



ONE LOUDOUN®

Neighborhood Association

Architectural Standards and Design Guidelines

2025

TABLE OF CONTENTS

NEIGHBORHOOD MAP6

OVERVIEW7

OBJECTIVE.....7

AUTHORITY8

ONE LOUDOUN DESIGN REVIEW COMMITTEE9

FINAL COMPOSITION OF THE DRC9

CHANGES WHICH MUST HAVE REVIEW AND APPROVAL10

REVIEW FEES.....10

REVISION OF DESIGN STANDARDS.....11

SCOPE11

TREES12

STANDARD FOR REVIEW12

REVIEW PROCEDURE13

NOTIFICATION, CONSTRUCTION, INSPECTION13

COMPLETION13

BUILDERS14

LIABILITY14

INDEMNIFICATION15

ENFORCEMENT15

TENANT VIOLATIONS.....16

ADDITIONAL REMEDIES.....16

APPROVALS.....17

REVIEW CRITERIA17

ALL INCLUSIVE SUBMISSION.....19

COUNTY APPROVALS AND PERMITS19

MISS UTILITY OF VIRGINIA19

APPLICATION PROCEDURES.....20

APPEALS PROCEDURE.....22

AMENDMENTS TO THESE ARCHITECTURAL STANDARDS22

NOTICES TO OWNERS.....23

COMMON EXTERIOR IMPROVEMENTS, ALTERATIONS, AND MODIFICATIONS INFORMATION
INCLUDING GENERAL COMMUNITY COMPLIANCE.....25

A 25

Air Conditioning Units and Heat Pumps.....25

Antennas (Satellite Dishes, Wireless Cable, Radio and TV Broadcast Antennas)25

One Loudoun Neighborhood Association Architectural Standards and Design Review

Attic Ventilators and Turbines.....25
Awnings25

B 25

Basketball Goals and Backboards.....25

C 25

Cameras (Exterior) – *NEW*.....25
Clothes Lines.....26
Color Changes (Including Painting and Staining)26
Compost Bins.....26
Courtyard and Balcony Furnishings – NORTH PARK NEIGHBORHOOD.....27
Courtyard Wall and Wall Planters – NORTH PARK NEIGHBORHOOD27

D 29

Decks – EXCHANGE & SAVIN HILL NEIGHBORHOODS.....29
Deck Floor Coverings – *REVISED*32
Dog Houses and Dog Runs.....32
Doorbells – Video and Decorative Frames – *NEW*.....32
Doors (Front and Storm/Screen) – *REVISED*32
Driveways33

E 33

Exterior Decorative Objects and Seasonal, Religious, and Celebratory Decorations – *REVISED* 33
Exterior Furnishings.....35
Easement - Use & Enjoyment33

F 35

Fences and Fence Gates – NORTH PARK NEIGHBORHOOD.....35
Fences – EXCHANGE & SAVIN HILL NEIGHBORHOODS37
Firewood – *REVISED*40
Flagpoles.....41

G 41

Gazebos, Trellises, and Arbors – *REVISED*41
Garages.....42
Garage Doors.....42
Garage Sales – *REVISED*.....42
Generators.....42
Grills – *REVISED*42

One Loudoun Neighborhood Association Architectural Standards and Design Review

Gutters and Downspouts.....42

H 43

Home Businesses43

Hot Tubs and Spas (Prohibited in NORTH PARK NEIGHBORHOOD).....43

House Numbers44

I 45

Irrigation/In-Ground.....45

L 45

Landscaping and Lawn Maintenance.....45

Removal of Landscaping: Refer to 'Removal of Structures or Landscaping.'48

Leasing – *REVISED*.....49

Lighting – *REVISED*.....50

M 50

Mailboxes50

P 50

Painting and Staining.....50

Parking Rules50

Patios – NORTH PARK NEIGHBORHOOD52

Patios – EXCHANGE & SAVIN HILL NEIGHBORHOOD52

Personal Property54

Pets54

Play Equipment52

Pools55

R 55

Rain Barrels and Cisterns (for Water Collection)55

Removal of Structures or Landscaping.....55

Retaining Walls.....55

Roofing56

S 56

Satellite Dishes (Including Wireless Cable, Radio and TV Broadcast Antennas) – *REVISED*56

Security Bars56

Security Devices – *REVISED*57

Setbacks and Easements57

One Loudoun Neighborhood Association Architectural Standards and Design Review

Sheds	57
Shared Driveways	58
Shutters	58
Siding	58
Signs – <i>REVISED</i>	58
Signs – Real Estate	59
Skateboard Ramps	61
Skylights – <i>REVISED</i>	61
Snow Removal	61
Solar Panels, Collectors or Other Devices	62
Sun Control Devices and Shade Structures – NORTH PARK NEIGHBORHOOD	62
Sun Control Devices & Shade Structures – EXCHANGE & SAVIN HILL NEIGHBORHOOD	62
Synthetic Lawn/Grass – <i>REVISED</i>	63
T	63
Temporary Structures	63
Trash Enclosures	63
Trash & Recycling Containers	64
V	65
Vehicles and Vehicle Storage	65
Vent Covers	66
W	66
Walkways and Leadwalks	66
Windows	66
Window Treatments	66
OTHER ALTERATIONS	67
OWNERS DUTY TO MAINTAIN	67
PET CONTROL	67
PROPERTY MAINTENANCE GUIDELINES	69
LANGUAGE ERRORS, OMISSIONS, OR CONFLICTS	72
ATTACHMENTS	72
One Loudoun Plant Palette Examples	73
One Loudoun Neighborhood Association Application for Architectural Change	74

NEIGHBORHOOD MAP

Standards apply to all neighborhoods, unless specifically noted.



OVERVIEW

One Loudoun is a high-end, omni-use development of office, residential, retail, and hotel uses which creates an environment that is highly synergistic and attractive to businesses and residents alike. One Loudoun's design creates a walkable community developed around a vertically integrated mixed-use commercial district. This design give residents the opportunity to live, work and play all within the borders of One Loudoun.

OBJECTIVE

The objective of this Neighborhood Association document is to guide and assist all interested parties, including owners and members of the One Loudoun Architectural Design Review Committee (DRC), in maintaining and enhancing One Loudoun's carefully designed community environment.



These design standards address residential lot and dwelling improvements and enhancements for which owners most commonly submit applications to the DRC, or in the absence of a Design Review Committee, to the Board of Directors. The specific objectives are:

- To increase owner awareness and understanding of the Covenants from which authority is granted for creating rules and use restrictions.
- To set forth requirements, procedures and other criteria that will assist owners in developing exterior alterations and improvements that are in harmony with the immediate neighborhood and community as a whole.
- To assist homeowners in preparing an acceptable application for an exterior addition, alternation or modification and minimize any delays in approval.
- To provide basic application submission information as it pertains to the One Loudoun Neighborhood Association architectural review processes.
- To relate exterior improvements within the Neighborhood Association to the open space of One Loudoun.

This document is primarily governed by the One Loudoun Master Association and its Design Standards as they may be amended from time to time. However, the Founder may also modify neighborhood architectural standards and processes independent of any changes to Master Association standards or processes.

These specific architectural standards and design review processes have been adopted by the Board of Directors of the One Loudoun Master Property Owners Association. This document will serve as a valuable reference source for owners and all owners are encouraged to familiarize themselves with its contents and to retain this document for future use.

AUTHORITY

One Loudoun does not have a town government, rather the needs of Owners are addressed through the homeowner and business owner associations. In actuality, there are three (3) associations at One Loudoun, each with its own documents and authority to govern.

• **One Loudoun Master Property Owners Association**

At the highest level is the One Loudoun Master Property Owners Association, also referred to as the *Master*, or *Master POA*. The Master POA is an umbrella organization to which both of the residential and business associations belong. The Associations, rather than the individual Owners of residential or commercial property in One Loudoun are the members of the Master POA.



The Master POA is responsible for architectural control and review within One Loudoun, and may provide certain shared services for the community overall. The Master POA can also delegate some or all of this responsibility to the residential or commercial associations.

Part IV: Architectural Standards and Design Review found within the One Loudoun Master Declaration speaks specifically to architectural control within the community as do the One Loudoun Design Guidelines.

The provisions of the Master Declaration are intended to facilitate completion of the Concept Development Plan, and allow One Loudoun to retain and coordinate its design principles as it matures.

• **One Loudoun Neighborhood Association**

This association governs the residential property within One Loudoun and has responsibility for the management, maintenance, care, and operation of neighborhood commons including the recreation center and amphitheatre, private roads within the residential area, as well as paths, trails and other property within the residential areas.

• *One Loudoun Town Center and Business District Association*

The Town Center and Business District Association, also commonly referred to simply as the TC/BD, has responsibility for meeting the special needs of commercial property throughout One Loudoun. The TC/BD is governed by separate document and architectural controls.

ONE LOUDOUN DESIGN REVIEW COMMITTEE

In One Loudoun, a Design Review Committee will administer architectural standards and the design review process in a manner that is consistent with the Founder's overall vision as that vision informs and is melded into the community's vision of itself.

The One Loudoun Design Review Committee has at least five members and no more than seven members, with the number of members to be determined by the Founder. Until the Founder no longer owns any Parcel in One Loudoun, or until the Founder voluntarily assents, the DRC includes members who are appointed by the Founder and entitled to vote on all matters before the DRC. The Founder also has the right to appoint the chair of the DRC. The DRC serves at the pleasure of the Founder during the time that the Founder owns any Parcel in One Loudoun.



The DRC may employ personnel or contract with individuals or companies as necessary to assist in the review process. Professionals and staff may be paid reasonable compensation for serving on the DRC, as determined from time to time by the Founder or if the Founder no longer appoints the DRC, then the Boards of the Master POA. All members shall be compensated for reasonable expenses.

FINAL COMPOSITION OF THE DRC

Within sixty (60) days after the date that the Founder no longer owns any Parcel in One Loudoun, or upon the Founder's voluntary assent, the Master POA shall appoint a new five- person DRC to replace the Founder-controlled DRC as nominated by the Master POA Members as follows: the Neighborhood Association and the Town Center Association shall each nominate two members of the DRC and the Associations shall alternate nominating the fifth member of the DRC. The initial nomination for the fifth member of the DRC shall be made by the Neighborhood Association. All members of the DRC shall serve two-year renewable terms. DRC members may be appointed for terms of less than two (2) years to allow for staggered terms on the DRC.

CHANGES WHICH MUST HAVE REVIEW AND APPROVAL

Within One Loudoun, all plans and specifications for construction or modification of any structure or improvement of the property (such as driveways, parking lots, fences, walls or walks or material landscaping element, such as trees or large shrubbery) must be reviewed and approved before construction. No construction may begin until approved by the DRC. Once construction begins, all construction must comply with the approved plans and specifications.



All uses of the property must comply to development plans as approved by the Declarant of One Loudoun

These architectural standards and design review processes do not purport to be all inclusive of every potential change a lot owner may wish to make to their home or lot, nor does the compliance information cover every single issue that could arise. When a guideline is not available for the project being proposed, a complete application is required.

It is important to understand that approval is not limited to major alternations, but also includes such items as changes in exterior color and materials. Homeowners are also required to comply with all county, state, and federal guidelines pertaining to lot and dwelling improvements. Each application is reviewed on an individual basis.

There are no "automatic" approvals. For example, a homeowner who wishes to construct a patio identical to one already approved and constructed is still required to submit an application - and receive written approval before beginning construction.

One Loudoun is not, however, frozen in time. It's neighborhoods were not designed in a cookie cutter fashion. Each is meant to be unique and each will evolve and take on new characteristics after initial construction.

For instance, homes are enlarged to suit a growing family. A tree falls and must be replaced. Children clamor for play equipment. A puppy requires a fenced yard. The questions and decisions surrounding any particular modification will can't be limited to just that of design; compatibility, similarity, disparity and other factors relating to adjacent properties must also be considered.

REVIEW FEES

The DRC may set its review fees to cover all or part of the expected cost of its operation.

REVISION OF DESIGN STANDARDS

Other guidelines may be developed and approved by the Founder and made a part of the Design Standards. The DRC or Board of Directors may revise any part of the Design Standards from time to time for any of the following reasons:

1. To correct errors or resolve conflicts with governmental requirements or make changes that the DRC believes will better accomplish the objectives of One Loudoun;
2. To permit use of new materials or techniques for construction or landscape that are appropriate to One Loudoun; or
3. To recognize changing land use or market conditions over time, both from within and outside One Loudoun.

SCOPE

Review for both new construction and for modification includes materials and color selection and selection and placement of any ornamentation or functional accessories, including the following:

- Materials and color selection for the main building and any outbuilding (including roof, doors, windows and trim);
- Landscaping, grading and any removal or substantial pruning of trees or plants;
- Privacy walls or other fences and gates, driveways, walks, patios and other ground surface materials;
- Antennas, satellite dishes or receivers, solar panels or other devices which are visible from outside the Parcel;
- Fountains, swimming pools, whirlpools or other pools, awnings, flower boxes, shelves, statues or other outdoor ornamentation and window coverings visible through the window;
- Signage of any type; and
- Permanent or semi-permanent play equipment, whether or not secured, such as tree houses, pools, basketball hoops, skateboard ramps and swing sets.



The listing of a category does not imply that such construction or use is permitted. Review is not required in order to repaint with originally approved paint and colors, or to replace the roof or other components with duplicates of those originally approved in the same materials.

TREES

The installation of Founder and Builder landscaping within One Loudoun comes at great expense and constitutes a significant proffered development obligation with Loudoun County. As such, any change to Founder or Builder landscaping can have unforeseen consequences, both short term, to the community.

As a result, the cutting, removal or intentional damage of existing trees (including excessive pruning or failure to use due care with equipment or when removing other trees permitted to be removed) is strictly regulated under the One Loudoun Concept Development Plan and the Proffers. All plans must comply with applicable drainage, water conservation, erosion control and storm water treatment requirements. Removal of trees in Tree Conservation Areas, as such may be established by the Founder and shown on the record plat for One Loudoun, shall be prohibited without special permission of the Loudoun County Urban Forester except as necessary to accommodate forest management techniques recommended by a professional forester or certified arborist to protect or enhance the viability of the forest canopy. Such forest management techniques may include, but are not limited to, pruning and the removal of vines, invasive species, trees uprooted or damaged by extreme weather conditions, and trees or limbs that are diseased insect-infested, dead, or considered a hazard to life or property. The prohibition against tree removal shall not be amended by the Founder or the Master POA without written approval from the County. Improper cutting, removal or intentional damage to existing trees is subject to charges plus a requirement that the tree be replaced with an approved species of comparable diameter, or, if approved by the DRC, a combination of trees totaling the diameter of the removed tree. Charges may be set by the DRC.

STANDARD FOR REVIEW

Applications are approved based upon compliance with the Design Standards in effect at the time of the submittal, compatibility with surrounding Parcels and One Loudoun Commons and overall quality of design. The DRC has the sole and absolute ability to review and approve applications. Strict compliance with the Design Standards does not guarantee approval of an application. The DRC may require changes to a plan to improve its aesthetic appearance even if the design meets the technical requirements of the Design Standards. If the DRC rejects an application due to overall design quality despite compliance with the Design Standards, the DRC may make suggestions for improving the design.

The DRC may grant waivers from the Design Standards based on existing topographical or landscape conditions, existing trees, accessibility or architectural merit. Any such waiver must be in writing. Approval of a waiver does not constitute a precedent for other applications, and such requests may be arbitrarily denied.

REVIEW PROCEDURE

The DRC may establish forms and procedures for the review of applications, including review costs and fees, if any, to be paid by the applicant. The DRC may provide lists of approved materials and may allow for staff review and approval of routine or minor matters.

NOTIFICATION, CONSTRUCTION, INSPECTION

The DRC shall use its best efforts to notify the applicant of its decision in a timely manner. However, a delay in reviewing an application shall not be deemed consent to construction. If approval is given and all necessary governmental permits and approvals are in place, then construction of the improvements may begin. If (1) construction is not begun within six months after approval of the plans and specifications and/or (2) there has been a change in the Design Standards in the intervening months that would otherwise apply to the approved construction, then the approval will expire and the plans and specifications must be resubmitted.

The DRC or its agent may inspect the property during construction but has no obligation to make any such inspection.

