

**Magnolia Green
Architectural Design Standards
Annandale Chase**

A. Introduction:

In a master-planned community such as Magnolia Green, Architectural Design Standards (“Standards”) are developed to do the following:

- provide minimum standards for the initial, new home construction,
- provide minimum standards for future additions/improvements to the home and/or lot,
- ensure that property values are enhanced.

The Standards are considered guidelines, to allow flexibility by the reviewing entity, and to allow for changes in the future as architectural styles evolve over time. In this document, the terms “standards” and “guidelines” are interchangeable.

1. New Home Construction:

These Standards apply to new home construction, are established by the developer, and may vary by neighborhood depending upon the lot sizes, the type of product (i.e. custom versus production), the desired architectural style of the neighborhood, etc. The builders are required to submit plans for each home for review and approval by an Architectural Review Committee (“ARC”). The ARC can be the developer or a designated 3rd party, typically a licensed architect whose expertise is in residential design and construction. These Standards would also be applied in the event an existing home is completely destroyed by fire, tornado or other cause, and a new home must be built. The new home could be a replica of what was there previously, or it could be an entirely new home, so long as it conforms with the new home construction standards for that neighborhood.

Townhome Neighborhoods: New home construction standards for the townhome neighborhoods of Wynstone Park, Valhalla and Palisades Cove were not developed. Instead, the design plans for a typical townhome building (consisting of 3 to 6 units) for each neighborhood were reviewed and approved by the ARC prior to the builder commencing construction in each neighborhood. Prior to constructing each individual building, the builder is required to submit to the ARC a site plan and exterior material/color selections.

2. Additions or Improvements to Existing Homes and/or Lots:

These Standards are for modifications made to the exterior of the home by the homeowner after the initial construction of the home is complete. These standards may vary by neighborhood, and are typically for home additions, sheds, fences, pools, walls, and landscape improvements

However, any exterior modification to the home or lot must be approved in writing by the ARC prior to starting any work. Work started or completed prior to approval by the ARC is subject to removal if after plans have been submitted and reviewed by the ARC, any addition or improvement is deemed to be not in compliance with these standards.

In most cases, home additions will also be subject to the New Home Standards, to ensure the addition complements the original design.

Please note....it is impossible to anticipate every modification or improvement that may be requested. If the request is not covered in the standards, or in the Community Covenants and Restrictions ("CCR's"), the ARC shall review and approve the request if it deems the modification or improvement is in keeping with the aesthetics of the neighborhood.

For all modification or improvement requests, the HOA has contracted with an independent, licensed architectural firm, to function as the ARC, and to review and approve all plans of this type. Plans are submitted through the HOA, and review fees are charged depending upon the type of improvement or addition. Additional information on the plan review/approval process can be found in a separate document entitled "Magnolia Green – Home or Lot Modification/Improvement Process."

B. Annandale Chase - New Home Construction Guidelines:

1. Minimum Square-footage of homes (75' wide lots):

- 1 story – minimum square-footage is 1,600 s.f.
- 1 ½ and 2 story - minimum square-footage is 1,800 s.f.

2. Exterior Materials:

- a. Foundations shall be covered with brick or stone.
- b. Exterior walls shall be finished with brick, stone, EIFS (Exterior Insulation and Finish System – synthetic stucco), horizontal lap siding, vertical siding, or shingles. Horizontal lap siding, vertical siding and shingles shall be vinyl siding or cement fiber siding (ex: Hardiplank).
- c. Front facades shall require brick, stone or EIFS accents or a mixture of siding materials with vertical/horizontal siding elements. Unless other architectural features produce an exceptional visual appeal, horizontal vinyl-only front facades may not be approved by the ARC. A combination of too many types of exterior materials (i.e. use of brick, stone, horizontal siding, and shingles) may also be rejected by the ARC as too "busy".
- d. Stoops to the main entrance of homes shall be of brick or stone except where country porches are utilized, which may be painted, treated material or "Trex" flooring on brick piers. All steps to the main entrance of the home must be brick or stone. Lattice is not allowed on front elevations.
- e. All exterior trim shall be wrapped in aluminum or PVC composite or Fypon. Wood is not acceptable.
- f. No wood windows, however, clad wood windows are permitted.
- g. All exposed flashing shall be pre-finished metal, or copper.
- h. Gutters and rain leaders shall match the trim color of the house.

