26036	Pembrooke Circle	28
26040	Pembrooke Circle	28
26044	Pembrooke Circle	28
25915	Talmont Drive	71

<i>House Number</i>	<i>Street Address</i>	<i>Section</i>
25919	Talmont Drive	71
25923	Talmont Drive	71
25927	Talmont Drive	71
25931	Talmont Drive	71

Appendix L – South Riding Station Villages

House Number	Street Name	Section	House Number	Street Name	Section
25253	DOOLITTLE LANE	89	42449	MANDOLIN STREET 84	
25257	DOOLITTLE LANE	89	42457	MANDOLIN STREET 84	
25261	DOOLITTLE LANE	89	42461	MANDOLIN STREET 84	
25265	DOOLITTLE LANE	89	42465	MANDOLIN STREET 84	
25269	DOOLITTLE LANE	89	42473	MANDOLIN STREET 84	
25273	DOOLITTLE LANE	89	42477	MANDOLIN STREET 84	
25277	DOOLITTLE LANE	89	42481	MANDOLIN STREET 84	
25281	DOOLITTLE LANE	89	42485	MANDOLIN STREET 84	
25285	DOOLITTLE LANE	89	42489	MANDOLIN STREET 84	
25289	DOOLITTLE LANE	89	42493	MANDOLIN STREET 84	
25237	EASTERWOOD LANE	84	42497	MANDOLIN STREET 84	
25241	EASTERWOOD LANE	84	42518	NEIGHBORLY LANE 83	
25245	EASTERWOOD LANE	84	42522	NEIGHBORLY LANE 83	
25249	EASTERWOOD LANE	84	42526	NEIGHBORLY LANE 83	
25253	EASTERWOOD LANE	84	42530	NEIGHBORLY LANE 83	
25240	EDENFIELD LANE	84	42534	NEIGHBORLY LANE 83	
25244	EDENFIELD LANE	84	42538	NEIGHBORLY LANE 83	
25245	EDENFIELD LANE	84	42542	NEIGHBORLY LANE 83	
25248	EDENFIELD LANE	84	42546	NEIGHBORLY LANE 83	
25249	EDENFIELD LANE	84	42550	NEIGHBORLY LANE 83	
25252	EDENFIELD LANE	84	42554	NEIGHBORLY LANE 83	
25134	JUSTICE DRIVE	86	42558	NEIGHBORLY LANE 83	
25138	JUSTICE DRIVE	86	42562	NEIGHBORLY LANE 83	
25142	JUSTICE DRIVE	86	42566	NEIGHBORLY LANE 83	
25146	JUSTICE DRIVE	86	42494	PELICAN DRIVE 84	
25150	JUSTICE DRIVE	86	42498	PELICAN DRIVE 84	
25154	JUSTICE DRIVE	86	42502	PELICAN DRIVE 84	
25155	JUSTICE DRIVE	86	42506	PELICAN DRIVE 84	
25158	JUSTICE DRIVE	86	42510	PELICAN DRIVE 84	
25159	JUSTICE DRIVE	86	42514	PELICAN DRIVE 84	
25162	JUSTICE DRIVE	86	42518	PELICAN DRIVE 84	
25163	JUSTICE DRIVE	86	42522	PELICAN DRIVE 84	
25167	JUSTICE DRIVE	86	25083	RIDING CENTER DRIVE 83	
25170	JUSTICE DRIVE	86	25087	RIDING CENTER DRIVE 83	
25171	JUSTICE DRIVE	86	25091	RIDING CENTER DRIVE 83	
25174	JUSTICE DRIVE	86	25095	RIDING CENTER DRIVE 83	
25175	JUSTICE DRIVE	86	25099	RIDING CENTER DRIVE 83	
25178	JUSTICE DRIVE	86	25103	RIDING CENTER DRIVE 83	
25179	JUSTICE DRIVE	86	25107	RIDING CENTER DRIVE 83	
25186	JUSTICE DRIVE	86	25111	RIDING CENTER DRIVE 83	
25190	JUSTICE DRIVE	86	25115	RIDING CENTER DRIVE 83	
25194	JUSTICE DRIVE	86	25119	RIDING CENTER DRIVE 83	
25198	JUSTICE DRIVE	86	25123	RIDING CENTER DRIVE 83	
25202	JUSTICE DRIVE	86	25127	RIDING CENTER DRIVE 83	
25206	JUSTICE DRIVE	86	25131	RIDING CENTER DRIVE 83	
25210	JUSTICE DRIVE	86	25152	RIDING CENTER DRIVE 84	
25214	JUSTICE DRIVE	86	25156	RIDING CENTER DRIVE 84	
25218	JUSTICE DRIVE	86	25160	RIDING CENTER DRIVE 84	
25222	JUSTICE DRIVE	86	25161	RIDING CENTER DRIVE 84	
25226	JUSTICE DRIVE	86	25164	RIDING CENTER DRIVE 84	
25230	JUSTICE DRIVE	86	25165	RIDING CENTER DRIVE 84	
25234	JUSTICE DRIVE	86	25168	RIDING CENTER DRIVE 84	
42445	MANDOLIN STREET	84	25169	RIDING CENTER DRIVE 86	

