



Architectural Guidelines
for the
Cabell's Mill Community Association
Centreville, Virginia

Revised February 7, 2013

By the Board of Directors of the Cabell's Mill Community Association

NOTE: This revised version of the Architectural Guidelines replaces and supersedes the previous **August 2005** edition, which should no longer be used.

New in this revision is the use of underscoring to indicate internal links within the document or links to the Internet that are active only in soft copy.

These Architectural Guidelines are also available at the Cabell's Mill Web site:
cabellsmill.com/covenants/accguidelines.htm

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ARCHITECTURAL GUIDELINES

1 GENERAL INFORMATION

1.1 INTRODUCTION

Cabell's Mill is a planned community, which includes 308 single-family homes and common areas. As with most community associations, property within Cabell's Mill is divided into two basic categories: 1) private ownership of the homes with lots purchased by individuals; and 2) corporate ownership of common properties, including land, facilities and amenities, by the Community Association. The Cabell's Mill Community Association (CMCA) is a nonprofit corporation. All property owners in Cabell's Mill are, by law, members of the CMCA. Similar to a business corporation, a board of directors elected by the members of the Association is responsible for the policies regarding the operation of the Cabell's Mill Community.

Each lot is owned privately, and the common areas are for the use of all members of the community. There are certain restrictions and guidelines for the use, improvement and alteration to the properties within Cabell's Mill. By monitoring the exterior design of improvements within Cabell's Mill and by regulating the use of properties within the community, the Association is able to maintain a high standard of aesthetic quality, community identity, and functionality which enhances property values.

The Architectural Guidelines set forth in this document have been established by the Architectural Control Committee (ACC) and the CMCA Board of Directors for the purpose of informing all owners within Cabell's Mill of the applicable regulations for new construction, alterations and improvements to properties within the Community.

1.2 AUTHORITY FOR THIS DOCUMENT

Paragraph 2 of the CMCA's Articles of Incorporation states that the specific purpose for which it was formed includes providing for the "maintenance, preservation, and architectural control of residence lots and common areas" within the Cabell's Mill Community. Additionally, Article V of the CMCA's Declaration of Covenants, Conditions and Restrictions states that "No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to the workmanship, materials, harmony of external design with existing structures, and as to the location with respect to topography and finish grade elevation."

These guidelines may be modified with the approval of a majority of the CMCA Board of Directors. Such approval must be obtained at a regularly scheduled or special board of directors meeting where a quorum of the members are present.

1.3 GOVERNMENT RULES AND REGULATIONS

In addition to compliance with the rules and regulations of the Association, homeowners and residents are required to comply with all Fairfax County, state and federal laws, statutes, rules, regulations and ordinances. Any acknowledgment or approval by the Association of a homeowner's request is not intended to indicate that homeowners or residents have complied with local, state, and federal laws. The homeowner is responsible for obtaining appropriate building permits and for calling 811 before digging. Additional information is available at va811.com.

1.4 CONTACTS AND FORMS

This document is meant to be used most often in its pdf form, which will always be the most current version available) on the the Cabell's Mill web site (see title page). The pdf form of this document does not contain the application forms you will see at the end of the printed form. Those forms exist on the Cabell's Mill web site as on-line fillable forms, which should be more convenient for you to use. For those reading this in printed form, this section provides some of the common links used throughout this document. Where other links to the Internet appear, you will usually see, even in print, the actual URL. The common links are:

- a. Architectural Control Committee Chair: acc@cabellsmill.com
- b. Cabell's Mill Board of Directors: contact@cabellsmill.com
- c. Approval Request for Home Improvements or Modifications: [cabellsmill.com/covenants/CMCA Architectural Change Submission Form.pdf](http://cabellsmill.com/covenants/CMCA_Architectural_Change_Submission_Form.pdf)
- d. Application for Extension of Completion Date: [cabellsmill.com/covenants/CMCA Application for Extension Form.pdf](http://cabellsmill.com/covenants/CMCA_Application_for_Extension_Form.pdf)

1.5 ARCHITECTURAL CONTROL COMMITTEE

Please consult with the chair whenever you have a question not clearly addressed by these guidelines. The ACC chair can be reached by e-mail at acc@cabellsmill.com, or by telephone using information on page two of the Cabell's Mill newsletter.

1.6 APPLICATION PROCESS

Changes to the outside appearance of your home or lot require prior approval from the ACC, unless stated otherwise, a written application is required.

You must -

- a. Carefully plan your improvement or modification to conform with these guidelines.
- b. Complete an [application form](#).
- c. If you have questions, or are concerned about the acceptability of your application, [contact](#) the ACC Chair to discuss your concerns.
- d. Include the information requested in the appropriate section of this document. When photographs are part of the application, jpg files may be e-mailed to the management company, identifying the application they apply to. The [ACC chair](#) can provide the proper address to use.
- e. Mail, e-mail, or deliver the completed application to the Association's management company.
- f. Promptly reply to any questions posed by the ACC or the Board of Directors.

If a plat is required for your application, you should use a copy of the one that should, by law, have been provided to you upon purchase of your property. This plat would reflect all developments on the land at the time of purchase. If you did not receive such a plat or are unable to locate one, you should first try to contact your lender or settlement firm to see if one is on file. If that fails, the ACC will accept the latest plat in the county records, provided it shows the house as built. To obtain such a plat you must visit the Zoning Permits Review Division on the second floor of the Herrity Building at 12055 Government Center Parkway. Once there, explain what you need and you will be directed to the right office. You may also call the Fairfax County Zoning Review Branch, (703)-222-1082 to obtain a plat.

In the rare instances that a homeowner or resident feels that special circumstances necessitate deviating from the requirements contained in these guidelines, a special one-time deviation request should be made to the ACC. The special circumstances should be explained fully in the [ACC Application](#). The ACC

will then consider the special circumstances before reaching a decision to approve or deny the application.

1.7 TIME PERIOD

The Architectural Control Committee (ACC) will try to consider each application in a prompt manner and provide a decision to the homeowner as soon as practical. In the event, however, that the ACC, or its designated representative fails to approve, or disapprove in writing a correctly filed and completed application (that is, one that contains all of the information specified in the relevant section(s) of the Architectural Guidelines) within thirty (30) days, approval will be deemed granted. Disapproval will include the reasons for such disapproval. The 30-day period begins on the day the completed application is received by the ACC chair. The ACC chair will notify the applicant upon receipt of the application, indicate whether the application is complete, and, if not, indicate what additional information should be provided directly to the ACC chair.

1.8 APPEAL

An applicant may appeal an adverse ACC decision to the Association's Board of Directors, which may sustain, reverse, or modify such decision. Such appeal may be made to the Board of Directors and must include a copy to the ACC chair. The appeal should identify the property address, the date of the disputed decision, and a request for review of the decision. The board will consider the appeal at the next meeting that occurs no less than two weeks after the appeal. The ACC chair will attend the meeting if at all possible; otherwise the chair will appoint an ACC member, familiar with the issues associated with the application, to attend.

1.9 APPLICATION APPROVAL EXPIRATION

You may begin work only upon receipt of notification of approval by the ACC or by the association's management company. The ACC will make a reasonable effort to provide notification of its decision prior to the Planned Start Date. The work should be completed within the later of 60 days of approval or of the Planned Start Date, or by another completion date as requested in the original application, or as provided by the ACC in the Special Notes section of the application form (see Approval Request).

If you realize that you may/will not be able to complete the work by the specified completion date, you should file an Application for Extension of Completion Date. Should you fail to do so before the expiration date, the approval will expire, and you will be required to file a new Approval Request.

1.10 CABELL'S MILL WEB SITE RESOURCES

The Cabell's Mill web site contains information of use to you, some of which, being subject to change, is not in these guidelines. These resources should be reviewed as part of planning your changes.

1.10.1 ARCHITECTURAL GUIDELINES

This document, in pdf form, has internal and external links for more convenient use. Those links can be seen as underscoring in the printed copy. Underscoring is used for no other purpose in this document. The web site version will not contain the two attached forms but will instead link to the same forms posted on the web site. Minor updates, correcting formatting, spelling, or other changes that do not substantively affect the meaning of the document will be posted on the web site. In addition, occasional substantive revisions will also be implemented and posted on the web site. This printed copy obviously will not contain such substantive revisions (but see GUIDELINE REVISIONS in this section). For the above reasons the ACC and Board of Directors strongly encourage you to use the on-line copy of these guidelines.

