

**MINERAL
SPRINGS
PLANTATION**

HOMEOWNERS
ASSOCIATION
Fredericksburg, Virginia
Est. 1988

ARCHITECTURAL CONTROL POLICY

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1. Introduction

Mineral Springs Plantation subdivision ("MSP") is defined by its large-lot, wooded estate homes designed with Colonial architectural themes in mind.

It is an area of historical significance. The land was first granted to then-Governor Alexander Spotswood in 1707. It was sold to General Lighthorse Henry Lee in 1795 who, along with his brother, Richard Lee, established agricultural plantations. The ground was fought over in the Civil War. The historical significance of the area caused the Director of the U.S. Park Service to request that homes in Mineral Springs Plantation be of Colonial style with Williamsburg colors.

This unique combination of luxury, history and nature is what attracted many existing residents to this neighborhood and what continues to inspire others to build their dream homes in MSP.

This policy manual aims to streamline the architectural review and approval process by setting forth clear standards defining the architectural style of residences, documentation requirements and processing timelines as well as providing a forum for dispute resolution.

This manual is organized in several sections. The first section describes the architectural review process. The second section describes the process for appealing decisions of the Architectural Control Committee and penalties for violation of architectural standards. Appendix A lists the specific architectural standards and Appendix B provides forms used in the architectural review process.

Should you have any questions about these policies, please contact the Architectural Control Committee in care of the Secretary at mspsecretary@gmail.com.

2. Architectural Control Committee

a. Appointment and Removal of Members

As set forth in Paragraph 23 of the Deed of Dedication and Covenants, the Architectural Control Committee ("ACC") is comprised of three "members" (i.e. property owners) appointed by the Board of Directors to serve for a period of time determined by the Board of Directors.

The current ACC members were appointed December 4, 2008 and shall serve at the pleasure of the Board of Directors or until the member's earlier resignation, removal or death.

Any or all members of the ACC may be removed, with or without cause, by a majority vote of the Board of Directors.

b. Duties

The duties of the ACC are to: determine architectural and aesthetic standards for the community; review applications from property owners or homeowners for construction and remodeling of residences, outbuildings and other structures subject to architectural review; conduct an architectural review of residences to be sold and authorize an appropriate statement concerning the residence for the disclosure packet provided to the prospective buyer, and to enforce the reservations and restrictions set forth in the Deed of Dedication and Covenants and this policy manual.

c. Scope of Authority

ACC review and approval relates to the MSP published aesthetic architectural standards only and does not indicate any opinion on engineering soundness, building code requirements, zoning, safety standards or any other standard, law or regulation. Individual property owners are responsible for obtaining all construction permits and agree that all applicable Spotsylvania County codes, zoning ordinances, inspection requirements, etc., will be fully complied with. ACC review and approval does not extend to landscaping decisions with regard to the common areas which are in the discretion of the Vice President or lot maintenance standards which are in the discretion of the Board of Directors.

d. Actions

All ACC decisions will be in writing. ACC approval shall be evidenced by the affirmative approval of at least two ACC members.

e. Meetings

(1) Format of Meetings

Any member of the ACC may call a meeting of the ACC. Notice of ACC meetings will be issued by the Secretary at least seven (7) days in advance of the meeting. In lieu of meetings, ACC members may also elect to review projects independently and issue a written decision. ACC Meetings will be conducted in two phases. The first phase, occurring at the beginning of the meeting, will be open to all property owners. The second phase, occurring after the first phase concludes, will be a closed meeting only between the property owner and the ACC.

(2) Annual Meetings

An annual ACC meeting will be held, in conjunction with the annual election meeting, to provide an opportunity for all property owners to discuss and recommend any changes or clarifications of the current HOA ACC covenants and policies.

f. Limited Liability

As set forth in Paragraph 21 of the Deed of Dedication and Covenants, "neither the . . . Association nor the Architectural Control Committee or its members shall be liable to any Owner or to any other person or entity on account of any, claim, liability, damage, or expense suffered or incurred by or threatened against an Owner or such other person or entity arising out of, or in any way relating to, the subject matter of any such review, acceptance, permission, consent or required approval, whether granted or withheld."

