

Draft Architectural Guidelines
Community Feedback
Updated on March 11, 2023

One response per page

Responder
Name: Jose Argta Address: 12819 Briery River Terrace
Feedback
I think the proposed updates for the concrete driveways and detached structures is a great idea. If approved, I might replace my driveway with concrete, if this is approved/updated. One suggestion or comment in regards to the driveways. Some properties have double car garage; therefore, the driveways have a cone shape from the width of the apron to the width of the garage. If allowed by the COUNTY, would the Hiddenbrook BOARD consider allowing the size of the apron to be wider (or if approved by the county permitting board)?
Reply
The HOA has no jurisdiction over the driveway apron. Applications can be made to VDOT to change the size of a driveway entrance.

Responder
Name: Daniel Smith Address: 12866 Whitefur Lane
Feedback
<p>Will all changed rules be applied retroactively? We would assume not. Updating ones' home to these guidelines could cost some homeowners thousands or even tens of thousands of dollars if enforced to the letter. We keep our home very well maintained but, as an example, might my shutters be outside of a three-inch variance from the windows? I don't even know. And if they are four inches and have been for twenty years it would be foolish to force us as homeowners to update our shutters.</p> <p>It feels like we are trying to transform into the Reston Association and not be the wonderful, cozy, Hiddenbrook neighborhood that many of us chose over Reston. We support standards for new or changed additions or structures. We support standards that allow enforcement of things clearly visually detracting from the neighborhood; boats in the street, excessive mold on houses, trash/debris/household goods/tools/junk left outside in visible view for extended periods of time, window a/c units hanging down from front windows, etc. However, we do not support retroactive enforcement of many of these rules if,</p> <ul style="list-style-type: none"> a) Said enforcement cost a homeowner more than a little elbow grease, or; b) The existing structure would not be considered, by an average resident, to be visually detracting from our neighborhood (a picket fence with less than 1" spacing, an "other style" garage door, an unapproved but attractive garden wheelbarrow, neighboring homes of the same color, etc), or; c) Monitoring and enforcement costs for such explicit guidelines cost homeowners even more while enriching the management companies profits thru a continuing increase in HoA fees.
Reply
<p>Per section "Architectural Standards", paragraph 2, page 16, "Owners with existing modifications which do not meet the new standards will be considered grandfathered and will not have to comply with the new standard unless or until the feature has to be replaced or substantially repaired."</p> <p>The HOA has no jurisdiction over vehicles parked in the street. The homeowner is directed to VDOT for specific rules and regulations.</p> <p>There are no anticipated additional costs associated with revising the architectural guidelines. The main goal of the revision is to reduce ambiguity and enable constant application of the rules.</p>

Responder
Name: Marie Olenych Address: 12614 Old Dorm Place
Feedback
<p>Suggested edit: This suggested edit applies to multiple pages and sections as follows:</p> <p>Where the existing “ITEM” meets all ARC guidelines and repair or replacement is necessary to meet the maintenance requirements as defined on pages 10 and 11 of the ARC guidelines, and the repair or replacement will utilize substantially similar materials and design standards of the existing “ITEM,” ARC approval is not required.</p> <p>“ITEM” to include attic ventilators, brick façade and chimneys, driveways, EV charging stations, antennae, entrance doors, entrance walkways, exterior lighting, fencing, firepits, flagpoles, garage doors, hardscaping, mailboxes, ponds, porticos, roofing, siding and trim, shutters, windows and screens.</p> <p>Additions or modifications to “ITEM” require ARC approval.</p> <p>Suggested edit: Page 18, detached structures, a sentence should replace the phrase at the beginning of the entry as follows:</p> <p>When applications are submitted for the installation of detached structures such as sheds, storage structures, greenhouses, or shade structures (gazebos and pergolas), the committee will consider the structure’s impact on neighboring properties and common areas and may require the installation of screens or additional landscaping to lessen the structure’s visual impact upon neighbors or to address neighbor privacy concerns.</p>
Reply
<p>The difficulty with allowing like-for-like replacement or repair comes about when the “item” is no longer in compliance with the architectural guidelines. Requiring an application ensures that the requested “change” is in compliance.</p> <p>The Board agrees that the first sentence, paragraph 2, Detached Structures, doesn’t make sense as written and needs to be corrected.</p>