3. Roof Pitch/Materials:

- a. The pitch of the main structure's roof shall be at least 7/12, provided that porches,

breezeways, dormers, etc. visible from the street may have a lesser roof pitch.

- b. All exterior roofs shall be 25-year dimensional shingles, metal, or other approved material of equal or greater quality. Silver metal roofs are prohibited.
4. **Repetition:** House models with the same elevations shall not be located adjacent to or directly across from each other. The same color schemes may not be used adjacent to, directly across from or diagonally across from each other. The ARC may allow, in its sole discretion, houses with white siding and different shutter and door-colors to be directly or diagonally across from each other. The ARC reserves the right to eliminate a house plan or reject a color scheme if it is determined that the color scheme has been used on too many houses on the same street. Homebuilders are expected to implement internal policies to monitor compliance with these requirements.
5. **Driveways:** Driveways shall be constructed of brushed concrete, exposed aggregate, stamped concrete or brick or stone pavers. Asphalt or gravel driveways are not permitted.
6. **Walkways:** Walkways shall be constructed of either brushed concrete, brick, cemented stone, stamped concrete, or pavers.
7. **Garages:** Each home shall have at minimum a 2-car garage. Front-loaded garages are standard in Annandale Chase, but side-entry garages are acceptable.
8. **Landscaping:**
 - a. **Sod & Irrigation:** The front, side and rear yards of all lots shall be sodded (Fescue sod) with the exception of mulched landscape beds or non-cleared natural areas. Irrigation is required on all front and side yard turf areas, and is recommended on rear yards.
 - b. **Street Trees:** There shall be one (1) street tree planted in the front yard on each lot within 20 to 25-feet of the back of curb unless a tree save area exists within said area. Only one variety of deciduous tree-type, as approved by the ARC, shall be used within the neighborhood and shall have a minimum caliper of 3 inches measured at 2 feet above ground. A street tree may also be required within the street-facing side yard of corner lots as determined by the ARC.
 - c. **Landscape Beds:** Landscape beds shall be mulched with hardwood, pine, cedar, natural-looking synthetic mulch, or pine straw. Decorative stones or rocks may be allowed in the landscape beds, but must be approved by the ARC.
9. **Exterior Lighting & Fixtures:**
 - a. Exterior light fixtures with white LED or incandescent bulbs shall be allowed at the entrance doors, at garage doors, and on one front lamp post. The lamp post lights shall be of traditional style, appropriate to the house architecture and should be photo-cell controlled such that it comes on nightly and remains on all night.
 - b. Low intensity lights shall be permitted to accent the home, porches, patios, landscaping and driveway.
 - c. Security and motion-sensing lights mounted to the home are permitted so long as the directed light remains within the limits of the owner's property.

- d. Neon, sodium vapor, halogen and mercury type lights are not permitted.
- e. Pole mounted area lights (i.e. street lights) are strictly prohibited.

10. **Screening:**

- a. **Equipment/HVAC:** HVAC equipment, generators and other unsightly objects shall be screened from view of adjacent properties and the road. Screening shall be achieved via either landscaping (i.e. shrubs) or finished or unfinished (salt-treated) board or lattice enclosures, properly supported, level and plumb (**see Exhibit A**). Spaces between vertical boards shall be 2" max. The height of the shrubs and/or screening enclosure shall be at least as high as the object screened.
 - b. **Miscellaneous:** Small individual items such as gas meters and irrigation backflow preventers should be screened from streets and adjacent properties with shrubs. Dominion Power transformers and cable tv/telephone enclosures should be screened by shrubs on three sides while ensuring that access panels are accessible.
11. **Mailboxes:** A neighborhood specific mailbox was developed by the ARC for Annandale Chase when it was first developed. The ARC has subsequently developed a new mailbox design to be used for all single-family neighborhoods in Magnolia Green where individual mailboxes are permitted by the USPS. The approved mailbox design is attached as **Exhibit B. If an original mailbox needs to be replaced, the owner shall install a mailbox that conforms with the new design.**

C. **Annandale Chase - Additions/Improvements Guidelines:**

The following standards cover additions and improvements including, but not limited to, decks, patios, firepits and outdoor kitchens, sheds, fences, detached garages, pools, pool equipment buildings, etc.