Appendix L – South Riding Station Villages

<i>House Number</i>	<i>Street Name</i>	<i>Section</i>
25172	RIDING CENTER DRIVE	84
25173	RIDING CENTER DRIVE	86
25176	RIDING CENTER DRIVE	84
25177	RIDING CENTER DRIVE	86
25181	RIDING CENTER DRIVE	86
25184	RIDING CENTER DRIVE	84
25185	RIDING CENTER DRIVE	86
25188	RIDING CENTER DRIVE	84
25189	RIDING CENTER DRIVE	86
25193	RIDING CENTER DRIVE	86
25197	RIDING CENTER DRIVE	86
25201	RIDING CENTER DRIVE	86
25205	RIDING CENTER DRIVE	86
25213	RIDING CENTER DRIVE	86
25217	RIDING CENTER DRIVE	86
25221	RIDING CENTER DRIVE	86
25225	RIDING CENTER DRIVE	86
25229	RIDING CENTER DRIVE	86
25233	RIDING CENTER DRIVE	86
25237	RIDING CENTER DRIVE	86

<i>House Number</i>	<i>Street Name</i>	<i>Section</i>
25241	RIDING CENTER DRIVE	86
25245	RIDING CENTER DRIVE	86
25249	RIDING CENTER DRIVE	86
25253	RIDING CENTER DRIVE	86
25261	RIDING CENTER DRIVE	89
25265	RIDING CENTER DRIVE	89
25269	RIDING CENTER DRIVE	89
25273	RIDING CENTER DRIVE	89
25277	RIDING CENTER DRIVE	89
25281	RIDING CENTER DRIVE	89
25285	RIDING CENTER DRIVE	89
25289	RIDING CENTER DRIVE	89
25293	RIDING CENTER DRIVE	89
25202	ULYSSES STREET	84
25206	ULYSSES STREET	84
25210	ULYSSES STREET	84
25214	ULYSSES STREET	84
25218	ULYSSES STREET	84

Appendix M – Mailbox Post Reference List

<i>Street Name</i>	<i>House Numbers</i>	<i>Section(s)</i>	<i>Mailbox Post Material/Style</i>
Ahle Lane		25	wood
America Square		92	n/a
Anabell Lane		61	wood
Anderby Lane		24	wood
Anthem Terrace		92	n/a
Arthur Place		2	wood
Ashbury Drive		4B	n/a
Astell Street		4B	n/a
Aythorne Lane		24	wood
Bald Eagle Terrace		80	n/a
Barons Street	43046-43110 (Even)	71	wood
Barons Street	43075-43107 (Odd)	73	wood
Beachall Street		4B	n/a
Bennett Street		49	n/a
Beresford Drive	25437-25481 (TH)	47	n/a
Beresford Drive	25489-25537 (DD)	46	wood
Bessemer Lane		25	wood
Biddle Lane		29	wood
Bradshaw Drive		64	white vinyl with paper holder
Brickell Drive		3C	n/a
Bryson Drive		4B	n/a
Burke Dale Street	43289	7	wood
Burke Dale Street	43288-43312	8	wood
Burke Dale Street	43316-43396	9	wood
Burke Dale Street	43313 and 43317	10	wood
Buser Court		1-WR	wood
Camden Lane		23	wood
Capital Terrace		92	n/a
Carberry Drive		3C	n/a
Carrington Drive		62	white vinyl with paper holder
Cedar Hedge Street		52	n/a
Center Street	42895-42911	46	wood
Center Street	42725-42777	57	wood
Center Street	42740, 44, 56, 64	60	white vinyl with paper holder
Center Street	42689-42721	61	wood
Center Street	43171-43501	1B2	n/a
Center Street	43111-43119	4A	n/a
Center Street	42981-43016	4B	n/a
Chambers Drive		63	wood
Chase Street		1A	wood
Chicama Drive		1C	wood
Chilmark Drive		2C	wood
Chiswick Terrace		3C	n/a
Chorley Wood Street		9	wood
Chorley Wood Street		10	wood
Chorley Wood Street		11	wood
Colonists Terrace		92	n/a
Corcoran Lane		4A	wood
Creek Run Terrace		70	wood
Creekmore Terrace		93	n/a
Crossfield Drive		46	wood
Crossfield Drive		47	n/a
Crossfield Drive		76	wood