1.10.2 ARCHITECTURAL REQUEST FOR HOME IMPROVEMENTS OR MODIFICATIONS

The first form at the end of this document is separately available as an on-line fillable form that can be printed as part of preparation of an application.

1.10.3 APPLICATION FOR EXTENSION OF COMPLETION DATE

The second and last form at the end of this document is also separately available as an on-line fillable form that can be printed.

1.10.4 GUIDELINE REVISIONS

This section of the guidelines section of the Cabell's Mill web site will contain detailed documentation of any substantive changes that the Board of Directors feel should be implemented but that are not sufficient to justify the expense of printing a new edition for each lot owner. The first set of changes will be identified as Revision 1, and successive revisions will be numbered incrementally. This provides a change history and is essential for users of the printed edition to refer to. The on-line guidelines will contain all the approved revisions, and its title page will reflect the latest revision number and date. (When a new edition is published in hardcopy for all owners, this revision history will be cleared from the web site and restarted.)

1.10.5 APPLICATION PROCESSING.

All the steps of processing an application, from submission to final decision, and all communications to assure the process does not fail, are described here.

1.11 APPLICATION FEES

The Architectural Control Committee is composed of volunteer homeowners (as is the Board of Directors of the Association) and no fee shall be charged.

1.12 ENFORCEMENT

Enforcement of these Architectural Guidelines shall be as stated in Cabell's Mill's Declaration of Covenants, Conditions and Restrictions, as amended. In the event of a violation, including the failure to perform necessary exterior maintenance in a timely fashion, and upon written notice from the ACC or the Board of Directors, the violation must then be promptly removed or corrected.

Violations may result in rules violation charges not to exceed \$50 per violation, or in the case of continuing violations, \$10 per day until the violation is abated, for a period not exceeding 90 days, or the maximum amounts otherwise allowed by law. However, imposition of charges shall not occur until after the Association's due process procedures have been followed, as adopted by the Board in Regulatory Resolution No. 1 or subsequent amendments thereto.

In addition to any other remedy available to the Association, the Board or its agent shall have the right (after 10 days' notice to the lot owner involved, setting forth the maintenance action to be taken, and if at the end of such time the Lot Owner has not taken reasonable steps to accomplish such action) to do any and all work (to include removal, repair and replacement) reasonably necessary in the opinion of the Board to correct the violation. The Board and its agents are authorized to enter upon Lots for these purposes in accordance with the "blanket easement" provided by Article VIII, Section 1 of the Declaration. All costs or charges resulting from such work shall be the sole responsibility and personal obligation of the offending Lot Owner, and shall be treated as an assessment for purposes of collection and for purposes of Section 55-516 of the Act (regarding liens).

All remedies are deemed to be cumulative and the assessment of charges shall not constitute an election of remedies.

The Association may take such other legal and appropriate action as the Board deems appropriate to seek compliance. In addition, the Board, in its discretion, may defer action and require an owner to bring his or her property into compliance with these guidelines. All such violations shall be noted in any disclosure package issued with respect to the owner's lot.

It shall be the responsibility of the Lot Owner to advise their tenants of the regulations. Ignorance of these regulations shall not preclude their enforcement.

1.13 NO WAIVER and NO PRECEDENT

Similar to the provision stated in the community's Declaration, the failure to enforce any provision of this document shall in no event be deemed a waiver of the right to enforce it later. Also, a variance granted for one property shall not create a precedent for another.

1.14 SEVERABILITY

If any one provision of this document is determined to be invalid, it shall in no way affect any of the other provisions, which shall remain in full force and effect.

2 MAINTENANCE REQUIREMENTS

Lot Owners shall at all times keep their lots, buildings and improvements thereon, in good order, condition, and repair. (See also Regulatory Resolution No. 5, authorized 12/18/2000). All maintenance, repair or replacement must be completed as soon as reasonably possible. Appropriate maintenance shall include, but not be limited to, the following:

2.1 MAINTENANCE OF LOTS

- a. Lot owners shall maintain their lots at all times in a safe, clean, neat and sanitary condition. Trash, garbage, yard debris or other waste shall be kept in appropriate covered refuse containers and be properly tied and/or bagged in accordance with the disposal company's requirements. Refuse containers, recycling bins, and yard debris should be screened from view from the street at all times other than on trash pickup days.
- b. Mailboxes must be upright and in good condition.
- c. Broken furniture and appliances may not be stored outside the lot owner's house. Porches may not be used as storage areas.
- d. Playground equipment, sheds, and antennae devices must be maintained and kept in good repair, and must be located solely on the lot owner's property.
- e. Firewood must be kept neatly stacked and located to minimize its view from the street.
- f. Fences and fence gates may not have broken supports, pickets, or boards. All fence sections must present, upright, and in proper alignment.
- g. Landscape walls of timber, stone or concrete block must be in good repair.
- h. Sidewalks must be cleared of snow promptly after the snowfall ends
- i. No cars, boats, campers, trailers, RVs or other vehicles may be parked on the lawn. For purposes of this regulation, "lawn" shall mean any part of a property that is covered with grass, other ground cover plantings, flowers or shrubs.

- j. Portable storage containers (commonly known as PODs®) must be in the driveway. Before using one, you must advise the ACC or Board of Directors of the expected begin and end dates of use.
- k. Newspapers, whether subscribed to or not, and advertising fliers may not be left for more than two days in driveway, lawn or roadside. (If on vacation, make appropriate arrangements.)

2.2 MAINTENANCE OF LAWNS / SHRUBS / PLANTED BEDS

- a. All lot owners are responsible for seeding, weeding, watering and mowing of their lawns. All lawn areas and planted beds must be kept in a neat and orderly condition, and must be free from debris, excessive weeds, and dead plants, bushes, trees and shrubs. Lawns must be mowed so that the grass length does not exceed six (6) inches in height.
- b. Bushes and hedges must be kept trimmed or pruned so that the entire width of the sidewalk is clear to a height of seven feet.
- c. Roadside curbs and sidewalks must be kept clear of grass and weeds so as to maintain a neat appearance. Trailing flowers, such as, but not limited to, petunias and ground phlox, may be allowed to drape over the curb in a restricted area (as an example, around a mailbox post), but must be kept clear of the base of the curb.

2.3 MAINTENANCE OF HOUSE EXTERIORS

- a. Exterior trim must be kept free of rotten wood and peeling paint.
- b. Roof must be maintained so that surface stone is intact. Roof repair or replacement must be performed when the roof has deteriorated to the point that inner layers of asphalt are visible from the street.
- c. House siding must be free of excessive mildew and mold. Repairs to siding must match in color and size. No missing siding is allowed.
- d. A paint color scheme must be implemented consistently throughout the exterior of the house.
- e. Exterior doors, including screen and storm doors, must be hung properly and maintained in good appearance with no chipping or peeling paint. Garage doors must be kept in good appearance and be free of any rotten wood.
- f. Broken or missing shutters must be repaired or replaced.
- g. Broken or missing glass panes in windows must be replaced.
- h. Broken or missing window mullions must be repaired or replaced.
- i. Sagging or missing gutters must be repaired or replaced.
- j. Broken or missing exterior lighting fixtures must be repaired or replaced. Lamp posts must be maintained in good appearance with no chipping or peeling paint.
- k. All exterior repairs must be completed in a timely fashion.
- l. Address numerals must be maintained.
- m. Driveways must be kept in good repair.
- n. Decks must be maintained with no missing or broken parts and must be re-stained when needed. See DECKS for more information.
- o. Basketball setups must be in compliance with VDOT guidelines and/or ACC guidelines as applicable. See BASKETBALL SETUPS for more information.

3 GUIDELINES BY TOPIC (alphabetical order)

3.1 ADDITIONS, ALTERATIONS and NEW CONSTRUCTION

Additions, alterations and new construction external to the existing living unit(s) include, but are not limited to, rooms, garages, porticos, screened porches, gazebos, storage structures, and decks. Alterations also include, for example, changing exterior colors, window style, garage door style/windows. If in doubt whether your change is considered an alteration, contact the ACC chair (see also ARCHITECTURAL CONTROL COMMITTEE). See individual categories for additional information.

The following general standards and guidelines regulate construction on the properties and common areas of Cabell's Mill. The ACC will have the authority to interpret these standards and guidelines and determine compliance therewith. Disputes by homeowners that cannot otherwise be resolved by the ACC may be referred to the CMCA Board of Directors by a homeowner. (See APPEAL.)