- 1. **Additions to the home:** To ensure consistency and minimize visual disruption of the neighborhood, additions shall match the design characteristics of the existing home. The conversion of an existing deck or porch to a three season (i.e. sunroom) or a four season room (i.e. heated and air-conditioned living space) constitutes an addition to the home. Regardless of the type of addition being contemplated, the following criteria should be adhered to:
 - The architectural style of the addition should generally match the style of the house. All exterior finish materials and colors shall match the house.
 - The massing of the addition shall be similar in the use of shapes to that of the house, but proportionately smaller so as not to overpower the house. Roof styles and slopes shall be similar, i.e.: gable roof with gable roof house, etc.
 - Windows and doors shall be required in a similar fashion and extent as in the original house and shall be of matching style and material. Alternate styles of doors and windows may be granted at the discretion of the ARC.

- Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters shall match the style and color of the same elements on the home.
2. **Sheds, Workshops, Accessory Buildings and Similar Structures:** These structures shall be limited to one-story only. The maximum recommended floor area shall be 100 square feet (e.g. 10' x 10'). Exceptions to this floor area limit will be evaluated by the ARC on the basis of lot size/configuration, exceptional design merit and on siting that does not significantly impact adjacent properties or the visual streetscape.
- Architectural elements such as siding, roofing, corner and rake boards, soffits, eaves, window and door trim, and shutters shall match the materials, style and color of the same elements on the home.
 - Windows and doors shall be of matching style, material and colors as those on the home. Alternate styles of doors and windows may be granted at the discretion of the ARC.
 - The building must be set level and true and secured to a stable foundation.
 - The building may be required to be landscaped on all sides (excluding the door area) if visible from the street, adjacent properties or neighborhood amenities.
 - See attached **Exhibit C** for a typical shed design.
3. **Gazebos:** Gazebos shall generally be octagonal (8 sided) structures consisting of a base deck, decorative columns or posts, optional railings, and a sloped roof. Stepped roofs and/or cupolas may be added. Structures of other shapes, such as square structures, will be considered on the basis of architectural merit and in the sole discretion of the ARC. Gazebos constructed of unfinished treated wood above the deck level are not permitted.
4. **Decks:**
- Foundations and supports shall be built with masonry construction or pressure treated wood.
 - Stairs and landings shall have closed risers.
 - Deck flooring may be unfinished, treated lumber or approved synthetic decking material.
 - Deck perimeter guard systems (i.e. railings and balusters) may be pressure treated wood, approved synthetic material or metal.
 - The open space beneath decks joists greater than 2 feet above grade but less than one-story above grade shall be enclosed with lattice or other approved screening material.
5. **Screened Porches:** If an existing, previously approved and constructed deck, is to be screened into a porch, the screened porch must adhere to the following criteria:
- Architectural elements such as siding, roofing, rake boards, soffits, eaves, columns and trim, shall match the materials, style and color of the same elements on the home.
 - Door types and colors must be submitted for ARC review and approval.