Appendix M – Mailbox Post Reference List

<i>Street Name</i>	<i>House Numbers</i>	<i>Section(s)</i>	<i>Mailbox Post Material/Style</i>
Cunard Alley		4A	wood
Dabner Drive		48	wood
Dabner Drive		57	wood
Dapper Court		2	wood
Darkwoods Street		1A	wood
Demeritt Street	42990-43041	3C	n/a
Demeritt Street	43088-43112 (Even)	4A	wood
Dempsey Lane		23	wood
Donegal Drive		50	n/a
Donegal Drive		65	white vinyl
Donegal Drive		66	wood
Donovan Drive	25896-25912 (Even)	71	wood
Donovan Drive	25885-25913 (Odd)	72	wood
Donovan Drive	25925-26017 (Odd)	72	wood
Donovan Drive	25960-25972 (Even)	72	white vinyl with paper holder
Donovan Drive		73	wood
Dressmaker Lane		8	wood
Dunvegan Square		1-A6	n/a
Easterwood Lane	42925-43001	84	white vinyl
Edenfield Lane	43049-43113	84	white vinyl
Edgartown Street	43388-43421	1A	wood
Edgewater Street		1-WR	n/a
Edgewater Street		71	wood
Edgewater Street		11	wood
Eisenhower Drive		87	white vinyl
Elk Lick Road		4A	n/a
Esther Court		Dean	wood
Equality Street		89	white vinyl
Eustis Street	43001-43021	3B	n/a
Eustis Street	43045-43073	4A	wood
Evans Square		3A4	n/a
Evian Lane		22	n/a
Exart Terrace		3C	n/a
Fair Ponds Lane		73	white vinyl with paper holder
Fairbanks Place		77	white vinyl with paper holder
Farm Neck Court		1C	wood
Fieldsman Lane		23	wood
Finders Lane		73	wood
Firefly Lane		30	wood
First Frost Way		1-WR	wood
Flemming Drive		3	wood
Flintonbridge Drive	25792-25836	23	wood
Flintonbridge Drive	25848-25872	25	wood
Flintonbridge Drive	25892-25909	26	wood
Flintonbridge Drive	25917-25941	27	wood
Flintonbridge Drive	25957-25977	33	wood
Flintonbridge Drive	26072-26128	43	wood
Flyaway Court		Dean 2	wood
Flynn Lane		4A	n/a
Fortitude Terrace		88	n/a
Francis Square		3A2	n/a
Freda Lane		4A	n/a
Freedom Street	42743-42839	53	wood

Appendix M – Mailbox Post Reference List

<i>Street Name</i>	<i>House Numbers</i>	<i>Section(s)</i>	<i>Mailbox Post Material/Style</i>
Freedom Street	42635-42731	54	wood
Freedom Street	42626 and 42627	2	wood
Fretton Square		3A4	n/a
Friendship Street		89	white vinyl
Gabriel Square		22	n/a
Gallitzin Lane		30	wood
Gelding Square		76	n/a
Gideon Lane		65	white vinyl
Gimbel Drive		63	wood
Glasgow Drive	25971-25991 (Odd)	11	wood
Glasgow Drive	25990-26002 (Even)	12	wood
Glasgow Drive	26014-26071	13	wood
Glasgow Drive	26079-26103	14	wood
Glasgow Drive	26107-26135	15	wood
Glasgow Drive	26139-26175	16	wood
Golf View Drive	43200-43260	2D	wood
Golf View Drive	43100-43108	3A3	n/a
Golf View Drive	43035-43071	3A4	n/a
Golf View Drive	43081-43087	3A5	n/a
Golf View Drive	42953-43031	3B	n/a
Golf View Drive	42936-42944	3C	n/a
Golf View Drive	42840-42921	4B	n/a
Gover Drive	25526-25540	3A2	n/a
Gover Drive	25483-25499	4A	n/a
Gunnery Square		82	n/a
Gwynneth Square		3A5	n/a
Hagen Court		13	wood
Hallmark Street		73	wood
Harris Street	42606-42658 (Even)	61	wood
Harris Street	42607-42655 (Odd)	63	wood
Hartwood Drive	25936-25948 (Even)	26	wood
Hartwood Drive	25933-26037 (Odd)	28	wood
Hartwood Drive	25964-25980 (Even)	29	wood
Heathfield Circle		4A	wood
Herring Creek Drive	25320-25442	1B1	n/a
Herring Creek Drive	25300-25316	1C	wood
Hetrick Lane		26	wood
Heyer Square		3A3	n/a
Holly Tree Lane		72	white vinyl with paper holder
Holtby Square		3A5	n/a
Homefront Terrace		82	n/a
Howerton Drive		65	white vinyl
Hubbard Square		22	n/a
Huddleston Lane		13	wood
Hussar Terrace		3B	n/a
Hyland Hills Street	43500-43514	21	n/a
Hyland Hills Street	43376-43400	12	wood
Hyland Hills Street	43534-43555	27	wood
Indian Hill Circle		1B1	n/a
Interval Street	43442-43459	18	n/a
Interval Street	43485-43509	20	n/a
Intrepid Street		29	wood
Iverson Drive	26008-26061	26	wood