Individual property owners accept all responsibility and liability for any accidents, injuries, design or construction problems and the like, from the construction and operation of proposed project. By approving your Application, the ACC and Mineral Springs Plantation HOA accept no liability or responsibility for any design, injury, damage or loss during the construction process or in the utilization of constructed space after completion.

3. Architectural Review Process

a. Overview

The architectural review process consists of 3 phases: initial review, construction monitoring and final approval. In the initial review phase, the property owner submits initial information about the project to the ACC. The ACC will circulate copies of the Application to affected adjacent neighbors. If the project is deemed subject to ACC review, the property owner submits any additional documentation required as well as a refundable deposit and construction bond as per the refundable fee schedule set forth in Appendix C. The ACC reviews these documents and issues a decision to the property owner either approving the submission, requesting modifications or indicating that the project is exempt from ACC review. If modifications are requested, the property owner will work with the ACC to come to a mutually agreeable design and submit revised construction documents. Once the construction documents are approved, the property owner begins construction. During construction, the ACC will monitor the progress of construction periodically to ensure that there have been no modifications to the ACC approvals. Once construction is complete and approved by Spotsylvania County, the ACC will inspect and issue a final approval and return the refundable deposit. If deficiencies are found during the final inspection, the ACC may withhold all or a portion of the owner's deposit until corrected. Also, the owners' property record with MSP will be so annotated and all future buyers so notified.

b. Projects Requiring ACC Approval

All new construction of homes, outbuildings, garages, swimming pools, or any other free-standing structures, require ACC approval. Modifications to existing approved structures require ACC approval if any of the following criteria apply:

- (1) the project involves significant modification to the exterior features of a structure
- (2) the project involves removal of mature, healthy trees
- (3) the project involves significant earthmoving that runs the risk of cuts to power or communication lines and extensive ground erosion.
- (4) the project has other features that greatly change the current exterior appearance of the property whether land or structures on the land

When in doubt as to whether architectural review applies, property owners are to consult the ACC for guidance. A property owner should also request confirmation that a project is exempt from ACC review.

c. How to Apply

To apply for ACC review, property owners will complete the "Application for Architectural Review" form providing a brief description of the project to be undertaken and, if available, applicable photographs, plans, samples, etc. along with the refundable application fee specified in the fee schedule in Appendix C. Additional information may be requested by the ACC including "working architectural drawings, complete specifications, a plot plan of the lot showing the nature, shape, height, materials, floor plans, exterior color schemes, and the location of the Residence and any other improvements, well and septic systems, driveways, a designation of any trees to be cut, grading, drainage, erosion control and landscaping plans." (Deed of Dedication and Covenants, Paragraph 11(a).)

If requested by the ACC, the property owner will also submit a refundable deposit in the amount set forth below and a construction bond.

(1) Refundable Deposit

To ensure that the property owner complies with the MSP architectural standards, all property owners initiating new residential construction projects must submit a deposit of \$5,000, paid by check. Checks should be made payable to "Mineral Springs Plantation ACC." This amount will be refunded to the person from whom the deposit came after the ACC has issued final approval for the project, or a lesser amount if deficiencies remain to be corrected. See refundable fee schedule in Appendix C for other types of projects.

(2) Construction Bond

Projects exceeding \$100,000 in estimated cost may be required to post a construction bond of up to \$25,000 to guarantee project completion. The ACC may, in its discretion, request proof of the estimated cost of the project, such as the contract for building, construction loan documents, etc. Bonds may be submitted either on a form to be provided by the ACC or on a standardized surety bond form acceptable to the ACC.

d. Timing for Review

After the Application is received, the ACC will forward a summary of the Application to affected adjacent neighbors and/or post the Application summary on its password-protected neighbor website. Neighbor approval is not a requirement for ACC approval but the ACC will allow neighbors the opportunity to comment. The ACC will respond to the Application in writing within thirty (30) calendar days of receipt of all required documentation. The written response will either indicate that the project is exempt from ACC review or will set forth the additional documentation, fees, bonding requirements, etc. that would be required for approval.