- Screening material shall be dark brown or black, secured to the openings via metal or wood trim.
6. **Detached Garages:** Detached garages will be considered on a case-by-case basis. Detached garages must be located behind the front plane of the home but are not required to be behind the mass of the home. The garage must be connected to the main body of the home via a covered breezeway. The garage shall be no more than one-story and shall include a gable or hip roof of similar pitch and design as the main house roof. The ARC may require a steeper pitch for aesthetic reasons.
 7. **Driveway extensions and modifications:** Expansion of driveways to provide additional parking will be reviewed on a case-by-case basis. Parking pads in front of houses (except courtyard style houses), circular driveways and additional driveways will generally not be approved. Exceptions may be considered for large yards where the addition will not substantially reduce the landscaped front yard area.
 8. **Fences:**
 - a. **Approved Fence Styles:** There are a variety of fence styles approved for use in Magnolia Green, but the approved styles vary depending upon the particular neighborhood. For the Annandale Chase neighborhood, the following fence types described below (see attached **Exhibit D**) are approved for use:
 - Straight picket fences that are limited to 48 inches to top of picket.
 - Concave and convex picket fences that are limited to 54 inches to top of highest picket and 60 inches to top of post.
 - Privacy fences that are limited to 72" to the top of the fence. Privacy fences constructed of masonry materials are not allowed.
 - Fences must be constructed of unpainted treated wood, white vinyl, or decorative black metal/aluminum.
 - b. **Prohibited Fence Styles:** Chain link fences, barbed wire fences, stockade fences and post and wire fences are prohibited in all neighborhoods.
 - c. **General Fencing Guidelines:** The following guidelines shall apply:
 - Except as otherwise provided in these guidelines, fences shall be permitted in rear yards only and shall not extend any farther forward than the rear plane of the home. Exceptions may be permitted on a case-by-case basis for small or irregular rear yards, unusual yard relationships between lots, and access constraints.
 - Where a fence has been previously constructed on an adjoining lot up to the side or rear property line, an Owner may construct an approved fence of the same or different design on his/her lot that meets (abuts) the adjoining fence. Owner may not construct a fence on a property line that has already been fenced by a neighbor. If the Owner wishes to construct their own fence parallel to a neighbor's fence, their fence shall be located no

less than 2' away from the neighbor's fence, and the Owner shall be responsible for maintaining their property outside of their fence.

- Fences should generally follow side and rear property lines and be constructed on the Owner's side of the line, typically within six inches (6") of the property line where feasible.
- Fences constructed on corner lots shall be placed a minimum of ten feet (10') from the property line at street side and shall require supplemental plantings between the fence and the street to minimize the visual impact of the fence. **Please note....the side property line is never located at the back of the curb along the street, and its actual location should be verified by a registered surveyor prior to the fence being installed.**
- Discontinuous or short sections of fence used solely as an element of a landscape design may be permitted in front yards at the discretion of the ARC.
- All fences shall be constructed with the framing members facing into the owner's yard.
- Where County easements exist on lots, Owners are responsible for obtaining any approvals that may be required from the County for fences located in or traversing these easements. The ARC does not enforce County restrictions and no ARC approval constitutes a County approval of any fence location.

9. **Patios and Terraces:** Ground level patios and raised terraces are permitted in rear yards in accordance with the following criteria:

- Ground-level patios are permitted of hard-surfaced materials such as concrete, stone, masonry or concrete pavers. The ARC will judge the design, size, and location of patios on a case-by-case basis, using the relative visual impact on neighboring lots, streets or the golf course as the criteria for approval.
- Raised terraces may be constructed utilizing paving materials as approved for patios. Exposed foundation walls of raised terraces connected to the house shall match the house foundation. Retaining walls at the outside face of terraces that are ground level at the house, may be constructed of other approved materials in accordance with the section on retaining walls.
- Perimeter guard systems (i.e. Railings) shall be decorative metal or finished composite material, as approved by the ARC.
- Raised seat walls, and permanent fire pits are permitted to be constructed of materials that match the foundation walls of terraces, or other approved masonry, stone or decorative finished block material as used on ground level patios.

10. **Outdoor kitchens, fireplaces, and Bar-B-Ques:** These type structures will be considered on a case-by-case basis, with consideration of their relative visual impact on neighboring lots, streets or the golf course as the criteria for approval. These shall be located behind the body of the house.