Appendix M – Mailbox Post Reference List

<i>Street Name</i>	<i>House Numbers</i>	<i>Section(s)</i>	<i>Mailbox Post Material/Style</i>
Iverson Drive	26085-26101	29	wood
Iverson Drive	26117-26185	32	wood
Ivory Lane		77	wood
Jenny Lane		77	white vinyl
Jolly Lane		77	white vinyl with paper holder
Jonquil Lane		65	white vinyl
Jubilee Street	43444-43461	18	n/a
Jubilee Street	43500-43525	20	n/a
Justice Drive	25021-25039	82	n/a
Justice Drive	25134-25234	86	white vinyl
Justice Drive	25251-25367	89	white vinyl
Kaiser Place		67	wood
Katama Square		1B2	n/a
Katling Square	43438-43443	17	wood
Katling Square	43446-43470	18	n/a
Kelly Terrace		1B2	n/a
Kenai Court		44	wood
Kenmore Lane		31	wood
Kennebec Drive		1A	wood
Kennywood Square		35	n/a
Kettle Lane		60	white vinyl with paper holder
Kimberly Rose Drive		1-WR	wood
Kiplington Square		20	n/a
Kirby Lane		72	wood
Kirkwood Square	25802-25844	68	n/a
Kirkwood Square	25855-25937	69	n/a
Krebs Lane		27	wood
Laidlow Street	43441 and 43445	17	wood
Laidlow Street	43444, 43446-43465	19	n/a
Laidlow Street	43511-43535	20	n/a
Lambert Lane		32	wood
Lands End Drive	26100-26151	19	n/a
Lands End Drive	26061-26097	21	n/a
Lands End Drive	26164-26229	39	wood
Larks Terrace		80	n/a
Latrobe Street		58	n/a
Leaflet Lane		62	white vinyl with paper holder
Lemon Tree Place		2	wood
Lennox Court		3	wood
Leonard Drive		67	wood
Lewiston Drive		77	white vinyl with paper holder
Leyland Lane		23	n/a
Lighthouse Place	43232-43245	2B	wood
Lighthouse Place	43188-43229	2C	wood
Lilypad Lane		73	white vinyl with paper holder
Lochdon Lane		13	wood
Locket Lane		65	white vinyl
Locklear Terrace		76	n/a
Londontown Terrace		83	white vinyl
Longacre Drive	42510-42567	2	wood
Longacre Drive	42434-42506	3	wood
Longleaf Street		14	wood
Lyon Terrace		76	n/a

Appendix M – Mailbox Post Reference List

<i>Street Name</i>	<i>House Numbers</i>	<i>Section(s)</i>	<i>Mailbox Post Material/Style</i>
Magistrate Court		91	white vinyl
Mandeville Drive		67	wood
Mandolin Street	42501-42541	77	white vinyl with paper holder
Mandolin Street	42608-42616	62	white vinyl with paper holder
Mandolin Street	42444-42492 (Even)	78	wood
Mandolin Street	42445-42497 (Odd)	84	white vinyl
Maple Cross Street	43223-43235	2B	wood
Maple Cross Street	43174-43219	2C	wood
Maverick Lane		32	wood
McDeeds Lane		7	wood
McIntyre Square		59	n/a
McKinzie Lane		7	wood
Menemsha Lane		2B	wood
Middlecoff Lane		14	wood
Miltec Terrace		1-WR	n/a
Mimosa Tree Court		2	wood
Mink Meadows Street	43434-43490 (Even)	17	wood
Mink Meadows Street	43522-43579	42	wood
Mink Meadows Street	43591-43599	44	wood
Mink Meadows Street	43735-43779	25	wood
Mink Meadows Street	43658-43731	30	wood
Mink Meadows Street	43615-43655	31	wood
Mink Meadows Street	43483, 87, 91	38	wood
Mink Meadows Street	43435, 39, 43, 47, 51	40	wood
Mink Meadows Street	43417	15	wood
Morse Drive		1B1	n/a
Moshupe Way		1B1	n/a
Murrey Drive		21	n/a
Murrey Drive		38	wood
Nations Street	42642-42670	76	wood
Nations Street	42555-42627 (Odd)	77	wood
Nations Street	42558-42626 (Even)	78	wood
Natures Lane		23	wood
Neighborly Lane		83	white vinyl
Neptune Terrace		82	n/a
Nesbit Lane		33	wood
Nesting Square		76	n/a
Newcastle Drive	25455-25479	63	wood
Newcastle Drive	25494-25498	2	wood
Newcomer Terrace		76	n/a
Nicklaus Lane		14	wood
Nimbleton Square	26057-26121 (Odd)	34	n/a
Nimbleton Square	26054-26072 (Even)	35	n/a
Nimbleton Square	26127-26155	42	n/a
Norrington Square		69	n/a
Oberon Lane		40	wood
Obrien Square		36	n/a
Ocala Circle	26195-26227 (Odd)	43	wood
Ocala Circle	26190-26310 (Even)	44	wood
Olander Square		69	n/a
Oleary Lane		33	wood
Olive Tree Lane		72	white vinyl with paper holder
Omaha Terrace		82	n/a