Within thirty (30) calendar days of receipt of all required documentation and financial obligations, the ACC will either issue a written approval to proceed with construction or

will issue provisional disapproval in writing and indicate the specific modifications the ACC requires.

If modifications are required, the property owner will be required to amend and resubmit the Application incorporating the modifications. The ACC will respond to any modification Applications within fourteen (14) calendar days of receipt, until the ACC and the property owner come to mutual final agreement on the Application. Once mutual agreement is reached, the ACC will issue a written final approval to proceed with construction within fourteen (14) calendar days.

In unusual circumstances requiring extreme urgency, the property owner may request that the ACC approval process may occur in phases such as lot clearing, foundation, etc. However, the ACC strongly prefers to review the materials all at once and issue one approval.

"In the event that the Architectural Control Committee has not disapproved any plans and specifications within 60 days after their full and complete submission to the Architectural Control Committee, such plans and specifications shall be deemed approved by the Architectural Control Committee." (Deed of Dedication and Covenants, Paragraph 11(a).)

e. **Standard for Review**

"The Architectural Control Committee may base refusal of approval of such plans and specifications upon any ground, including purely aesthetic considerations, which, in the discretion of the Architectural Control Committee shall seem sufficient." (Deed of Dedication and Covenants, Paragraph 11(a).)

Generally, Georgian architectural style, with compatible materials and colors are approved. If the material and style are Federal or the Southern Antebellum variation, Greek Revival or Colonial Revival it will normally be approved. A Colonial Williamsburg style will be approved. Gothic, Square Hipped, French Provincial, Spanish, Italianate, Second Empire, Queen Anne or Victorian are not encouraged but will be judged on a case by case basis. Certain styles will not be approved. These are Contemporary, Eclectic, Frame Vernacular, Art Deco, Beaux Art, Recreational Beach Houses, Natural Cedar, Log Houses, Country Cottage, Western, Spanish, Ranches, Glass House, Mobile Homes, etc.

The architectural standards are flexible enough to allow for individual expression. This is generally done by using accents on the structure. One accent style will generally not have a negative effect for a Georgian or colonial; for example: a Georgian house with a Greek Revival porch. Generally the accents acceptable are from Georgian, Federal and Greek Revival periods. Two accent styles may or may not effect approval, for example adding a Victorian door to a Georgian house with a Greek Revival porch. An overdone mixture of accent styles, at least on the front elevation, will not be approved.

f. **Waiver of Standards**

(1) Covenants Authorizing Waiver of Standards

“The Architectural Control Committee may waive, at its option, strict compliance with the foregoing provided that (i) such waiver is in writing and (ii) the Architectural Control Committee approves in writing any substitute design or style of a Residence.” (Deed of Dedication and Covenants, Paragraph 11(a).)

“The Architectural Control Committee may waive, at its option, strict compliance with the foregoing provided that (i) such waiver is in writing and (ii) the Architectural Control Committee approves in writing any substitute design or style of a Residence.” (Deed of Dedication and Covenants, Paragraph 12.)

(2) Procedure to Request a Waiver of Standards

Property owners desiring to request a waiver from compliance with the architectural policies set forth in the Deed of Dedication and Covenants or this Architectural Control Policy should submit a written request to the Secretary. The Secretary will then forward the request to the ACC for review. If the request involves a standard that is likely to negatively impact adjacent property owners, the adjacent property owners will receive notice of the request for waiver and will be provided the opportunity to comment. If the ACC recommends approval of any waivers or variances, a full written justification will be prepared by the ACC and forwarded to the Secretary.

(3) Appeals

If an adjacent neighbor objects to the approval of a waiver, a written appeal may be submitted to the Secretary for consideration by the Board at the next regularly scheduled Board of Directors meeting. If the request for waiver is denied, the affected property owner may appeal the decision by submitting a written appeal to the Secretary for consideration by the Board at the next regularly scheduled Board of Directors meeting. Until the appeal is decided by the Board no construction may begin involving the architectural standard for which a waiver has been requested.