11. **Trash and Recycling Receptacles:** If stored outside the home, trash and recycling receptacles must be located on the garage side or rear of the home, and they must be screened via (salt-treated) board, PVC or lattice enclosures (see attached **Exhibit A**), properly supported, level and plumb. If painted or stained, the colors should match the siding/trim of the home.
12. **Solar Roof Systems:** A solar roof system shall be permitted so long as the size of the system is within the limitations of the current net metering code, and adheres to the following guidelines:
 - The panels shall be installed on the portions of the roof facing away from the street whenever feasible. If the panels must be installed on a portion of roof visible from the street, every effort must be made to have all panels abutting one another, with no gaps.
 - The panels shall be installed parallel to the roof slope, and as close to the roof, as possible (i.e. flush mounted).
 - The panels should be of a darker color that blends in with the existing roof color.
 - Wiring and components should be concealed as much as possible.
13. **Swimming Pools:** Above-ground swimming pools are prohibited. In-ground swimming pools are permitted, subject to the following guidelines:
 - The pool must be located in the rear yard area, and the yard must be fenced in utilizing one of the approved fence styles provided for in section 8 above.
 - The pool and surrounding patio area should be located behind the mass of the home such that it is not visible from the street.
 - Landscape screening may be required to minimize the view of the pool area from the adjoining properties.
 - The pool equipment shall be located in an approved enclosure.

Please note...Swimming pools, electric services for the pumps and lights, and surrounding fences all require a county building permit.

14. **Retaining Walls:** Retaining walls shall be constructed of concrete block, poured concrete, or segmental stone (i.e. "Keystone"). Walls constructed of concrete block or poured concrete, must be faced with brick or stone. Walls made of wood or treated timbers are prohibited. The location, orientation, and height of the wall must be approved by the ARC.
15. **Landscape Improvements:** Significant landscape improvements or enhancements involving trees and/or shrubs must be approved by the ARC. Landscaping in the front yard must not impact proper site distance at roadway intersections, nor impact views of neighboring properties. Landscape improvements in rear yards must not impact neighboring views of the golf course. Removal of dead trees is encouraged, and ARC approval is not required to do so; removal of live trees over 6 inches in diameter require approval of the ARC.

Landscape beds shall be mulched with hardwood, pine, cedar, natural-looking synthetic mulch, or pine straw. Decorative stones or rocks may be allowed in the landscape beds, but must be approved by the ARC.

16. **Vegetable Gardens:** Gardens must be on a raised bed not more than 18" above the ground, retained by masonry or pressure treated wood. Gardens must be located in the rear yard area, and the size of the garden must be approved by the ARC. If the garden is enclosed with wire fencing, the wire fence must not be more than 36" tall.
17. **Play Structures/Equipment:** **Permanent** play structures/equipment are often highly visible and as such, must be approved by the ARC. Permanent play structures/equipment for the purposes of these standards include, but are not limited, to the following:

Swings and slides sets
Jungle gyms
Forts, Tree Houses and Playhouses
Tree houses
Skateboard ramps
Basketball goals with poles permanently embedded in the ground
Trampolines

Please note.....moveable play structures are not addressed here. All guidelines, restrictions, etc. for moveable play structures are contained in the community covenants and restrictions.

Play Structures vs Accessory Buildings:

Forts, Treehouses, Playhouses, Doghouses or other enclosed structures with an interior height of 6'-0" or less floor-to-ceiling, and with a total floor area of less than 36 square feet shall be considered to be Play Structures. Buildings exceeding either of these limits shall be considered to be Accessory Buildings.

Play Structures/Equipment Guidelines:

- All play structures/equipment shall be located in rear yards only and should be finished in muted colors or in natural material (treated wood, etc.)
- All play structures/equipment should be located away from property lines, other houses or streets and away from neighbor's direct view where possible.
- Skateboard ramps and go-cart tracks are not permitted on lots or within the limits of public streets or community common area.
- **The ARC may require landscape screening of the structure to minimize the impact on adjoining properties.** If screening is required, the standard requirement for screening will be to provide densely shaped evergreen shrubs or trees of a height when planted of at least 2/3 the height of the structure, and so placed as to provide a continuous screen on the stipulated side. Planting can be in a continuous row or staggered. A variety of shrubs/trees may be used in addition to single species solutions. Privacy fences may also be proposed by the owner for construction as screening, if privacy fences are approved

for use in section 5 above. When plantings are required, it shall be the responsibility of the owner to submit to the ARC a plan and proposed plant types for review.