- a. All additions, alterations, new structures and improvements constructed upon any property or common area within Cabell's Mill must conform in all respects to the ACC approval, as well as meeting all County approved site plans, construction plans, building permits and other federal, state and local construction and development standards and requirements.
- b. The architectural design, character, form, scale and proportion of all additions, alterations, structures and improvements will be harmonious with the design and character of the existing house, adjacent houses and structures.
- c. The location of any structure will not impair the views or amount of sunlight and natural ventilation to adjacent properties.
- d. Roofs must be architecturally compatible with the roof on the applicant's house and shingles must be compatible with the main dwelling.
- e. New windows and doors will match the type used in the applicant's house and will be located in a manner which will relate well to the location of exterior openings in the existing house.
- f. If changes in grade or other conditions which affect drainage are anticipated, they must be indicated. Every homeowner has the right to take any measures necessary to protect his property from surface water so long as that privilege is not exercised wantonly, unnecessarily, or carelessly and does not injure substantially the property of others. A homeowner cannot collect surface water into an artificial channel or precipitate it in greatly increased or unnatural quantities onto another lot or into the common areas. This restriction applies even if no more water is collected than would have flowed upon that lot or common area in a different condition. If water is diverted and substantial harm ensues, the originating homeowner must act to end the harm.
- g. Construction materials must be stored to minimize adverse views from neighboring properties. Excess materials should be removed immediately after construction is completed. No debris will be allowed to accumulate during construction. (See also MAINTENANCE OF LOTS on use of PODs®.)

Application is required for all external additions, alterations and new construction and must contain the following:

- Property plat/site plan showing location of proposed structure and relationship to property lines and adjacent houses. (See APPLICATION PROCESS if you need help obtaining a plat.)
- Detailed drawings and architectural plans which include exterior elevations and dimensions.
- Description of materials, including such items as type of siding and roofing shingles on dwelling and proposed structure, colors and exterior lighting arrangements where applicable.

- Landscape plan, which indicates the location and number of plantings.
- Estimated start and completion dates.

3.2 ADDRESS NUMBERS

Address numbers are required on all lots and may be displayed in more than one place.

House numbers on the house or lawn must be easily visible from the street. Mailboxes are the most highly visible location and can assist quicker response to emergency calls.

House numbers painted on curbs must be black, navy or hunter green and/or white in color and stencil applied only.

3.3 AIR CONDITIONERS

Individual window air conditioning units may only be installed in windows on the side plane or rear plane of the house. They may not be installed in windows on the front plane of the house or in windows that are located between the front door and the street (or pipestem).

The front of the house is defined as the elevation of the house where the front door is located and any part of the house that is situated between the front door and the street (or pipestem) on which the property's driveway abuts.

Air conditioning units may not be installed in garage doors or garage door windows, regardless of location.

3.4 ANTENNAS/SATELLITE DISHES

VHF, UHF and HD regular TV antennas must be located on the rear roof or the rear of the dwelling (except those mounted on a rear or side chimney) and are to be maintained in good appearance, including in such manner that unsightly hanging cables and unsightly wiring is minimized. Satellite dish antennas designed to receive direct broadcast satellite service with a maximum diameter of forty (40) inches are permitted and may be placed on the rear roof or the rear of the dwelling. Alternate locations may be approved by the ACC on a case by case basis. The devices must be black, silver-gray, or be painted in a color designed to blend in with the background. Satellite dishes larger than forty (40) inches in diameter are prohibited.

If reception of an acceptable signal requires installation of the satellite antenna forward of the front plane of the dwelling, an application is required. The application must contain:

- Property plat/site plan showing the proposed location of the dish
- Sketch, photograph, or manufacturer's product information of the proposed dish
- A document from the installer stating why a location rearward of the front plane of the dwelling will not suffice
- A description of those measures the homeowner will take to blend the dish into its surroundings while maintaining an acceptable signal

The Association has no obligation whatsoever to maintain common areas or any other property in order to provide or maintain unobstructed line of sight for satellite signals. Homeowners will not be permitted to cut, prune, or otherwise clear trees, shrubs or other vegetation from common areas in order to provide or maintain unobstructed line of sight for satellite signals, nor are the lot owners allowed to clear their own property if in violation of County guidelines.

3.5 ATTIC VENTILATORS

Attic ventilators and turbines are permitted. They must be free from rust and in a state of good repair. If mounted on the gable end, they must be painted to match the siding or trim. Painted attic ventilators and turbines must be maintained. Ventilators and turbines shall be mounted on the least visible side of the main roof ridge so as to minimize their visibility from the street.

No application is needed when these requirements are met.

3.6 AWNINGS

Exterior window awnings are not permitted. Other exterior awnings, such as deck or sliding door awnings, will be permitted if compatible with the architectural design and quality of the home, or where sufficiently screened from the view of adjoining neighbors due to the proposed location of installation.

Awnings must meet the following criteria:

- a. They must have colors that are compatible with the siding color of the house.
- b. They must be consistent with the visual scale of the house to which attached.
- c. Pipe frames or structural supports for canvas awnings (or similar material) must be compatible with the color of the awning.
- d. Awnings are not permitted on the front or side of the house.
- e. Awnings must be maintained in good condition.

An application for an awning must contain the following:

- Property plat/site plan showing location of awning(s).
- Sketch, photograph or manufacturer's product information of proposed awning. This includes dimensions, construction details showing how the awning is attached to the house, materials, and color.

3.7 BARBECUE GRILLS AND STANDS

All permanently installed barbecue grills and stands must be located in the back yard. Grills and stands must be maintained in good condition.

Permanent grills require an application which must contain the following:

- Property plat/site plan showing the relationship of the grill to the house, property lines, and adjacent houses.
- Picture and/or detailed drawing of the grill to include dimensions and materials used.

No application is needed for portable grills.

3.8 BASKETBALL SETUPS

Backboards shall be affixed to permanent, semi-permanent, or temporary free standing poles (i.e., portable type setups) with the following stipulations:

- a. Pole must be located a minimum of 10 feet from a side or rear lot line.
- b. Temporary/portable basketball setups must be located entirely on the homeowner's property at all times, following the guidelines established under (a.) above.

- c. No court markings may be painted, drawn or temporarily affixed to the playing surface, unless it is located behind the rear plane of the house and screened from adjacent homes.
- d. The backboard, rim, pole and net must be maintained in good condition at all times, with no evidence of peeling paint or rust.
- e. Chain nets are prohibited.
- f. Backboards may not be affixed to the house.

Permanent basketball setups require an application which must contain the following:

- Property plat/site plan showing the proposed location of the basketball setup including distances from property lines and house.
- Description of setup and method of installation.

The setup of portable or temporary basketball poles on common areas and sidewalks is prohibited. Setting up portable or temporary basketball poles on public streets must adhere with applicable Fairfax County, VDOT and state laws and guidelines.

3.9 CLOTHESLINES

Clotheslines or similar apparatus for the exterior drying of clothes are permitted in the back yard or on the deck provided they are stored inconspicuously when not in actual use. Umbrella styles should be folded or collapsed, while linear clotheslines should be stored in retraction devices. No clothesline should be in use for more than two consecutive days.

3.10 COMPOST

Compost piles must be maintained and located so as not to be offensive to neighbors.

- a. Compost containers may be prefabricated. They may also be made from wire mesh (hardware cloth) if reasonably shielded from view by neighbors. They should be located near the rear of the property.
- b. Compost containers must be at least three and no more than five feet wide, deep and high.
- c. Compost materials may include lawn and garden clippings, leaves, and certain kitchen waste (raw vegetable and fruit scraps, coffee grounds, tea bags).
- d. Compost materials not allowed include cooked kitchen waste, meat, fish, animal feces, cat litter.

Compost bins meeting these requirements do not require an application.

Refer to <http://www.oldgrowth.org/compost/> for additional information on acceptable composting practices.

3.11 DECKS

Decks must be located in rear and/or side yards and must comply with all Fairfax County requirements.

Wood decks may be left to age naturally or may be stained with a single transparent, semi-transparent, or opaque stain color or paint. Stain or paint colors for decks must be a natural wood color or a color that is in harmony with the house and the neighborhood. The color must be stated in the application and approved by the ACC.

When deck plans include other exterior changes such as fencing, lighting, plantings, sheds, hot tubs, etc., other appropriate sections of these guidelines should be referenced.

Wing walls for decks may be used for creating privacy if consistent with the architectural style and design of the applicant's house. The use of privacy screening that does not exceed 8 feet in height from the floor of the deck may be considered when lattice, board on board, or an open style of screening is proposed. Non-lot line fencing/screening must be at least 6 feet from property lines. Evergreen plants may be required to screen the fencing.

