



*RULES AND
REGULATIONS*

**HUNTINGTON STATION HOMEOWNERS ASSOCIATION, INC.
POLICY RESOLUTION NO. 2
COMMUNITY AND ARCHITECTURAL DESIGN GUIDELINES**

WHEREAS, the Bylaws and the Declaration of Covenants, Conditions and Restrictions (the "Covenants") for the Huntington Station LLC and the Huntington Station Homeowners Association, Inc. ("HS HOA") provides for the external design, appearance, use, and maintenance of the property within the Huntington Station Community (the "Community"); and

WHEREAS, the Board of Directors for the HS HOA or its designee (collectively the "Board") shall have the power to adopt Community and Architectural Design Guidelines (the "Guidelines" or "Resolution"); and

NOW, THEREFORE, BE IT KNOWN THAT the following Guidelines are adopted by the Board on January 12, 2004.

NOTE

The Board believes it is important to preserve the value of the homes in Huntington Station by reasonably regulating the external appearance of the homes in this community. By abiding by a "good neighbor" policy, disputes should be minimal. Nevertheless, if a Homeowner or his/her tenants, family members, guests, or invitees (collectively "Homeowner") modifies the exterior of his or her property without prior Board approval and in a manner that adversely affects the attractiveness or value of surrounding units or if a Homeowner fails to abide by the appearance and use guidelines in this Resolution, neighbors are encouraged to write to the Board (c/o SFMC) for immediate review and possible action. Please note that the Board and SFMC will conduct compliance audits in the community at the time any Homeowner seeks to sell his or her property and may also conduct such audits at any other time. Homeowners will be advised of any violations in accordance with the procedures set forth in these guidelines.

I. PROCEDURES

A. Background Information

- (1) These Guidelines are provided as a supplement to the Bylaws and Covenants that each Homeowner received at or prior to settlement. The intent of these Guidelines is to facilitate the Homeowner in obtaining approval for any alterations and/or additions, which he or she may contemplate for his or her property and to establish the community guidelines for the use and appearance of the property within the

Community. These Guidelines apply only to the exterior of each Lot or items that can be viewed from the exterior of the Lot.

- (2) To conform to the Guidelines, each proposed alteration or addition must be specifically approved by the Board even though the improvement conforms to the Guidelines that follow.
- (3) The Board will review proposals that do not comply with the following Guidelines on a case-by-case basis. However, it is asked that Homeowners modify their properties within these Guidelines whenever possible.
- (4) The Board will consider only written requests as herein outlined. Oral requests will not be considered.
- (5) Approval is required **prior** to commencing construction or alterations, so please allow enough lead-time when filing your application. The Board has forty-five (45) days to process a complete application; however, typically responds in less time.
- (6) Approval by the County or the Developer does not constitute approval by the Board. However, applications with building permits attached typically support the request and help expedite the approval process.
- (7) **All approvals must be in writing.**

B. Application Procedures

- (1) Application forms may be obtained from the Huntington Station Homeowners Association by submitting a request to:

Huntington Station Homeowners Association, Inc.
c/o Service First Management & Consulting, Inc.
8807 Sudley Road, Suite 210
Manassas, Virginia 20110-4719 •
(703) 392-6006 office, (703) 392-5039 fax

(or such successor management agent appointed by the Board)

NOTE: Application forms may also be obtained through the Huntington Station Homeowners web site at: www.huntingtonstation.org

- (2) The completed application must be signed by the Homeowner and returned to the attention of the Board at the above address. Please note signatures from adjoining neighbors acknowledging their review of the completed application are required as part of this application. APPLICATIONS RECEIVED WITHOUT SIGNATURE OF ADJOINING AND AFFECTED NEIGHBORS WILL NOT BE APPROVED. Notwithstanding the foregoing, where one or more adjoining or affected neighbors has refused to consent to an application, the Board may consider and nevertheless grant approval where it appears in the Board's reasonable discretion that such action is justified and reasonable based on the objective merits of the application. The Board may consider any application submitted to its designee.
- (3) The Board will act upon the application as quickly as possible and notify the Homeowner of its disposition no later than forty-five (45) days after receipt. The Board usually acts within a shorter time frame.
- (4) If a proposal is rejected, or accepted but modified by the Board, the applicant is free to request that the Board reconsider its position and is encouraged to present additional information that might help clarify the request or demonstrate its acceptability as originally submitted.

C. Board Review Criteria

The Board evaluates all submissions on the individual merits of the application. Besides evaluation of a particular design proposal, this includes consideration of the characteristics of the townhouse model and individual site and effect upon neighboring dwellings or occupants, since what may be an acceptable exterior design in one instance may not be for another. While the Board will consider the precedent of its prior decisions, such precedent will not strictly bind it when it evaluates new applications. Should a Board member recuse himself or herself from deciding on an application presented to the Board, the recusal shall not constitute a failure of quorum if such meeting otherwise meets the quorum requirements.