Responder
Name: Stephanie Wynne Address: 1504 Bal Harbor Ct
Feedback
I have these comments about the proposed guidelines: <ol style="list-style-type: none">1. Under Maintenance Reqs/Lawn and Yard Area on page 10: does not address ivy or other ground covers that block the sidewalk (only trees and shrubs)2. Landscaping on page 36: makes it sound like we can't have potted plants in the front yard or front of our homes without approval.
Reply
The Board agrees that the language should be modified to state that no landscaping should encroach into the sidewalk area. The intent to require approval for potted plants in the front yard was to prevent homeowners from installing container vegetable gardens, which the Board has previously received complaints. The Board will consider how to modifying the language to allow potted plants while restricting visible container grown vegetables.

Responder
Name: Bob Marriott Address: 12607 Saylers Creek Lane
Feedback
Let's state trash out 1/2 hour after official sunset. Most hunting laws use that reference when to stop. Dusk seems is arbitrary and capricious. What happened to the consideration for the elderly during snow and ice storms. Trash cannot always be stored in garage due the high crime in the area of catalytic converter theft. Auto must be stored in there. During ice and snow storms the elderly (I'm 77) should be able to have some slack by storing trash in driveway in front of garage. Falling is a big deal to us. No one helps us. I note that the Arc rules do not address the requirement for a county building permit for certain construction. Decks for instance. Although this may be under the overall requirements it should be referenced again in the rule. Requirements have changed significantly since my original deck was installed.
Reply
Dusk is the moment when the center of the Sun is 6 degrees below the horizon. It is agreed that this is meaningless to a homeowner. Simply using sundown would be easier for everyone. The Hiddenbrook Declaration of Covenants, Conditions and Restrictions requires trash cans to be stored out of sight. I would believe that there are lots of people in the community that would help their elderly neighbors with snow removal. The Board will discuss this topic. There is a general statement that the homeowner is responsible to obtaining all required county permits. It is not possible for the Board to provide guidance as to what permits are required to confirm with Fairfax County regulations.

Responder

Name: Judd B. Schulke
Address: 1521 Hiddenbrook Dr

Feedback

1. Comment on definition of lot when requiring approval
2. Suggestion to remove requirement on storage of construction materials
3. Question on neighbors' signatures on application
4. Question on violations section
5. Why have a restriction on height of hedges used for fencing in the front yard
6. Provide a definition for edged and weed free landscaping
7. Provide a definition for the vision of the community
8. In the trash section add information about special pickups
9. The definition of home architectural style is confusing
10. Suggest allowing deck structure to be metal or concrete

Continued on next page

Reply

1. Will be clarified to state "Any change to the exterior appearance of any house or lot, unless otherwise noted in these guidelines, must be approved by the ARC before work is started"
2. Will consider allowing language to allow up to X week prior to start of work and until completion of work.
3. A neighbor's signature indicates that they are aware of the application. It doesn't indicate approval/disapproval.
4. The violations section states that the HOA has the right to enforce the architectural guidelines
5. To maintain the open feel of the homes in the community
6. This seems self-explanatory (without getting into the minutia)
7. The Board agrees that the vision statement for the community should be defined
8. This information can be added
9. Will change the wording to state Hiddenbrook consists of traditional and contemporary style homes. Contemporary homes can be either in traditional style or modern style as defined in the guidelines.
10. Fairfax County requires deck structures to be pressure treated lumber
(<https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/pdf/publications/deck-details.pdf>)