Governmental Compliance: Applicants are responsible for making sure that construction conforms to governmental regulations and all local building codes. If the DRC notes noncompliance, the applicant may be required to make the necessary changes. However, each application will be reviewed for complete information by the DRC. After review and action, a letter of the DRC decision will be mailed to each applicant at the address provided on the application. Letters of notice or communication in connection with approval will be sent by first class mail, facsimile, or email while letters of denial or those with stipulations will be sent by certified mail. Letters of denial will reference specific reasons for the denial and are subject to appeal by the applicant.



COMPLETION

All approved construction or alterations must be commenced within six (6) months following the date of approval and shall be substantially completed within twelve (12) months following the date of commencement, or within such period as the DRC shall specify in its approval. As stated above, in the event construction is not commenced within the timeframe specified, then approval of the plans and specifications may be deemed by the DRC as having lapsed and an application will need to be resubmitted for review and approval. There can be no deviation from the approved plans and specifications without prior consent, in writing, from the DRC. Approval of any particular plans and specifications or design shall not be construed as a waiver of the right of the DRC to disapprove such plans and specifications, or any elements or features in the event such plans and specifications are subsequently submitted for use in any other instance.

When the primary building and landscaping are completed in substantial compliance with the approved plans and specifications, the DRC shall issue a Certificate of Substantial Conformance at the applicant's request. The Certificate shall describe any areas of deficiency that need to be corrected. All charges and other enforcement shall be waived so long as the deficiencies are corrected within sixty (60) days. Upon correction of all deficiencies, the DRC shall issue a Certificate of Completion and Release in recordable form to the applicant, again, at the applicants request.

Notice to Owners

The contract for the construction or modification of a home is negotiated between the Parcel Owner and the contractor. Neither the Founder, the DRC nor the Master POA, is a party to that contract. Owners are ultimately responsible for assuring that the improvements constructed on the Parcel are in accordance with the approved plans and specifications. Because the Design Standards may change from time to time, it is important that an Owner obtain or confirm that he or she has the current version of the Design Standards before undertaking any change or improvement of the property. For the Owner's benefit, **contracts should require the contractor to build or modify the improvements in accordance with plans and specifications approved by the DRC.** Receipt of the DRC's Certificate of Completion and Release indicating compliance with the approved plans and specifications should be a condition of final payment on the contract.

BUILDERS

The DRC may establish a review and approval process for builders and other contractors. Approval may be based on willingness to build in accordance with approved plans and specifications, quality of past work, client satisfaction and financial history. Builders must agree to comply with construction regulations, to dispose of construction debris properly in accordance with Project reuse and recycling programs and to build in accordance with the approved plans and specifications. Builders may be required to post a deposit for compliance and damages. Failure to comply may result in charges, forfeiture of the deposit and revocation of the right to build in One Loudoun.

LIABILITY

The DRC and its representatives are concerned primarily with aesthetic considerations and are not responsible for compliance with governmental requirements or design or construction defects or use of materials affecting the safety or structural integrity of the building. Approval by the DRC of an application shall not constitute a basis for any liability of the Founder, or members of the DRC or Board of Directors of the Master POA for failure of the plans to conform to any applicable building codes or inadequacy or deficiency in the plans resulting in defects in the improvements, failure to perform as expected or for the performance or quality of work of any contractor or architect approved by it, or for non-compatible or unstable soil conditions or soil erosion, or any other condition of the property.

INDEMNIFICATION

The Master POA shall indemnify any individual who is, was, or is threatened to be made a party to a civil, criminal, administrative, investigative, or other proceeding (including a proceeding by or in the right of the Master POA or by or on behalf of its Members) because such individual is or was a member of the DRC, against all liabilities and reasonable expenses incurred by the DRC member on account of the proceeding, except such liabilities and expenses as are incurred because of the DRC member's willful misconduct or knowing violation of the criminal law.

ENFORCEMENT

By taking title to property in One Loudoun, Owners have agreed to the provisions the Master Declaration and other recorded instruments placing certain restrictions on the use of the property. Virginia courts have consistently enforced architectural review requirements contained in recorded instruments. To enforce the provisions of the Master Declaration, the Board may, by majority vote and on behalf of the Master POA, require the Owner to resolve the dispute through binding arbitration, seek an injunction, or bring suit seeking other remedies, including any combination of damages, specific performance, declaratory decree and/or permanent injunction or other remedy at law or in equity. The Master POA may also be awarded reasonable attorney's fees in any litigation in the event a court holds in its favor.



Virginia courts have consistently enforced architectural review requirements contained in recorded instruments. To enforce the provisions of the Master Declaration, the Board may, by majority vote and on behalf of the Master POA, require the Owner to resolve the dispute through binding arbitration, seek an injunction, or bring suit seeking other remedies, including any combination of damages, specific performance, declaratory decree and/or permanent injunction or other remedy at law or in equity. The Master POA may also be awarded reasonable attorney's fees in any litigation in the event a court holds in its favor.

The POA and/or Neighborhood Association can also suspend an owners use privileges of all recreation facilities and Common Area for any infraction of the Association Documents and/or any adjudicated violation in which an owner is determined to have violated these standards.

As previously stated, the DRC may require the builder or Owner to post a deposit from which the DRC may deduct published charges and costs of rectifying the deviation for failure to comply with the approved plans and specifications and rules for builder conduct. The collection of a charge shall not in any way diminish the available remedies at law or equity.

Failure of the POA or Neighborhood Association to enforce any provision of the Architectural Standards shall not be deemed a waiver of the right to do so at any time thereafter.

Additionally, § 55-515 Compliance with Declaration of the Virginia Property Owner's Act, reads, in part, "Every Lot owner, and all those entitled to occupy a lot shall comply with all lawful provisions of this chapter and all provisions of the declaration. Any lack of such compliance

shall be grounds for an action or suit to recover sums due, for damages or injunctive relief, or for any other remedy available at law or in equity, maintainable by the association, or by its executive organ or any managing agent on behalf of such association...”

The Board of Directors or Founder may also adopt additional enforcement procedures as necessary or prudent for the community.

TENANT VIOLATIONS

If, after notice to both the owner and tenant and opportunity for a hearing, the Board determines that a tenant has violated the Residential Declaration or Rules and Regulations, the Neighborhood Association may assess charges against the Owner. In addition, if the violation continues for ten (10) days after notice to the owner of the findings, or if the tenant materially violates the same covenant more than once in any one-year period, the Neighborhood Association shall have the right to take enforcement action against the owner for any tenant violations. Each owner by acceptance of a deed irrevocably appoints the Neighborhood Association as its agent and attorney-in-fact in such an eviction action. All costs related to such action shall be charged to the owner as an Individual Residential Parcel Assessment. The decision of the Board is final, subject to any subsequent court action. Special provisions concerning tenants are necessary because the covenants run with the land. Under real property law, the Neighborhood Association’s only power of enforcement is against those who have taken title to property. The Neighborhood Association has no direct relationship with the tenant except as granted by the owner. By taking title subject to the Residential Declaration, the owner is considered to have granted his or her rights of enforcement to the Neighborhood Association.



ADDITIONAL REMEDIES

All remedies listed in this section are non-exclusive and may be applied cumulatively. The Neighborhood Association shall also have the right to bring suit to enforce the covenants contained in this Residential Declaration, including the right to an injunction and to recover damages for any violation

Failure to comply with the provisions of the One Loudoun Governing Documents, including all Neighborhood Association documents and rules and regulations may result in a due process hearing, suspension of membership, prohibited use of community facilities and recreation center, and/or monetary assessments.

APPROVALS

Upon approval of any plans and specifications submitted, a copy of such plans and specifications, as approved, will be deposited among the permanent records of the POA and/or Neighborhood Association and a copy of the plans and specifications noting approval in writing will be returned to the applicant.

If the DRC fails to act upon any request properly submitted to it within sixty (60) days after a complete submission has been made, the request will be deemed to have been approved as submitted and no further action will be required. Submission of incomplete plans will not be considered by the DRC.

Design approval by the DRC shall in no way be construed as to pass judgment on the correctness of the location, structural design, suitability of water flow or drainage, location of utilities, safety or other qualities of the item being reviewed nor shall it in any way relieve the Owner of the Owner's obligation to secure necessary approvals or permits from relevant governmental authorities.

Any exterior addition, change or alteration made without an approved application will be considered to be in violation and the homeowner, at their cost and expense, may be required to restore the property back to the original condition.

REVIEW CRITERIA

The DRC will evaluate all submissions on the individual merits of the application. Besides evaluating the design proposal, consideration will also be given to the characteristics of the housing type and the individual site.

Design decisions made by the DRC in reviewing applications will not be based on any individual's personal opinion or taste. Judgments of acceptable design are based on the following criteria that represent in more specific terms the general standards of the protective Covenants, including the following:

- **Relation to the Open Space of One Loudoun.** Fencing, in particular, can have damaging effects on open space. Other factors, such as removal of trees or plants, grading, disruption of the natural topography and changes in rate or direction of storm water run-off, also adversely affect One Loudoun's open space.
- **Validity of Concept.** The basic idea must be sound and appropriate for its surroundings.
- **Design Compatibility.** The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the

neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

- **Location and Impact on Neighbors.** The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage. For example, fences and privacy walls may obstruct views, breezes, airflow or access to neighboring property; decks or other exterior construction may cause unwanted shadows on adjacent patios or infringe on a neighbor's privacy and view. Cluttered play equipment, or an "ill-planned" landscape scheme that may also affect existing neighbors as may the visibility of antennas, satellite dishes or receivers or other devices which are visible from outside the Parcel.
- **Scale.** The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surroundings.
- **Color.** Color may be used to soften or intensify visual impact.
- **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.
- **Workmanship.** Workmanship is another standard which is applied to all exterior alterations. The quality of work should be equal to, or better than, that of the surrounding area. Poor workmanship, besides causing the owner problems, can be visually objectionable. Additionally, neither the POA nor Neighborhood Association assumes 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 County codes and regulations.
- **Timing.** Projects that remain uncompleted for long periods of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must include estimated completion dates. If such time period is considered unreasonable, the DRC may not approve the application. Approved projects must commence within six months of application approval and be completed within one year.

When considering a modification, do not rely on a modification your neighbors may have made to their property. It may not have been approved or, if approved, it may have had different approval considerations. As stated previously, each application is reviewed and approved on an individual basis and each applicant is responsible for obtaining appropriate approvals. Additionally, approval does not guarantee or warrant that the proposed improvements comply with building codes, governmental regulations, or sound engineering practices; all of which are outside the scope of the POA.

Storage of Construction Materials

No materials are to be stored in rights-of-way, road ways, sidewalks or Common Ground. All materials must be hand carried over curbs and sidewalks. If any damage occurs from the use of these designated areas by the homeowner or their contractor, the homeowner will be held responsible for any and all repairs, restoration efforts and reasonable attorney's fees if action is necessary.

ALL INCLUSIVE SUBMISSION

In order to facilitate the review and approval process, and to provide a quick and thorough response to requests for architectural additions or modifications, owners are urged to submit applications for review in an all-inclusive manner. In other words, rather than submitting plans for individual improvements as you progress through the proposed improvements, whenever possible, submit your entire plan from the outset. This will benefit you by saving time in the early stages and it will assist the DRC in its ability to review the entire picture.

COUNTY APPROVALS AND PERMITS

Some exterior projects may review and permit from Loudoun County in addition to DRC approval. The property owner is responsible for all such County approvals. Loudoun County authorities should be contacted before commencement of work to be sure that any and all required permits have been obtained and to ensure that the project conforms to governmental regulations and all local building codes. County approval does not preclude the need for DRC approval, nor does DRC approval relieve the applicant of their responsibility to obtain county permits. In some cases, Loudoun County may require written approval by the Board or Covenants Committee before issuing a permit.

If the DRC notes noncompliance, the applicant may be required to make the necessary changes.

MISS UTILITY OF VIRGINIA

The Virginia Utility Protection Service, commonly called *Miss Utility of Virginia*, is the not-for-profit organization created by Virginia's utilities to protect their underground facilities.



An individual (or their contractor) planning to excavate should contact Miss Utility of Virginia.

The Miss Utility center notifies participating utilities of the upcoming excavation work so they can locate and mark their underground facilities in advance to prevent possible damage to underground utility lines, injury, property damage and service outages. The "Miss Utility Law" (Virginia Underground Utility Damage Prevention Act) requires that Miss Utility be contacted at least 3 working days (excluding weekends and holidays) in advance of the planned work to allow time

for marking. Some examples of work that require contact include installation of landscaping, digging holes for fence posts, anchoring supports for decks, driving landscaping stakes into the ground or installing a wall. This is a free service.

APPLICATION PROCEDURES

The *One Loudoun Neighborhood Association Application for Architectural Change* form is provided at the end of this document. You can also obtain a current application form by contacting the General Manager at (703) 723-4011, vchounramany@cmc-management.com or in writing to:

Design Review Committee
One Loudoun Master Property Owners Association
44605 Russell Branch Parkway
Ashburn, VA 20147
ATTN: One Loudoun Neighborhood Association

- **READ:** Thoroughly read these standards and all Governing Documents so that you are clear about the process and your obligations as an owner. Be aware that One Loudoun is governed by a Master Development Plan and that some improvements may be approved for particular lots on a street or within a neighborhood and others may not, as predicated by that plan.
- **PLAN & DEVELOP:** Develop a plan and consider the impact to your property and to adjoining properties. Complete the application. Make certain you provide a complete description of the alteration or improvement. This includes a complete listing of materials to be used, overall dimensions including height, width and length and height off the ground as in the case of decks and porches, colors of the existing house including trim and roof colors, and colors of the proposed alteration or improvement must be clearly stated. It's better to provide too much specificity than not enough. Also, if landscaping is required, be certain to include that information as well.



Attach your site plan (a scaled drawing of a lot, also called a 'plat' that illustrates dimensions of the property, adjacent properties if applicable, and all improvements) with your improvement drawn on the plan. Complete drawings showing all dimensions, elevations and details of the proposed improvement or alteration are required. Drawings should show the improvement or alteration in relation to the existing home. Drawings that are illegible may be returned to the applicant for clarification and that will delay the approval process. Obtain the signature of all adjacent and impacted property owners. If for any reason you do not obtain signatures, please explain the reason on the application. By signing the application, neighbors are only acknowledging that an application will be filed with the

POA - the signatures do not constitute approval of the application. If unable to provide all neighbor signatures, the DRC may elect to forward a copy of the application to the neighbors for their awareness of the application and your intent. This will delay processing of the application. Make certain that you, as property owner, sign and date the application. Renters or tenants may not request architectural changes.

- **APPLY:** Submit/mail the completed application and all required substantiating documentation to:

Design Review Committee
One Loudoun Master Property Owners Association
c/o 1LNA General Manager
44605 Russell Branch Parkway
Ashburn, VA 20147
ATTN: Vann Chounramany

- Plans should be prepared as clearly and thoroughly as possible. You must include a copy of your final survey showing the location of all improvements.
- Applications will be evaluated on a first-come basis. While the DRC will work as quickly as possible to provide a response, owners need to plan their work accordingly and allow sufficient time to receive approval. This may take up to 60 days.
- Members of the DRC will be provided with a copy of each application so that they can visit the property and understand the plans.
- The DRC will provide its written response (approval or disapproval) through regular mail or email within 60 days after the full and complete application, plans, specifications and any fees have been submitted.
- Modifications must be commenced within six (6) months of the receipt of written approval from the Covenants Committee and then must be substantially complete within twelve (12) months of the date of commencement.
- Should you or any of your neighbors feel you have been aggrieved by an action of the DRC, you may appeal the decision to the Board of Directors within fifteen (15) days of the rendering of such decision.

Note: The DRC and Board of Directors reserves the right to change the mailing/notification addresses listed in this section. Any change will be published to the community beforehand.

APPEALS PROCEDURE

The DRC shall serve in such other capacities as may be determined, from time to time, by the Founder in enforcing the provisions of the Governing Documents or One Loudoun Design Guidelines/Standards and any decision or determination of the DRC may be appealed by a Member affected thereby to the Board of Directors.



An appeals procedure exists for those affected by a DRC decision who feel that:

- Proper procedures were not followed during the administration and review process; or
- The applicant and any other affected homeowner were not given a fair hearing; or
- The DRC was arbitrary or did not have a rational basis for a decision.

To initiate the appeal procedure, applicants must submit a written request for an appeal within 15 days of receiving a DRC decision. The written request can be mailed to the address below.