(4) Disclosure of Waivers

Any waivers so granted will be disclosed by the Secretary in the applicable disclosure packet for the property.

g. Construction Authorization

If at any point during the construction process, the project deviates from the approved Application, the property owner must contact the ACC as soon as possible, but not later than seven (7) calendar days, to advise of the deviations. The ACC will then work with the property owner to create a revised approval. Deviations during the construction period not reported to the ACC may result in the failure to obtain final ACC approval, waiver of deposit monies, fines and/or legal action.

"During or upon completion of construction the Architectural Control Committee and in their opinion that the approval plans are not being complied with, then the Committee can request and the lot owner must provide an 'as built' drawing prepared by a licensed Architect or Civil Engineer showing and describing all improvements made on the lot." (Deed of Dedication and Covenants, Paragraph 14(b).)

Failure to complete construction according to the timelines indicated in the application approved by the ACC or failure to complete construction within twelve (12) months of commencement, will require that the property owner meet with the ACC to discuss a revised completion schedule. Subsequent failure to complete construction may result in waiver of deposit monies, fines and/or legal action.

h. Final Approval

After construction is complete, the property owner will contact the ACC within fourteen (14) days after receipt of the occupancy permit or final inspection and acceptance report from Spotsylvania County to request a certificate of final architectural approval and refund of the deposit. The ACC will, within fourteen (14) calendar days of receipt of such request, inspect the exterior of the project to ensure compliance with the architectural standards, prior to issuing a certificate of approval.

4. Dispute Resolution and Enforcement

a. Appeals of Decisions of the ACC

Property owners are encouraged to work with the ACC to come to mutual agreement on the architectural control standards. If a property owner disagrees with a decision of the ACC, the property owner may submit a request for reconsideration in writing to the Board of Directors. The Board of Directors will consider these appeals at the next regularly scheduled Board meeting. Please note that Board meetings are typically held quarterly and that appeal to the Board may require up to a 90-day waiting period.

b. Consequences for Unauthorized Construction

The Covenants of Mineral Springs Plantation may be enforced by the Architectural Control Committee, the Board of Directors or any property owner. In the event a property owner proceeds with construction of a structure that is required to be approved in advance by the ACC and for which ACC approval has not been obtained, the Association will first notify the property owner of the violation in writing. The property owner will then have fifteen (15) calendar days to correct the violation or petition the ACC in writing for additional time. If the property owner fails to correct the violation or request additional time within 15 calendar days, the Association will have the option to begin legal action against the property owner and/or enter the property and "abate or remove such structure at the expense of the Owner." (Deed of Dedication and Covenants, Paragraph 34(b).) If legal action to enforce the Covenants is necessary, the Association may recover all costs it incurs, including reasonable attorney fees.

c. Grandfathered Projects

Construction authorized by the Developer and completed prior to the approval of this policy shall be exempt from ACC enforcement with regard to the present property owner. However, if subsequent architectural deficiencies on a property exist, these deficiencies will be noted in the Certificate of Resale issued to a prospective purchaser and will include language stating that if deficiencies are not remedied prior to closing the purchaser will be required to remedy the defects.

APPENDIX A
ARCHITECTURAL STANDARDS

Architectural Standards

There are two sources of architectural standards in MSP: standards required by the Deed of Dedication and Covenants and policies adopted by the Board of Directors. A summary of these standards is set forth below.

1. **Architectural Standards Required by the MSP Deed of Dedication and Covenants and the Architectural Control Policy**

The MSP Deed of Dedication and Covenants (“the Covenants”) set forth legally binding minimum architectural standards and landscaping requirements for MSP property owners. These standards are summarized below, however, please note that this summary may be incomplete and the Covenants should be the primary reference source. In the event of any conflict between the standards listed below and the Covenants, the Covenants shall govern.