Responder

Name: Judd B. Schulke
Address: 1521 Hiddenbrook Dr

Feedback

Continuation

11. Suggest allowing metal sheds
12. Suggest allowing pavers as a driveway material
13. Suggest increase the maximum width of a driveway to 23-feet
14. Suggest allowing PVC/plastic as an approved fence material
15. Suggest allowing any fence style except chain-link
16. What is a traditional mailbox?
17. Suggest allowing decorative mailboxes
18. Suggest not requiring approval for more than 5 ornaments in the front yard
19. Suggest providing a better definition on when holiday decorations can be installed and removed
20. Why are only certain manufactures listed in the color palette section?

Reply

11. Most metal sheds have an industrial look that is not in keeping with the community
12. The Board will consider allowing stamped concrete (simulated pavers) if there is interest from the community
13. Two-car garages typically have an interior width of 18 to 20 feet. The driveway should not be wider than the width of the garage.
14. PVC/plastic fence are not in keeping with the look of the community
15. Excluded fence styles are not in keeping with the look of the community
16. USPS defines traditional mailbox is the follow publication:
<https://about.usps.com/publications/engineering-standards-specifications/spusps-std-7c.pdf>
17. Allowing decorative mailbox would prevent the enforcement of any standard. Homeowners could install mailboxes that degrade the look of the community. E.G.



18. The Board will consider your suggestion
19. The Board will consider improving the wording of this section
20. A statement will be added to indicate materials from other manufactures with equivalent colors may be used

Responder

Name: Joan Koss

Address: 12718 Longleaf Ln

Feedback

I have a number of items from my review of the document.

Page 11 - Driveway: This section only addresses asphalt driveways. If you are going to add concrete driveways there should be maintenance information here so homeowners know what is expected to address stains, cracks exposed gravel or rebar in the concrete. Concrete will show stains more than asphalt, especially from a vehicle that has an oil or other fluid leak, leaves or berries from nearby trees or shrubbery.

Page 14 - The styles of homes - In the past the "Modern" were referred to as "Contemporary" and the "Traditional" were referenced as "Colonial".

Page 21 - Driveways: The addition of concrete driveways should also include maintenance expectations on page 11 for driveways so that homeowners know what is expected on keeping them looking nice and clean.

Page 22-23 - Entrance Doors and Storm Doors - The examples provided do not show any of the existing styles for the colonial/traditional homes within the neighborhood. These examples indicate we must have side window panels around are doors. For the size of our homes, I think these large entry ways should be re-evaluated. Also, some find having side glass panels a risk for break-ins. Homeowners would then need to consider deadbolt system that requires keys on both sides so someone cannot break the glass and reach in and unlock the door. Also, this style does not work for the split foyer homes either. It looks like the contemporary or "Modern" style doors are also not current designs within our neighborhood. Is this the styles that are expected moving forward?

Page 25 – Entrance Walkways: Opening up the idea of walkways directly to the sidewalk will chop yards and make things appear smaller and doesn't seem to match with the neighborhood. It is a matter of style and I think will make the neighborhood less attractive.

Page 31 – Garage Doors: The pictures nor the document discusses the option of the window inset styles that are found and attractive throughout the neighborhood.

Page 37 – Mailboxes: Why are the guidelines so restrictive? This seems too far in limiting the guidelines. Why are only "Metal" boxes allowed? Why are decorative mailboxes not approved? I think if they size is meets the USPS size and style that should be acceptable.

Page 46 - Windows and Window Screens: Number 3 should be "powder" vs. "power." Should muntin colors be discussed. Traditionally they were white or cream to match the window casing.

Page 48 – Color palette for Siding: Personally, it seems like some of these colors don't render well or may be inappropriate for the style of the neighborhood to be neutral: For example: Autumn Yellow

Page 51 – Garage Doors: Only three colors permitted? Many homes are the same as their siding color that blends well and looks nice. Although to provide a blanket statement that the garage doors may match the siding color would not look as nice for some of the colors in the proposed palette for siding.