If the under deck area will be used for storage, lattice walls must be used.

Application is required for all new decks and modifications to existing decks and must contain the following:

- Property plat/site plan showing the size and location and indicating distances from adjacent property lines.
- Detailed drawings and architectural plans which include exterior elevations and dimensions of railings and/or screening, posts, stairs, steps, benches and other details to clearly describe the proposed work. Include height of deck above ground.
- Description of color, materials and screening, if required, to be used.

Application is also required for changing only the color of an existing deck by staining and must contain the following:

- Description of color.

3.12 DOGHOUSES, DOG RUNS, and PETS

Doghouses must be of a color similar to the applicant's house, unless located in the woods, in which case it may be painted an earth tone color. It shall be located in the rear of the house and where visually unobtrusive to neighbors. Doghouses may not exceed 20 square feet and 4 feet in height. Doghouses may not be used as or converted into storage sheds.

Fenced dog runs including kennels and similar types of construction are not permitted. However, it is permissible for dogs to be attached to a stationary object by a lead and allowed to roam free in an unattended manner. Allowing dogs to run freely in a fenced-in yard is permissible.

No domestic livestock or wild animal shall be kept or maintained on any lot; however, any common household pet may be kept or maintained provided that they are not kept, bred, or maintained for commercial purposes and do not create a nuisance or annoyance to surrounding lots or the neighborhood and are subject to state and county ordinances and regulations.

3.13 DRIVEWAYS

Extensions and additions to driveways will be considered when a thorough investigation of the effect on adjoining properties is completed. Driveway additions must be constructed using the same material as the existing driveway unless the existing driveway is also being replaced. If the existing driveway is being replaced, concrete, conventional asphalt, or permeable asphalt are acceptable materials. Other materials, such as permeable blocks or tiles, and concrete grids will be considered. Driveways or driveway extensions must not adversely affect drainage on adjacent properties. Should modifications adversely affect drainage to adjacent lots, the originating homeowner must act to end the harm.

Repair or replacement of an existing driveway with the same material does not require an application provided it is an exact replacement.

Application must contain the following:

- Site plan showing location, dimensions and distance from adjoining properties.
- Specific description of materials to be used.

3.14 EXTERIOR COLOR CHANGES AND APPLICATION

For any color change to the house, lamp posts, or other structures, an application must be filed with the ACC and contain the following:

- Photographs of your house and other structures on your lot.
- Actual color samples of the new colors to be used and specific information as to where they will be used.
- Photographs that clearly show the color schemes used of houses adjacent, across and diagonal from applicants' house.

An application is not required if no color changes are involved. It is the responsibility of the applicant that the finished, dried paint matches the color of the original paint.

3.14.1 BACKGROUND

The overall goal is to preserve the general character (in terms of color schemes of home) of the community, while allowing new but not dramatically different or garish colors to be used. Thus, the community appearance can gradually evolve. In addition, ways for colors of cultural significance to be used, where practicable, will be found by the ACC working with the applicant.

3.14.2 CHOOSING A COLOR SCHEME

Pick up a few brochures from a hardware store or paint shop. These brochures tend to suggest colors that go well together. Tour Cabell's Mill to see what types of colors and schemes are already in use. Choose a scheme you like that may be the same or modestly different than any found in use. A larger, more architecturally complex house may take more colors well, while a more modest house would probably look better with a simpler color scheme. It is best to choose a scheme with no more than three to five colors. If your home has a stone or brick facade or a brick chimney, that would count as a color. Recommendations:

- a.* Siding colors should generally be a relatively light color in your scheme.
- b.* Trim color must be in harmony with the siding color.
- c.* Garage doors should match the siding or trim color.
- d.* Accent colors might be a complementary dark color to be used and applies primarily to shutters and ornamental features above windows and doors.
- e.* Gutters and downspouts must be the same color and match trim or siding color or be white.
- f.* Door color may be the accent color or another color entirely, if compatible with the overall color scheme.

3.15 EXTERIOR DECORATIVE OBJECTS

Portable lawn furniture must be arranged in an orderly fashion and, unless located on a deck or patio behind the dwelling unit, stored from view when not in use.

Lawn furniture that will remain indefinitely in the front yard must be approved by the ACC. Application for approval must show a picture of the proposed lawn furniture and where it will be placed in the front yard.

All seasonal displays must be removed within 30 days after the holiday.

All exterior decorative objects must be maintained in good appearance.

No application is needed when these requirements are met.

3.16 FENCES

All fences require an application to the ACC and approval from the ACC. As a matter of administrative discretion, in the best interests of the community and in consideration of the language in the CMCA Covenants regarding fences, the Board has provided the following detailed guidance to assist our residents in planning for the construction of their fences.

Besides separating property, fences can provide security for your home, pet control, visual privacy, or architecturally define a space. In achieving any of these goals, fences have both a visual and physical impact on the boundaries on our homes and common land. It's not only important how your fence fits on your property, but how it looks in relation to your adjacent neighbors, the street, and the entire community. For this reason, the board suggests that you talk to your neighbors before you build your fence. If they have already constructed a fence, it probably will look better if your fence has a similar design.

3.16.1 FENCES BUILT BEFORE JANUARY 1999

Some fences built before Regulatory Resolution 3 took effect in 1999 are not in compliance with these guidelines. The Board has grandfathered these fences until the fence needs to be replaced due to wear and tear and age. All new or replacement fences must conform to the current requirements in these guidelines. For example, a chain link fence cannot be replaced with a chain link fence.

If a non-compliant, grandfathered fence is incomplete because it ties into an existing neighbor's fence, and that neighbor's fence is removed, resident may not complete the fence in the same non-compliant way. A new application for a compliant fence should be filed.

3.16.2 WHEN AND TO WHOM TO APPLY

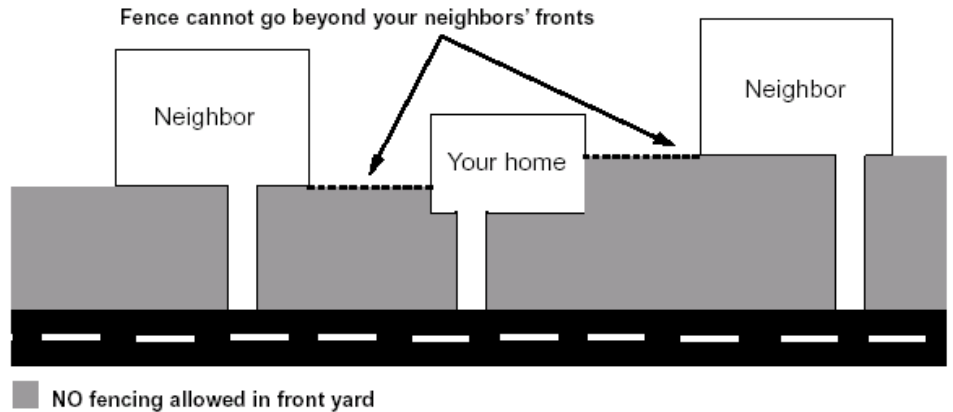
An application must be filed with the CMCA ACC for all new or replacement fences. All fences must be approved by the ACC prior to the commencement of construction. Please submit your application with the ACC six weeks before you plan to build your fence. Refer to the paragraphs below for details on what types and locations of fences will be approved by the ACC.

3.16.3 WHAT INFORMATION TO INCLUDE IN YOUR APPLICATION

- a. Plot plan showing fencing placement in relation with property lines, your home, your neighbors' homes, park property and open space (if applicable). The Board strongly recommends that you have your lot properly surveyed before building your fence. (Board approval of your fence does not certify your fence placement within your property boundary).
- b. A drawing of fence style and a description of the material to be used.
- c. Types and styles of fences in the immediate area.
- d. Dimensions of the lumber material.
- e. Landscape plans if for privacy screening and fencing serving as a landscape feature.
- f. Gates.