Appendix M – Mailbox Post Reference List

<i>Street Name</i>	<i>House Numbers</i>	<i>Section(s)</i>	<i>Mailbox Post Material/Style</i>
Orson Street	43476-43485	38	wood
Orson Street	43436-43453	40	wood
Otis Lane		62	white vinyl with paper holder
Overlord Terrace		82	n/a
Overly Square		69	n/a
Owen Park Way		1B1	n/a
Oxen Lane		40	wood
Parish Street		18	n/a
Pelican Drive	42555-42638	78	wood
Pelican Drive	42494-42522	84	white vinyl
Pelican Drive	42467-42475	85	white vinyl
Pembrooke Circle		28	wood
Pilgrim Square		51	n/a
Pine Forest Drive		82	n/a
Pinebluff Drive	25864-25877	9	wood
Pinebluff Drive	25884-25897	10	wood
Planting Field Drive	25781-25928	7	wood
Planting Field Drive	25180-25292	1A	wood
Planting Field Drive	25403-45451	1C	wood
Plum Street		43	wood
Priesters Pond Drive	26020-26034	21	n/a
Priesters Pond Drive	25930-25964	22	n/a
Priesters Pond Drive	25843-25851	9	wood
Priesters Pond Drive	25863-25875	10	wood
Priesters Pond Drive	25815-25831	23	wood
Primanti Street	42367-43680 (Even)	29	wood
Primanti Street	43673-43681 (Odd)	32	wood
Quentin Street	43484-43493	38	wood
Quentin Street	43440-43461	41	wood
Quigley Lane		41	wood
Quilting Lane		75	white vinyl
Quinlan Street		73	white vinyl with paper holder
Quits Pond Court		2A	wood
Rachel Hill Drive	25920-25932	10	wood
Rachel Hill Drive	25937-25989	11	wood
Rachel Hill Drive	26001-26097	17	wood
Rachel Hill Drive	26234-26254	38	wood
Rachel Hill Drive	26229 and 26231	39	wood
Rachel Hill Drive	26101-26161	40	wood
Rachel Hill Drive	26165-26216	41	wood
Raffo Lane		9	wood
Randfield Lane		41	wood
Rickmansworth Lane		10	wood
Riding Center Drive	24989-25073	82	n/a
Riding Center Drive	25083-25131	83	white vinyl
Riding Center Drive	25152-25188	84	white vinyl
Riding Center Drive	25169-25253 (Odd)	86	white vinyl
Riding Center Drive	25261-25293	89	white vinyl
Ripleys Field Drive		1A	wood
Ritter Lane		15	wood
Rolling Rock Square		58	n/a
Roper Lane		9	wood
Rose Lane		12	wood

Appendix M – Mailbox Post Reference List

<i>Street Name</i>	<i>House Numbers</i>	<i>Section(s)</i>	<i>Mailbox Post Material/Style</i>
Royal Burkedale Street		15	wood
Sandman Terrace		76	n/a
Sarazen Drive	25906-25927	10	wood
Sarazen Drive	25930-25958	11	wood
Sarazen Drive	25967-25979	13	wood
Sarazen Drive	26050-26098	14	wood
Scarlet Square	43692-43751	36	n/a
Scarlet Square	43620-43685	37	n/a
Sealock Lane		31	wood
Shaler Street	42744-42807	49	n/a
Shaler Street	42809-42843 (Odd)	49	n/a
Shaler Street	42808-42842 (Even)	51	n/a
Shelbourne Square		68	n/a
Singleton Lane		9	wood
Skiff Lane		9	wood
Snead Lane		15	wood
Sorbonne Lane		38	wood
Springdale Drive	25980	25	wood
Springdale Drive	25996-26008	26	wood
Springdale Drive	26016-26041	27	wood
Springdale Drive	26056-26105	33	wood
Spurling Lane		10	wood
Spyder Place	42908-42949	1-WR	wood
Spyder Place	42960-42987	1-WR	n/a
Spyder Place	43011-43034 (Odd)	1-WR	wood
Spyder Place	43014-43038 (Even)	1-WR	n/a
St. Andrews Street		16	wood
Stadler Lane		50	n/a
Stinger Drive		Dean	wood
Stires Drive		77	white vinyl with paper holder
Stonewall Pond Street		1A	wood
Sylvia Lane		10	wood
Tabor House Lane		2B	wood
Tadman Lane		9	wood
Talamore Drive 26084-26104		15	wood
Talamore Drive 25980-26008 (Even)		11	wood
Talamore Drive	25993-26009 (Odd) & 26025-26080	12	wood
Talamore Drive	26108-26137	16	wood
Talent Street		77	white vinyl with paper holder
Talmont Drive	25915-25931	71	wood
Talmont Drive	25939-25967	73	wood
Tashmoo Lane		9	wood
Tippman Lane		1-WR	wood
Tisbury Court		2B	wood
Tremaine Terrace		70	wood
Tuthill Lane		2D	wood
Ulster Lane		38	wood
Ulysses Street	25202-25218	84	white vinyl
Ulysses Street	25150-25166	87	white vinyl
Unicorn Drive	42456-42489	77	wood
Unicorn Drive	42421-42453	85	white vinyl
Unicorn Drive	42393-42401	87	white vinyl
Upper Clubhouse Drive	25400-25464	1B1	n/a