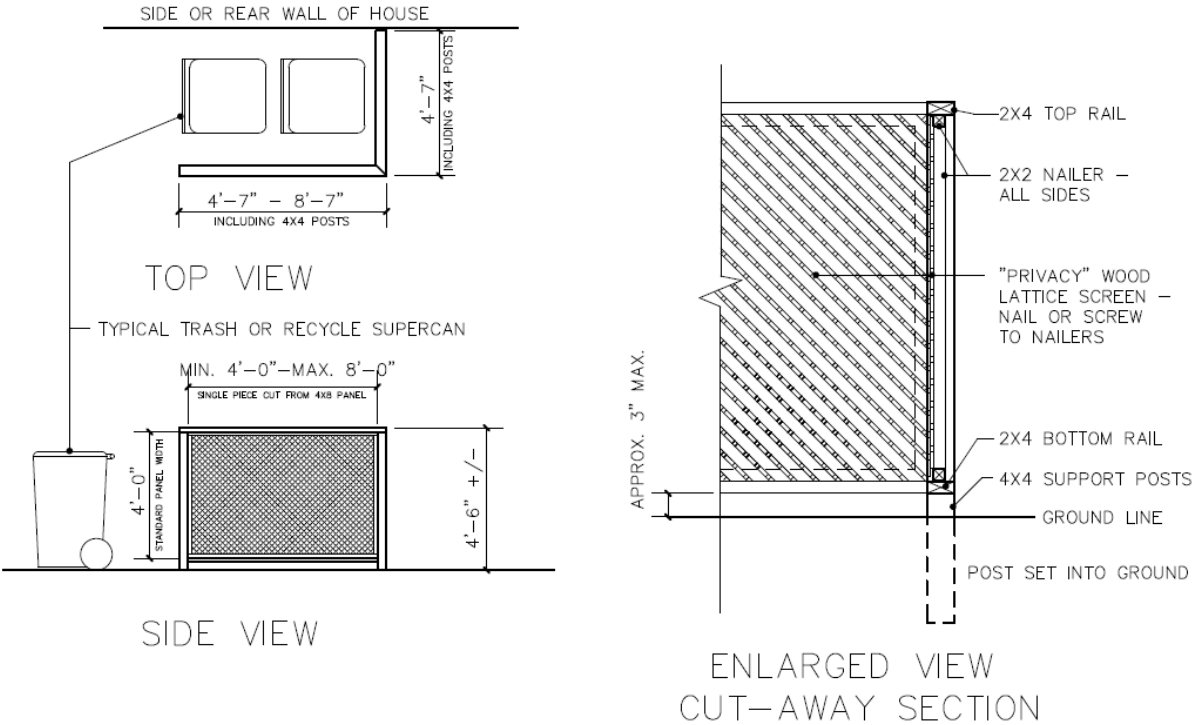
Basketball Goals: Basketball goals may be installed in accordance with the following criteria:

- For homes with front loaded garages, basketball goals may not directly face the street. Goals may be located on the side of the driveway and no farther than 10' from the garage door.
- For homes with side load garages, basketball goals may be located either at the head or side of the garage driveway pad.
- House mounted goals are not permitted.
- Basketball goals are permitted in rear yards, directly behind the mass of the house and no closer than 8' to any property line. Any hard-surface basketball court in the rear yard must be approved by the ARC.
- Support poles for all goals must be black, pre-finished metal or painted a neutral earth tone. Backboard must be gray, white or clear acrylic. Colored or patterned backboards are not permitted.
- Temporary and/or permanent lighting of the basketball goal or court area is strictly prohibited.

Trampolines: Trampolines may be installed in accordance with the following criteria:

- All trampolines must be submitted to the ARC for review indicating size and location. Brightly colored trampolines are not permitted.
- While trampolines are moveable, they must be located in the rear yard area, behind the mass of the house so as not to be seen from the street. It is highly recommended the rear yard be fenced in accordance with the guidelines included in section 8 above.