Judgments of acceptable design are based on the following criterion which represents, in more specific terms, the general standards of the Covenants and Bylaws for the Community.

- (1) Validity of Concept. The basic idea must be sound and appropriate to its surroundings.
- (2) 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 the architectural style, quality of workmanship, similar use of materials, color and construction details.

II. SPECIFIC PROJECT REQUIREMENTS

A. General

Only material similar to exterior materials on the primary structure (i.e., materials utilized by the builder or added by Homeowner under prior approval by the Board) will be approved. Exterior colors are to remain as close as possible to original colors.

B. Fences, Decks & Landscaping

- (1) Fences for individual townhouse units are prohibited.
- (2) The Board must approve deck modifications and all decks added subsequent to the completion of the construction of the home. **Applications for deck modifications/installations MUST include a house location survey showing exact placement of the deck and setbacks in the rear of the home. A roof may not be added to a deck. Owners are responsible for obtaining all necessary building permits.** To obtain a building permit, Fairfax County typically requires the applicant to show evidence of Board approval prior to issuing a permit.
- (3) Privacy screens (whether in the front and/or sides of the deck) must be compatible with the architectural characteristics of the home. Screens shall not exceed a height of six (6) feet from the deck floor and must be approved by the Board. Such approval will be granted only if the Board finds that the screen does not adversely affect the attractiveness or value of surrounding units.
- (4) A design review application is required for:
 - (i) Plantings intended to form a hedge or natural fence on or near the property line and which will attain more than twenty-four (24) inches in height.
 - (ii) The installation of railroad ties, garden timbers, stones, water features or similar structures.
 - (iii) A proposed improvement which is of such a scale or type as to be inconsistent with the existing design features of the house, adjacent house and the surrounding area (e.g. substantial or total removal of turf and replacement with another materials, such as mulch or gravel.)
- (5) Vegetable gardens in front yards are prohibited. Vegetable gardens on decks shall not exceed a height of six (6) feet from the deck floor.

- (6) Permanent outdoor furniture in the front yard or common areas is prohibited. Any temporary outdoor furniture placed in the front yard or common areas must be removed when not in use by the Homeowner.
- (7) Exterior decorative objects (including birdbaths and water fountains/features) larger than 36" high are prohibited in front yard areas without prior approval, and must otherwise be visually compatible with the Homeowner's original exterior home design, property and the community.
- (8) Any landscaping added by the Homeowner to his or her front yard must be kept in a neat and orderly fashion. White gravel as a substitute for mulch is prohibited.

C. Trash Cans and Recycling Bins

Trash cans and recycling bins shall be stored out of view from the street and neighboring properties. Trash cans and recycling bins may be placed at the curb no earlier than 4:00 p.m. on the day prior to the County trash collection and must be removed from the curb by 6:00 a.m. on the day after the County trash collection. Trash cans and recycling bins cannot be stored in front of the house, on the driveway aprons, or otherwise remain anywhere in public view outside of the times previously specified.

D. Sheds and Doghouses

Sheds, doghouses and animal pens are prohibited. Dog runs (wire or pulley) are also prohibited.

E. Cars and Trucks and the Storage of Boats, Trailers or Recreational Vehicles

Fairfax County parking restrictions must be observed. Therefore, no parking is permitted in front of fire hydrants, county-painted yellow curbs or otherwise where prohibited. There also shall be no parking in or on the driveway aprons for any Lot, unless the apron is large enough for the vehicle to park vertically on the apron without the vehicle extending into an area where parking is prohibited and with the garage door being able to close completely. Horizontal parking on the garage aprons is prohibited.

Commercial vehicles, vehicles primarily used or designed for commercial purposes, motorcycles, tractors, mobile homes, recreation vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers shall be parked only in enclosed garages. All vehicles parked in Community parking spaces must fit entirely within the designated parking space and cannot extend into another designated parking space or the roadway. All

other parking regulations established for the Community must be followed, including the use of resident or visitor identification, if so required.

No junk or derelict vehicle or other vehicle on which current registration plates and current county and state inspection permits are not displayed shall be kept upon any portion of the Common Area or any portion of a Lot visible from the Common Area or another Lot or on any public right-of-way within or adjacent to the Property.

F. Exterior Painting

Exterior paint color must be the same as the Builder's approved paint colors. An application is not required in order to repaint or re-stain an object to match the Builder's original color. This requirement applies to siding, doors, shutters, trim, roofing, fences and other related items which might require paint or stain.

G. Recreation and Play Equipment

Permanent recreation and play equipment is prohibited. The Homeowner must immediately remove any temporary recreation or play equipment placed in the front yard or in the Common Areas when not in use.

H. Storm and Screen Doors

The storm and screen doors provided by the Builder are acceptable. If the Homeowner chooses to use any other storm or screen doors, the doors must have "full view" windows without grilles, mullions or divided glass arrangements and be approved by the Board.