**Board of Directors
One Loudoun Property Owners Association
c/o 1LNA General Manager
44605 Russell Branch Parkway
Ashburn, VA 20147**

ATTN: Notice to Appeal/One Loudoun Neighborhood Association

Other affected homeowners or neighbors must submit written notice within fifteen (15) days after the DRC renders its decision. The Board of Directors will review those cases and will conduct a hearing within 30 days of the receipt of a request.

Note: The DRC and Board of Directors reserves the right to change the mailing/notification addresses listed in this section. Any change will be published to the community beforehand.

AMENDMENTS TO THESE ARCHITECTURAL STANDARDS

These architectural standards will be routinely reviewed and may be amended from time-to-time as recommended by the DRC or as determined by the Founder or Board of Directors. Amendment proceedings may involve community discussions. Any amendments adopted by the Board of Directors or Founder will be formally published to all association owners of record.

NOTICES TO OWNERS

The notices below are not meant to be all-inclusive, but rather, should serve as a reminder that the design and livability of One Loudoun requires that all residents be good neighbors to one another and also to the community as a whole.

▪ **Architectural Approvals** ▪

Because One Loudoun residential neighborhoods will be composed of multiple housing types in a mix of styles, not all modifications be uniformly applicable, appropriate, or approvable. Some exterior improvements, including color changes, may be approved for particular lots on a street or within a neighborhood and others may not, as determined by the Master Development Plan, Architectural Standards and DRC. It is important that property owners bear this consideration in mind when planning any improvement.

Additionally, owners MAY NOT begin ANY exterior improvement, including color changes, without PRIOR written DRC approval. An owner's failure to comply with the approval process may result in a hearing, financial penalties, loss of recreation center membership, and/or the requirement that the property be restored to its original condition at the owners cost and expense.

▪ **Front Yard Maintenance Assessment** ▪

A condition of home purchase in One Loudoun includes a monthly assessment for front yard grass cutting which may also include on lot landscaping and grounds maintenance, mulching, and trimming of shrubs and trees as contracted on behalf of the Association. It is the lot owners responsibility to keep their front yard clean and free of any obstruction which would otherwise make the yard inaccessible to standard maintenance equipment. Lawn obstructions can include garden hoses, toys, bikes, and lawn furniture; essentially anything which would impede the efficient use of the Association's maintenance equipment.

In the event of either a temporary or continuing yard obstruction, the Association will evaluate the nature of the obstruction and may undertake owner notification and/or pursue a violation notice and SHALL NOT, in any case or circumstance, waive or adjust the monthly Lot assessment for front yard mowing and maintenance if said mowing and maintenance cannot be performed.

▪ **Infrastructure Damage** ▪

In the event an owner installs a fence, deck, patio or other improvement that causes damage to in-ground or above ground community infrastructure, the owner shall be responsible for all costs associated with repair and/or replacement, as well as restoration cost of common area.

■ *Storage of Construction Materials* ■

No materials are to be stored in rights-of-way, road ways, sidewalks or Common Ground. All materials must be hand carried over curbs and sidewalks. If any damage occurs from the use of these designated areas by the homeowner or their contractor, the homeowner will be held responsible for any and all repairs, restoration efforts and reasonable attorney's fees if action is necessary.



COMMON EXTERIOR IMPROVEMENTS, ALTERATIONS, AND MODIFICATIONS INFORMATION INCLUDING GENERAL COMMUNITY COMPLIANCE

In general, the following standards and compliance information will apply to all types of single family and townhome residential construction within the One Loudoun Neighborhood Association unless otherwise specified. These standards (and compliance information) are intended to enhance the quality of the residential neighborhoods by creating a traditional and walkable neighborhood experience to all residents and visitors.

A

Air Conditioning Units and Heat Pumps

Individual exterior vented air conditioners, fans, or other appliances visible or protruding from windows are prohibited anywhere in One Loudoun. The relocation of exterior central air conditioning units or similar equipment requires approval and will be considered if there is no adverse visual or noise impact to adjoining properties. Application and approval is not required to replace an existing air conditioning unit or similar equipment in the original location.

Antennas (Satellite Dishes, Wireless Cable, Radio and TV Broadcast Antennas)

Refer to ‘Satellite Dishes.’

Attic Ventilators and Turbines

Attic fans are to be selected and installed so as to minimize their appearance on the house and visibility from neighboring properties and the street. Devices should be mounted on the rear side of the roof ridge line, if possible, so as to minimize their visibility from public areas and adjoining lots. Devices should be painted to match the color of the roof (if roof mounted) or the color of the house siding or trim (if mounted on a gable end). Application and approval is required.

Awnings

Refer to ‘Sun Control Devices.’

B

Basketball Goals and Backboards

See Play Equipment.

C

Cameras (Exterior)

Exterior video cameras that conform to the standards below do not require an application for installation:

- Locations: Camera(s) are installed at or just above the first-floor level to cover the front entrance and walkway to the home and/or the garage and driveway of the home.
- Appearance: Camera color(s) match the exterior color of home where installed (if possible) or are black or white. Camera(s) have no visible wires.

Cameras that do not meet these standards require an application. In addition, the following requests will be reviewed on a case by case basis:

- Camera(s) on the side of the property. Cameras are generally not permitted on the sides of a property to prevent views into neighboring homes (shared driveways are not considered “side of property”).
- Camera(s) on a second or third floor of a home.
- Camera(s) with visible wiring are not preferred but will be evaluated based on the wiring being secured and not visible from the street.

Video doorbells do not require an application as long as they comply with the standard for ‘Doorbells - Video and Decorative Frames.’

Clothes Lines

No exterior clothes dryer, clothes pole or similar equipment/apparatus shall be erected, installed or maintained within One Loudoun.

Color Changes (Including Painting and Staining)

If changing paint color or adding paint color that currently does not exist, an application must be submitted for approval. Colors and materials must match EXACTLY those of the original.

As a rule, each consecutive group of three (3) adjacent single family detached houses shall have distinct and different elevations with varied architectural projections, roof lines, and/or color. In addition, single family detached houses immediately adjacent to one another or directly across the street from one another shall have distinct and different elevations. No identical color schemes for single family detached houses shall be repeated within three consecutive lots.

Compost Bins

Compost bins should be located in the least visible area of the property, in the rear yard, and should be screened from the street, alley, any open space and adjoining and affected neighbors. All active compost must be contained within a rotating style or similar bin, the smallest residential container size is preferable and the DRC retains discretion as to the appropriate allowable size for a given lot. Compost must be treated at all times to prevent escaping odors. Failure to maintain a satisfactory compost bin and/or the point when the compost becomes a public nuisance shall indicate an abandonment of the compost pile and a violation of these guidelines. An application

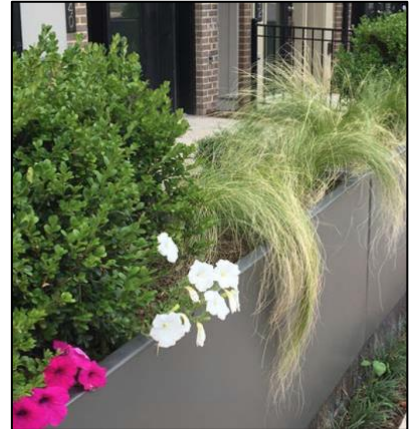
and approval is required for the installation of a compost container. Uncontained compost piles are not permitted.

Courtyard and Balcony Furnishings – Northpark Neighborhood

All outdoor/exterior furnishings, regardless of size, must be approved. Acceptable exterior furnishing colors are those which are predominate to the exterior color scheme of the home, or are generally similar to, or which complement the exterior.

Courtyard Wall and Wall Planters – Northpark Neighborhood

Courtyard walls, wall planters, and all planter landscape/plantings installed by the Builder are maintained by the Association as part of the Neighborhood Association neighborhood assessment. Property owners are requested not to maintain the planters, water, or add or remove plantings. Such changes will be considered a violation of these approved standards. In no case or circumstance will the Association waive or adjust the monthly neighborhood assessment in the event an owner proposes or undertakes such maintenance.



For homes that do not have a wall planter that was installed by the home builder, standalone planters may be placed on your property's brick wall with application to and approval by the DRC. The homeowner is responsible for placement of the empty planters. Plantings will be installed/maintained/changed by the Association landscaping company in accordance with the schedule of the other Association maintained planters. Plantings must match the plantings in color and type that are in the neighboring built-in planters.

- The planters must meet the following standards and placement: The planters can only be placed on walls with no existing built-in planters.
- The planters must measure 36" x 9" x 9" or 48" x 9" x 9". They must be black or dark gray, constructed of rust-resistant galvanized steel, and sealed with powder coat paint.
- The planters must run the length of the brick wall (as close as possible) using a combination of 36" and 48" planters, with a minimum length of 72". They must sit centered on the wall, touching each other in a horizontal line.
- Planters must not drain onto the brick wall. This is to prevent erosion and discoloration of the bricks. To ensure this, drainage holes must be plugged. The Association landscaping company will set up the planters with a layer of rock or sand at the bottom as a water reservoir.
- The planters cannot be attached to the brick wall in any permanent fashion.

Below are examples of approved planters on existing brick walls.



D

Decks – Exchange and Savin Hill Neighborhoods

All decks require application and approval prior to installation and all deck construction must meet Loudoun County building codes. Failure to obtain approval may result in the removal of all construction at the owner’s expense.

Elevated and ground level decks are an extension of the home, which can impact exterior appearance and may affect the privacy of adjoining homes. Drawings submitted with the application do not need to be professionally done (although professional drawings are recommended for clarity) but they must be to scale and show dimensions.

Any adverse drainage requirements which might result from the construction of a deck should be considered and must be remedied if it occurs. Approval will be denied if the DRC believes that Association Common Area, community storm water management or adjoining properties will be adversely affected by changes in drainage. Any drainage problems which result from a modification are the responsibility of the owner who makes the modification, regardless of approval by the DRC.

The following factors will be considered in the review of applications:

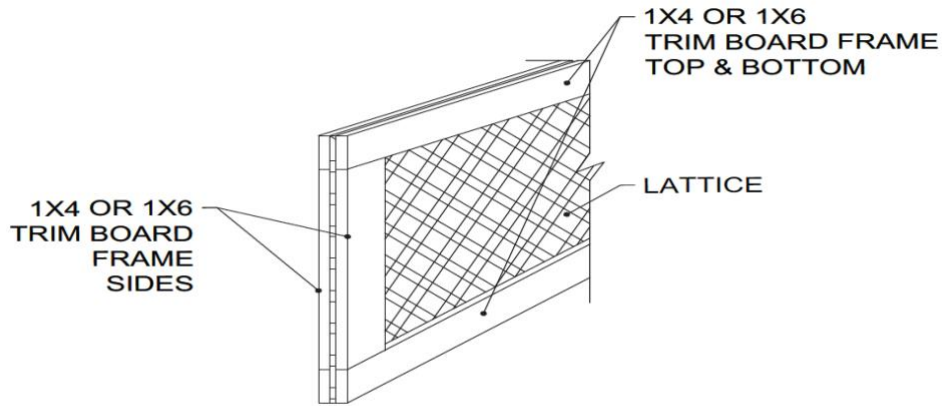
- **Location:** While decks should be generally located in rear yards, due to the architecture of some homes, the DRC will also evaluate proposed deck plans for side yard locations (courtyard style) depending on home style, dwelling and lot orientations. Rear yard decks may also extend to either side of the home’s rear yard depending on the home style. In all cases however, the privacy of adjacent homes, aesthetics, visibility and other positive/negative features shall be considerations in evaluation of any deck location. A deck may not be constructed on or into community property or adjacent properties.
- **Scale and Style:** Decks, particularly elevated decks, should be of scale which is compatible with the home, adjacent homes and the environmental surroundings. Additional screening around the perimeter of decks installed four feet (4’) or less above grade may be required depending on Lot location. Such screening may be lattice or have a ground cover of natural color washed river rock.
- **Materials:** All decks must be constructed primarily from engineered/composite decking material such as Trex®, TimberTech®, or the equivalent, however structural deck framing must be of high quality (No. 2 Southern Yellow Pine or better) pressure treated wood if all visual elements are clad, including all deck skirting, posts, etc. Additionally, all deck surfaces and stairs shall be made of composite/engineered wood as well. Decks attached to both attached and detached homes may be enclosed underneath with lattice material, but the use of this enclosed space for storage is not permitted.
- **Corner Lots:** On corner lots, posts greater than five feet in height shall be wrapped with vinyl or a composite material and trimmed at the top with decorative molding to create the appearance of finished columns.

- Color: Deck color must blend or match the trim or predominate color of the home.
- Deck Post, Railing and Baluster Detail: Deck posts (vertical), rails (horizontal) and balusters (vertical) as well as other deck surfaces must be finished in the same color as the home's trim or the predominate color of the deck. Railings and balusters color should match or complement the deck color. Railings shall be made of composite, metal, or vinyl materials. Metal railings shall be finished in the predominate color of the deck or another color if a variance is requested and granted. Post caps and skirts should match the post color.
- Stairs: Ideally, stairs should not be visible from the front view of the property or street and should not provide direct access to the deck from the front of the home. However, the DRC will evaluate variances to this restriction on a case-by-case basis based on lot conditions such as the architecture of the home, lot orientation and other factors including proposed landscaping. Black may be considered for prefabricated spiral stairs.
- Accessory Structural Elements, Including Lighting: Any deck appurtenances such as privacy screens/walls, arbors, pergolas, lattice, trellises, bench seating, built-in planter boxes, hangers, or low voltage accent lighting must be submitted as part of a complete deck application package and will be considered on an individual case basis. Solid privacy screens are prohibited.
- Under-Deck Screening and Lattice Detail: The area beneath a deck must be skirted by framed vinyl lattice or by solid fascia boards. To extend the life of vinyl lattices and to prevent warping and twisting when exposed to moisture, heat, and freezing temperatures. The maximum of 1 ½ inches between the boards and placed between, not over, the posts/piers (see Exhibit 1). Lattice and posts must match the color of the deck.

Solid fascia board skirting may be constructed of an engineered/composite decking material or cedar wood. Cedar wood skirting must be stained to match the color of the deck (see Exhibit 2).

No skirting or lattice framing will be allowed for decks eight (8') feet and higher (one story in height), or which have walk out basements. The construction of patios or landscaping in that space is encouraged.

Lattice Detail Exhibit 1:



TYP.LATTICE FRAMING DETAIL
SCALE: $\frac{1}{16}'' = 1'$

Under Deck Screening Example Exhibit 2:



- Under-deck Storage: The storage of items under a deck can have an adverse visual effect on the home, lot, and adjoining neighbors and is not permitted.
- Privacy Screens or Walls: Privacy screens or walls appended to elevated decks that are greater than 8 feet in height are prohibited. Privacy screens for elevated townhouse decks will be allowed with the following conditions:

etween 60-72 inches in height from floor of the deck.

ttice, or board on board.

ainted/stained to match the color of the deck.

eens shall not span the width of the deck.

eens shall be made of composite / vinyl materials

- Landscaping: Landscaping around decks, patios, and screened porches is strongly encouraged to soften corners and views from adjacent lots and to offset drainage concerns.

Additionally, no deck may encroach Association or community owned Common Area or be constructed in non-construction easements.

IN THE EVENT AN OWNER INSTALLS A FENCE, DECK, PATIO OR OTHER IMPROVEMENT THAT CAUSES DAMAGE TO IN-GROUND OR ABOVE GROUND COMMUNITY INFRASTRUCTURE, THE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REPAIR AND/OR REPLACEMENT, AS WELL AS RESTORATION COSTS OF COMMON AREA.

Deck Floor Coverings

Synthetic grass, plastic indoor/outdoor grass-like/grass-colored carpet or any like material may not be installed on deck surfaces, deck steps or any other outdoor surface. Instead, it is preferable that a high-quality synthetic (fine-spun polypropylene) decorative outdoor rug be used to cover a deck surface. Any such decorative rug must be fade and mildew resistant and weatherproof against rain, snow and freezing conditions.

No application is required for an outdoor synthetic deck rug or floor covering as long as it is appropriate, complimentary to the outdoor living area and is maintained and kept in good repair.

Dog Houses and Dog Runs

Dog houses and dogs runs are prohibited.

Doorbells – Video and Decorative Frames

Dimensions for video doorbells and decorative doorbell frames must not exceed 4 inches in width and 6 inches in height and must not be greater than the width of the door frame. No application is needed for video doorbells or decorative doorbell frames that meet these standards.

Doors (Front and Storm/Screen)

An application and approval is required for the installation of front entry doors that are different

in style, color or material than that of the original installed doors.