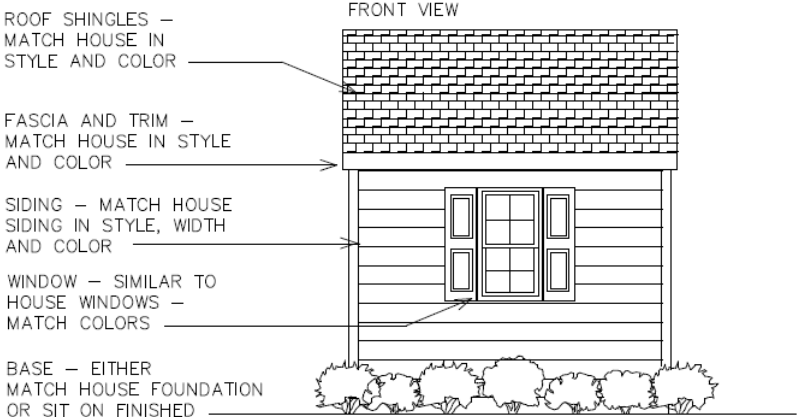
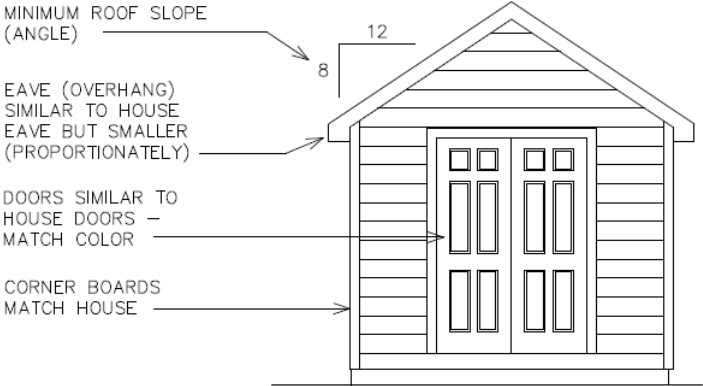
Exhibit A
Approved Equipment/HVAC/Trash Can Enclosure Design



MAGNOLIA GREEN TRASH CAN ENCLOSURE

[illegible]

Exhibit C **Typical Shed Design Plan**



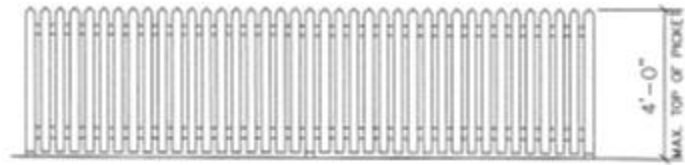
BASE - EITHER
MATCH HOUSE FOUNDATION
OR SIT ON FINISHED
CONCRETE SLAB.
PROVIDE LANDSCAPE SHRUBS
ALONG ANY SIDE THAT
IS VISIBLE FROM A STREET
OR GOLF COURSE

TYPICAL SMALL SHED (10' X 10')
SCALE: 1/4" = 1'-0"