Appendix M – Mailbox Post Reference List

<i>Street Name</i>	<i>House Numbers</i>	<i>Section(s)</i>	<i>Mailbox Post Material/Style</i>
Upper Clubhouse Drive	25470-25496	1B2	n/a
Upper Clubhouse Drive	25501-25544	2C	wood
Upper Clubhouse Drive	25560-25592	2D	wood
Valiant Drive	43088-43100	72	white vinyl with paper holder
Valiant Drive	43120-43133	74	white vinyl
Valiant Drive	43136-43292	75	white vinyl
Wembley Lane		44	wood
Wendell Street		74	white vinyl
Whippoorwill Terrace		80	n/a
Winter Lane		1A	wood

Trash, Garbage, Waste, Recycling, Refuse, Rubbish! “Every litter bit helps”

COLLECTION SCHEDULE: Trash – Monday and Thursday • Yard Waste – Monday • Recycling – Thursday *MUST BE CURBSIDE BY 7 a.m.



Here's your weather guarantee –
strong breezes and high winds Thursday when all the recycling is out for collection in South Riding.

Trash Collection

Mondays and Thursdays



Properly prepared trash includes the following:

- ◆ The container has not been placed at the curb any earlier than the evening before collection day.
- ◆ The trash is bagged and placed in a container so that if the can is knocked or blown over trash doesn't litter the street. Further, kitchen bags full of trash attract pests.

Trash Items NOT Collected

- | | |
|-----------------------------|--------------------------------|
| ◆ Rocks | ◆ Dead animals |
| ◆ Concrete | ◆ Brick |
| ◆ Dirt | ◆ Landscaping timbers |
| ◆ Mulch | ◆ Asbestos |
| ◆ Tires | ◆ Lead acid/wet cell batteries |
| ◆ Sod | ◆ Bio-hazardous material |
| ◆ Tree stumps | ◆ Needles |
| ◆ Motor oil | ◆ Medical waste |
| ◆ Combustibles | ◆ Paint |
| ◆ Toxic or hazardous wastes | |
| ◆ Flammable products | |

Household Paint

When wet, household paint is considered hazardous waste.

Wet paint cans in a trash truck lead to paint spills on our community streets and within the trash trucks. When spills occur, the trash contractor is required to pull their truck from the route for cleaning and maintenance which then delays collection service.

Properly prepare paint and paint cans for collection:

- ◆ Mix kitty litter, mulch or paint hardener (available at your local home improvement store) into your latex or water-based paints and wood stains. These items absorb and harden the paint or stain removing the “spill” factor.
- ◆ Place the cans of dry paint with the lids propped open at the curb for collection.

HOUSEHOLD HAZARDOUS WASTE

HHW as defined by the EPA is any waste produced in the home that is dangerous or potentially harmful to our health or the environment.

Loudoun County hosts several events each year for county residents to dispose of their HHW. Visit their website at www.Loudoun.gov for dates, times, locations and a list of collected items.

A few examples of accepted HHW items at these events are: gasoline, herbicides, pesticides and insecticides, paint thinner, ammonia and batteries.

Recycling Collection

Thursdays

Properly prepared recycling includes the following:

- ◆ The container has not been placed at the curb any earlier than the evening before collection day.
- ◆ Cardboard boxes are broken down and secured.
- ◆ The container is not overflowing and the lid is secure making it less susceptible to falling over and scattering debris.

Collected Recycling Items

Single stream recycling combines mixed paper, food/beverage plastic and glass bottles and tin cans, corrugated cardboard and fiberboard in one container.

