

ARCHITECTURAL GUIDELINES



Herndon, Virginia

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Overview

Administration and enforcement of the subdivision plan of architectural control is one of the chief legal responsibilities of the Hiddenbrook Homes Association ("Association"). By Declaration of Covenants, Conditions and Restrictions ("CCR") dated August 8, 1972, which was recorded in the Fairfax County Circuit Court land records, the Association was given authority to review and approve exterior structural alterations and improvements, both to promote architectural harmony and to preserve the development plan.

All the purchasers and residents of the Lots located within the Association are bound by the CCR.

Article VI of the CCR states:

"No building, fence, wall, antenna, swimming pool or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board."

Article VII, Item 9 of the CCR states:

"No person shall paint the exterior of any building a color different than the original color of said building without the proposed color having been approved by the Board of Directors of the Association, or by an Architectural Control Committee appointed by the Board."

Article VII, Item 10 of the CCR states:

"No structure or addition to be a structure shall be erected, placed or altered on any lot until the plan and specification, including elevation, material, color and texture and a site plan showing location of improvement with grading modifications shall be filed with and approved in writing by the Board of Directors of the Association or an Architectural Control Committee appointed by the Board. Structure shall be defined to include any building or portion thereof, fence, pavement, driveway or appurtenances to any of the aforementioned."

In accordance with these provisions, all owners must obtain prior approval of the Board of Directors or an Architectural Control Committee, if one exists, of any external structural improvement or alteration to any Lot. The Architectural Control Committee established by the Board of Directors has been named the Architectural Review Committee and shall be referred to herein as the "Committee" and/or the "ARC."

To assist the homeowner in determining whether the ARC will approve a specific application, the Association has promulgated the Architectural Standards contained in this document. These standards are guidance, not absolute and inflexible rules and regulations. They evolve from prior decisions of the ARC in reviewing applications involving similar facts and circumstances.

Abandonment of architectural standards would be a breach of faith not only with the original design plan of the community, but also with our friends and neighbors who choose to live here in reliance on the preservation of the Hiddenbrook architectural and development plan. The Board of Directors have an affirmative and legal obligation to administer and enforce architectural standards to the best of their ability.

The Architectural Review Committee (“ARC”)

The ARC may consist of up to five (5) voting members appointed by the Board of Directors of the Hiddenbrook Association at the first regular Board meeting of the calendar year. Additional members may be appointed throughout the year but may not vote until two consecutive meetings have been attended. Vacancies in the committee may be filled by the Board at any time. If no ARC committee exists, the Board of Directors assumes responsibility for all committee functions.

The functions of the ARC are:

1. To review and approve or disapprove homeowner Applications submitted under these Guidelines.
2. To conduct periodic reviews of these Guidelines and recommend changes to the Board, as required.
3. To perform other duties as directed by the Board that are deemed relevant to the Committee.

Procedures

General

1. Any change to the exterior appearance of any house or lot must be approved by the ARC before work is started. Changes implemented without an approved application or not in accordance with an approved application are in violation of these guidelines. The Board may require such changes to be removed or altered to conform to these guidelines at the homeowner's expense.
2. The Committee will consider only written applications from Owners. Renters and other non-owner residents are not authorized to submit applications.
3. Each request is considered on an individual basis, upon its merits, and there are no automatic approvals or denials.
4. The quality of materials and workmanship on any project must be similar in grade or of better quality than those used in the original home construction. The ARC retains the right to inspect the project during installation and at completion to ensure proper execution of the approved application.
5. All projects must be completed within (3) three months of the date on the approval letter. If additional time is required for a project, Owners must apply in writing for an extension. Requests must include estimated completion date.
6. Storage of materials before and during construction should be, if possible, in areas not visible from the street on the Owner's Lot and it shall not create hazards. The ARC may ask applicants to provide information on where construction materials will be stored before an application is approved.

Application Procedures

1. Applications describing the proposed project may be submitted by the Owner using any of the following means,
 - a. By Mail to:
Hiddenbrook Home Association
Architectural Review Committee
c/o Sequoia Management
13998 Parkeast Circle
Chantilly, VA 20151
 - b. By Email to: Shannon@Sequoiamgmt.com
2. The description of the project must contain all information necessary for the Committee to make an informed decision. Necessary information includes dimensions, shape, type of materials, and color samples. Onsite photos and manufacturer literature for the proposed materials and changes are required. Applications submitted must provide pictures of the home or property that will be impacted by the application.