I. Signs

Real estate signs must meet County regulations with respect to size and content. Real Estate signs may only be placed in the front yard of the available property. Signs may not be placed on common area. No sign or billboard of any kind shall be displayed to the public view on any portion of the Community or any Lot, except the permanent entrance sign and one (1) sign for each Lot, of not more than eighteen inches (18") by twenty-four inches (24"), advertising the Lot for sale or rent and one (1) security system sign per Lot. No other signs of any character shall be erected, posted or displayed in a location that is visible from the common area or any other Lot without the prior written approval of the Board.

J. Clotheslines and Window Treatments

Clotheslines or similar apparatus for the exterior drying of clothes are prohibited. Laundry may not be hung from decks, porches, posts, or in public view.

Temporary window coverings such as aluminum foil, brown Kraft paper and bedding draped on windows are prohibited.

K. Festive Lighting and Decorations

An application is not required for holiday lighting/decorations. Holiday lighting and decorations may be installed for a period not to exceed eight (8) weeks. After the period of use, all temporary lighting and decorations must be removed. Decorative lighting must not create traffic or parking nuisances due to attracting excessive attention from viewers.

L. Awnings

Awnings must be compatible with the architectural design and qualities of the house. Approvals will only be considered based on location and aesthetics. Awnings must meet the following criteria:

- (1) Located at the rear of the house. Plain design without decorative features or fringes.
- (2) Colors which are compatible with the exterior color of the house so as to present a uniform and monochromatic appearance.
- (3) Size must be consistent with the visual scale of the house to which it is attached.
- (4) Only retractable awnings shall be permitted.

M. Miscellaneous

- (1) No outside antennas, satellite dish, or amateur radio equipment or similar equipment shall be maintained on any Lot, unless approved by the Board. The Association shall not prevent access to telecommunication services in violation of applicable law.
- (2) The Board will not approve front door trellises.
- (3) All outdoor cooking equipment must meet County code. The Board must approve all permanent grills installed subsequent to the completed construction of the home.
- (4) No garage shall be converted to living space or altered or otherwise used for purposes that prevent the intended use of the garage for the parking of vehicles.
- (5) All exterior hot tubs or spas are prohibited.
- (6) No tent, utility shed, shack, trailer, above ground storage tanks or other structure of a permanent or temporary nature shall be placed upon the

exterior of any Homeowner's Lot or in the Common Area, except upon approval of the Board.

- (7) Replacement of the gutters and downspouts must match the original in color.
- (8) No window unit air conditioners or heat pumps are permitted.
- (9) No trees shall be removed or pruned without prior approval of the Board.
- (10) The storage of firewood is prohibited.
- (11) Attic ventilators installed subsequent to the completed construction of the home must be approved.
- (12) Solar panels are prohibited.
- (13) Homeowners may mount or fly a flag (which would fit on the flagstaff described below), if they so desire. Freestanding flagpoles are prohibited; however, one flagstaff, which is attached to the wall or deck of the house and does not exceed five and one-half (5 1/2) feet in length, may be erected without prior approval by the Board.
- (14) The use of security bars or grates on windows or front doors requires the prior approval of the Board.
- (15) It shall be the responsibility of each Homeowner to prevent the development of any unclean, unhealthy or unkempt conditions on his or her property.

III. VIOLATIONS

- A. Enforcement. The Board, or any Homeowner, or any mortgagee of any Lot shall have the right to enforce these guidelines by any proceeding at law and/or in equity. Failure by the Board or by any Homeowner or by any mortgagee of any Lot to enforce any or all of these guidelines shall in no event be deemed a waiver of the right to do so thereafter.
- B. In the event a Homeowner shall fail to maintain his Lot and the improvements situated thereon, the Board shall have the right to enter upon said Lot, after reasonable notification to the Homeowner, to correct damage and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. All costs related to such correction, repair, or restoration shall become a lien upon such Lot and such lien may be enforced in the same manner as an assessment levied in accordance with the Community's Covenants or Bylaws.

- C. In addition to the rights provided in subsections A and B, the Board shall have the right to assess a charge against a Homeowner in accordance with Section 55-513 of the Virginia Property Owners' Association Act for any violation of these guidelines. All such charges shall become a lien upon the Homeowner's Lot and such lien may be enforced in the same manner as an assessment levied in accordance with the Community's Covenants or Bylaws. The Board also retains all other rights provided by the Community's Covenants and Bylaws, including the right to suspend the right to use the Common Area and the voting rights of an Owner, as provided by Article II of the Community's Covenants and the right to bring an action at law and/or in equity.

ATTEST

I hereby certify that a copy of the foregoing Resolution/Guidelines was duly adopted by the Board of Directors of the Huntington Station Homeowners Association, Inc. this 12th day of January 2004.



Jacqueline Eggert, Secretary

This Resolution becomes effective 30 days following the date attested hereto.