The following items will be collected:

- ◆ Plastic bottles and containers #1–#7 (The general rule is the higher the number of plastic, the harder it is to recycle.)
- ◆ Tin and aluminum cans (food and beverage)
- ◆ Mixed paper (junk mail, newspapers, magazines, cereal boxes, flattened cardboard, cardstock, office paper)
- ◆ Books (hardbacks, paperbacks, textbooks, telephone)

Items NOT collected with Recycling

The following items will ONLY be collected with TRASH:

- | | |
|-----------------------------|--|
| ◆ Windows | ◆ Pie tins |
| ◆ Cups and drinking glasses | ◆ Scrap metal |
| ◆ Plates | ◆ Styrofoam containers |
| ◆ Cookware | ◆ Recyclable contaminated with food |
| ◆ Mirrors | ◆ Plastic film like grocery or dry cleaning bags |
| ◆ Light bulbs | ◆ Electronics |
| ◆ Broken glass | |
| ◆ Pots | |
| ◆ Pans | |
| ◆ Foil | |

Appendix N

Yard Waste Collection

Mondays

March 1st - December 24th



Yard waste is a result of regular yard maintenance and not debris as a result of a landscape renovation or project construction.

Tree stumps and limbs larger than 6 inches in diameter and 4 feet in length will **not** be collected.

Properly prepared yard waste includes the following:

- ◆ Brush, limbs and branches are cut into 4-foot lengths
- ◆ Items are bundled (arm full size) and bound with rope or twine
- ◆ Bundled items do NOT exceed 50 pounds
- ◆ Grass clippings and leaves are placed in a trash container labeled as yard waste or neatly bagged in biodegradable paper yard waste bags available at local home improvement and wholesale club stores

Special Pick-ups and Bulk Waste Items

You **MUST** contact the trash contractor to arrange pickup of special or bulk items at (703) 818-8222 or through their website at www.republicservices.com

Furniture, non-metal, non-commercial household items like sofas, chairs, tables, cribs, mattresses, bed frames, small appliances, shelves and grills (without the propane tank) are examples of bulk waste items.

- ◆ Generally, the trash contractor will collect bulk items no larger than 4 feet by 4 feet (2 cubic yards) with the household trash on the second pickup day of the week (Thursday)
- ◆ Containers or bundles weighing more than 50 pounds or longer than 4 feet in length require a special collection with additional billing to the individual homeowner. This will generally occur when you are moving, renovating or are involved with an eviction.

- ◆ Appliances (white goods/ferrous metal) collected with additional billing to the individual homeowner include:

- Washer/dryer
- Dishwasher
- Water heater
- Refrigerators*
- Freezers*
- Outside air conditioner units*

*ALL ITEMS CONTAINING FREON (CFC'S) MUST BE TAGGED WITH CERTIFICATION THAT IT IS FREON-FREE IN ORDER TO BE REMOVED.

Holiday Collection Schedule

There will be trash and recycling removal on all holidays except Thanksgiving, Christmas and New Year's Day. Collections will be made on the next regularly scheduled collection day should any of these holidays fall on a South Riding pickup day. Check the website at www.southriding.net or the Facebook page for holiday collection details.

Christmas Trees

Curbside collection and special collection dumpsters are available for Christmas tree recycling.

- ◆ Remove all the lights, ornaments and accessories first.
- ◆ Place the tree at the curb for collection on Mondays (only); or
- ◆ Take the tree to the parking lot behind Town Hall at 43055 Center Street and use the designated special collection dumpster.

Container Storage

The South Riding Declaration Article 8, Section 8.2 (h) states "...Trash containers shall not be permitted to remain in public view from the Common Area or another Lot except on days of trash collection."...

- ◆ Store the containers in your garage
- ◆ No garage...store them inside your fenced in backyard
- ◆ No garage or fenced in yard...tuck them against the back of your home
- ◆ Screen the containers with trees, tall bushes
- ◆ Purchase or build a trash enclosure...see the design standard for this on the website at www.southriding.net, select For Residents and then Exterior Modifications.

Need a New or Replacement Container

Email the trash contractor at southriding@republicservices.com to make your specific request. Be sure to provide them with your South Riding property address.

Electronics Recycling – South Riding Community Shred and Clean Up Day



This event is held each Spring in South Riding. The Events section of the website (southriding.net) will have information on the event as soon as details are available.