3. For house additions or the installation of detached structures, copies of construction plans, specifications, and a copy of the plat confirming existing conditions and structures must accompany the application.
4. When the project can be viewed from neighboring properties, the ARC requires the Owner to submit the application with the adjoining neighbors' signatures of acknowledgement. This is particularly important when the project could have an impact on neighbors by affecting drainage, view, or ventilation.
5. For projects such as fences, screens, retaining walls, driveways, and house additions, the location of the project on the Lot and its relation to neighboring lots is an important factor in the ARC's consideration. Applications for such projects must include a copy of the plat showing the location of the project and its relation to adjoining properties and common areas. For fences, the application must include information regarding the type, height, color, and materials for fences on adjoining properties.
6. Owners must maintain copies of all records of applications and approvals for the length of time they own their property.
7. Any current property violation must be remedied before any new application will be reviewed.

Review Process

The ARC's review of all projects is independent of and in addition to any required Fairfax County reviews, approvals or permit processes. It is the Owner's responsibility to obtain all necessary Fairfax County reviews, approvals and building permits and the ARC will not advise Owners whether those permits or approvals are required. Approval by Fairfax County in no way guarantees approval by the ARC and the ARC reserves the right to reject any exterior modifications not conforming to these guidelines.

As required by the CCR, the ARC will acknowledge, review, and respond to all complete applications promptly. If the ARC requests additional documentation to properly review the application, the application, as submitted, is automatically denied. Once all the required documentation has been received by the ARC and the application is complete, the ARC shall make a decision on the application within 30 calendar days. Written notification of approval or denial will then be sent to the Owner.

Disapproved Applications and Appeals Process

If an application is disapproved by the ARC, the Owner is notified in writing with an explanation of the denial. In such situations the Owner may:

1. Submit a new application with modifications.
2. Submit new or additional information which clarifies the original plan and demonstrates its acceptability. Owners may request a meeting with the ARC to review this information.
3. Owners who wish to appeal the ARC decision must contact the Property Management Company, in writing, within fourteen (14) days of receiving the disapproval by the ARC. The Property Management Company and the Board will establish a date and time to hear the

appeal. A majority vote of the Board members present is required for reversal or modification of an ARC decision. The Board will determine when to hold a hearing on the appeal and notify the homeowners.

Violations

These Standards shall be deemed to be rules and regulations of the Hiddenbrook Association, approved and adopted by the Board of Directors. They shall be deemed enforceable by the remedies set forth in the CCR and the statutory provision of the Virginia Property Owners' Association Act (section 55.1-1819). If legal remedies are necessary against a homeowner, the homeowner will be responsible for all costs and legal fees incurred in the suit process.

Maintenance Requirements

Property ownership includes the responsibility for maintenance and upkeep of all structures and grounds that are a part of the property. This includes, but is not limited to, items such as mowing grass, weed control, removal of trash and structural maintenance. Property maintenance affects the visual character and economic values of the individual lot as well as the entire community.

Dwellings and Structures – Each resident is responsible for maintaining the exterior of their dwellings and any other structures on their lots. This includes but is not limited to:

- Painting or repairing peeling paint;
- Maintaining siding, roofing, fascia boards, rake boards, trim, shutters, gutters, down spouts, and attic ventilators.
- Pressure washing or cleaning siding, fencing, and decking to remove noticeable dirt and algae;
- Repairing damaged mailboxes, or mailboxes that are not in compliance with USPS requirements¹;
- Repairing playground equipment that is visibly broken;
- Maintaining fences with either broken or missing parts or parts in need of re-staining or painting;
- Repairing sheds or other free-standing structures that are damaged;
- Maintaining decks with missing or broken railings or parts, or parts in need of re-staining;
- Maintaining concrete foundations and brick work;
- See Fairfax County guidelines for additional requirements²

Lawn and yard area – Each resident is responsible for maintaining the appearance of their lawn and yard. This includes but is not limited to:

- Hedges, and shrubs shall not extend over the sidewalk. Hedges specifically used for fencing in the front yard shall be maintained to not exceed a height of four (4) feet. The branches or apron of a tree may extend over a sidewalk as long as there is at least seven (7) feet of vertical clearance for pedestrians. Shrubs should not be planted which will obstruct the traffic sight line, such as from any cross streets or interfere with visibility from any neighbor's driveway³.
- Front flower beds must be kept neatly edged and free of weeds.
- The height of the grasses, weeds, or lawn areas shall not at any time exceed eight (8) inches in height. This requirement supersedes Fairfax County twelve (12) inches policy⁴.
- Grass along sidewalks should be edged to maintain a neat appearance.

¹ <https://www.usps.com/manage/mailboxes.htm>

² https://www.fairfaxcounty.gov/code/sites/code/files/assets/documents/pdf/property_maintenance.pdf

³ Hiddenbrook Homes Association - Declaration of Covenants, Conditions and Restrictions - Article VII (Protective Covenants and Restrictions) – Item 3

⁴ <https://www.fairfaxcounty.gov/code/sites/code/files/assets/documents/pdf/grass-height.pdf>

- Trees and shrubs should not become overgrown or obscure the front of the home and should be trimmed to maintain a neat appearance.
- Climbing plants, such as ivy, should not be allowed to grow on an surface of the home.
- Dead, diseased, or fallen trees or limbs should be removed.
- Homeowners are encouraged to replace trees that must be removed in order to preserve the original vision of the Hiddenbrook Community.
- Firewood should be kept neatly stacked in the side or rear yard.

Driveway – Each resident is responsible for maintaining the appearance of their driveway. Asphalt should be sealed on a regular basis so that it is maintained in good condition. All cracks should be repaired.

Erosion Control and Drainage Management – Each resident is responsible to ensure that their lot is protected from erosion and that storm drain structures are not blocked so as to cause additional erosion problems. Each resident is responsible to maintain proper drainage through their property and not block or hinder natural drainage from adjoining properties.

Vehicle Parking Requirements

The CCR makes specific requirements regarding parking of vehicles on a lot. Fairfax county code has additional restrictions for residential areas. These include:

- Vehicles parked on the driveway must be in running order. Vehicles which are not currently registered, and State inspected are considered inoperative and must be stored in the garage⁵. Vehicles which are being worked on shall be worked on in the garage or if in the driveway shall be stationary no more than 7 days.
- Permanent or temporary (other than overnight) parking or storage of motorhomes, mobile homes, trailers, boats, commercial vehicles, e.g., buses, taxi cabs, vans, outside the garage or house is not permitted⁶. These prohibited vehicles may be stored in an Owner's garage, provided the garage door is regularly kept closed.
- Parking, storage, or driving on the common areas, including the pipeline easement, is not permitted.
- Fairfax County code, allows one commercial vehicle per residential property to be parked in the street⁷
- Fairfax County code, requires vehicles that are parked in the front yard to be on the driveway⁸.

⁵ https://www.fairfaxcounty.gov/code/sites/code/files/assets/documents/pdf/vehicle_storage.pdf

⁶ Hiddenbrook Homes Association - Declaration of Covenants, Conditions and Restrictions - Article VII (Protective Covenants and Restrictions) – Item 11

⁷ https://www.fairfaxcounty.gov/code/sites/code/files/assets/documents/pdf/commercial_vehicles.pdf

⁸

https://www.fairfaxcounty.gov/code/sites/code/files/assets/documents/pdf/residential_paving_yard_coverage.pdf

Trash, Recycling and Yard Waste

Trash, recycling and yard waste receptacles shall not be permitted to remain in public view except on days of scheduled collection⁹. Owners should place receptacles at the curbside after dusk on the days prior to collection and remove them from view on the day of collection.

No trash, debris, or collection of items of any kind may accumulate or be stored in any visible location on a Lot or street frontage. Fairfax County code also prohibits the storage of any items in the front yard¹⁰. Each resident is responsible for picking up litter on their lot and disposing of it properly.