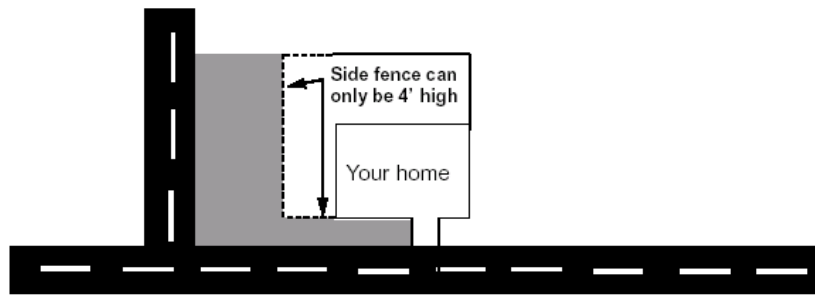
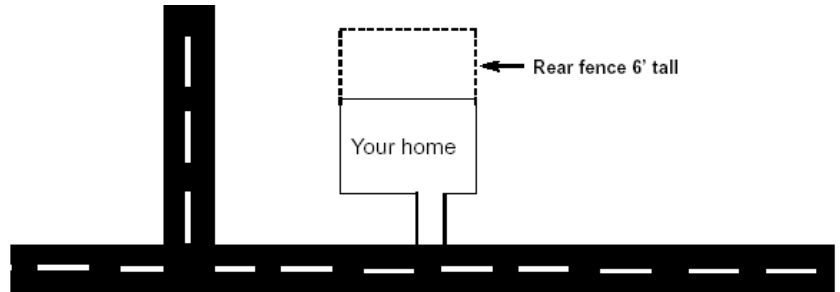
3.16.4 WHERE FENCES ARE ALLOWED

Fencing is essentially restricted to the rear yard. No fencing is permitted in the front yard, which is defined as the entire area between the front street line and the house, except in certain cases with corner lots (see below). In any case, no fencing is allowed to extend into your adjacent neighbors' front yard. The following specifications indicate the maximum limits on where a fence may be placed. Fences may be built inside the limits to enclose a smaller area.



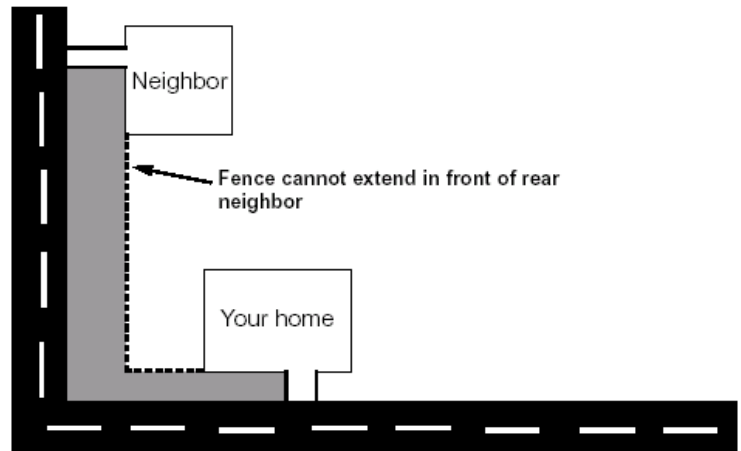
3.16.5 RESTRICTIONS ON CORNER LOTS

a. Fence that extends directly from the rear of the home to the rear property line can be six feet tall:



b. Fence that extends to the side street can only be four feet high (Fairfax County zoning rule):

c. The fence cannot be built or maintained beyond the front of the home to the rear:



3.16.6 ACCEPTABLE FENCE TYPES

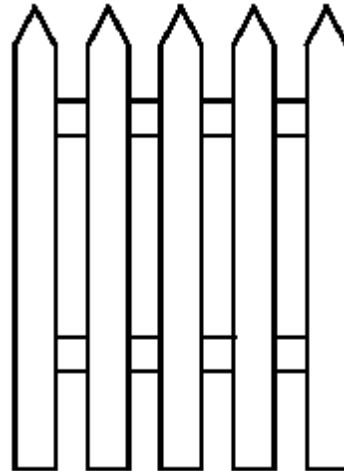
All fences, other than wire mesh inserts or hedge fences must be made of natural wood, vinyl, or composite materials (frequently recycled materials). Wood fences may be left to age naturally or may be stained or painted a color suggestive of wood (shades of brown, red-brown, or grey). Non-wood fences may or may not show a wood grain and should not need painting, but are constrained to the same range of colors as wood fences. They cannot exceed six feet in height. The following descriptions are shown here only as examples and variations will be considered by the architectural review committee:

Hedge

Any hedge that encloses the entire rear yard made from evergreen plants or trees.

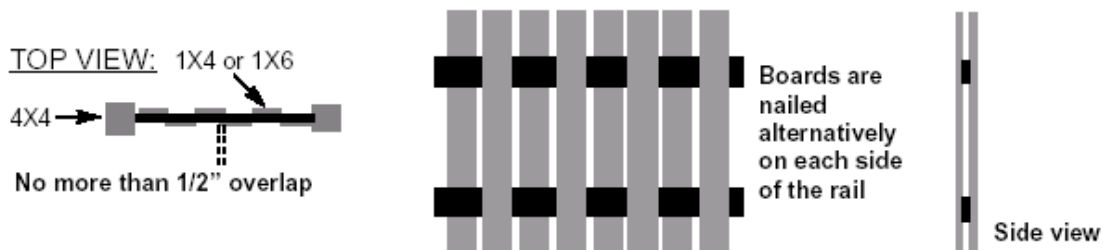
Picket

There is an inexhaustible variety of picket designs and combinations available. There are hundreds of patterns for picket tops, ranging from simple, squared ends for a plain look, to the intricate scroll-sawed patterns. Use this only as a guide: A picket fence is essentially built from 1X4 pickets spaced 2.5 inches apart or 1X6 pickets spaced 3.5 inches apart with 4X4 posts and 2X4 top and bottom rails.



Picket, board-on-board

This fence gives a fully-closed fence surface for privacy, but allows gentle breezes to pass through the fence.



Lattice

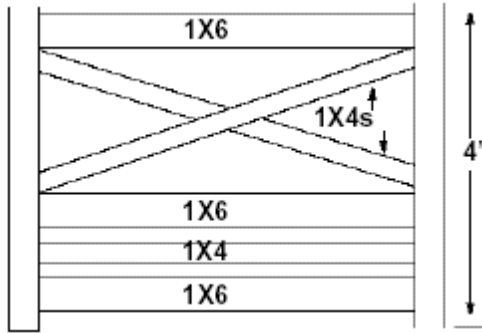
Any variation of a fence using lattice panels. Use this only as a guide: Two by twos and 4X4s are used to frame the lattice panels using 4X4 posts.

Split rail

This fence usually consists of two or three rails supported by notched posts set eight feet apart.

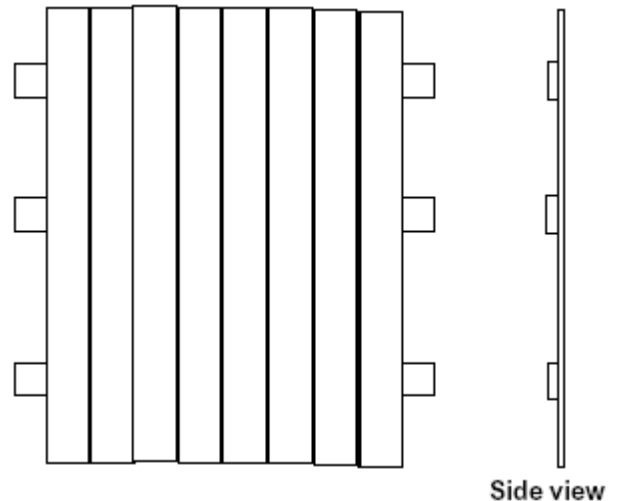
Post and board

The following image shows the most common post and board fence:



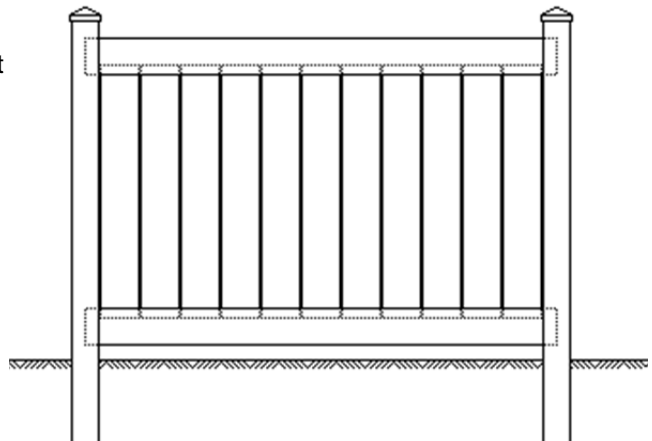
Stockade fence

A stockade fence MAY BE BUILT ONLY on the rear property line of the Cabell's Mill subdivision boundary. This six foot high wood fence gives security and privacy. There are dozens of styles and designs. Basic board fencing is often a series of 1x6 and 1x8 boards nailed side-by-side over a common post and rail fence frame. Four foot high solid fences of this type are allowed in other locations.