Page 51 – Entry Doors – There are doors within the neighborhood that do not match the shutter colors proposed that look nice and it is limiting to suggest only brown wood finish or shutter colors.

Page 48 – 57 – Color Palettes – are the colors only approved for the style\brand presented? For example: It appears that only Charcoal colored shingles is approved for GAF 3-Tab singles. Also, it seems like it is going to be an ongoing update for colors as companies change their offerings. How often will the guideline appendices be revised with color choices?

Page 54 – Color palette for “Modern” style homes. Only colors in the brown family are approved now?

Page 54 – Shutters – there are “Modern” style homes within Hiddenbrook with shutters; They should be allowed with approval.

Page 56 – Decks and Fences – It should state that they can remain un-stained.

Reply

Board feedback pending

Responder
Name: Mark Canale Address: 12725 Longleaf Ln
Feedback
<ol style="list-style-type: none"> 1. Page 16, 2nd paragraph, last sentence on existing modifications. If the HOA is doing to complete an inventory of modifications that do not meet the new standards which are to be grandfathered, the homeowner should be able to review those items to make sure it is correct and complete. 2. Page 17, Decks - item 1 of this topic, recommend the homeowner have the option of vinyl wrapping the pressure treated wood deck structure. This will extend the life and appearance of deck. Vinyl wrap should match the home siding color or seek approval of another color option from the ARC. 3. Page 18 Detached Structures - while consideration of placement with these structures on the neighboring properties should be considered this section should also address the limitations of underground utilities have on where these items can be placed and how meeting the needs of the neighbor impact are limited by underground utility locations and access to that has to be provided especially to Dominion Virginia Power underground lines. 4. Page 37 Mailboxes, item 2 - states "style metal Post Master General". The term metal is confusion since most mailboxes have wooden posts. 5. Page 40, Rain Barrel Collectors - If the rain barrel is located in the back yard not visible to the public, then why require it be the same color as the home? Most rain barrels are made of plastic with limited colors available, therefore painting or matching home colors (if placed in backyard) would be difficult. 6. Pg 40, item 1 Roofing, Gutters and Downspouts - this section requires ARC approval for repair work. If a single shingle comes off the roof or a small section of gutter falls down this would require the home owner to get ARC approval before repairs can be made to the damaged sections. Strongly recommend that roof and gutter repair work if matching existing not require ARC approval. This creates an undue burden on the homeowner waiting for ARC approval and delays with needed repairs. 7. Page 41, Screened Porches, Sunrooms, and Three Season Rooms, item 3 - This section states the color should be identical in color as the existing approved construction. This is confusing, if the existing home is white but the homeowner is construction a screened porch with pressure treated lumber are we requiring the homeowner to paint the porch the same color as the house? 8. Page 44, Shutters - I am confused by the actual height allowed for shutters. An example with dimensions might make this section easier to understand. 9. Page 45, Trash Screens - The section requires trash screens to be painted same color as home siding. A number of trash screens in our HOA are made of pressure treated lumber that matches the home's fencing. Why not allow the trash screen to match either the home color or fence color?
Reply
Board feedback pending