⁹ Hiddenbrook Homes Association - Declaration of Covenants, Conditions and Restrictions - Article VII (Protective Covenants and Restrictions) – Item 8

¹⁰ https://www.fairfaxcounty.gov/code/sites/code/files/assets/documents/pdf/outdoor_storage.pdf

Architectural Styles

The Hiddenbrook community is made up of various styles of homes. These styles can be classified as either “traditional” or “modern”.

“Modern”	“Traditional”
	
	
	

Modern homes were originally installed with vertical siding. Over time many Owners of modern homes have modified the façade to mimic that of a traditional home. It is hoped that Owners of modern homes will choose to retain the modern look and preserve the original vision of the community, though it is understood that Owners have the option to change their home’s appearance.

For the purpose of these guidelines, homes with vertical or wide clapboard siding will be considered “modern” homes and homes with brick veneers and/or standard clapboard/dutchlap siding will be considered “traditional” homes (see siding section).

If an Owner of a modern home chooses to convert the home's façade to a "traditional" look, or restore the home's façade back to "modern", it is understood that this process will likely be carried out in phases. If windows, entry doors, garage doors, etc., are of a different style and not replaced at the time that the siding is updated then those components will be grandfathered. Subsequent replacement of such components should be selected based on the chosen façade of the home.

Owners with traditional homes may not convert the home's façade to a "modern" look.

Architectural Standards

The Architectural Standards are based on the desire to preserve the safety and welfare of residents, maintain an open and natural community setting, and preserve the property values within the community. The Hiddenbrook Homeowners Association and the Architectural Review Committee strive for consistency within these standards and their application.

These Standards will be periodically evaluated to determine if amendments are required. Amendments may be made to provide clarification, to reflect new technologies, or changing desires of the home owners. Owners are encouraged to submit to the ARC any suggestions for additions or changes to the Standards; the actual amendment proceedings will involve open discussions at an open Board and / or ARC meeting with final adoption by the Board. 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.

Any property with an outstanding violation must remedy the violation before new applications will be considered.

Any exterior alteration, modification, or change to a property must have ARC approval before any work is begun. Examples of such projects include but are not limited to roof, siding, window and door replacement, exterior paintwork¹¹, addition of porches, decks, garages or carports, treehouses, greenhouses, and storage sheds¹².

Various symbols may be present in each section. These indicate important information and have the following meaning:



Plat required with application, showing location of item



Color restrictions (see color palette in the Appendix)

Yard areas designations (front, rear, side) follow the Fairfax County standard¹³

¹¹ Hiddenbrook Homes Association - Declaration of Covenants, Conditions and Restrictions - Article VII (Protective Covenants and Restrictions) – Item 9

¹² Hiddenbrook Homes Association - Declaration of Covenants, Conditions and Restrictions - Article VII (Protective Covenants and Restrictions) – Item 10

¹³

https://www.fairfaxcounty.gov/code/sites/code/files/assets/documents/pdf/yard_and_lot_determination.pdf



Additions and Exterior Modifications

All additions and exterior modifications require approval of the ARC.

Additions to the side or the front of the house, including patios, shall only be approved when it is not possible to locate them to the rear of the house. Additional landscaping to lessen the structure's visual impact on neighbors may be required.

Attic Ventilators

Attic Ventilators require approval of the ARC.

Roof mounted attic ventilators may only be installed in the rear of the house and shall be painted to match the roof color. Gable end ventilators shall be installed in the attic and the louvers shall match the siding on the house.

Brick facades and chimneys

Brick facades and chimney repair or replacement requires approval of the ARC.

1. Repair or replacement must be color matched to the existing brick color
2. Brick facades and chimneys should not be modified or painted.

Clotheslines

Clotheslines must be located in the rear yard, must be retractable or dismountable, and must be taken down when not in use¹⁴.



Decks

Decks require approval of the ARC.



1. Deck structure must be constructed of pressure treated wood and exterior grade hardware.
2. Deck planking can be pressure treated lumber, rot resistant lumber, or composite decking material.
3. A visible barrier, such as lattice or landscaping is required to maintain a neat, uncluttered appearance if the area under a deck will be used for storage.
4. Pressure treated wood or rot resistant wood components may be stained. See appendix for color options.
5. Stain color changes require approval of the ARC.