- **Front Entry Doors:** The front door of each home within One Loudoun was specially selected by the builder to compliment the architecture of the home and subsequently approved by the Founder/developer. For this reason, no style or color modification to the front door is permitted.
- **Glass Entry Door and Sidelights:** Trash bags, bed sheets, newspaper and other materials not intended for use in windows are prohibited.
- **Door Hardware:** All door hardware – handles, knobs, locks, and keyless locks – must have matching finishes. Hardware may be changed or modified without an application as long as the finish and style match the existing hardware. Any change in finish or style requires an application. (Dark bronze and black are considered an acceptable match.)
- **Front Storm/Screen Doors (Prohibited in Northpark Neighborhood):** Storm/screen doors do not require an application if they meet the criteria below. Any deviation requires application and approval. Must be full view, clear glass, without significant decoration or edging and must match the color of the entrance door or the trim around the entrance door EXACTLY. Installation of a storm/screen door must not detract from the appearance of the front door in any way. Full view storm doors vary and acceptable types include narrow border, wide border, removable glass/replacement screen, kickplate, and a wide border/kickplate combination.
- **Rear Storm/Screen Door (Prohibited in Northpark Neighborhood):** May be full or half view and without significant decoration or edging and must match the color of the rear door or the trim around the door. No application is required for a rear storm door.

Driveways

No changes may be made to any driveway in the community, including those lots which have a shared driveway.

E

Exterior Decorative Objects and Seasonal, Religious, and Celebratory Decorations

Exterior decorative objects are defined as any object - natural or man-made -which was not part of the original construction of the home or lot. Common examples of these objects include, but are not limited to, statues and sculpture, natural or synthetic boulders, bird baths and bird houses, driftwood, gazing balls, urns, address numbers and fountains, free-standing poles of any type, as well as any items attached to approved structures. Appropriate outdoor furniture and planters which are placed on a front porch do not require an application. Additionally, decorative flags may be displayed and do not required approval if the flagpole complies with guidelines.

Exterior decorative objects must not create an adverse visual impact from a street or another lot and must be appropriate, compatible in design, scale, location, color and finish with the applicants house/lot as well as neighboring lots. These factors will be considered in evaluating all requests for exterior decorative objectives.

Approval will be required for all exterior decorative objects twelve (12) inches in height and eighteen (18) inches in width or depth, whether natural or man-made, which were not part of the original construction or design of the home.

Exterior decorative objects must not obstruct, impede, or otherwise prohibit the mowing of grass in the front yard or maintenance of landscaping by the Association. Unapproved decorative objects which obstruct or impede mowing or maintenance may be REMOVED, without advance notice to the lot owner, by the Association, its agent or its contractors at their sole discretion. The Association, its agent or contractors will not be held responsible for any damage to an unapproved exterior decorative object removed for purposes of front yard mowing and/or maintenance as obligation to the community/neighborhood.

The Association shall not be required to perform lawn maintenance on any portion of a Lot which is obstructed by any object which impedes the efficient use of the Association's maintenance equipment. In no instance shall the Association waive or adjust the monthly Lot assessment for front yard mowing and maintenance if said mowing or maintenance cannot be performed.

- Seasonal/Religious/Celebratory Decorations: The DRC recognizes that One Loudoun will be a culturally diverse community with various types of celebrations held throughout the year. Therefore, exterior installed seasonal decorations do not require approval but must be kept in good repair while on display. All seasonal decorations must comply with county code, as may be enacted from time-to-time. The DRC stipulates that seasonal, religious or other celebratory decorations may only be displayed forty-five (45) days before and fourteen (14) days after the event. If requested by the DRC, the owner must inform the DRC of the nature and date of the celebratory event. Additionally, the DRC stipulates and reserves the right to determine a religious or celebratory decoration inappropriate for reasons of safety or appropriateness to the community.
- Exterior Rope or Bulb Lighting – The installation of exterior rope or bulb lighting does not require an application as long as the lighting is not visible from the front of the home or main street. Only white bulb rope lighting is permissible for permanent or semi- permanent installation at the rear of the home, only. Colored bulb rope lighting is permissible only for seasonal display. Lights must be static and not flash or blink.

Exterior Furnishings

All permanent outdoor/ exterior furniture or equipment (i.e. items meant to be used outdoors for an extended period of time) must be placed on a patio or deck surface (refer to ‘Decks’ or ‘Patios’).

For homes without a patio or deck, outdoor/ exterior furniture or equipment may temporarily be placed out on the lawn but must be removed and stored within 72 hours. Furniture and items left out on the lawn impedes the consistent mowing of the lawn. The lawn must be accessible to machinery used by the community landscape company.

Easement - Use & Enjoyment

- Plantings within a Use & Enjoyment Easement require an application.
- All plantings within a Use & Enjoyment Easement must be under 5 feet at maturity.
- Plantings must be installed at least 6 inches away from the affected lot owner’s foundation so as to not touch the affected lot owner’s foundation and siding.
- Plantings must be periodically pruned so as to not touch the affected lot owner’s foundation and siding.
- Cameras are not permitted to look into the Use & Enjoyment Easement area.

F

Fences and Fence Gates – Northpark Neighborhood

Fences and fence gates require an application and must exactly match that of the builder-installed fence which is a residential grade, black powder-coated aluminum, thirty-six (36”) high fence with aligned pickets. No variations or variances will be considered by the DRC.

**IMPORTANT INFORMATION FOR UPPER WEST RESIDENTS
REGARDING ASSOCIATION MOWING AND LAWN MAINTENANCE
OF FENCE/GATE ENCLOSED GRASS COURTYARD AND END-UNIT SIDE YARD GRASS AREAS**

The Association will mow and weed/fertilize a grass courtyard and/ or a fenced end-unit side yard area if any installed gate is left open and the area is accessible when mowing and lawn maintenance occurs. If a gate is closed, the mowing contractor will not enter a courtyard or any side yard and the area will be left un-mowed until the next regularly scheduled mowing day.

If a grass courtyard or side yard has furniture, furnishings, and/or exterior decorative objects, the contractor will not mow the area, regardless of an open gate, because of the potential for damage to homeowner items.

Fences – Exchange & Savin Hill Neighborhoods

The general design philosophy of One Loudoun is to retain a feeling of community that is grand in scale and rich with quality materials. For this reason, only certain metal (wrought iron or aluminum) and composite fencing will be permitted, whereby creating a unified look. Corner lots will use metal on sides facing streets. Additionally, some neighborhoods may have fence styles which are designed by the builder and which will typically be the standard feature for all homes in that neighborhood. All additional or replacement fences in such sections must use the same fence style.

Any fence post that is installed within a Use & Enjoyment easement must be set back a minimum of 2 inches from the neighbor's siding or foundation.

All fences require application and approval. Owners may request approval of additional fencing to fully enclose the perimeter of their rear yard. Owners shall be responsible for the maintenance, repair and replacement of all yard fencing whether installed by the Declarant or by the owner.

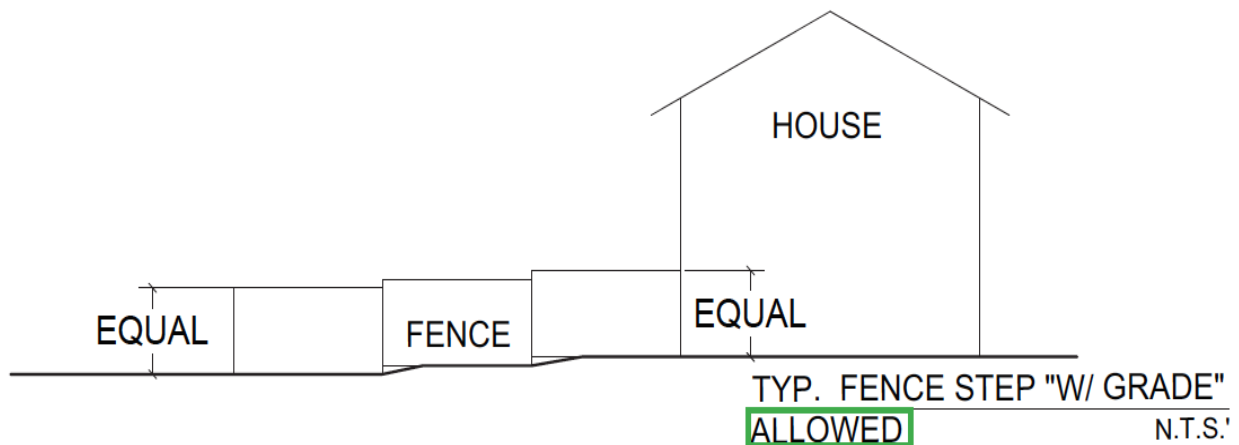
- **Location:** Fencing is permitted in rear and side yards but may not be installed forward of the front plane of the home. Side yard fencing will be evaluated depending on the design and layout of the home in the context of the lot. Fence applications for corner lots will be evaluated to determine any adverse effects on adjoining lots. The side of the yard that faces a public street will not be permitted to have a fence extend to the edge of the lot; the fence may only extend ½ the distance of the side yard to avoid impairment of traffic sightlines by either vehicles or pedestrians. No fencing is permitted in the front yard (considered to be from the front plane of the home forward to the sidewalk).
- **Recorded Use and Enjoyment Easement:** Certain single family home lots within One Loudoun will have a recorded Use and Enjoyment Easement as a condition of the lot design. Due to this recorded easement exception, these lots may be evaluated for fence installation within the Use and Enjoyment Easement area if so applied for by a purchaser owning such a Lot. Any fence post that is installed within a Use & Enjoyment easement must be set back a minimum of 2 inches from the neighbor's siding or foundation.
- **Property Corners:** Property corners must be established prior to the installation of fences.
- **Material:** Acceptable materials include metal (wrought iron and aluminum), composite/engineered fencing or cedar wood fencing. Wood fencing is not permitted. To secure the rear and side yard for pets and small children, black or dark green vinyl-coated mesh (10-16 gauge) may be attached to the interior side of metal fencing. All mesh must be installed as discreetly as possible and a mesh sample should be submitted with the application.
- **Color:** Metal fencing must be black; composite fencing must match the predominate color of the home or trim. Composite fencing may not be white.

- Style: There are a number of varying styles of metal fencing and so the selection of such fencing should complement the architecture of the home and lot. However the use of colored, gold or silver tipping accents, as well as excessively ornate finials on metal fencing is not permissible. Finals on metal fencing should not be overly decorative. For composite fencing, the selected style should be complimentary to the home, lot, and surroundings.

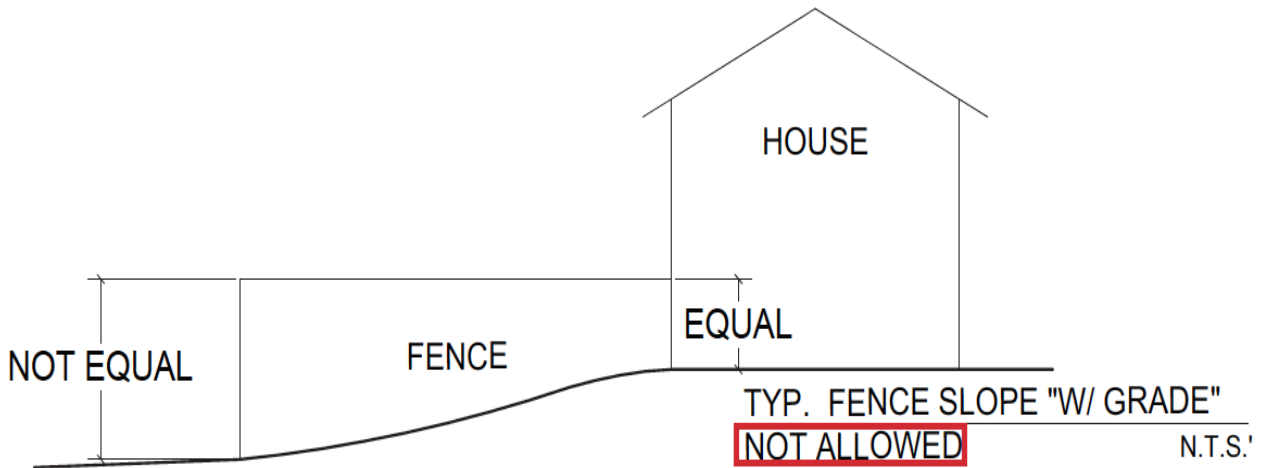
At this time, the DRC has elected not to limit or define allowable styles of iron and composite fencing, preferring instead to approve a proposed style on a case-by-case basis. However, as neighborhoods mature, the DRC reserves the right at a future date to set a fence [style] standard for both metal and composite fencing. Any pre-existing fencing, if different from an approved future standard, would be 'grandfathered' into the approval process.

Construction: All fences and rails shall be level and step with grade. Property corners must be established on the lot line prior to the installations of any fence. Fences must be installed within 2" from the adjoining lot so that encroachment does not occur. The finished side of the fence shall face the street or exterior of the property. See proceeding details for more information.

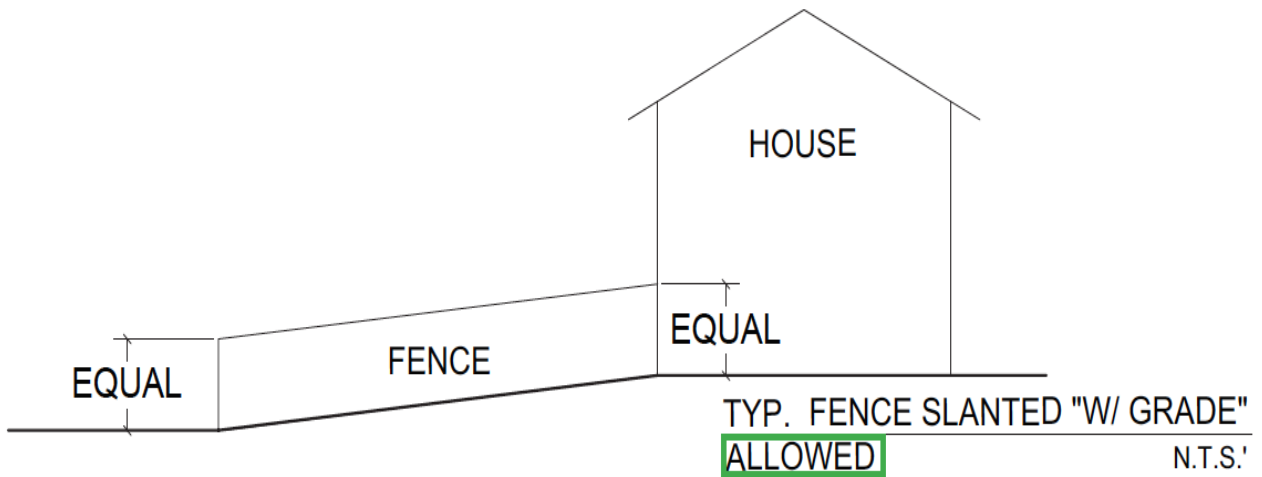
Fence Exhibit 1:



Fence Exhibit 2



Fence Exhibit 3



- Gates: Gates shall match the design, material, and color of the associated fence.
- Height: Whether metal or composite, fencing may not exceed six (6') feet in height. All fencing must be a minimum of three (3') feet. The height of proposed fencing along the side plane of the home, especially if proposed at the maximum height in an enclosed style such as board-to-board, will be carefully evaluated by the DRC to ensure that the intended installation is not aesthetically inhospitable to either the lot or the neighboring homes and community.

- Ingress/Egress Easements: Fences may not be installed in any easement areas, including, but not limited to utility, storm water and ingress/egress easements. Easements are typically shown on a site plan or plat map. Certain lots may have such easements which will preclude the installation of a fence along the perimeter of the lot, at the rear of the lot, or in some cases, prohibit fencing altogether.
- Invisible/Electronic Fencing for Pets: In-ground [invisible] or electronic fencing (off lease pet barrier) requires an application and must be located in the same manner as that of above ground fencing except that the location should be offset one foot (1') inside the property line of the installing lot. Because this type of fencing is buried in-ground, the DRC may approve applications where this fencing is proposed for the front yard, but every application will be examined individually and approved on a case-by-case basis. In order to ensure that residents of the community who may walk near the property are aware that an electronic fence has been installed on the property, owners must display property signage. The DRC will provide guidance as to appropriate size and placement of electronic fence signage. **The Association, its agent or contractors will not be held responsible, financially or otherwise, by a lot owner for any damage to a invisible/buried electronic pet fencing installed on any area of a lot where the Association performs yard mowing and/or maintenance as an obligation to the community/neighborhood.**

PROHIBITED

- Chain link fencing, barbed wire fencing, wood fencing.
- Fences erected outside of the homeowner's property lines.
- Installation of fences on or within an easement area (except Camberley Recorded Use and Enjoyment Easements applicable to certain Lots).
- Installation forward of the front plane of the home (front-yard fence).