Tongue-and-Groove

This type of fence is opaque and can be four feet high. If it were six feet high it would be considered equivalent to a stockade fence.



Wire fencing

The only wire fencing permitted is when it is attached to an approved wooden fence. For example, a wire mesh can be attached to a rail fence for pet or child security. The mesh must be coated or galvanized and attached to the inside of the fence. No portion of the wire should extend above the top rail of the fence.

Unacceptable fence types

Chain link, barbed wire and chicken wire fences are not permitted.

3.16.7 FENCE GATES

Gates compatible with the overall design and construction of the fence are permitted in any part of the fence, except that any gate accessing a neighbor's property requires written consent signed by the owner of the property in question. Such written consent shall be submitted with the application.

3.17 FIREWOOD

Firewood shall be kept neatly stacked and shall be located to the rear of the residence and in such a manner as to avoid adverse visual impacts for adjoining properties. Firewood shall be stacked in piles which do not exceed eight feet in length, four feet in width, and four feet in height for both aesthetic and safety considerations.

Other than a limited quantity of firewood intended for immediate use, firewood shall not be stacked on patios or decks. Firewood may not be stacked in common areas. Tarps used to cover firewood shall be earth tone in color. No application is required if homeowner adheres to stated guidelines.

3.18 FLAGPOLES

An application is required for permanent or freestanding flagpoles. Permanent flagpoles must be installed and maintained in a vertical position and shall not exceed fifteen (15) feet in height. Only one permanent, freestanding flagpole per lot is allowed. Nothing may be attached to the flagpole except a flag. Color and location must be appropriate for the size of the lot and the background.

Application must contain the following:

- Property plat/site plan showing pole location and indicating distances from the house, property line and adjacent neighbors.
- Picture and/or detailed drawing of pole to include dimensions.
- Description of material of flagpole.

Flagpole staffs which do not exceed six feet in length and are attached to the wall or pillar of the house do not require approval.

3.19 GARAGES. See section on ADDITIONS, ALTERATIONS AND NEW CONSTRUCTION

3.20 GARDENS. See section on ROCK & STONE, section on VEGETABLE GARDENS, and section on LANDSCAPING

3.21 GAZEBOS. See section on ADDITIONS, ALTERATIONS AND NEW CONSTRUCTION

3.22 GREENHOUSES

A greenhouse is permitted if attached to the house or incorporated within a deck structure. A greenhouse is also permitted as a separate structure, provided it is the only separate structure on the lot. In other words, a freestanding greenhouse and a separate garden shed are not permitted. A greenhouse must meet the following criteria to be approved:

- a. If attached, it must be to the rear plane of the house. If not attached, it must be behind the rear plane of the house.
- b. The size and design must be architecturally compatible with the house and surrounding houses.
- c. It shall present a neat appearance in and outside of the greenhouse.
- d. Greenhouses shall not be used for any commercial purposes whatsoever.

An application is required. Also see section on ADDITIONS, ALTERATIONS AND NEW CONSTRUCTION

3.23 GUTTERS AND DOWNSPOUTS

Replacement or additional gutters and downspouts must match the design of the original gutters and downspouts. Color must match house trim or siding or be white.

Discharge from downspouts must not adversely affect drainage on adjacent properties.

Missing, hanging, broken or otherwise unsightly gutters and downspouts should be repaired within 30 days.

No application is required for replacement of existing gutters and downspouts or for the addition of downspouts from the corner of a roof. Application is required for installation of additional gutters and downspouts or change of color or type of existing gutters and downspouts. Also see section on EXTERIOR COLOR CHANGES

3.24 HOT TUBS/SPAS

An exterior hot tub or spa must be located behind the house. The hot tub or spa must blend with the exterior finish of the home, deck or patio to which it is connected.

Application must contain the following:

- Property plat/site plan showing location of hot tub in relationship to home, deck, and/or patio.
- Description and dimensions of screening, if any, and landscape plan if applicable.
- Manufacturer's brochure or detailed description of spa, including dimensions.

3.25 LANDSCAPING

All landscaping shall demonstrate sensitivity to the interests of adjacent property owners to enjoy light and open views. Landscaping may not obstruct sight lines for vehicular traffic. Landscaping must not hide fire hydrants, impede storm sewers, or adversely affect drainage on neighboring properties or utility lines. Trees and bushes may be planted so they will not overhang property lines and curbs in the foreseeable future. Trees, bushes or shrubs that may overhang sidewalks should be planted far enough from the sidewalk that they can be properly and attractively pruned to preserve sidewalk clearance. An application

is required for trees and bushes that are to be planted near a property line, so that they would grow into one or more neighbors' properties.

Application must contain the following:

- Plat layout showing the proposed location of the trees/bushes.
- Identification (common name and Latin name of each plant shall be identified on the layout.
- Signed approval of the affected neighbors.

Call 811 before digging. Additional information is available at va811.com.

Stone, rock groupings, gravel and pebbles are prohibited along property lines.

See section on EXTERIOR DECORATIVE OBJECTS for landscape plans that include exterior objects.
See section on ROCK & STONE FEATURES for landscape plans that include stone or rock features.
See section on SIDEWALKS AND PATHWAYS for landscape plans that include sidewalks or walkways.
See section on WALLS (Landscaping) for landscape plans that include landscape walls.

Landscape designs of such a scale or type as to be inconsistent with the existing design features of the house, adjacent houses and the community are subject to ACC approval. Examples include the substantial or total removal of turf and replacement with another material, such as mulch or gravel.

All yards and landscape beds must be neatly maintained, including removal of all weeds, dead growth, and unused stakes. An Application is not required for landscaping that meets the requirements stated above.

3.26 MAILBOXES

All mailboxes must be upright and maintained in a good condition and meet federal guidelines.

See also ADDRESS NUMBERS.

An application is not required for replacing mailboxes.

3.27 PARKING – VEHICLES and EQUIPMENT

All cars and other allowed vehicles must be parked in driveways, garages, designated parking areas, or appropriate street parking. Parking is not permitted on non-paved areas (whether homeowners' lots or common property). Major repairs to motor vehicles are not permitted on any lot, common area, or on any public or private street located within Cabell's Mill, with the exception of inside a homeowner's garage.

3.27.1 RECREATIONAL VEHICLES

No recreational vehicle and/or its related equipment may be parked or stored on the lawn. For purposes of this regulation, "lawn" shall mean any part of a property that is covered with grass, other ground cover plantings, flowers or shrubs. Recreational vehicles include boats, boat trailers, motor homes, self-contained or unmounted campers, camper/tent trailers, mobile homes or trailers, any vehicles not regularly used for transportation such as unlicensed or inoperative vehicles, dune buggies, and collector automobiles.

3.27.2 COMMERCIAL VEHICLES and CONSTRUCTION EQUIPMENT

No commercial vehicle or construction equipment, whether owned by the lot owner, resident, guest or any other person shall be permitted to remain on or be parked on any lot, Association common area or common driveway overnight. Overnight is defined as any time, not necessarily continuously, between

sunset and sunrise. Commercial vehicles are defined in Fairfax County Code, section 82-5-7, which is occasionally modified.

3.28 PATIOS

All patios require approval. Patios shall be located in rear yards. Side patios may be approved on a case-by-case basis. Only flagstone, brick, concrete, pea gravel embedded in stone dust or similar construction material shall be used. The scale, location, and design shall be compatible with the lot, house, and surroundings. Wing walls for patios may be used for creating privacy if consistent with the architectural style and design of the applicant's house. Finish materials and colors must match those on the house.

Any adverse drainage which might result from the construction of a patio shall be corrected by the homeowner.

The use of privacy screening that does not exceed 8 feet in height may be considered when lattice, board on board, or an open style of screening is proposed. Non-lot line fencing/screening must be at least 6 ft. from property lines. Evergreen plants may be required to screen the fencing.

Application must contain the following:

- Property plat/site plan showing the exact location and dimensions of the patio.
- Materials to be used including color. If using brick, it should match any brick on the house.
- Method of installation including a description of any grading changes and resulting impact on adjacent properties.

3.29 RAIN BARRELS

Rain barrels are allowed without approval subject to several restrictions. The term "barrel" as used here refers to any of several types of containers, of which the most common is likely to be a heavy duty plastic drum or pickling barrel. Rain barrels may be purchased already made or may be built by the home owner. Rain barrels are promoted by Fairfax County, and neighboring jurisdictions. See www.fairfaxcounty.gov/nvswcd/rainbarrels.htm for more information on rain barrels.