Standard	Covenants Citation	Requirement
Architecture - General Style	12(a), 12(b)	“All Residences must be of colonial or traditional architecture. . . All Residences, garages and other improvements must be in general conformity and harmony with the class of existing structures on the surrounding lots.” “All Residences shall be of colonial or traditional or early American design.”
Brick	ACC Policy	Must be oversized and tumbled Modular standard is not acceptable
Chimneys	13(c)	“All chimneys must be constructed with cinder block and must be brick or stone veneered.”
Color of Home	12(c)	“All exterior walls, regardless of material used, must be Williamsburg exterior colors, earth-tone colors or such other colors as the Architectural Control Committee may approve.”
Columns	ACC Policy	Must have a minimum base diameter of 10 inches. It is preferred that columns be used to support decks rather than exposed pressure treated wood_when brick or stone is not used.
Construction Debris Clean-Up	10	“All displaced material shall be immediately removed or immediately used.”
Construction Timeline	14(a)	“The exterior of all Residences and other improvements must be completed within twelve months after construction

Standard	Covenants Citation	Requirement
		commences, unless such completion is impossible or would result in great hardship to the Owner or Builder due to strike, fire, national emergency or natural calamity. Residences may not be temporarily or permanently occupied until the exteriors thereof have been completed. During the construction, the Owner shall require the contractor to maintain the building site in a reasonably clean and uncluttered condition. Within one month after the completion of any construction, all debris, waste material, excess material and equipment shall be removed."
Construction Trailers	12(a) and ACC Policy	"No trailer or other structures of temporary character shall be permitted on any lot." <i>*Please note that the ACC interprets this covenant to allow for some temporary structures that have been approved in advance by the ACC.</i>
Decks	ACC Policy	Deck materials must be approved in advance. Simple picket design is preferred for railings. Sunburst railing patterns will not be approved. Brick or stone supporting piers are preferred when building a first story deck from the basement. Columns may also be used to support deck a full story above the ground. Pressure treated 4X4's maybe approved when the deck is less than one story
Doors – Exterior	ACC Policy	Must be six (6) panel wood, stained or painted (unless a different door style is approved in advance by the ACC)
Driveways	18	"The first fifty feet from a public road of all driveways and private roads located on the Property must be covered in asphalt or concrete. All driveways and private roads after such fifty feet must be covered with a commercial aggregate base or more resistant surfacing material. All driveway pipe must be constructed of concrete or corrugated metal pipe with end walls. Each Owner shall be responsible for placing the pipe in accordance with the standards of the Virginia Department of Transportation

Standard	Covenants Citation	Requirement
		(VDOT)."
Exterior Walls and Siding	13(a) and ACC Policy	<p>The exterior walls of all, buildings constructed on any lot, including Residences, garages and outbuildings, shall be (i) constructed of brick or stone, (ii) covered with solid wood siding, (iii) covered with horizontal hardboard type siding, (iv) covered with horizontal aluminum siding having a minimum gage of .024 of an inch, (v) covered with horizontal vinyl siding having a minimum gage of .040 of an inch or (vi) constructed or covered with any other material approved in writing by the Architectural Control Committee. The exposed portion of any horizontal siding may be no more than eight inches in width. . . . Any dwelling covered with aluminum or vinyl siding must have a wood, masonite, brick or stone front exterior facade.</p> <p>ACC Policy: Solid wood or hardboard type siding must be cedar, cemplank, hardiplank, etc., beaded and not Dutch Lap style.</p>
Fences	13(f), 16	<p>"Fences must be constructed of wood, brick or stone; provided, however, that the construction, location and design of any fence located on the Properties must be approved by the Architectural Control Committee. No metallic fences of any height shall be permitted."</p> <p><i>*Please note that the ACC interprets this covenant to allow metal fencing in certain circumstances where it may be required for safety, such as swimming pool and retaining wall fencing, so long as the fencing has been approved in advance by the ACC and complies with the Spotsylvania building codes.</i></p> <p>"No fence or wall shall be erected on any lot nearer to any street than [at least 50 feet from the front lot line and in accordance with the applicable county or municipal ordinance with respect to side street lines and interior lot lines]."</p>
Fireplaces	ACC	First fireplace of residence is to be masonry,