IN THE EVENT AN OWNER INSTALLS A FENCE, DECK, PATIO OR OTHER IMPROVEMENT THAT CAUSES DAMAGE TO IN-GROUND OR ABOVE GROUND COMMUNITY INFRASTRUCTURE, THE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REPAIR AND/OR REPLACEMENT, AS WELL AS RESTORATION COSTS OF COMMON AREA.

Firewood

Firewood stored on a lot shall be kept neatly stacked and shall be located to the rear or side of the residence and in such a manner as to avoid adverse visual impacts for adjoining properties. Screening may be required in certain cases. Firewood should be stacked in piles which do not exceed six feet in length and four feet in height for both aesthetic and safety considerations. Covers for firewood must be muted brown, green or tan in color and no brightly colored tarps will be permitted. Other than a limited quantity of firewood intended for immediate use, firewood may not be stacked on a patio or deck. Firewood may not be stacked or stored on community open space. Firewood storage does not require an application if it meets the criteria above.

Flagpoles

A maximum of one (1) temporary flagpole staff which does not exceed six (6) feet in length and which is attached to a wall or pillar located on the ground floor (1st floor) of the home is permitted and does not require an application and approval. For example, such flagpoles are used for collegiate, seasonal, and hospitality flags. Permanent, freestanding flagpoles are prohibited.

Based on the *Federal Freedom to Display the American Flag Act of 2005*, the Association MAY NOT prohibit any owner from displaying upon his or her Lot the flag of the United States whenever such display is in compliance with Chapter 1 of Title 4 of the United States Code, or any role or custom pertaining to the proper display of the flag. The Association may, however, establish reasonable restrictions as to the size, place, duration, and manner of placement of the flag on such property provided such restrictions are necessary to protect a substantial interest of the Association.

G

Gazebos, Trellises, and Arbors

A gazebo may be constructed as an accessory structure of a deck or as a free standing structure on the lot and must meet county building code if so required by Loudoun County at the time of application.

- Location: The gazebo should be located in the rear yard. Particular attention will be given so that views from adjoining properties are not adversely impacted.
- Size and Scale: The gazebo should be appropriate to the size of the home as sited on the lot.
- Materials and Color: A gazebo shall be constructed of a material which is the same as or complementary to the existing home. If the gazebo is constructed as an accessory structural element of a deck, the materials and color must be identical to the vertical elements of the deck. Roof material must be the same as that of the existing home or a material visually similar may be used. If built as an independent structure sited in the rear yard, a gazebo may either be constructed of cedar or pressure treated lumber (#2 southern yellow pine or better) or with finish materials that match the exterior of the home. Screen material shall be a dark nylon, aluminum type, or material visually similar. In order to minimize the visual impact of a free standing gazebo, the DRC may require the installation of landscape materials.

Gazebos, Trellises and arbors are decorative in nature and are generally used to accentuate the home. Gazebos, Trellises and arbors must be compatible with the existing house in style, character, scale, materials and colors. The preferred location should be integrated with any rear yard deck. A free-standing trellis or arbor should be located in the rear yard. Installation of Gazebos, trellises and arbors does not require an application or preapproval by the DRC if compatible with the standards above.

Garages

No garage is permitted to be converted to living space, nor shall a garage be used as storage space to the extent that such use precludes the parking of an automobile in the garage.

Garage Doors

In One Loudoun, the style and color of garage door(s) has been predetermined by the Developer and homebuilder of the particular attached or detached home and no change to either is permissible. In the event of damage to an existing garage door, the replacement door must match the existing style and color exactly. An application is required for replacement of a garage door.

Garage Sales

Garage sales, estate or yard sales, sample sales and similar kinds of sales activity from Residential Parcels is permitted on an occasional basis and do not require an application; however residents are required to notify the Association of their plans. The sale area must be limited to the rear of the home and cannot extend onto the alley or common area. For shared driveway homes, the sale area must be limited to the shared driveway and cannot extend onto the street or common area. Signs advertising the yard sale cannot be placed in common areas, or on street lights or mailboxes. The holding of frequent sales from a particular residence will be considered a business and may be regulated, limited or prohibited by the Neighborhood Association.

Generators

No diesel, gasoline or other generator shall be installed or used within One Loudoun without prior DRC approval. Owners who may intend on using a generator to provide emergency power in the event of a power outage must obtain DRC approval prior to operation.

Grills

The location of charcoal and propane grills may be regulated, monitored and enforced by county ordinance, or as otherwise enacted by the Neighborhood Association Board of Directors from time-to-time. A permanent grill may be installed (or incorporated as part of a patio or other exterior living space design) and should be compatible in scale, design, materials, color and construction with the home. Because permanent grills are generally substantive, construction must not create an adverse visual impact from a street or another lot. Application and approval is required for a permanent grill. Non-permanent grills are permitted and do not require an application.

Gutters and Downspouts

No application is required for replacement gutters and downspouts provided they match the color, design, and location of the existing approved gutters and downspouts. The installation of any new gutter or downspout or relocation of an existing gutter or downspout requires application and approval. Gutters and downspouts must be located in a manner not as to not adversely affect drainage onto neighboring properties.

H

Home Businesses

Subject to the Loudoun County Zoning Ordinances, a home occupation that does not generate significant noise, odor, parking demand or traffic is permitted in the Residential Neighborhood. However, no residential dwelling or lot shall be used for any business, commercial, manufacturing, mercantile, storing, vending or other nonresidential purpose; provided, however, that an Owner may maintain an office or home business within their home if:

1. such office or business generates no significant number of visits (as determined by the Board of Directors) by clients, customers or other persons related to the business;
2. no equipment or other items related to the business are stored, parked or otherwise kept on such Owner's Lot outside of the dwelling or an enclosure approved by the DRC;
3. use of such office is limited to the persons occupying the Lot;
4. the activity is consistent with the residential nature of the Property;
5. no exterior signage is displayed;
6. such Owner has obtained approvals for such use as may be required by Loudoun County; and
7. the Owner has obtained prior written approval of the Board of Directors. If the Board of Directors does not respond to an Owner's written request for approval of an office or home business within sixty (60) days of transmitting said request, such approval is presumed to be granted. As a condition to such use, the Board may require the Owner to pay any increase in the rate of insurance or other costs for the Association which may result from such use.

Any owner wishing to report or initiate an investigation into an alleged zoning violation should contact the Loudoun County Department of Building and Development for more information and report suspect violators to the Association. Once notified, the Association staff will investigate to the extent practical and notify the appropriate authorities.

Further, the Board may establish additional rules and regulations as well as reasonable hours of operation for home-based businesses that are visited by individuals.

Hot Tubs and Spas (Prohibited in Northpark Neighborhood)

Exterior hot tubs and spas require application and approval. Incorporation of hot tubs and spas as a design feature are required to be installed on a hard surface. A hard surface example must be included in your plan. The exterior finish of an elevated hot tub or spa should blend with the exterior finish of the home, patio or deck to which it is attached or most closely

related. Hot tub equipment (pumps, pipes, etc. – not the tub itself) must be located as to avoid interference with neighbors and must be enclosed architecturally or screened from view. Mechanical equipment, pipes and wiring must be concealed.

If free standing, a hot tub or spa must be located in the rear of the house away from adjacent property so that their use, presence and noise of the mechanical equipment do not adversely affect the use of the adjacent property. A hot tub or spa must not be visible to the public from street level. It must be screened by a solid structure, such as the home itself or a privacy fence defined as a 6' solid cedar wood or composite/engineered fence (refer to 'Fences').

The DRC will review and consider all applications on a case-by-case basis and lot location, impact to adjacent property, and other site conditions will be considered in the approval process. The DRC reserves the right to deny a hot tub or spa application based on the above considerations.

If free standing, a hot tub or spa must be located in the rear of the house away from adjacent property so that their use, presence and noise of the mechanical equipment do not adversely affect the use of the adjacent property. A hot tub or spa must be screened by a privacy fence.

The DRC will review and consider all applications on a case-by-case basis and lot location, impact to adjacent property, and other site conditions will be considered in the approval process. The DRC reserves the right to deny a hot tub or spa application based on the above considerations.

House Numbers

Changing the appearance of house numbers at the front entrance and/or above the garage door requires an application and approval. Numbers must fit the original number frame size, and the color must match existing numbers. Font must be a simple serif or san serif font, such as Times or Helvetica/Arial, where the vertical midpoint is equidistant between the top and bottom for easy reading from a distance.

Example of acceptable san serif numbers:



Example of acceptable serif numbers:



I

Irrigation/In-Ground

Residential in-ground irrigation is permitted on both townhome and single family lots. Applications will be evaluated for approval on a case-by-case basis. Because One Loudoun residential neighborhoods are composed of multiple housing types in a mix of styles and topography, irrigation may not be appropriate or approvable on all lots. Owners must take into consideration the impact of an irrigation system in the drainage swales between their property and their neighbor and also impacts to the Private Use and Enjoyment Easement. Irrigation will not be approved for installation in dry utility easement areas.

All applications for irrigation must adhere to the following:

- An application for proposed irrigation must be submitted to the DRC and approved before installation can begin.
- A copy of the lot plat must be submitted with the application showing placement of the system including the location of sprinkler heads.
- Irrigation head specification information must be included with the application.
- All underground utilities must be marked by Miss Utility before excavation. In the event irrigation is installed which causes damage to in-ground or above ground utilities or community infrastructure, the lot owner shall be responsible for all costs associated with repair and/or replacement, as well as restoration.
- All irrigation lines must be buried a minimum of six (6") inches below ground.
- Irrigation is not permitted to be installed in such a manner as to intentionally water Association Common Area or community streets and alleys.
- Irrigation is not permitted to be installed in Private Use and Enjoyment Easements
- The Neighborhood Association, its agents and contractors are not responsible for damage to in-ground irrigation lines, sprinkler heads or other components as may result from its obligation to perform lot mowing and landscape maintenance.

L

Landscaping and Lawn Maintenance

ASSOCIATION YARD MOWING AND MAINTENANCE

A condition of purchase of a home in One Loudoun includes a monthly assessment for front, side and rear yard grass cutting which may also include landscaping and grounds maintenance, mulching, and trimming of shrubs and trees as contracted on behalf of the Association. The Association shall not be responsible for grass cutting or lawn maintenance on any portion of a Lot which is obstructed and otherwise inaccessible to standard maintenance equipment. In no case or circumstance shall the Association waive or adjust the monthly Lot assessment for front yard mowing and maintenance if front yard mowing and maintenance cannot be performed.

Landscape material selections shall respond to the surrounding street character and architecture and should be integrated in a way which is harmonious with the existing landscaping on the lot and the adjacent lots. Front yard landscaping will be carefully considered for its effect on the overall streetscape. Generally, landscaping serves to visually soften or provide a finished look to a lot and should not be planted in such a way as to create a fenced-in appearance.

Additionally, landscaping serves to (1) reduce impervious area and surface runoff, (2) naturally treats storm water, (3) improves water quality, (4) provides infiltration and groundwater recharge, (5) provides habitat, (6) adds aesthetic value and promotes community stewardship, and (7) provides a buffer between the active pedestrian area and the street, thus enhancing pedestrian comfort.

Application and review IS NOT required for the following modifications:

- Planting of annuals or perennials in existing beds.
- Foundation plantings that at maturity will not exceed five (5) feet in height or width.
- The installation of individual shrubs on the lot as foundation plantings, provided that such plantings at maturity are in scale with the home and lot and do not interrupt designed drainage patterns and swales.
- The installation of new beds less than four (4) feet wide around the perimeter of the house foundation (and deck, patio, or fence if present) and perimeter of the rear of the lot, provided that plants installed have a mature height of less than five (5) feet.
- Edging used to define the bed from the lawn is low profile, meaning it does not exceed the height of the top of the grass or at maximum, six (6) inches above the surface of the lawn. Edging should not make a visual 'statement' when the home is viewed from public areas. All edging styles must be consistent (one style, one color) in the front and side yards and any publicly viewable area.
- Planters on steps with flowers planted in a tasteful manner in keeping with the overall professional look of the community. Giant sunflowers, which grow several feet from the ground, are prohibited on any publicly viewable area of a lot.

Any deviation to the above will require an application and approval.

Application and approval **IS REQUIRED** for the following landscape modifications:

- The installation of individual trees in the front yard of the lot. Tree selection should be made carefully so that when fully grown they will be appropriate in height and breadth for their location in the yard. Use the approved tree list (end of this document) to choose the variety that best suits your needs, then list them on the application and provide the planting distance between each proposed tree taking the maturation growth into consideration.
- The installation of larger, standalone shrubs (outside of the dwelling foundation and foundation planting bed). The applications must include a description of the types and sizes of shrubs to be planted, as well as, a site plan showing the relationship of plantings to the house and adjacent dwellings.
- Any edging that will be used to define the bed from the lawn is not low profile, meaning it is intended to exceed the height of the top of the grass by more than the maximum of six (6) inches above the surface of the lawn. Edging must be properly installed, including partial burial of scalloped edging so that only the scalloped portion is visible above ground level.
- Edging that will not be consistent (one style, one color) in the front and side yards and any publicly viewable area for reasons of coordination with other exterior modifications or for other practicable reasons or considerations.
- Landscape plantings installed to create a hedge either in height or length between lots.
- The removal of original builder installed grass with replacement of some other type of ground cover.

Other considerations:

- No landscape or hardscape of any kind may be installed or erected in easement areas.
- No landscape or hardscape of any kind may be installed between the sidewalk and back face of the curb.
- Single family neighborhood mailboxes are installed in the Virginia Department of Transportation (VDOT) Right-Of-Way (R-O-W) and therefore the installation of seasonal, annual, decorative plantings or climbing vines around a mailbox is prohibited. The Association, its agent or contractors reserve the right to remove any such plantings without prior notice to the homeowner.

- Except for hoses and the like which are reasonably necessary in connection with normal lawn maintenance, no water pipe, sewer pipe, gas pipe, drainage pipe, television cable or similar transmission line shall be installed or maintained on any Lot above the surface of the ground.
- No tree, hedge or other landscape feature shall be planted or maintained in a location which obstructs sight-lines for vehicle traffic on streets and roadways.
- All mulch must be natural colored. Dyed (colored), rubber or other synthetic mulch is not permitted. Owners are responsible for keeping their landscape beds mulched and the DRC reserves the right to notify an owner if such mulching has not/is not taking place regularly.
- Owners are responsible for the watering and maintenance of all installed builder landscape, including any on-lot trees.
- Ivy and other invasive ground cover should be carefully considered before installation as it provides protective cover for pests and be difficult to control and contain within the confines of a smaller yard. Tall, dense bushes and hedges should also will also be avoided as they can limit visibility and accessibility.
- Except for natural areas, all portions of a lot, which are not improved by an impervious surface or a structure, must be maintained with grass (or other vegetation installed by a builder or approved by the Covenants Committee) or landscaping. No bare earth may be exposed on a lot. To help with water conservation and to keep excessive weed growth under control, it is recommended that trees, shrubs and planting beds be mulched with shredded hardwood bark (natural color, not dyed), pine bark, pine straw, or other materials that may be neatly maintained. Widespread gravel, stone, wood chip or other mulched areas are prohibited.
- Grass is not permitted to exceed six (6) inches in height. Dead plants, shrubs or trees must be immediately removed. All hedges, trees and shrubs must be neatly trimmed and maintained so that their size is in proportion to the lot and home.

Removal of Landscaping: Refer to 'Removal of Structures or Landscaping.'

❖ **IMPORTANT NOTE** ❖

Tree Removal During Founder Control Period

The installation of Founder and Builder landscaping within One Loudoun comes at great expense and constitutes a significant proffered development obligation with Loudoun County. As such, any

change to Founder or Builder landscaping can have unforeseen consequences, both short term, to the community.