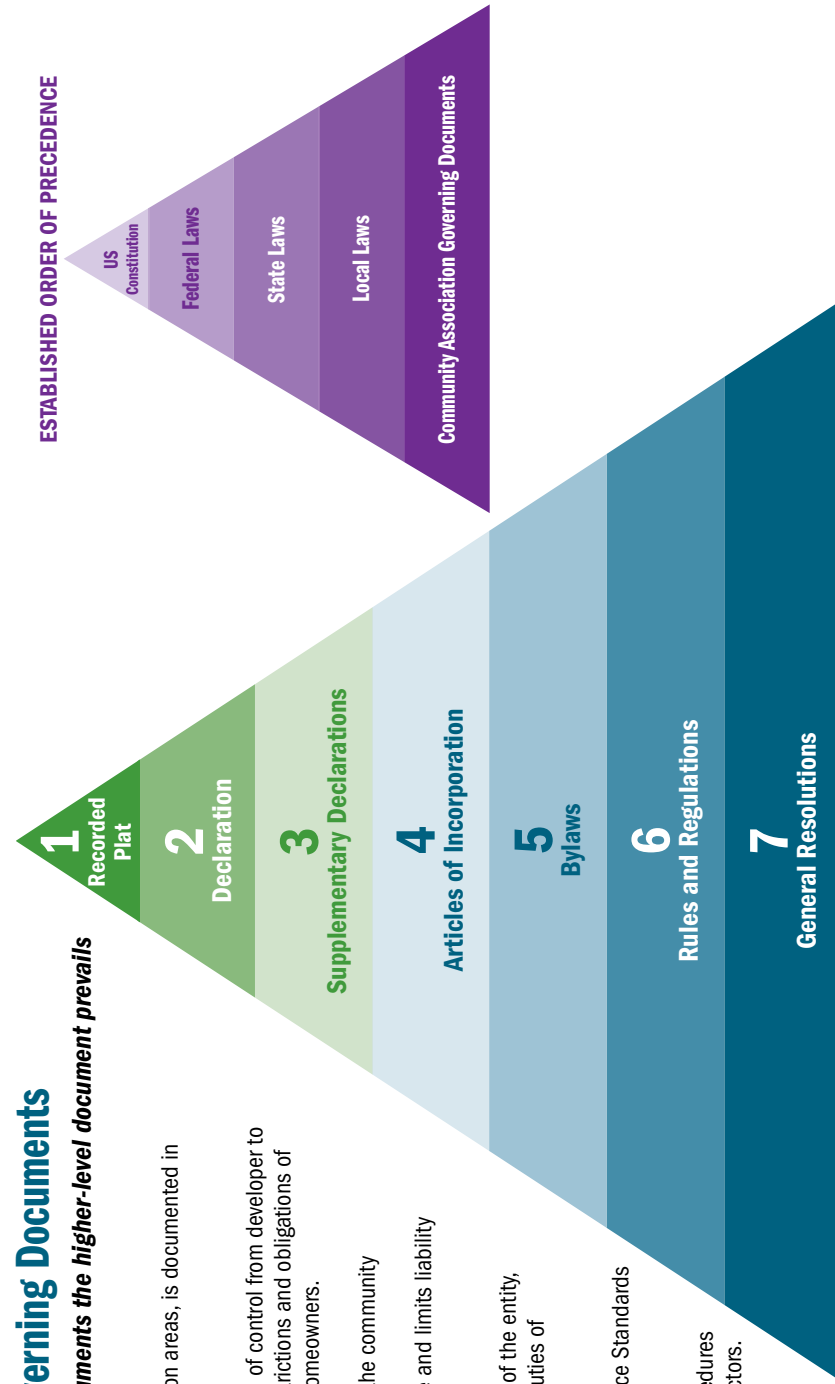
The full list of accepted electronics is on the website but includes:

- ◆ Cellphones and accessories
- ◆ Servers
- ◆ Monitors and TVs (additional fees may apply)
- ◆ Routers
- ◆ Paper shredders
- ◆ Power tools
- ◆ Radios
- ◆ Tablets
- ◆ Toner cartridges
- ◆ Video games

General Hierarchy of Governing Documents

In the event of conflict between documents the higher-level document prevails

- 1** Shows locations of units and common areas, is documented in the county recorder's office.
- 2** In addition to outlining the transition of control from developer to owners it establishes standards, restrictions and obligations of the Association and the individual homeowners.
- 3** Specific to different sections within the community
- 4** Brings the corporation into existence and limits liability of individual owners
- 5** Formal procedures for management of the entity, outlines member voting rights and duties of the board members.
- 6** South Riding Design and Maintenance Standards and Policy Resolutions
- 7** Formally adopted policies and procedures or other actions of the board of directors.



The above is not all inclusive, we hope the governing document hierarchy illustration helps our members better understand the authority and limitations of the governing documents of South Riding Proprietary.





A sepia-toned photograph of a stone wall with a central sign. The sign reads "SOUTH RIDING" in large, bold, serif capital letters, and "Welcome Home" in a smaller, italicized script font below it, flanked by horizontal lines. The wall is constructed of rough-hewn stones and has two square pillars on either side. Bare trees are visible in the background, and the foreground is a grassy field.

SOUTH RIDING

Welcome Home