Standard	Covenants Citation	Requirement
	policy	subsequent fireplaces maybe direct vent or vent less gas fireplaces when vented at the rear of the property and not visible from common areas.
Foundations	13(d) and ACC policy	" All exposed foundations and all exposed piers on porches or decks must be covered with a stone or brick veneer so that no raw blocks or parged areas are shown above ground."
Garages	13(e), 16	" Any garage or carport located on any lot must conform architecturally to the Residence which it serves and must be side or rear loading." "No garage doors shall face the street on the same side of the lot as the front of the Residence which serves such garage."
Height of Home	4(d)	" not to exceed three stories in height"
Landscaping Maintenance	20(h)	" Owners of lots in said subdivision, whether said lots be built on or not, shall keep their lots free of weeds, undergrowth, garbage, trash, unsightly debris and litter, and construction waste."
Landscaping Requirements	14(a) and ACC Policy	"Within one month after completion of a Residence, the lot shall be landscaped and any bare earth seeded except during periods from November 1 through March 15." Landscaping requirements also apply to garages, pools, etc.
Laundry Lines	28	" Lines or appliances of any type designed for the purpose of drying laundry shall be erected and maintained to the rear of the dwelling located on the tract in as inconspicuous a place as possible provided they are not visible from the street or neighboring lots."
Lights	20(a), 28	" All lights installed on public streets on the Property shall be designed in such a fashion as to not illuminate in the direction of the land adjoining the Property owned by the National Park Service." "Outside illumination of any Residence shall be effected by conventional residential lighting techniques. No neon or flashing lights shall be permitted nor shall colored

Standard	Covenants Citation	Requirement
		lights be permitted other than a reasonable number displayed in conjunction with a religious holiday. The foregoing notwithstanding, no lighting shall be of such a character or intensity or so located as to interfere with another Owner's use or enjoyment of the Property."
Location of Home on Lot	16 and ACC Policy	" All Residences must be constructed (i) at least 50 feet from the front lot line and (ii) in accordance with the applicable county or municipal ordinance with respect to side street lines and interior lot lines." ACC Policy also requires compliance with setbacks in Covenant 31, to include garages and pools.
Mail Boxes	13(g) and ACC Policy	" All mail box posts must be of colonial design and constructed of 4" x 4" pressure treated wood with a pyramid top provided that the construction, location and design of all mail box posts to be located on the Property must be approved by the Architectural Control Committee." <i>*Please note that the ACC interprets this covenant to allow for other types of mailboxes so long as they have been approved in advance by the ACC and also to allow the ACC to specify a "standard" mailbox design at any point in the future.</i>
Mechanical Solar Collector Structures	20(d) and ACC Policy	" No mechanical structure or solar collector shall be permitted that is visible from the front, side or rear lot property lines of any adjacent owner." <i>*Please note that the ACC interprets this covenant to allow for the possibility to approve solar-powered structures that are aesthetically pleasing or inconspicuous. All such solar-powered structures, however, must be approved in advance by the ACC.</i>
Minimum Dwelling Length	12(b)	" 40 feet excluding decks and porches"
Number and Type of Homes Per Lot	4(d), 12(a)	" one detached single family dwelling" " No modular homes shall be constructed or place on the Property."
Outbuildings	17	" No storage shed, trailer, barn or other

Standard	Covenants Citation	Requirement										
		similar outbuilding or structure shall be placed on the Properties at any time, either temporarily or permanently without the express written consent of the Architectural Control Committee."										
Private Athletic Area	20(e)	"No sports rings, basketball hoops, athletic fields or courts shall be installed forward of the front of the Residence."										
Restrictions on Excavation	10	"No excavation of stone, gravel, or earth shall be made upon any lot except in connection with the construction of basements, cellars, retaining walls, pools, athletic courts, landscaping or driveways."										
Roof Pitch	12(b)	<p>(Roof pitch requirements depend on the type and width of the house as set forth below) "The width is defined as the shortest side of the dwelling house."</p> <table border="1" data-bbox="808 913 1430 1598"> <thead> <tr> <th data-bbox="808 913 971 1022">Width of Home (in Feet)</th> <th data-bbox="971 913 1430 1022">Roof Pitch Requirements</th> </tr> </thead> <tbody> <tr> <td data-bbox="808 1022 971 1131">Single Story Home</td> <td data-bbox="971 1022 1430 1131">At least "ten (10) feet of height for every twelve (12) feet of horizontal"</td> </tr> <tr> <td data-bbox="808 1131 971 1312"><28 feet (but more than one story)</td> <td data-bbox="971 1131 1430 1312">at least "eight (8) feet of height for every twelve (12) feet of horizontal on main dwelling house."</td> </tr> <tr> <td data-bbox="808 1312 971 1455">>28 - <36</td> <td data-bbox="971 1312 1430 1455">at least "seven (7) feet of height for every twelve feet of horizontal on the main dwelling house"</td> </tr> <tr> <td data-bbox="808 1455 971 1598">>36</td> <td data-bbox="971 1455 1430 1598">at least "six (6) feet of height for every twelve feet of horizontal on the main dwelling house"</td> </tr> </tbody> </table>	Width of Home (in Feet)	Roof Pitch Requirements	Single Story Home	At least "ten (10) feet of height for every twelve (12) feet of horizontal"	<28 feet (but more than one story)	at least "eight (8) feet of height for every twelve (12) feet of horizontal on main dwelling house."	>28 - <36	at least "seven (7) feet of height for every twelve feet of horizontal on the main dwelling house"	>36	at least "six (6) feet of height for every twelve feet of horizontal on the main dwelling house"
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Roofing Materials	13(b)	"The roofs of all Residences and other improvements to be constructed on the Property shall consist of either slate or shake or of a hardboard material fashioned to resemble slate or shake, or of textured fiberglass or asphalt shingles. All fiberglass roofing shingles must carry										