Responder

Name: Steven Siker

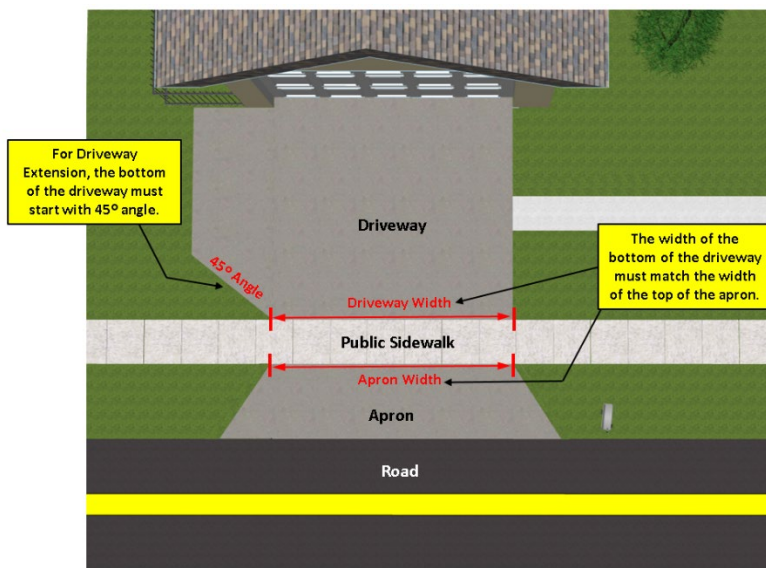
Address: 1531 Youngs Point Pl

Feedback

1. I'm not a fan of the updates to the Driveway section of the ARC Guidelines. When I bought my house in 2020 one of the reasons, I liked the lot is that I can park both my wife and my car in the driveway without blocking one of us in. The proposed updates would suggest that our driveway is not in compliance because all of it does not line up with the sidewalk. I understand that I would be grandfathered in, but the way that the document is written today is that in 20-30 years when I replace my driveway again, I'd have to substantially shrink the size to match the sidewalk footprint, which I do not want to do. I do not plan on selling my house, so I am concerned about the long term here.
2. Trash Can Screens: I just put in a dedicated trash can pad with a fence surrounding it in 2022. I like the natural wood look and do not want to paint the fence to be the same color as my house. I could be misinterpreting this section, but wanted additional clarification.
3. Overall, I think the document is very good, but here are some of the areas that I disagree with and want additional clarity on.

Reply

1. The driveway may be up to 18 feet wide but the bottom width must match the width of the apron (see picture below – note 45 degrees is the maximum angle). The guidelines will be updated to clarify this point.



2. It has been noted that the community has a number of the trash can screens that are made of natural pressure treated lumber. The Board will consider allowing this option.

Responder

Name: Paul Bennett
Address: 12817 Longleaf Ln

Feedback

Regarding the following rule on page 46:

"**Window AC Units:** Units may only be mounted in windows on the rear of the home."

I'd like to suggest adding the following to deal with some pre-existing special situations:

- a) This provision only applies to AC units mounted in windows. AC units mounted through a side wall in a pre-existing rectangular hole are exempted.
- b) If the AC unit is located in an existing approved addition which lacks both ductwork for central air conditioning as well as a suitable rear window (a window that can open and is of a suitable size), an AC unit may be mounted in a side window.

These two additional qualifications are intended to spare homeowners the effort and expense of having to undertake exterior wall modifications in order to comply as well as the experience of having an uncooled space in an existing approved home addition.

Reply

The Board will consider your suggestion. Another alternative would be to install a mini-split.

Responder

Name: Steven Siker

Address: 1531 Youngs Point Pl

Feedback (additional)

The HOA should not restrict the size of the driveway. 18 feet is an arbitrary number and does not account for the way that each lot is laid out.

My preference would be to stick to the existing ARC guidelines on driveways.

Reply

Specifying a maximum width is being specific. Having no maximum width is arbitrary and doesn't allow for enforcement of any standard.

18 feet is based on the minimum interior size of a double car garage. The Board will consider alternative maximum widths based on feedback from the community.

Responder

Name: Bob Marriott
Address: 12607 Saylers Creek Lane

Feedback (additional)

This is why a strict enforcement of trash recycle containers removals is unacceptable. We do not always get this type of notice but just a note some times to leave it out until we (the County) collects. And any such notice May last for months. The HOA compliance officer (whomever is chosen) will have to be aware of these issues. We all pay for trash pickup. And as such are governed by FFC requirements.

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YARD WASTE UPDATE

Please be advised that we are not on schedule with yard waste collection. Please continue to place yard waste at the curb or street line so that we can collect when crews are able to come through the neighborhoods.

