

Architecture Compliance Guidelines Dunlop Farms Association, Inc.

Mission

The mission of the Architecture Committee of the Dunlop Farms Association, Inc. is to promote a superior living environment of distinctive and diverse residences by balancing an aesthetic harmony between residences, while respecting the individual character of each home.

The Architecture Guidelines serve as a foundation to preserve, protect, and promote the overall property values of the community for the benefit of all members.

The Guidelines have been constructed to be as specific as possible – for the benefit of the member, the Dunlop Farms community, and the Architecture Committee members charged with applying the guidelines – while providing flexibility to accommodate individual tastes and preferences.

The Architecture Committee is committed to take into account the interests of all parties and make its decision fairly and objectively on what it believes to be in the best interests of the community.

Authority

The authority of the Architecture Committee to approve or disapprove property modifications and landscape plans is provided by the Declaration of Covenants, Conditions and Restrictions (CC&R), which legally encumbers every lot. The Architecture Committee is charged with the responsibility of carrying out its duties on behalf of all members for the benefit of the entire Dunlop Farms community.

Scope of the Committee

The scope of the Architecture Committee is threefold:

- 1) Review the application, plans, specifications, and if necessary, the materials and samples of a structural modification proposal in order to determine if the

proposal conforms in appearance to the standards and policies set forth in these Guidelines.

- 2) Review landscape plans in order to determine if the aesthetic appearance complements the existing structures of the property lot in terms of location and size of plantings and the choice of plant material.
- 3) Monitor the appearance of property lots in terms of compliance with the CC&R in order to enforce maintenance and upkeep standards and to enhance the curbside appeal with respect to nearby properties.

In the event the Architecture Committee fails to approve or disapprove such design or location within thirty (30) days after such plans and specifications have been submitted to it, approval will not be required and these Architecture Guidelines will deem to have been fully complied with.

Limitations of Responsibility

The Architecture Committee and the Dunlop Farms Association, Inc. do not assume responsibility for the structural adequacy or safety of the modification or improvement. The Architecture Committee and the Dunlop Farms Association, Inc. do not endorse any products and make no representation of endorsement or warranty for any product, change or structure. The property lot owner is solely responsible for the suitability of the chosen materials or products and for the compliance with any and all building codes, safety requirements, laws, regulations, or ordinances. The property lot owner is solely responsible for the performance or quality of work of any contractor.

External Structures

The minimum main floor area of each such structure, exclusive of open porches, car ports, and garages, shall be as follows:

- No single story dwelling shall be erected which has exterior dimensions, exclusive of open porches or garages, of less than one thousand six hundred (1,600) square feet.

- No one and one-half story dwelling shall be erected which has first floor dimensions, exclusive of open porches or garages, of less than one thousand two hundred (1,200) square feet.
- No two-story dwelling or multi-level dwelling shall be erected which has a total of less than two thousand (2,000) square feet, exclusive of open porches or garages.

Setback Lines. The building setback requirements for front and side streets for the City of Colonial Heights, Virginia shall be observed.

Completion of Construction. The exterior of all houses and other structures shall be completed within one year after construction of such houses shall have commenced, except where such completion is impossible or would result in hardship to the Owner or building due to strikes, fires, national emergency or natural calamities. Houses may not be occupied until the exterior thereof shall have been completed. During construction, the Owner of any Lot shall require the contractor to maintain such Lot in a clean and uncluttered condition.

No trailer, tent, shack, garage, barn or other outbuilding erected on any Lot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. Storage sheds, garages and other outbuildings must be of the same type and quality of construction as the dwelling on any Lot.

Exterior siding colors, which in the judgment of the Architecture Committee would be inharmonious (colors which look jarring and out of place with the neighborhood), will not be approved. The Architecture Committee may request to see a sample of the siding color before final approval is granted.

Permitted Siding Materials

- Wood: cedar shakes, cypress/cedar/redwood tongue and groove, board and batten lap, clapboard. Wood sided home must be painted except for areas of specially treated

wood. No natural finished or exposed wood siding is to be used on any structure.

- Natural or engineered/simulated stone.
- Brick.
- Vinyl.
- Cement fiberboard (e.g., Hardieplank).

The following siding materials are not permitted:

- Metal.
- Concrete block.
- Logs.

Permitted Roof Materials

- Fiberglass or asphalt shingles.
- Natural or simulated slate.
- Cedar shingles or shakes.
- Clay or cement tiles.
- Copper and other metallic sheets.

Solar collectors mounted on the front elevation are not permitted.

Walls and Fences

No fence of any type or height shall be erected or permitted on any Lot unless approved in writing by the Architecture Committee.

No chain link fencing is permitted.

Landscaping

Gardens and lawns should complement the house and be an aesthetic asset to the Dunlop Farms community. Accordingly, the landscape design should use the terrain and natural vegetation to its advantage. Landscapes using plant material indigenous to the area is encouraged.

No edge, mass planting or similar obstruction more than three feet in height shall be erected or permitted to remain on any lot between the street right-of-way line and the front line of any residence.

Maintenance of Property. Each Lot Owner shall keep his Lot and all improvements thereon in good order and repair and free of debris including, but not limited to the seeding, watering, and mowing of all lawns, the pruning and cutting of all trees and shrubbery, all in a manner and with such frequency as is consistent with good property management. Vegetable gardens shall be allowed in rear yards only.

Mulching. All areas except for lawn, ground cover and approved natural areas must be appropriately prepared and mulched (preferably with pine bark, shredded hardwoods or pine straw) in natural colors. Rubber product cannot be used as mulch. Weeds will emerge quickly where mulch material is too thinly applied. It is the owners responsibility to correct improperly mulched beds as well as to maintain the beds to an acceptable standard as determined by the Architecture Committee.

Planting near a property line. Trees or shrubs should not be planted along the property line such that the tree or shrub encroaches on the neighbor's property.

Tree Removal. No living tree measuring six inches or more in diameter at a point two feet above ground level may be removed without the approval of the Architecture Committee. Whenever possible a photograph should accompany the request indicating the trees clearly marked to be removed. Strip clearing of the trees from any Lot shall not be permitted. The Architecture Committee reserves the right to require replacement of the trees that have been removed without permission.

Clearing the Flood Plain. Cleaning or otherwise altering

the area within the 100-year flood plain on any Lot shall not be permitted except with respect to the installation and maintenance of utility and drainage facilities.

Curbside Appeal

Pets and Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for commercial purposes.

Above-Ground Pools. No above-ground swimming pools shall be permitted on any Lot.

Window Air Conditioning Units. No portable air conditioning units shall be placed in any window of a dwelling so as to be visible from the street.

Signs. No sign of any kind shall be displayed to the public view on any Lot, except:

- One sign of not more than five square feet advertising the property for sale or rent
- Signs used by a builder to advertise the property for sale during the construction and sales period
- Sign or signs setting forth the name of the subdivision.

Television Antennas and Satellite Dishes. No exterior television or other antennas, parabolic or satellite communication dishes or any other equipment for the purpose of receiving or sending radio or television signals shall be permitted on any lot so as to be visible from the street.

Flag Policy. Display of the United States flag shall be permitted on a staff placed in a bracket mounted to the house, garage, or external building on the lot, and displayed in compliance with United States flag etiquette stipulated in US Code, Title 4 Chapter 1. No freestanding flagpole or any flag shall be permitted in the common areas, a restriction pursuant to Virginia Code, Title 55 Section 513.1(B).