Standard	Covenants Citation	Requirement																								
		minimum weight of 240 pounds per each area of 100 square feet, and all asphalt roofing shingles must carry a minimum weight of 280 pounds per each area of 100 square feet."																								
Satellite Dishes and Antenna	20(c)	"No Owner shall erect a satellite dish or free standing antenna mast on any lot or on any portion of the Common Properties. This provision expressly excludes and prohibits the placing of satellite dishes, citizen band antennas or other visible structures for either transmitting or receiving signals. Only unobtrusive typical conventional television and FM receiving antennas are permitted to be placed on a Residence and the height of such shall not exceed six (6) feet above the rooftop. This definition shall not be interpreted to include satellite dishes unless they do not exceed two (2) feet in diameter."																								
Set-backs (See also "Trees")	ACC Policy	The following minimum set-backs from the property lines are required for all construction activities. These set-backs include the greater of the minimum requirements by the Covenants and Spotsylvania County. Front set-backs shall be at least 50 feet, side set-backs shall be at least 30 feet and rear set-backs shall be at least 35 feet.																								
Square Footage Requirements	12(b)	<table border="1"> <thead> <tr> <th data-bbox="808 1377 992 1486">Number of Stories</th> <th data-bbox="992 1377 1195 1486">Attached Garage?</th> <th data-bbox="1195 1377 1425 1486">Minimum Square Footage</th> </tr> </thead> <tbody> <tr> <td data-bbox="808 1486 992 1556">1</td> <td data-bbox="992 1486 1195 1556">Yes</td> <td data-bbox="1195 1486 1425 1556">2300 (includes garage)</td> </tr> <tr> <td data-bbox="808 1556 992 1591">1</td> <td data-bbox="992 1556 1195 1591">No</td> <td data-bbox="1195 1556 1425 1591">2500</td> </tr> <tr> <td data-bbox="808 1591 992 1667">2</td> <td data-bbox="992 1591 1195 1667">Yes</td> <td data-bbox="1195 1591 1425 1667">2500 (includes garage)</td> </tr> <tr> <td data-bbox="808 1667 992 1703">2</td> <td data-bbox="992 1667 1195 1703">No</td> <td data-bbox="1195 1667 1425 1703">2700</td> </tr> <tr> <td data-bbox="808 1703 992 1778">Split-Foyer</td> <td data-bbox="992 1703 1195 1778">Yes</td> <td data-bbox="1195 1703 1425 1778">2700 (upper level)</td> </tr> <tr> <td data-bbox="808 1778 992 1854">Split-Foyer</td> <td data-bbox="992 1778 1195 1854">No</td> <td data-bbox="1195 1778 1425 1854">3100 (upper level)</td> </tr> <tr> <td data-bbox="808 1854 992 1885">Tri-level</td> <td data-bbox="992 1854 1195 1885">Yes</td> <td data-bbox="1195 1854 1425 1885">2500 (mid and</td> </tr> </tbody> </table>	Number of Stories	Attached Garage?	Minimum Square Footage	1	Yes	2300 (includes garage)	1	No	2500	2	Yes	2500 (includes garage)	2	No	2700	Split-Foyer	Yes	2700 (upper level)	Split-Foyer	No	3100 (upper level)	Tri-level	Yes	2500 (mid and
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Storage of Fuel Tank	20(f)	“Every tank for the storage of fuel or other substances outside any building on any lot shall be buried below the surface of the ground or otherwise completely screened.”						
Swimming Pools	20(b)	“No Owner shall be allowed to erect or maintain an above ground swimming pool on any lot.”						
Trash Receptacles	20(g)	“All receptacles for ashes, trash, rubbish or garbage shall be screened or so placed and kept as not to be visible from the street or adjoining lots.”						
Trees (See also “Set-backs”)	31	“Trees measuring ten (10) inches or more in diameter, measured 3 feet from the ground, and including dogwood, holly, and cedar, may not be removed without the written approval of the Architectural Control Committee unless located within thirty (30) feet from the main dwelling or accessory buildings, or within thirty (30) feet of the approved site for such dwellings. Trees, regardless of size, growing within thirty (30) feet of the side or rear lines of any tract shall not be cut or removed in any manner other than those trees requiring removal for installation of a drainage field or other approved sewage disposal system; however, trees growing within twenty-five (25) feet may be limbed up from the ground to a reasonable height and in a manner to avoid killing said trees. Brush and dead trees may be removed from said twenty-five (25) foot area at any time. All						