- a. Barrel capacity must be 55 gallons or less.
- b. No more than one barrel is allowed at each downspout.
- c. Barrels at the front of the house must be painted decoratively or to coordinate with house colors.
- d. It is recommended that other barrels be painted, especially if the barrel is translucent.
- e. Open top barrels must be screened to keep out mosquitos.
- f. Barrel overflow must flow into any previously existing drain or be directed so as to avoid erosion.

Application is required for more than one rain barrel at a downspout or for any container or above-ground cistern that has a capacity in excess of 55 gallons.

Application must contain the following:

- A plat annotated to show the existing rain barrel locations and the proposed location of any additional container.
- Photographs of any existing rain barrels, and, if not clear from the photograph, a description of its location.
- Description of proposed additional container, including capacity. If to be purchased (already made), include a brochure identifying the container or an internet link and enough information to allow identification of the container on the web page.

- Method of installation including a description of any grading changes platform construction.

3.30 RECREATION AND PLAY EQUIPMENT

Permanent or semi-permanent play equipment which either constitutes a structure or is appurtenant to an existing structure requires approval. Examples include basketball setups (see BASKETBALL SETUPS), sandboxes, playhouses, swing-sets, play-sets, trampolines, etc. Except basketball setups, such play equipment must be located directly behind the house. Exceptions may be considered on a case by case basis if screened with evergreen plantings.

The following factors will govern approval of permanent or semi-permanent equipment:

- a. Location. Equipment must be located in the back yard.
- b. Scale and Design. Structures and equipment must be compatible with the lot size. The design and any visual screening are additional considerations in evaluations and may be required when there might be an adverse visual impact. Dimensions and photographs or sketches of play sets must be included in an application.
- c. Color and Materials. While wood left in natural color to weather is encouraged, the wood may be stained with a semi-transparent or solid stain that must be the color of naturally occurring wood (oak color, redwood color, etc.) Metal play equipment must be repainted as needed to prevent rust. Tarps and/or canopies may be solid in color or can be 3 (three) primary color striped (red, yellow, blue).
- d. Playhouses. Playhouses must not exceed 25 square feet and not more than 6 feet in height. Playhouses must not be used as or converted into storage sheds.

All play equipment must be maintained in good condition. Also see BASKETBALL SETUPS.

Application must contain the following:

- Property plat/site plan showing location of equipment.
- Detailed description of materials or manufacturer's brochure, including exact dimensions of equipment.
- Proposed colors, including any tarps or canopies.
- Landscape screening plan, if needed.

3.31 ROCK & STONE FEATURES

Stone, gravel, and pebbles are prohibited along property lines. They are permitted only in landscape beds and between stepping stones. They are not permitted for outlining driveways. An application is required if the rocks or collection of rocks exceed 24 inches in width, depth, height, or length.

Application must contain the following:

- Property plat/site plan showing location of stone or rock groupings.
- Description of stone or rock groupings including size, types and colors of rock.

3.32 ROOFS

No application is required to replace roofing with same color and materials. Application is required for change in roof color or type. When replacing shingle roofing, algae, mold and mildew resistant shingles should be selected. See EXTERIOR COLOR CHANGES.

3.33 SATELLITE DISHES. See ANTENNAS/SATELLITE DISHES

3.34 SCREENED PORCHES

Roofing materials on porch must match materials on main house. Screen porches should be behind the house. Side porches may be approved on a case by case basis. They must have a railing, and lattice skirts from porch to ground on all sides. They must also have architectural detailing to match the house (i.e., facial boards and dental molding). Porches must be harmonious in color with the house siding or trim, providing the house is not in violation of these guidelines. See ADDITIONS, ALTERATIONS AND NEW CONSTRUCTION.

3.35 SECURITY BARS

Installation of security bars may be approved on a case by case basis. The security bars must be maintained in good condition at all times, with no evidence of peeling paint or rust. This section is not intended to prevent use of a single bar on the inside of a sliding-glass door to prevent the door from opening. Security bars are defined as wrought iron or other metal bars installed over windows on the exterior of the home to serve as a deterrent to unauthorized entry.

3.36 SIDEWALKS AND PATHWAYS

Sidewalks and pathways must be set back at least 4 feet from the side property lines and installed flush to the ground. Only flagstone, brick, concrete, or pea gravel set firmly in stone dust, or similar durable construction material may be used. The scale, location and design must be compatible with the lot, house and surroundings. All sidewalks and pathways should be installed pursuant to industry/municipality's standards and local government regulations.

An application is required for all new construction of sidewalks and pathways and realignment of existing walks. (For purposes of this section, "realignment" means removing an existing sidewalk/pathway and replacing it with one in a different width, shape, orientation or location. "Realignment" does not refer to replacing an existing sidewalk/pathway with no other change than the material used.)

Application must contain the following:

- Property plat/site plan showing the exact location of the pathway or sidewalk.
- Materials to be used, including color. If using brick, color should match the color on the house.
- Method of installation plus a description of grading changes required, if any, and the resulting impact on the neighbors. Corrective measures may be required of applicant.
- Estimated start and completion dates.

3.37 SIDING & SHUTTERS

Missing, hanging, broken or otherwise unsightly siding and shutters must be repaired/replaced as promptly as possible, but no longer than 30 days. No application is needed for replacement of siding or shutters that match existing compliant colors/materials. Application is required for changing siding and/or shutter color. See EXTERIOR COLOR CHANGES.

3.38 SIGNS

Signs meeting the following conditions do not require an application. Signs not listed below are not permitted.

3.38.1 Identification Signs

The owner or occupant of any home may place one sign on the premises with the name and profession of the occupant, but no such sign may be larger than six inches by twelve inches.

3.38.2 Other Authorized Signs

As a matter of administrative discretion in the best interests of the community, the Board will not enforce restrictions on the following signage meeting the conditions stated.

- a. **Real Estate Signs.** Only one sign advertising a property for sale or for rent may be displayed. Such signs must meet applicable County restrictions with respect to size, content and removal. These signs may not exceed eight square feet in size and may not be more than six feet in length. The signs may be placed only in the front yard of available properties. Signs and signposts are to be maintained in vertical alignment and without any unsightly, broken, or loose hanging face boards. Real estate signs shall be removed within seven days after a sale or rental contract has been finalized.
- b. **Security Signs.** Security signs (alarm systems) shall not exceed two square feet in size. Two security signs are permitted per lot.
- c. **Political Signs.** Occupants may post one sign per candidate per lot, no larger than eight square feet, no more than six feet in length, for no more than 90 days before an election. The sign(s) must be placed near to the center of the property's front yard so that it is clear which neighbor supports the candidate. The signs must be removed within 72 hours after the election.
- d. **Garage Sale Signs.** Signs used to promote a garage sale may be posted beginning the day before the sale and must be removed by the day after the sale.
- e. **CMCA Community A-Frame Signs.** A-frame signs owned by the Cabell's Mill Community Association may be placed in public view when authorized by the CMCA Board of Directors.
- f. **Contractors Construction Signs.** Signs may be posted by contractors only on lots where work is being performed by the contractor beginning when the work commences and ending at the completion of the work. Such signs may be no larger than eight square feet and no more than six feet in length.
- g. **No Trespassing Signs.** One sign stating "No Trespassing" of up to two square feet may be placed in the front and rear of each lot.

3.39 SKYLIGHTS

Skylight frame and trim must be similar to color of roof. No application is needed when these requirements are met.

3.40 SOLAR COLLECTORS

Solar collectors or panels may be installed only on the roof of the home and must be maintained in a state of good repair. Solar equipment should be mounted on a rear roof unless there is reason to mount it on a front roof. No application is needed for equipment mounted on a rear roof. Otherwise an application must be filed.

Application must contain the following:

- Type of equipment to be installed.
- Brochures or pictures of similar installations.

- Reason for using a front roof (likely related to space constraints or functional efficiency).

(Virginia code, paragraph 67-70 appears to limit an association's ability to restrict solar, roof-mounted equipment.)

3.41 STORAGE SHEDS

No temporary building is permitted on any lot. Certain types of permanent storage sheds are permitted as described in the sections below.

One storage shed is permitted on a single-family lot. Any shed must be located in the back yard, behind the rear line of the house. A shed may not exceed 120 square feet of floor space and may be no taller than eight feet. Design of the shed must be in harmony with the architecture of the community.

Small sheds, for example to store trash and recycling containers out of sight, may be built attached to a home, provided they are constructed using the same materials and color as the house. They may be up to four feet deep, eight feet wide and six feet high (at the highest part of the roof.)