As a result, The cutting, removal or intentional damage of existing trees (including excessive pruning or failure to use due care with equipment or when removing other trees permitted to be removed) is strictly regulated under the One Loudoun Concept Development Plan and the Proffers. All plans must comply with applicable drainage, water conservation, erosion control and stormwater treatment requirements. Removal of trees in Tree Conservation Areas, as such may be established by the Founder and shown on the record plat for One Loudoun, shall be prohibited without special permission of the Loudoun County Urban Forester except as necessary to accommodate forest management techniques recommended by a professional forester or certified arborist to protect or enhance the viability of the forest canopy. Such forest management techniques may include, but are not limited to, pruning and the removal of vines, invasive species, trees uprooted or damaged by extreme weather conditions, and trees or limbs that are diseased insect-infested, dead, or considered a hazard to life or property. The prohibition against tree removal shall not be amended by the Founder or the Master POA without written approval from the County. Improper cutting, removal or intentional damage to existing trees is subject to charges plus a requirement that the tree be replaced with an approved species of comparable diameter, or, if approved by the DRC, a combination of trees totaling the diameter of the removed tree. Charges may be set by the DRC.

Removal of trees is a very serious issue which should only be undertaken when necessary for aesthetic, grading or safety reasons. Like landscape modifications, tree removal may be necessary in order to accomplish another modification. If this is the case, an indication of the tree(s) to be removed and reason for removal must be included in the application. Owners are asked to carefully plan modifications so as to eliminate or minimize the need to remove any trees. In most cases, the owner will be asked to offset any tree loss, whether associated with another modification or not, with new plantings.



Leasing

Residential Parcels may be rented, so long as the tenants and occupants comply with the covenants. The Neighborhood Association may establish a minimum lease term. Tenants and associated occupants may use the Neighborhood Association's recreational facilities through a limited number of recallable recreational memberships. The Neighborhood Association may prohibit the leasing of any Residential Parcel while the Owner is in default in the payment of Assessments and may attach rentals if the Residential Parcel is leased while the default exists. Lot owners are required to provide the Association with a copy of a current lease agreement and their tenants contact information.

Lighting

Lighting which is part of the original structure may not be altered without prior approval of the DRC. All changes to exterior lighting and installation of new, additional lighting requires application and approval. No exterior lighting shall be directed outside the applicant's property. Light fixtures that are proposed to replace the original fixtures must be compatible in style and scale with the applicant's house. Low-voltage landscape lighting does not require an application.

- Exterior Rope or Bulb Lighting – The installation of exterior rope or bulb lighting does not require an application as long as the lighting is not visible from the front of the home or from a main street. Only white bulb rope lighting is permissible for permanent or semi-permanent installation.

M

Mailboxes

Cluster/gang mailboxes have been installed in townhome neighborhoods. These mailboxes meet United States Postal Service requirements and may not be removed, replaced, altered or damaged by a Lot Owner. Owners are prohibited from installing individual mailboxes or newspaper boxes.

In single family home neighborhoods, the Developer has selected a uniform mailbox standard which may not be changed or altered by owners. Owners with damaged mailbox posts or boxes should report the damage to the Association who will promptly replace the post and/or box at the owner's expense, or if preferable, provide the post and box information to the owner. Lot owners are prohibited from installing individual mailboxes or newspaper boxes on their Lot. Decorative mailbox covers, decals or the like are prohibited.

Single family neighborhood mailboxes are installed in the Virginia Department of Transportation (VDOT) Right-Of-Way (R-O-W) and therefore the installation of seasonal, annual, decorative plantings or climbing vines around a mailbox is prohibited. The Association, its agent or contractors reserve the right to remove any such plantings without prior notice to the homeowner.

P

Painting and Staining

Refer to 'Color Changes.'

Parking Rules

Parking within the Property is subject to the following restrictions:

- All Owners and occupants shall use the driveway pad and/or garage appurtenant to their dwelling unit for parking.
- Parking is not permitted on lots other than in the garage or on the driveway or parking pad.
- No garage shall be converted to living space, nor shall any garage be used as storage so as to preclude the parking of at least one vehicle therein.
- The DRC shall be entitled to establish supplemental rules concerning parking on any portion of the Common Area, including, without limitation, reasonable fines and provisions for involuntary removal of any vehicle violating the provisions of this Declaration and/or such rules and establishing snow emergency parking rules and restrictions.
- The DRC shall have the right to restrict and regulate Common Area parking and may require permits for some or all of the Common Area parking spaces. Unless specifically assigned, Common Area parking spaces within the Property shall be available on a first come, first served basis by the guests and invitees of all of the dwelling units in the community.
- All vehicles (whether parking by permit or otherwise), shall be parked wholly within painted lines marking each parking space.
- No vehicle belonging to any Unit Owner, or to any guest or employee of any Unit Owner, shall be parked in a manner that unreasonably interferes with or impedes ready vehicular access to any parking space assigned to any other Unit Owner.
- Nothing shall be stored upon any parking space nor shall the same be permitted to accumulate trash or debris.
- No junk or derelict vehicle (or other vehicle of any type on which current safety and registration plates are not displayed), vehicle larger than a three-fourths ($\frac{3}{4}$) ton truck and/or with more than two (2) axles and not to exceed four (4) wheels, house trailer, motor home, camper, recreational vehicle, vehicle with commercial lettering and signs (including, without limitation, "For Sale" or similar signs, but not including vehicles of a governmental agency), boat or other large vehicle or similar machinery or equipment of any kind or character (except for such equipment and machinery as may be reasonable, customary and usual in connection with the use and maintenance of any dwelling and except for such equipment and machinery as the Association may require in connection with the maintenance and operation of the Common Area) shall be kept upon the Property (including driveways, Common Area, private roads) nor (except in bona fide emergencies) shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out thereon.
- Motorcycles must be parked on surface parking areas or driveways or within garages.

The DRC may promulgate such additional rules and regulations in this regard as it deems necessary or desirable.

Patios – Northpark Neighborhood

Courtyard patio construction must be approved and match exactly the builder installed patio, including color, material, design, and construction. Paving stones must be set in/on a base of concrete or other paver base material.

Specifications:

- 8' x 8' patio for interior home
- 16' x 8' on end-unit home
- Patio must connect to concrete entry lead walk
- Techo-Bloc BLU 60 MM paving stone collection
- 6" x 13" sized paver, smooth finish
- Greyed Nickel color
- Stacked bond pattern



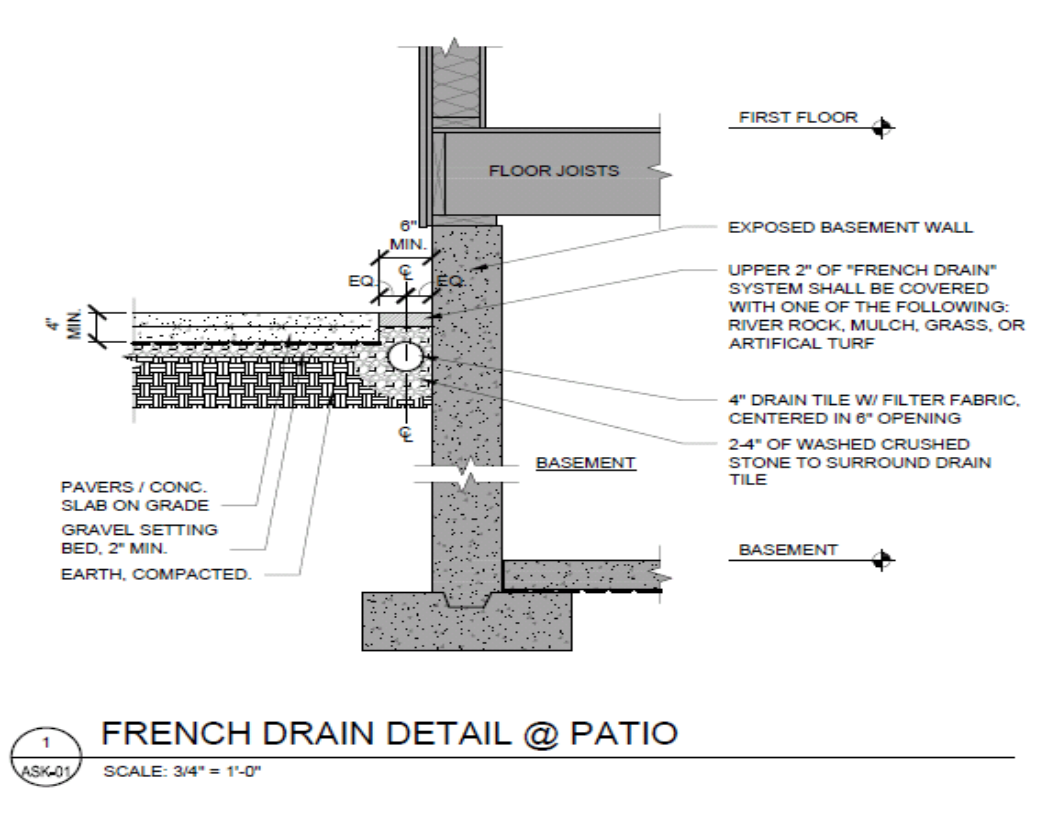
Patios – Exchange & Savin Hill Neighborhood

A patio is an extension of indoor living space, providing an area for entertaining and relaxation. As such, any patio shall be designed to provide a level of elegance and style that is commensurate with the home to which it is associated.

All patios require application and approval.

Any patio installed within a Private Use and Enjoyment Area (Savin Hill Neighborhood) or Private Use and Enjoyment Easement Area (Exchange Neighborhood) must be set back a minimum of six (6) inches from the adjoining neighbor's foundation and/or exterior wall in order to accommodate a French drain which is a requirement of this construction. The French drain must drain to daylight. Construction must not create adverse drainage conditions. Any drainage issues, which result from construction, are the responsibility of the owner who makes the modifications regardless of approval by the DRC. See proceeding detail for more information.

French Drain Detail:



Patios, should where possible, be located in rear or side yards as compatible with the architecture of the home.

Patios come in many construction styles and the DRC will evaluate each on a case-by-case basis. However, the preferred patio height should not exceed six (6") inches from the ground and ideally should be as flush to the ground as possible. However, the DRC will evaluate raised patio designs on a case-by-case basis in the context of the lot, dwelling architecture, overall design plan, and proposed construction materials. Raised patio design generally incorporates a short retaining wall that will border the patio and provide an area in which fill material is added as the patio base. Wood ground level decks, as a substitute for a patio, is not permitted.

The use of brick, decorative brick pavers, flagstone, slate or stained and stamped concrete as a construction material is encouraged. The use of a partially porous patio surface or the installation of mulch beds adjacent to the patio are techniques to minimize drainage concerns.

When patio design schemes incorporate other exterior design elements such as fencing, lights, plantings, etc., it will be essential to consult other sections of this document for additional

requirements prior to submitting a patio application. If approval is required for the additional design elements, an application for those elements must be submitted at the same time as the patio application.

IN THE EVENT AN OWNER INSTALLS A FENCE, DECK, PATIO OR OTHER IMPROVEMENT THAT CAUSES DAMAGE TO IN-GROUND OR ABOVE GROUND COMMUNITY INFRASTRUCTURE, THE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REPAIR AND/OR REPLACEMENT, AS WELL AS RESTORATION COSTS OF COMMON AREA.

Personal Property

No personal property may be stored in the Common Area of the Property or in any of public spaces of One Loudoun. All personal property placed in such areas shall be at the sole risk of the Owner and the Association shall in no event be liable for the loss, destruction, theft or damage to such property.

Pets

Refer to the 'Pet Control' section at the end of this document.

Play Equipment

Approval is required for the installation of non-portable play equipment (e.g., sandboxes, climbing structures, swing sets, play houses, etc.). Play equipment must be placed in rear or side yards and is not permitted in front yards of homes. Play equipment must be placed on the lot in a manner that does not cause encroachment on neighboring property while in use and minimizes visual impact from public view. The size of the equipment must be compatible to that of the house and lot size.

No permanent or temporary play equipment is allowed on shared driveways.

Portable play equipment is permitted without an application, but it must not cause encroachment on neighboring property while in use. Equipment must be stored inside the garage or home from dusk to dawn.

Sports Equipment

No permanent or temporary items are allowed on shared driveways. No sports equipment, such as basketball backboards, may be permanently attached to homes.

- **Basketball Hoops/Goals:** Portable basketball hoops/goals are permitted without an application for homes with rear drives. Hoops/goals may only be placed on the homeowner's driveway and must be maintained and kept in good repair. From March 1 to October 31, hoops/goals may be stored on the homeowner's driveway when not in direct use. From November 1 to February 29, hoops/goals must be stored inside the garage from dusk to dawn.

- Other Sports Equipment (Soccer Goals, Volleyball or Other Nets, etc.): Large portable sports equipment is permitted without an application, but it must not cause encroachment on neighboring property while in use. Equipment must be stored inside the garage or home from dusk to dawn.

Pools

Above ground or in-ground on-lot temporary or permanent pools are not permitted in the community.

R

Rain Barrels and Cisterns (for Water Collection)

Rain barrels used for water collection require application and approval due to gutter and downspout configurations as well as water runoff configurations for homes in One Loudoun. All applications will be reviewed on a case-by-case basis and not every home may be well-suited for such use. Installation is limited to the rear yard and may not be visible from streets or neighbors. Barrels must be proportionate in size, be maintained by the owner, and must be kept free of standing water. It is recommended that the color/style of the rain barrel complement the color/style of the home (or be adequately screened). The number of barrels may not exceed the number of rear downspouts. Overflow runoff must be properly diverted so that it does not impact neighboring properties or Common Area. If a rain barrel is disconnected from a downspout during winter, it must be stored out of sight. The DRC may require the removal of any barrel whose water overflow impacts an adjacent lot or Common Area.

Removal of Structures or Landscaping

The removal of any existing building, fence, wall, major landscaping, or other natural or structural element that changes the exterior appearance of the property must be approved by the DRC BEFORE REMOVAL. The removal of minor, less substantial additions such as hot tubs, play equipment, sheds, etc., or such elements which do not affect the appearance of the property do not require approval as long as the area impacted is restored.

Retaining Walls

All retaining walls or walls used for raised landscape beds, including raised landscape edging, require an application and approval. Retaining walls and materials used to create a raised landscape bed should be as unobtrusive as possible and should be installed only where structurally necessary such as for purposes of diminishing erosion or creating a more level lawn or garden area. Retaining walls must be constructed of stone, brick or approved interlocking architectural pre-cast concrete blocks and must match the architecture style of the home. The ends of walls must gradually taper down to the ground rather than abruptly ending.

Roofing

Replacement roof material and color must match the original roof color and material exactly. No application is required for the replacement of existing roofing with roofing that is exact in material and color. Any modification requires an application and approval.

S

Satellite Dishes (Including Wireless Cable, Radio and TV Broadcast Antennas)

Satellite dishes that are one-meter (approximately 39”) or less in diameter, television antennas, and MMDS (multichannel multipoint distribution service) antennas (hereafter collectively referred to as “devices”) are permitted subject to compliance with Federal Communications Commission regulations for conforming devices. Satellite dishes larger than one meter in diameter are prohibited.

Devices that conform to the standards below do not require an application for installation:

- Location:
 - Devices are located at the rear of the home.
 - If installed on a roof, devices are situated on the rear side of the roof ridge line so as to have no, or minimal, visibility from the front of the home.
 - If installed on the ground, devices are screened with landscaping so that they are not visible either from the street or to other lot owners.
 - Devices are situated entirely within a dwelling unit, and not visible from the exterior.
 - Color: In order to minimize adverse visual impact, devices are painted to match the color of the portion of the house to which they are attached, so long as the painting of the devices will not void the manufacturer’s warranty.

Devices are not to be installed on the front of the lot or on the front façade of a residence so long as another location exists on the lot or residence from which an acceptable quality signal can be received. If a front or side yard location is necessary, advance notice must be provided to the DRC of the proposed installation of a conforming satellite dish or other permissible device. Failure to do so may require that the device be removed and relocated at the owners expense. Notice must include the proposed location of the receiving device on the home or lot. Devices that require front or side yard locations should be installed near other utility equipment or among shrubbery. The location should be as unobtrusive as possible, without unreasonably increasing the cost of installation, maintenance and use and without precluding the reception of an acceptable quality signal.

Security Bars

The use of security bars or grates on windows and door is prohibited.

Security Devices

Exterior security devices, including alarms require an application, and should be selected and located so as not to detract from the architecture and appearance of the house.