Standard	Covenants Citation	Requirement
		excavated slumps and cut trees shall be disposed of within ninety (90) days."
Windows	ACC Policy	<ul style="list-style-type: none"> • must be hung, divided lite, clad or wood, 6-24 lites • true divided lite (TDL) or simulated divided lites (SDL) <ul style="list-style-type: none"> o SDL's must have inside and outside grill (or an interior grill within thermopane windows) o SDL's outside grill must be manufactured and applied • TDL and SDL mullions to be 3/4" to 1/16" inches wide • Skylight/roof windows allowed only in rear of house • Casement windows are not acceptable except in rear of house where they are not visible from the road or adjacent neighbors.

2. Easements

Certain lots within the community are subject to easements to preserve historical features within the community or maintain the common areas. These easements are set forth in the Deed of Dedication and Covenants and are described below:

Lot(s) Affected	Covenants Citation	Easement
24, 25	7	"No activity. . . will be allowed that affects the earthwork [battle trenches]." "No trees will be cut within fifteen feet [of the battle trenches] on either side."
14	7	"The ruins on the old Kalmback Mill site . . . are to be preserved in as natural a state as practicable in keeping with future improvements."
All Lots	7	"Discovery of any sub-surface historic resources, including graves, will be reported to the National Park Service."

Lot(s) Affected	Covenants Citation	Easement
1, 2, 3, 15, 16, 17, 18 and 19	8	U.S. Ford Road Easement—“ [F]ive feet in width along . . . State Route 616. . . for . . . entrance monuments or walls, any turning lanes required by the Virginia Department of Transportation and scenic brick or wooden fencing.”
See subdivided plat.	9	“easement . . . for the construction and maintenance of . . . entrance monuments and walls . . . and scenic brick or wooden fencing as shown on the plat [dated August 11, 1988, filed October 5, 1988 in Plat File #1 at pages 636-643].”

3. Recommended Design Elements

The following design elements are in keeping with the Colonial character of the neighborhood and are strongly encouraged:

- Similar appearance of homes grouped closely together, such as height, width and architectural details, roof pitch and roofing materials
- Brick or beaded siding exterior
-
- Doors should be either black or natural
- Williamsburg house colors, preferably pale yellow, off-white, beige or soft gray
- Trim should be white or lighter than the base color of the walls; all trim should be painted the same color.
- Colonial-style porches and entrances
- Virginia wooden rail fencing
- Rhododendron, azaleas, holly, fern and accent trees to complement naturally abundant dogwood, laurel and hardwood trees.
- Maintaining the growth of large trees