Height is defined to be the distance from the interior floor of the shed to the highest part of the roof.

Application for all sheds, attached or separate, must contain the following:

- Property plat/site plan showing the exact location of the shed.
- Description and dimensions of shed with elevation drawings (front, side and rear views).
- Materials to be used, including color.
- Color of house and roof.

3.42 STORM/SCREEN DOORS AND WINDOWS

Storm doors, screen doors, or combination storm/screen doors must be plain in design, and their framing must match the entryway trim color. Windows and window screens must also be plain in design, and their framing must match the window trim color. If the trim color cannot be matched, white is acceptable. Storm windows will be considered only by application. Storm doors and windows/screens meeting the above requirements need no application for approval.

Application for any other style of door/window must contain the following:

- Photograph or image of the door/window.
- Framing color if not shown in the photograph/image
- Existing siding, trim and front door colors of house

Application is also required for any kind of door/window if dimensions are being changed or if window style is being changed and must include, in addition to the above application information:

- A diagram of each face of the house affected, showing the dimensions of the face and the position(s) and dimensions of the changed door(s)/window(s).

3.43 SWIMMING POOLS

All pools require approval from the ACC and must meet applicable federal, state and local statutes.

Application must contain the following:

- Property plat/site plan showing relationship of pool to house and property lines with dimensions.

- Full set of architectural drawings to include dimensions, materials, color of pool and decking.
- Fence plan, showing relationship of fence to lot. Include description of materials and colors to be used.
- Landscape plan, listing type of plants to be used for screening, with location and dimensions. Evergreen plants must be used.
- Construction plan indicating where excavated soil will be deposited and for how long, erection of erosion barriers, and maintenance of the street directly adjacent to the work site.
- Estimated start and completion dates.

3.44 TRASH

Trash and recycling containers shall not be placed at street **side** for pickup prior to 5:00 p.m. the day before the scheduled pickup. Trash cans and recycling bins shall be collected promptly after trash pick-up (the same day as trash pick-up) and stored out of view from the street at all other times. Trashcans may not be stored on Association property.

Owners/residents are responsible for picking up litter on their property and debris on common ground that originated from their property. Plastic trash bags containing food and related refuse must be placed in a secure container.

Owners/residents are responsible for making arrangements for timely pickup/disposal of large items of materials not in a trash container. Timely means within one week of being placed at the curb.

Burning of trash or refuse is not permitted. Dumping on common ground is not permitted.

3.45 TREE REMOVAL

Residents are advised to consult with Fairfax County for compliance with the county ordinances on tree cutting. If any tree is removed, the stump should also be removed unless it is hidden by other plantings or is a functional element of the landscaping. Removal of a stump means removal to below ground level, so that there is no evidence of the past presence of a tree. It is the responsibility of the property owner to remove any tree that has been uprooted or otherwise creates a hazard.

No trees, shrubs or other vegetation on common areas are to be cut, pruned, or removed by homeowners. However, shrubs that have grown into the property may be pruned back to the property line. An owner may also kill noxious plants, such as poison ivy, that have grown into the property, even if the effect may extend into the common area. In all other situations, such as a dead or leaning tree, the owner must request the Board of Directors to address the concern.

3.46 VEGETABLE GARDENS

Vegetable gardens must meet the following conditions:

- a. Gardens may not be located between the front line of the house and the front property line.
- b. Garden size cannot exceed $\frac{1}{4}$ of the back or side yard in which it is located.
- c. Garden does not damage property below it through the flow of water onto lower property.
- d. Gardens must not encroach on Association common ground.
- e. Gardens must be neatly maintained including removal of weeds, dead growth and unused stakes or trellises.

- f. Gardens must be for personal consumption, not for commercial purposes.

No application is needed for vegetable gardens meeting these requirements. These requirements do not mean that no vegetables can be used as part of a landscaping plan for a front yard, just that any bed dedicated solely to vegetables is subject to the requirements in this section. For flower gardens, see section on LANDSCAPING.

3.47 WALLS (Landscaping)

Walls and similar features require application and approval, and will be considered on a case by case basis. Walls must meet the following criteria:

- a. Walls must be made of stone, brick, stucco material, wood, or a combination thereof.
- b. Walls must not exceed 4 feet in height.
- c. They must not cause adverse drainage conditions for adjacent properties. Applicant must correct any drainage problems that do arise within 60 days.
- d. Brick walls must be harmonious with the brick used on house (if any).

An application must contain the following:

- Property plat/site plan depicting location of wall(s) with respect to house and adjacent houses.
- Description of material to be used.
- Detailed drawing of proposed structure including dimensions.

4 Definitions

Cornice: The molded and projecting horizontal member that crowns an architectural composition.

Dental Molding: One of a series of small projecting rectangular blocks forming a molding especially under a cornice.

Dog runs: A kennel-like structure specifically built to allow a dog to roam freely within the confines of such structure. (This is not to be confused with a fenced in yard, where a dog could be allowed to roam freely as long as there's no way for it to exit the yard..)

Fascia Molding: A horizontal piece (as a board) covering the joint between the top of a wall and the projecting eaves.

Front of house: The plane of the house on which the front, or main, door is located. This is generally the plane of the house that faces the street (or pipestem) on which the house is located.

Rear of house: The plane of the house that is opposite the front of the house. This is generally the plane of the house that faces the backyard.

Sides of house: The planes of the house that are neither the front nor the rear of the house.

Lattice: A framework or structure of crossed wood strips.

Lawn: Any part of a property that is covered with grass, other ground cover plantings, flowers or shrubs.

Mullion: A slender vertical member that forms a division between units of a window, door, or screen or is used decoratively.

5 Application Forms (Attached)

Use the attached forms to request approval by the CMCA's Architectural Control Committee ("Approval Request for Home Improvements or Modifications") or to request an extension for completion ("Application for Extension of Completion Date"). Please make copies for your use. Follow the directions on the forms in order to ensure consideration by the ACC. Incomplete forms may be returned to the applicant without ACC approval/disapproval. The forms are available at www.cabellsmill.com/covenants/accguidelines.htm.

Cabell's Mill Community Association
Architectural Control Committee
Approval Request for Home Improvements or Modifications

Instructions:

1. Please Consult the Architectural Guidelines for specific details required for each change.
2. Provide required details on attached sheets (sketches, scale drawings, photos, catalog illustrations, etc.).
3. For change in paint color, attach a paint sample.
4. For all alterations except paint changes and storm doors/windows, include a copy of the plat showing the location of your proposed structure on the plat or include a scale drawing.

Owner's Name: _____ Phone (day): _____

Email (optional): _____ (night): _____

Address: _____

Briefly describe the improvements or modifications you plan to make (color, style, location, size, material used, etc.). Attach a separate page if more space is needed. Also attach sketches, list of materials, sample colors, etc. if necessary.

Number of Attachments: _____ Planned Start Date: _____

Who will perform the Work? _____

Unless otherwise stated, all work must be completed within sixty (60) days of approval.

I understand the Cabell's Mill Architectural Committee will act upon this request within thirty (30) days of receipt. I agree not to begin improvements until the Committee notifies me of their approval.

Signature of Homeowner: _____ Date: _____

Mail or deliver to: CMCA Architectural Committee
c/o Sequoia Management Company
13998 Parkeast Circle
Chantilly, VA 20151

FOR ACC USE ONLY

Date Received: _____

Approved as Submitted

Disapproved by reason of _____

Special Notes _____

Authorized Signature: _____ Date: _____

Cabell's Mill Community Association
Architectural Control Committee
Application for Extension of Completion Date

Instructions:

1. Complete and file this form, if needed, at least two weeks prior to the expiration of relevant approved Approval Request for Home Improvements or Modifications.

Owner's Name: _____ Phone (day): _____

Email (preferred): _____ (night): _____

Address: _____

Date of ACC Approval of Request: _____

Date of Approval Expiration: _____
(Either 60 days after date of approval or otherwise agreed to by the ACC.)

Requested Extended Completion Date: _____

Justification: Please include all factors that have delayed or may cause a delay in completion of the work. Include any attachments if appropriate.

Signature of Homeowner: _____ Date: _____

Mail or deliver to: CMCA Architectural Committee
c/o Sequoia Management Company
13998 Parkeast Circle
Chantilly, VA 20151

FOR ACC USE ONLY

Date Received: _____

Approved as Submitted

Disapproved by reason of _____

Special Notes _____

Authorized Signature: _____ Date: _____