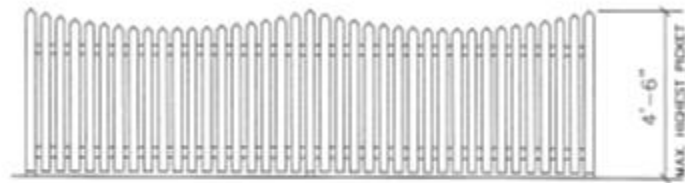
DESIGN/MANAGEMENT ASSOCIATES, INC. 2021

Exhibit D Approved Fence Styles

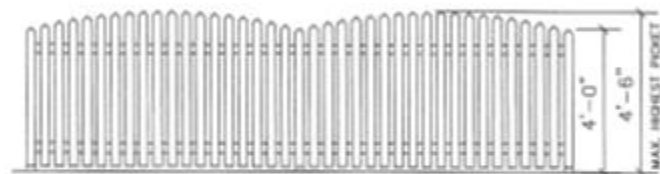
PICKET FENCE STYLES



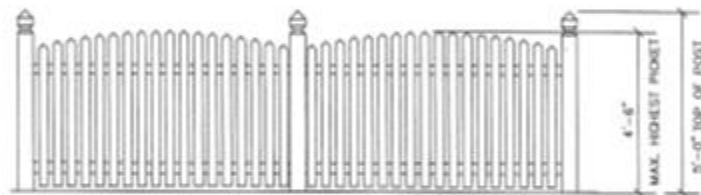
STANDARD PICKET FENCE



CONCAVE PICKET FENCE

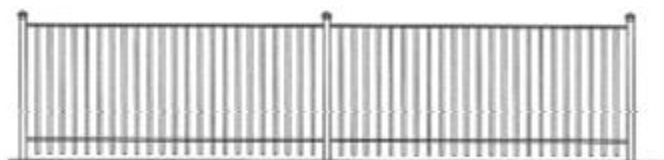


CONVEX PICKET FENCE

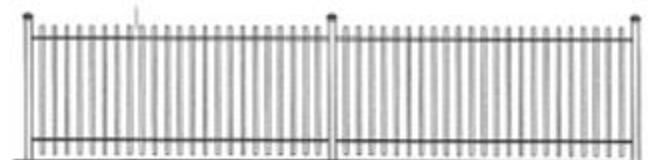


CONVEX PICKET FENCE

ORNAMENTAL ALUMINUM FENCE STYLES

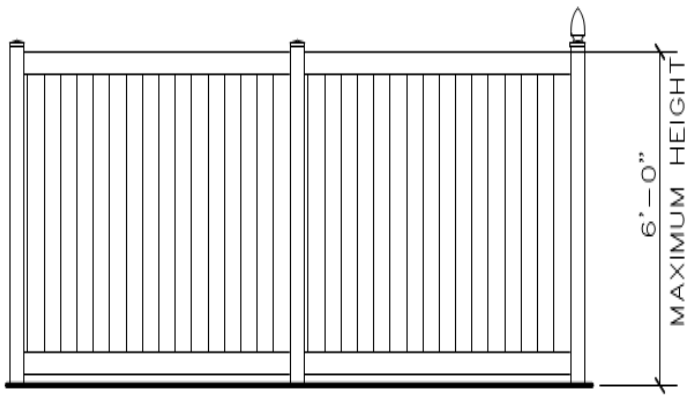


EXAMPLE ORNAMENTAL METAL FENCE



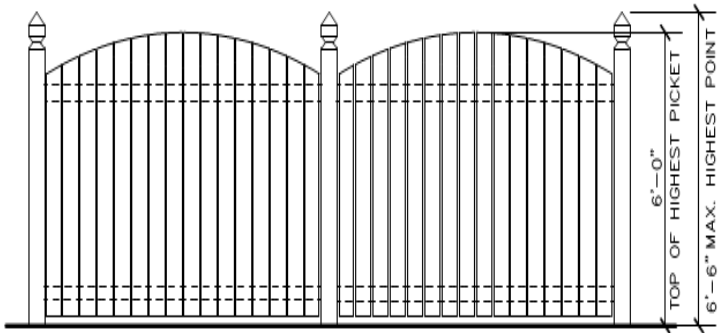
EXAMPLE ORNAMENTAL METAL FENCE

Exhibit D (con't)
Approved Fence Styles

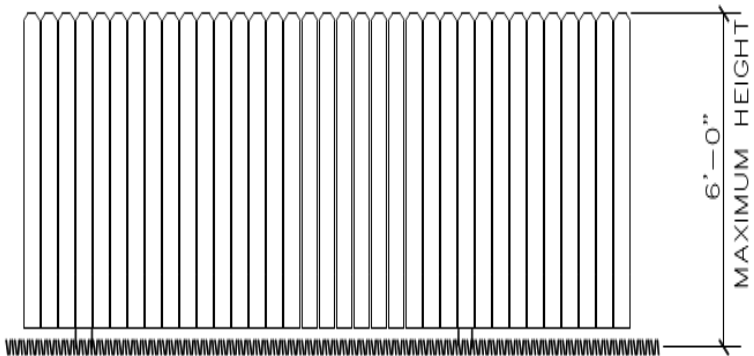


TYPICAL PVC PRIVACY FENCE

**PRIVACY FENCE
STYLES**



CONVEX PRIVACY FENCE



SOLID BOARD PRIVACY FENCE