We apologize for the inconvenience and appreciate your patience.

Customer Service Telephone: 703-802-3322
Customers can view updates on our [Recycling and Trash Customers](#) webpage.
You can also receive email updates by subscribing to Fairfax County [Trash/Recycling Collection E-Updates](#).

Reply

Trash cans are subject to the rules stated in the "Declaration of Covenants, Conditions & Restrictions" ("CCR"). Any change to the CCR requires 75% of the community to vote in favor, which has historically been unachievable.

The Board understands that there are times when trash collection services are interrupted and special conditions apply. During these events the Board will advise the community of temporary changes to the rules.

Responder

Name: Kimberly Hartsoe
Address: 1548 Powells Tavern Place

Feedback

Pg 14. Change images of split level and colonial style home. Split level has unapproved red shingle roof. Colonial has multiple empty and planted pots all across the front.

Pg 48 color palate samples. Maybe stick to the color palate name as cream. Remove the name yellow. Creams can trend to a yellowed hue. There are several homes that are currently exhibiting a yellower or more pastel palate than relayed on former applications or not approved before siding change.
One sample - classic cream appears pistachio on my iPad. Not appearing as a cream color.

Pg 49.
Gray colors - remove the word blue just use gray. If blue is noted the envelope could be pushed to include a color more blue than grey. Blue is not an original or approved neutral home body color.

Personally, I am not in favor of adding concrete driveways to the guidelines. It will distract from the continuity of the neighborhood. If they are adopted, strict regulations must be outlined to confirm continuity. A uniform finish should be noted as well as installation standards inclusive of rebar installation and depth of concrete and base. There are so many stamped options as well as exposed aggregate options, each with a different appearance. If one is allowed to install tinted concrete it would further add a muddled and distracting appearance to the neighborhood.

Tighten up guidelines for gardens in front or side yards planted in contractor buckets, old recycle containers and black growing pots or similar items. Plants should be moved to the rear yard or planted directly in the ground if they are visible from the street.

Reply

Board feedback pending

Responder

Name: Judd B. Schulke
Address: 1521 Hiddenbrook Dr

Feedback (additional)

Before making the changes the HiddenBrook Home Owners Association (HHOA) Board of Directors (BOD) should consider the cost of checking for and enforcing the proposed rules.

- Will the proposed rules change the Level of Effort (LOE) in the contract with the Management Company Sequoia?
- What would the additional cost be.
- How often will inspection be made.

The proposed changes are raising the bar for compliance for all homeowners. The Character of the neighborhood had be to keep homeowner dues low and not have a HHOA that is over bearing or restrictive.

Consider does the board actually have the authority and resources to answer a challenge to the revised rules when it arises?

The revised rules are looking backwards at history and not forward leaning enough to meet the future. In the next decades knock downs and rebuilds will be a reality. These rules do not answer that need. The is too much fine detail in these rules. The rules need to speak to what is the standard for approval for demolition? What are the rules for a new structure what are the standards on which the proposal will be judged.

The difference between Modern and Contemporary is important. Do we want new structures to be consistent with the structure they replace? Is the designation tied to the lot or the actual structure? How about the exterior materials, windows.

The rules changes don't address alternate energy sources beyond solar panels.

The rules do not take into account that our residents are aging in place. This party of Fairfax County is experiencing the same graying of its residents as Mt. Vernon South Alexandria area has.

At time the Hiddenbrook was created it was a subdivision located in a rural part of the (suburban) county. The county's population was 561,527 in 1973. Today the population has grown to 1.1 million. Much has changed in 50 years. Now it is located in an aging Urban County. Noise, traffic, transportation and higher population affect all residents. Roads were not built to carry the traffic. Some of changes limit the ability residents mitigate the noise and burden created by growth. Loudoun County was a rural county back in 1973.