Setbacks and Easements

The traditional American neighborhood conjures up images of tree-lined streets, porch front homes, fenced front yards, wide sidewalks, and pleasant front façades. One of the important elements required to create this kind of neighborhood is a smaller front yard setback. Reduced setbacks, common in traditional neighborhoods, spatially define the public realm and create a sense of enclosure and create an environment conducive to social interaction. Additionally, reduced setbacks place “eyes on the street” and contribute to a safer public realm. While reduced setbacks are essential, front yard depths will vary from street to street and be crafted to create variety and a richness in the neighborhoods.

Should an application for an exterior improvement be denied due to an additional utility, drainage, or other easement, the owner will be provided with all documentation.

Sheds

A shed is defined as storage facility, unit, container, or accessory structure that is typically accessed through doors, panels, or lids. A shed structure may not be used for dwelling purposes, as a studio, or for business use.

An exterior application and approval is required for a shed. The DRC will only consider approval of a shed for fenced yard lots. If the lot is not fenced, a fence application must be submitted with the shed application. All applications will be reviewed on a case-by-case basis and not all lots will be suitable for a shed structure.

- **Materials:** Sheds materials will be approved on a case-by-case basis, however all sheds should be in style complimentary to the home and surrounding architecture.
- **Size:** No portion of a shed is permitted to exceed the height of the fence which encloses the yard and must not be otherwise visible from within the enclosed yard. The overall square footage of the shed will be approved on a case-by-case basis.
- **Color:** The color scheme should match or be compatible with the home or other previously-approved exterior modifications (such as a deck).
- **Location:** The preferable location for shed installation is the rear yard, however side yard locations will be evaluated on a case-by-case basis depending on the architecture of the home and lot location.
- Any installed shed must be maintained and may not fall into disrepair.

Shared Driveways

Certain lots within the Neighborhood Association share a common driveway. These lots are located within Block B-1, Lots 1-18 and Block B-9, Lots 1-20. For these lots, both lot owners must ensure that the shared driveway area remains free and clear of objects and obstacles which might obstruct access to the entrance of each lot and garage. Additionally, it is the responsibility of the Neighborhood Association to perform snow removal and other general maintenance functions for these shared driveways as agreed between the Developer and builder, unless the homebuilder should otherwise determine.

Shutters

No application is required for the replacement of existing approved shutters, however any change to style or color requires application. Any deviation of color or style, or to have shutters permanently removed, requires application and approval.

Siding

No application is required for replacing siding as long as the replacement material and color matches exactly with the original siding installed. Any deviation requires an application.

Signs

No signs of any character shall be erected, posted or displayed upon, in, from or about any residential lot within the Neighborhood Association without prior DRC approval, except for dwelling units owned by the Founder or a designated builder during construction of dwelling units within the residential neighborhoods. Founder installed entrance signs, directional signs, conservation easement area signs for the overall community, or as otherwise permitted by law, and as otherwise approved by the DRC, are permitted until such time as the Founder is no longer in control.

Signs of any nature identified as non-compliant by the DRC may be removed by the Association. The Association has no obligation to contact the lot owner, real estate agent, contractor, or any other party prior to removal but may choose to do so at its discretion.

Political Signs: Political signs must comply with local ordinance; the Code of Virginia, Title 24.2, Chapter 9.5; and Virginia Department of Transportation regulations. Signs may not exceed four (4) square feet.

Invisible fence pet signage is permissible (refer to 'Fences').

Alarm/Security Signs: Alarm/security signs, maximum 12" x 12" installed on a 18" H plastic/aluminum post are permitted to be installed in the front flowerbed or back of home, on the ground next to the garage. These signs are not permitted to be installed on the exterior of the home, garage door, fence, etc.



"No Soliciting" Signs: Owners may have only one "No Soliciting" sign on their property. Signs must not create an adverse visual impact from a street or another lot and must be appropriate, compatible in design, location, color and finish with the applicant's house/lot. Signs must be made of wood, plastic, metal, or vinyl decal. Signs are permitted to be hung or applied to the front door, or a window or wall within a front porch or stoop, or on a post placed in your foundation landscaping near your front door. Sign size may not exceed 9" x 9" and posts must not exceed 24" in height. Signs that contain only the words "No Soliciting" and meet the standards above do not require an application.

Signs – Real Estate

Residential real estate sign is permitted on both townhome and single family lots. The installation of one Real Estate sign per residential lot must meet the following criteria:

- Double sided, 24" x 24" sign designed as shown in Exhibit 1.
- Material is .063 White Aluminum with 1" reinforced aluminum strip across the top.
- Two Colors - black and cyan.
- Either "For Sale" or "For Rent" is permissible. Font is Nevis Bold in all capital letters and font size is 390pt and color is 100% cyan.
- Sign has two ½" holes at the bottom.
- Agent or Seller font is Avenir Medium, font size is 215pt and color is 100% black.
- For sale and for lease signs placed on the property shall include but not be limited to the firm's name and the firm's primary or branch office telephone number.

One sign permitted per lot to be installed in the front yard.

- Mounting will be on a 4"x 4" white post, installed straight and in the turf.

One Loudoun Neighborhood Association Architectural Standards and Design Review

- Post height of installation shall be no shorter than 70” and no taller than 80”.
- One ancillary sign such as “Under Contractor” or “Price Reduced” may hang underneath the real estate sign. Dimensions of ancillary sign may not exceed 4”H x 20”W.
- Balloons, accessories, labels, decals, or more than one added sign are prohibited.
- The agent or seller is responsible for the sign and post including purchasing, mounting, and removal.
- If the sign meets the criteria of this Resolution, a Design Review Committee application is not required prior to installation.

Real Estate Sign Exhibit 1:



Agent Sign Rider 12"X 24":



Skateboard Ramps

Skateboard ramps, either temporary or permanent in nature, are strictly prohibited anywhere within One Loudoun except as may be constructed and installed by the Founder or developer as part of a community amenity or as may be erected and made available at the recreation center/clubhouse from time-to-time.

Skylights

Skylights require an application and must be well integrated into the overall building design, with a low profile and shall be flat or with a slight curve. Skylights shall be installed parallel with the roof ridge and edges, with frames painted to blend with the color of the roof. Skylights must be located only on the backside of the roof ridge. Skylights on the front elevation are prohibited.

Snow Removal

The Association is responsible for snow removal from the sidewalks located in the Common Area as well as from sidewalks within public rights of way, to the extent the same is not performed by Loudoun County. Lot owners are responsible for snow removal from their leadwalk and driveways. The Association will perform snow removal from lots which share a common driveway within the Neighborhood Association as agreed between the Developer and builder. In those instances, the shared driveway area must remain free and clear of objects and obstacles which might impede the use of commercial snow removal equipment. The Association, its snow removal contractor or other agents, bear no responsibility for its inability to properly remove snow from a shared driveway which is otherwise encumbered through the actions of a shared driveway lot owner, their tenants or guests.

Additionally, the DRC shall be entitled to establish snow emergency parking rules and restrictions, including rules for the involuntary removal of any vehicle violating the provisions of such rules. All such rules will be approved by the Neighborhood Board of Directors and will be published to the community.

Solar Panels, Collectors or Other Devices

Solar collectors and/or panels must be well integrated into the overall building design. Because of the pace of changing solar technology, installation of any type of solar device, panel, collector, etc... on the exterior lot or home requires an application and approval. All applications will be reviewed and evaluated on a case-by-case basis.

Solar collectors and/or panels are not to be installed on the front elevation unless one of the following conditions applies. 1) Solar shingles are being installed, along with matching non-solar shingles on the entire roof. 2) The cost of installation would increase by more than 5% without panels on the front elevation. 3) System performance would decrease by more than 10% without panels on the front elevation.

Virginia legislation states that for a restriction to be reasonable, it must not increase the cost of installation by 5% or affect energy production by 10% of expected production. The new law allows consumers to generate up to 150% of their annual electricity usage. This law is only applicable in Dominion territory.

The system owner must provide necessary documentation that an independent solar panel design specialist has done to ascertain that restriction is not reasonable.

Sun Control Devices and Shade Structures – Northpark Neighborhood

All sun control and shade devices (louver roofs, retractable awnings, pergolas, sails, shades, umbrellas, etc.) require approval before installation whether for permanent or temporary installation and for both the front (street facing) and rear (garage/alley) side of the home. Because of home design/architecture and location, sun and shade control at the front of the home is allowed. There are many installation methods and as many sun and shade control devices and designs to choose from that may be compatible with Upper West architecture, however neutral colors and those which are predominate to the exterior color scheme of the home, or are generally similar to, or which complement the exterior are recommended. Given the unique architecture of Upper West townhomes, each application will be reviewed on an individual circumstance basis.

Sun Control Devices & Shade Structures – Exchange & Savin Hill Neighborhood

How sun control is implemented can have a considerable effect on the exterior appearance of a home and the desirable benefits of sun exposure in the winter, fall and spring. Sun control devices, canopies, umbrella canopies, cabanas, retractable awnings and the like should be compatible with the architectural character of the home in terms of style, color and materials and should be of straightforward design without decorative embellishments. Fringe and contrasting color stitches is not permitted. Only solid color fabric, retractable awnings will be considered for approval if intended to be attached to a dwelling either temporarily or permanently. For any type of sun control devices, all materials must be fade resistant. Devices should be consistent with the visual scale of the home. Installation is limited to the rear of the home and the location should not adversely affect views, light, winter sun or natural ventilation of adjacent properties. Frame color should be complimentary to the home or painted to match trim or dominant color of the house.

Application and approval is required for any sun control device that will be affixed either permanently or temporarily to a dwelling. All applications will be reviewed on a case-by-case basis.

Synthetic Lawn/Grass

Outdoor synthetic grass or Astroturf type material of a superior grass-like quality may be installed to supplement turf, if an application is submitted and approved by the DRC. Generally, such installation will only be approved at the rear or side of a home where the proper conditions for natural turf growth is limited. Consideration will be given to the overall rationale for installation, location, square footage quantity, lighting conditions and variables which would make installation of a synthetic material preferable over natural turf. A sample of the proposed product must be submitted with the change application along with manufacturers information. Plastic indoor/outdoor grass-like/grass-colored carpet or any like material may not be installed on deck surfaces, deck steps or any other outdoor surface. Refer to 'Deck Floor Coverings' for information on what is acceptable.

T

Temporary Structures

No structure of a temporary character including Portable On Demand Storage (PODS), and no trailer, tent, shack, barn, pen, kennel, run, stable, shed or other buildings shall be erected, used or maintained within One Loudoun at any time, without the prior written consent of the DRC.

Trash Enclosures

Trash and recycling containers that are to be stored outside must be stored in the approved fully enclosed trash enclosure, 48 inches high x 72 inches wide x 48 inches deep. The enclosure must match the color of the siding on the home and must be installed on a concrete pad. Homeowners must complete an Architectural Change application and receive approval from the DRC prior to installing a trash enclosure on their property.

Example of Approved Trash Enclosure:



Trash & Recycling Containers

All trash and recycling containers must be stored inside garage or within the approved trash enclosure at all times except on days of trash collection. Trash and recycling containers shall be placed at the curb for pick-up on days/times specified by the Association. On pick-up days, containers must be retrieved and stored no later than midnight on that day. Garbage, trash and other refuse shall be placed in covered containers. Boxes shall be broken down and put into a container or broken down and tied together to prevent them from blowing through the neighborhood.

Example of tied cardboard for Recycling pickup:



V

Vehicles and Vehicle Storage

Except in connection with construction activities, the temporary and occasional delivery of services or merchandise to an owner, guest, resident or the Association (or as common area parking may be otherwise designated for purposes of commercial parking from-time-to-time), no commercial trucks, vans, taxicabs or other commercial vehicles of any type, and no trailers, campers, motor homes, recreational vehicles, or grounds maintenance equipment may be parked on any portion of the property, unless parked entirely within a dwelling unit's closed garage.

The term "commercial vehicles" shall be deemed to include any vehicle (1) that can legally be operated only by someone with a commercial drivers license; (2) that is used in whole or in part for business, trade or vocational purposes and has visible commercial signage or equipment, including, but not limited to, ladders, pipes, tubes, plumbing, mechanical or electrical equipment, or building, construction or landscaping materials; (3) that is used in whole or in part for business, trade or vocational purposes and exceeds seven feet in height, nine feet in width or 18 feet in length; or (4) in which the driver is ordinarily hired for transport, including, but not limited to, taxis, limousines or buses, but only if such vehicle contains visible commercial advertising, logos or business names promoting or related to the driver's, or the driver's employer's, business, trade or vocation. The term "recreational vehicles" shall mean and refer to boats and other watercraft; all-terrain vehicles; dune buggies; off-road vehicles; snow mobiles; motorized scooters, dirt bikes and minibikes; and any other type of vehicle primarily designed for recreational use, as opposed to conventional passenger use. Additionally, no vehicle with a gross weight in excess of 10,100 pounds may be used or parked within the property without the prior written approval of the Board of Directors.

Only properly licensed, inspected and registered vehicles may be operated and parked on the Property.

No junk or derelict vehicle shall be kept upon any portion of the Common Area or any portion of a Lot. "Junk or derelict vehicle" shall mean any vehicle that is not in operating condition, or which for a period of sixty (60) consecutive days or longer has been partially or totally disassembled by the removal of tires and wheels, the engine, or other essential parts required for operation of the vehicle, or on which there is no valid license plates or a valid inspection decal for a period of thirty (30) consecutive days or longer.

No all terrain vehicles ("ATVs"), off-road motorcycles or off-road motor vehicles of any kind shall be allowed on Common Area, the private streets and roads or on a residential lot.

Vehicle repairs are not permitted in any area visible outside of the structure in which such repairs are made, such as the driveway of a garage.

Vehicles shall not be driven on any unpaved portion of the Common Area, except such vehicles that are authorized by the Board of Directors as needed to maintain, repair or improve the Common Area.

In addition to any other available enforcement action, the Association may enforce vehicle restrictions by towing any non-compliant vehicle at the vehicle owner's sole risk and expense.

Vent Covers

Exhaust vent covers are permitted to be installed on exterior vents to prevent birds from nesting and other animals from entering the house and attic. The color of the vent covers must closely match the color of the siding. No application is needed for vent covers that meet these standards.



W

Walkways and Leadwalks

No modification may be made to any lot walkway or leadwalk (the cement walk from the front of the home which adjoins the sidewalk) without application and approval from the DRC.

Windows

No application is required for the replacement of existing windows or the replacement of storm/screen windows that are similar in type, style and color. However, approval is required to add new windows into walls.

Windows shall be consistent in proportion, detailing and style on all exterior elevations. Windows shall be clear glass unless originally installed otherwise by the Builder. Window dividers installed in original windows must be retained and replaced with a comparable divider if damaged or missing.

Window Treatments

Trash bags, bed sheets, newspaper and other materials not intended for use in windows are prohibited.

OTHER ALTERATIONS

These architectural standards and design review processes do not purport to be all inclusive of every potential change a lot owner may wish to make to their home or lot, nor does the compliance information cover every single issue that could arise.

When a guideline is not available for the project being proposed, a complete application is required. Emphasis will always be placed on proper scale, materials color and impact on neighboring properties. Owners must submit an application prior to starting any project for which review and approval is required. Approval or disapproval of any proposed exterior change is entirely within the discretion of the Founder, ARB or Board of Directors.

Similarly, if a compliance issue arises for which no clear discernible resolution can be identified through this or the governing documents, the Association or Board of Directors should be contacted.

OWNERS DUTY TO MAINTAIN

Each Owner shall keep their lot and home, and all improvements therein or thereon, in good order and repair and free of debris, including, but not limited to, the pruning and care of all trees, shrubbery and other landscaping, the painting (or other appropriate external care) of all buildings and other improvements, the maintenance, repair and replacement of all fencing whether installed by the Founder or the Owner, and the keeping of all storm water drainage systems free and clear of all obstructions, all in a manner and with such frequency as is consistent with good property management. In the event an Owner shall fail to maintain his lot or home and the improvements situated thereon, as provided in the Neighborhood Association or Master Association documents, the Board of Directors may appoint someone to enter upon that lot to correct drainage and to repair, maintain and restore the lot, home or any other improvements erected thereon.

All costs related to such correction, repair, restoration or access shall become a lien upon the lot and such lien may be enforced in the same manner as an annual assessment levied in accordance with the Declaration.