I suggest at this time these are not ready to go forward. As we don't know the cost impact of the revised rules to the operating costs for the HHOA. The existing rules are sufficient and functional.

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Strike after dusk. After dusk has never been required before. It also places an unnecessary burden on individuals who will be not be home after dusk to put their cans out. Furthermore, impacts seniors, such as myself with impaired mobility, visual limitations and stability issues. When it is cold and icy, dark is not a good time to be putting your trash receptacles out that needs to be done in the daylight. Also, there's a duty is pour at dusk since the trash cans need to go in the street, it makes it riskier to be in the street at dusk Hiddnbrook. This is a real concern as there is very heavy traffic in the afternoon and evening Hiddnbrook going to fast and not paying attention. I am 69 and have visual, hearing and mobility issues. The single level homes are a draw to persons with disabilities over the years.

Page 15

The Meadowbrook models brooks were built either in the "traditional" or "modern" style as described. These rules prevent a "traditional" from converting to "modern" year a "modern" house can convert to "tradition." Why? It is not symmetrical.

Page 56

More colors should be allowed for the fencing. This is the East and Mid-Atlantic not Colorado or Montana. Painted fences, rock, brick and metal are traditional. Staining is so 1970's. I think the community would benefit from additional type besides wood.

Page 12

Parking should be allowed overnight, weekends, and Holidays.

Page 13

"Each resident is responsible for picking up litter on their lot and disposing of it properly."

If that is the case then the HHOA has a responsibility to reduce, calm the traffic thru HiddenBrook on HiddenBrook Drive. The HHOAB should advocate for the completion of Wiele Ave to Crestview Drive to reduct the cut through traffic which in turn would reduce the trash burden caused by the excessive traffic.

Page 14

The styles of homes - In the past the "Modern" were referred to as "Contemporary" and the "Traditional" were referenced as "Colonial."

Page 17

Clotheslines rules are not very eco friendly.

Page 21

Driveways may expand to a maximum width of eighteen (18) feet, to accommodate a maximum of two (2) cars side-by-side, if proportionate to plot boundary and space allows.

Define *-side, if proportionate to plot boundary and space allows.* It is too vague and not a actionable measure.

Page 25

So pavers are not OK for a driveway but OK for a walkway. Asphalt is OK for a driveway but not a walkway? I have a flagstone walk but an asphalt walkway to my backyard would be visually appealing and subtle. I think the materials should be a RC controlled or approved, but not limited to the list of materials currently in the paragraph. New materials or designs may come along.

More needs to be said on lighting as coach lights used in HiddenBrook do not meet the Fairfax County Standard for exterior lighting.

[Fairfax County Zoning Outdoor Lighting PDF](#)

The coach lights currently in use should be discouraged as replacement lamps. Outside lights should adhere to the county lighting standard.

Page 30

I recommend we add a masonry, stone, or stucco facade foundation walls and pillars?

Page 36

I believe this duplicates the county zoning regulations so what is to be approved.

Page 36

Surely you jest. Approval of pots and planters. This is too vague. Also what is wrong with the plastic pots, terra cotta or ceramic pots on my porch.

HiddenBrook is a subdivision not a planned development like Reston. Surely we don't want to pay someone to go around and check for pots.

The county code profits the blocking line of sights at corners. So why is this here? Why can't my not higher is not in the line of sight for traffic?

Page 38

I repeat the Post Office is pushing the Next Generation mailbox

[Fit More in Your Extra-Large Mailbox](#)

I think this would be obvious after the past few years. I used to have the red barn and no one complained. We should not use a old standard for days gone by for mail. Now we get so many packages. Especially seniors such as myself. To ensure conformity and allow for package consider asking the Post Office for a mailbox cluster? Given the security problems with unlock mailbox the cluster would provide uniformity and security.

Please find another way to say No for DIY for mailboxes. As presented it is implying not to DIY to replace a mailbox. Rather the goal is not to have poorly constructed solutions which contractor are perfectly capable of building.

Page 39

The builder put patios on the sides of houses rather than backyard when depending on the model of houses. Meadowbrook models were all build with patios off the family room by design on the side of the house. So this is rule places and unfair burden on Meadowbrook model owners. Meadowbrook models owner (Modern or Traditional Versions) should be able to replace/replace their side yard patios with having to justify the location in the side yard.

Limiting water features to the back yard should be scratched. It makes no sense, it an arbitrary rule. Water features anywhere on the property on must be proportional, attractive and maintained. If not maintain they must be removed. I have a water feature in my front yard and I get a lot of compliments on it.

Page 40

What is the pointy of painting a rain barrel as any paint probably won't last long in the wet environment around the rain barrel. Rain barrel yes, paint no this is silly. I think it is unnecessary to pay someone to check rain barrel compliance.

Rain Chains are not mentioned and probably should be.

#3 under roof, gutters and downspouts. When only a small portion of the roof is damaged any new shingles even if they are the same exact model as was in installed originally will show. This is a unnecessary economic burden for maintenance and upkeep. This section should be changed to any repairs should be match or blend into the maximum extent possible pending the entire roof replacement next time around. Not everybody will have the money to do the roof to the extent specified as written plus insurance companies may not pay for that extensive repair when roof damage occurs. Also this not earth friendly as it puts extra trash into the environment for asbestic reasons.

Page 41 sun, rooms, screened porches...

Requiring placement of the sunroom's to be only in the backyard is too restrictive. They should be limited to anywhere, but the front yard.

Siding and trim

Drop the word painted and just said matching colors recording colors. So much for the trim products you say star pre-finished and what is really used especially in this development.

Page 43 and 44

I think the shutter and shadowbox rules are too restrictive and are actually imposing New standards over and above what was originally built. For starters, are you proportionality of the shutters I understand why it's there, but it's also restrictive in the sense that if I want to add shutters to my house that are actually functional to help with energy efficiency, they would not be within the guidelines or rules. The shadowbox rules are raising the standard for what several boxes were on these houses originally and I think again, where are you going with the sales? It is imposing additional burden over and above what was originally built.

Page 44 Solar Energy System and Solar Water Heaters

First paragraph is too restrictive and disadvantages homeowners, whose house orientation favors placement of the solar panels on the street side of the house. You see this in newer developments, where the panels faced the street when that is the right orientation for the panels. I think in time this will be challenged. This is not. Being being proactive towards helping the environment and alternative energy. I think they should be allowed to face the street. This is some old outdated preference. I think the newer panels look attractive in fact through there ones ones over in the departments next to

Hiddnbrook and they face the Street. I recommend dropping the restriction that they must be in the rear of the house

Page 46 Windows and Window Screens

Meadowbrook models came with slide by windows. The proposed changes are not clear regarding classified versus traditional. Meadowbrooks fit in both categories. The Comtemporary ramblers were built with slide by windows. This rule needs to be modified. The colonial style homes should have double hung windows modern style Meadowbrooks (Ramblers) should have slide by windows as built. I think hinged windows and casement windows would be appropriate for these houses. These windows would have a vertical orientation like the sliders.

Yard Signage and Decorations

Paragraph 2 should be scratched. Someone has control issues on this one. I see no reason to limit it to five pieces. If I put my 2 ornaments out the total number of pieces would be greater than five. I don't think we want to be paying the management company to go around and count the number one arguments in any single yard waste of money.

Page 47

Icicle lights should be stricken from this paragraph. There might be other uses for icicle lights that are not holiday lights I think again, this is an unnecessary activity for the management company to go inspecting for.

Page 57

Color Palettes for mailboxes and posts. This should be deleted in it entirety. I don't think we want to pay someone to go around to verify the mailboxes and posts are in compliance. This will increase the LOE on the contract with little benefit.

Reply

Board feedback pending