Owners will be responsible for repair, maintenance and replacement, including snow removal, from leadwalks leading to their front doors. Owners will be responsible for the maintenance, repair and replacement of the HVAC units located on their lot and the maintenance, repair and replacement of the driveways located on their lot unless otherwise provided for by the Association.

PET CONTROL

The maintenance, keeping, boarding or raising of animals, livestock or poultry of any kind, regardless of number, shall be, and is hereby, prohibited on any lot and within any dwelling, except that this shall not prohibit the keeping of dogs, cats, or caged birds as domestic pets, provided they are not kept, bred or maintained for commercial purposes and, provided further, that such

domestic pets are not a source of annoyance or nuisance to the neighborhood or other Members. The Founder, Board of Directors, or DRC, upon resolution, shall have the authority, after hearing, to determine whether a particular pet is a nuisance or a source of annoyance to other owners and residents, and such determination shall be conclusive.

- Pets shall be attended at all times and shall be registered, licensed and inoculated as required by state law or Loudoun County statute, rule or regulation. Such evidence of registration, licensing and inoculation must be visible on the pet at all times.
- Pets shall not be permitted upon the Common Area unless accompanied by a responsible person and unless they are carried or leashed.
- Every owner, visitor, guest or family member in attendance with a pet within the community, including the Common Area and private streets, whether that pet is being walked or not, is required to clean up any and all solid waste deposited by his or her pet and dispose of that waste properly.
- No pet may be leashed to any stationary object on Common Area and left unattended.
- Pet owners are responsible for any property damage, injury, or disturbances their pet may cause or inflict.
- Owners are fully responsible for personal injuries and/or property damage caused by their pets and shall indemnify and hold the Association, each Member and the Declarant/Founder free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the lot.
- Suspected stray pets should be reported to the appropriate Loudoun County official before contacting the Association. Similarly, all bites, attacks or diseased animals or pets should be reported to Loudoun County before contacting the Association.
- Penalties for violation of applicable County ordinances may be enforced by the County without regard to any remedies pursued by the Association.

Pets shall be considered a nuisance and grounds for a complaint shall exist if any of the following conditions exist:

- Running at large;
- Damaging, soiling, defecating on or defiling any private property or Common Area;
- Causing unsanitary, dangerous, or offensive conditions;
- Makes noise of sufficient volume to interfere with other residents rest or peaceful enjoyment of the property;
- If causing or allowing any pet to molest, attack, or otherwise interfere with the freedom of movement of persons on Common Area, or if pets chase vehicles, attack other pets or animals or creates a disturbance in any other way;

- Using a vehicle as a kennel or cage.

An owner concerned with a pet-related problem should take the following steps:

- Attempt to arrive at a solution with the pet owner in a courteous and helpful manner.
- If personal attempts fail, provide a written complaint to the management company documenting the concern in as much detail as possible. Include a description of the pet, a complete description of the problem including and dates and times and all informal attempts to solve the problem.
- The Association management company will make every effort to seek a satisfactory resolution to the problem which may include notification or reporting of the problem to Loudoun County. The management company may also refer the problem to the Founder, Board of Directors or DRC for remedy. In the event a pet causes a serious nuisance or disturbance, the Founder, Board or DRC may direct that the pet be permanently removed from One Loudoun upon written notice. Such action may be taken without convening a hearing.

The Neighborhood Association Board of Directors shall have the right to adopt such additional rules and regulations regarding pets as it may, from time to time, consider necessary or appropriate. Additionally, the Town Center/Business District Association may establish similar rules for the Business Commons.

PROPERTY MAINTENANCE GUIDELINES

Property ownership includes the responsibility for maintenance of all structures and grounds, that are a part of the property. This includes, but is not limited to, items such as mowing grass, removal of trash and structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhood. The Association may enforce lot and exterior building maintenance and any issue affecting community safety. Should an owner fail to provide sufficient upkeep and maintenance, the Association has the right to provide notice and perform any and all exterior maintenance, repair or replacement work reasonably necessary to keep a lot, whether improved, unimproved or vacant, in neat and good order with such cost and expense to be assessed against the lot.

Exterior Appearance

Residents are responsible for maintaining the exterior of their homes and any other improvements and/or structures on their lot. While it is difficult to provide precise criteria for what the Association deems as unacceptable conditions, the following cases represent some conditions which would be considered a violation of the Covenants:

- Peeling or blistering paint on exterior trim;
- Play equipment that is rusted, broken ,or in need of repainting;

- Fences with either broken or missing parts or that are leaning or warped;
- Decks in need of repair or re-staining;
- Concrete or masonry block foundations and/or party walls in need of repair or repainting;
- Missing shutters or those whose paint has faded;
- Missing roof shingles;
- Visible trash cans and recycling containers;
- Garage doors with damage or significant indications or weathering;
- Open storage/accumulation of assorted personal use items in areas visible to neighboring properties. Such examples include seasonal (out-of-season) recreational equipment, household furnishings, tools and equipment.
- Seasonal lighting displays and exterior seasonal/holiday lights remaining visible after extended periods.

Lawn & Landscaping

Neatly maintained lawns and landscaping can have significant beneficial or detrimental impact on a lot, adjacent lots, and the community as a whole.

- All portions of a lot which are not improved by an impervious surface or a structure must be maintained with grass (or other vegetation installed by a builder or otherwise approved by the DRC).
- No bare earth may be exposed on a lot except for landscaping beds as approved by the DRC.
- With the exception of front yards mowed and maintained by the Association, all other turf areas within a lot need to be neatly mowed at regular intervals to maintain a maximum height of six (6) inches and appropriately maintained. Changes to this requirement may be made according to specified plans.
- Planting beds and shrubbery must be kept in a neat and orderly manner, including weeding and proper pruning. Turf areas maintained by an owner should be kept as weed-free as possible and at no time should weed growth be allowed to cover more than twenty-five (25%) of the total turf area.
- All hedges, trees and shrubs must be neatly trimmed and maintained and their size maintained proportionate to the lot and home. No landscape or shrub should be allowed to remain in which there is significant, visible damage (either as a result of pests or seasonal changes).

- Special care should be taken not to over-fertilize or to fertilize lawns when there is the least chance of run-off.
- To help with water conservation, and keep excessive weed growth under control, it is recommended that trees, shrubs and planting beds be mulched with shredded hardwood bark, or pine bark, neatly maintained. Widespread gravel, stone, wood chip or other mulched areas is prohibited.

Pesticides and Herbicides

Pesticides and herbicides may be applied according to label instructions for the specified problem. Emphasis should be placed on organic/biodegradable materials in order to ensure the least harm to the natural environment. Care in application is extremely important especially near stormwater management areas, neighborhood play areas and tot lots, and near adjacent residences.

Erosion Control

Each resident is responsible for protecting their lot from erosion and storm drain structure blockages which might otherwise cause additional erosion problems or impact community storm water management.

Trash and Debris Management and Removal

- Trash cans and recycling containers must be stored out of view of the street or adjoining properties at all times, except on scheduled pickup days.
- Containers shall be placed out at curbside very early in the morning on pick up days or after dark the evening before. Storage in front or along the garage is not permitted.
- Each resident is responsible for picking up litter on his property and preventing wind-blown debris originating from his lot.
- At no time is the Association open space considered a dumping ground for debris. Organic debris such as leaves, grass clippings and branches may not be dumped on open space. Yard waste is required to be recycled according to the refuse collector's specifications.
- Construction materials required for the improvement of a home or lot should be neatly stored in as unobtrusive a location on the lot as possible when not in use.

Snow Removal

In One Loudoun, sidewalk snow removal is provided by the Association unless otherwise provided for by Loudoun County. Owners are responsible for removing snow and ice from their leadwalk and from driveways, unless otherwise provided by the Association for a specific lot.

- Sand may be used as an abrasive when necessary, but the use of any rock salt or any other deicing salts, that are known to cause concrete deterioration, is strictly prohibited.

Any owner identified as using deicing salts or other chemicals that cause concrete deterioration may face financial sanctions against their lot if so determined by the DRC.

Property Loss or Destruction

Residents must inform the Association immediately if a property loss or destruction to property occurs due to natural disasters (e.g., fire, wind/tornadoes, flooding, etc...), particularly if the property becomes unlivable. It is the responsibility of the lot owner to secure the property perimeter.

LANGUAGE ERRORS, OMISSIONS, OR CONFLICTS

No language herein will be intended to conflict with, contravene or violate the terms, covenants or conditions of the One Loudoun Master Declaration or One Loudoun Residential Declaration. In the event of any language error, omission, or conflict contained in this document, the One Loudoun Master Declaration will take precedence.

ATTACHMENTS

- One Loudoun Plant Palette Examples
- One Loudoun Neighborhood Association Application for Architectural Change

One Loudoun Plant Palette Examples

STREET TREES

- Acer Rubrum - Red Maple
- Acer Saccharum - Sugar Maple
- Ginkgo Biloba - Ginkgo (Male only)
- Liquidambar Styraciflua - Sweetgum
- Platanus x Acerfolia - London Plane Tree (Fruitless)
- Tilia American - American Linden (Basswood)
- Ulmus Parvifolia - Lacebark Elm
- Zelkova Serrata - Japanese Zelkova
- Tilia Cordata - Littleleaf Linden
- Gleditsia Triacanthos - Thornlee Honey Locust
- Pyrus Calleryana "Aristocrat" - Aristocrat Pear

EVERGREEN TREES (MIN. 6' - 8' HT.)

- Ilex Opaca - American Holly
- Juniperus Virginiana - Eastern Red Cedar
- Picea Abies - Norway Spruce
- Pinus Rigida - Pitch Pine
- Pinus Virginiana - Virginia Pine

SHRUBS

- Fothergilla Gardenii - Dwarf Fothergilla
- Ilex Glabra - Inkberry Holly
- Myrica Pensylvanica - Northern Bayberry
- Rhododendron - Various Cultivars
- Viburnum Dentatum - Arrowwood Viburnum

ORNAMENTAL TREES (MIN. 1.5" CAL.)

- Amelanchier Arborea - Downey Serviceberry
- Amelanchier Laevis - Allegheny Serviceberry
- Cercis Canadensis - Eastern Redbud
- Cornus Kousa - Kousa Dogwood
- Magnolia Virginiana - Sweetbay Magnolia
- Prunus x Yedoensis - Yoshino Cherry
- Prunus Serrulanta - Kwanzan Cherry

ORNAMENTAL GRASSES

- Elymus Hystrix - Bottlebrush Grass
- Muhlenbergia Capillaris - Pink Muhly
- Panicum Virgatum - Switch Grass
- Schizachyrium Scoparium - Little Bluestem

One Loudoun Neighborhood Association Application for Architectural Change

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**ONE LOUDOUN MASTER PROPERTY OWNERS ASSOCIATION
APPLICATION FOR ARCHITECTURAL CHANGE • ONE LOUDOUN NEIGHBORHOOD
ASSOCIATION**

To: Design Review Committee (DRC)
One Loudoun Master Property Owners Association
44605 Russell Branch Pkwy
Ashburn, VA 20147
vchounramany@cmc-management.com; 703-723-4011

Control # _____
.... *Internal use only*

From: _____

Lot: _____

Address: _____

Home phone: _____

Mailing Address: _____
(If different)

Work phone: _____

Email: _____

Cell phone: _____

Please submit this application and required documents **by 12:00PM on the 1st Wednesday of every month**. If you have questions or need guidance, we encourage you to contact us at vchounramany@cmc-management.com or 703-723-4011 prior to the deadline date. This application and supporting materials can be submitted via email or mail. The DRC meets on the second Monday on the month to review applications and you will be notified of their decision via mail.

Directions:

In order to be reviewed by the Design Review Committee, your application must include **detailed information describing the proposed change** (typically, plat, plans and specifications including built drawings or illustrations with dimensions, written scope of work, birds eye view and side views of the plans, photos, catalog illustrations, etc. showing the nature, kind, shape, color, manufacturer and materials), **photos of the exterior of the home from the front, rear and side** (for color and style compatibility), and **a copy of the lot survey with the proposed change drawn to scale directly on the survey**. Please be certain the application is completed in its entirety. An application submitted without all required submissions **would be considered incomplete**. In such case, the DRC review period will not commence until all required submissions have been provided. Other exhibits may be requested to permit adequate evaluation of the proposed change. Please contact Monica if you would like a sample of any of the above items.

One Loudoun Neighborhood Association Architectural Standards and Design Review

Description of Home:

Home Builder: _____

Primary Home Color : _____ Trim Color : _____

Brief Description of Previous Modifications/Additions

Description of Proposed Change: (Please print or type and submit additional sheets if necessary)

Describe all proposed improvements, alterations, or changes to your lot or home. Please provide required details by attaching sketches, drawings, clippings, pictures, catalog illustrations, and a copy of your house location survey (recorded plat) with the location of the modification marked, etc. to fully describe the proposed change.

Color of Proposed Change: _____ Complimentary Color: _____

Purpose of

Improvement: _____

ESTIMATED STARTING DATE OF CONSTRUCTION: _____

(After approval by the DRC)

ESTIMATED COMPLETION

DATE: _____

Neighbors' Acknowledgments:

You are **required** to obtain signatures of four (4) lot owners closest to your lot who will be impacted by your improvement. Signature by your neighbors indicates an awareness of your proposed change and **does not** constitute approval or disapproval on their part. Neighbors who have any questions or concerns regarding the application may contact the Covenants Administrator or General Manager directly.

Name: _____
Address: _____
Signature: _____

Name: _____
Address: _____
Signature: _____

Name: _____
Address: _____
Signature: _____

Name: _____
Address: _____
Signature: _____

FOR YOUR PROTECTION - Owners' Acknowledgments:

I/we understand and acknowledge: (please initial)

1. _____ that approval by the DRC shall in no way be construed as to pass judgment on the structural design, or other qualities of the proposed change being reviewed.

2. _____ that approval by the DRC shall in no way be construed as to pass judgment on whether the proposed change is in compliance with the applicable building and zoning codes of Loudoun County.

3. _____ that approval of any particular plans and specifications or design shall not be construed as a waiver of the right of the DRC to disapprove such plans and specifications, or any elements or features thereof, in the event such plans are subsequently submitted for use in any other instance.

4. _____ **that no work on the proposed change shall begin until written approval of the DRC has been received by me;** that, if work is begun prior to approval, I may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part; and I may be required to pay all legal expenses incurred.

5. _____ that there shall be no deviations from the plans, specifications, and location approved by the DRC without prior written consent of the DRC; any variation from the original application must be resubmitted for approval.

6. _____ that members of the DRC or managing agent may access the exterior of my property to make one or more routine inspection(s) regarding my construction/installation as submitted on my application.

One Loudoun Neighborhood Association Architectural Standards and Design Review

7. _____ that construction or alterations in accordance with the approved plans and specifications must commence within 6 months of the approved date of this application and be completed within 12 months of the approved date, otherwise approval by the DRC shall be deemed conclusively to have lapsed and to have been withdrawn.

8. _____ that it is my responsibility and obligation to obtain all required 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. _____ that I will not store construction materials on association property and that I am responsible for any damage and all cost to repair community property that results from the proposed modification.

Owner/Applicant Signature _____ Date _____

Owner/Applicant Signature _____ Date _____



ONE LOUDOUN®

One Loudoun Neighborhood Association

**Design Review Committee (DRC)
Decks, Patios, Fences, Additions, Landscaping, etc.
Supplemental Form A**

Use this form to identify your project’s materials, colors and dimensions. Add the completed form to your application. Reference deck, patio and other exterior modifications standards and rules in the One Loudoun Neighborhood Association Architectural Standards manual available on www.1lna.com.

Send your complete application package and address any questions to Vann Chounramany, at vchounramany@cmc-management.com or 703-723-4011. Please ensure all information submitted is consistent and the application includes **detailed information describing the proposed change** (typically, plat, plans and specifications including built drawings or illustrations with dimensions, written scope of work, birds eye view and side views of the plans, photos, catalog illustrations, etc. showing the nature, kind, shape, color, manufacturer and materials), **photos of the exterior of the home from the front, rear and side** (for color and style compatibility), and **a copy of the lot survey with the proposed change drawn to scale directly on the survey.**

Name/Address _____

Modification: _____

COMPONENT Add items as needed	MATERIAL List formal name of product	COLOR NAME List formal name of color and provide a physical or virtual sample	MANUFACTURER INFO List maker of product
Decking			
Railing			
Posts & Trim			
Lattice			
Fascia			
Fence			
Patio			
Walkway			
Landscaping			
Other			