¹⁴ Hiddenbrook Homes Association - Declaration of Covenants, Conditions and Restrictions - Article VII (Protective Covenants and Restrictions) – Item 2



Detached Structures (Sheds, Storage Structures, Greenhouses, Shade Structures)

Detached structures require the approval of the ARC.

Applications submitted for the installation of detached structures such as sheds, storage structures, greenhouses, or shade structures (gazebos and pergolas). In such cases, 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.

1. Detached structures must be located behind the rear line of the house and whenever possible, placed to minimize its view from the street.
2. A maximum of two (2) detached structures may be installed on each Lot.
3. Only one (1) type of structure per lot; i.e., two (2) sheds cannot be installed on a single lot.
4. Detached structures should be located such that maintenance can be performed from within the Owners lot.
5. Detached structures should not have a footprint larger than 128 sq. ft. (e.g., 12' x 10' or 16' x 8') nor have a height of greater than 8.5 ft.
6. Storage structures are to be placed against the rear wall of the home or garage.
7. Shed style and design must coordinate with the architectural design of the house. The materials and color must complement those of the house or blend with the environment. Pre-manufactured sheds are permitted provided the materials are resin, PVC-vinyl, or wood. Metal sheds are prohibited.

Examples of sheds are shown below.

Plastic Shed – Front doors



Plastic Shed – End doors



Wood Shed – Front doors



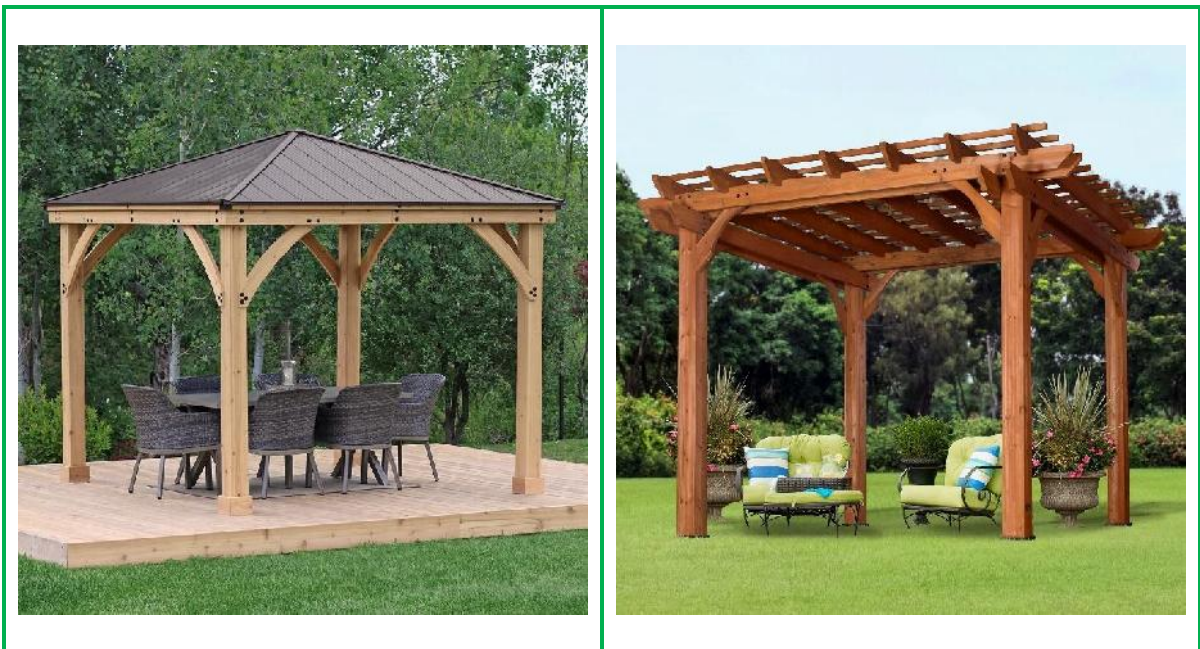
Wood Shed – End doors



Examples of greenhouses are shown below.



Examples of shade structures (gazebos and pergolas) show below.





Driveways

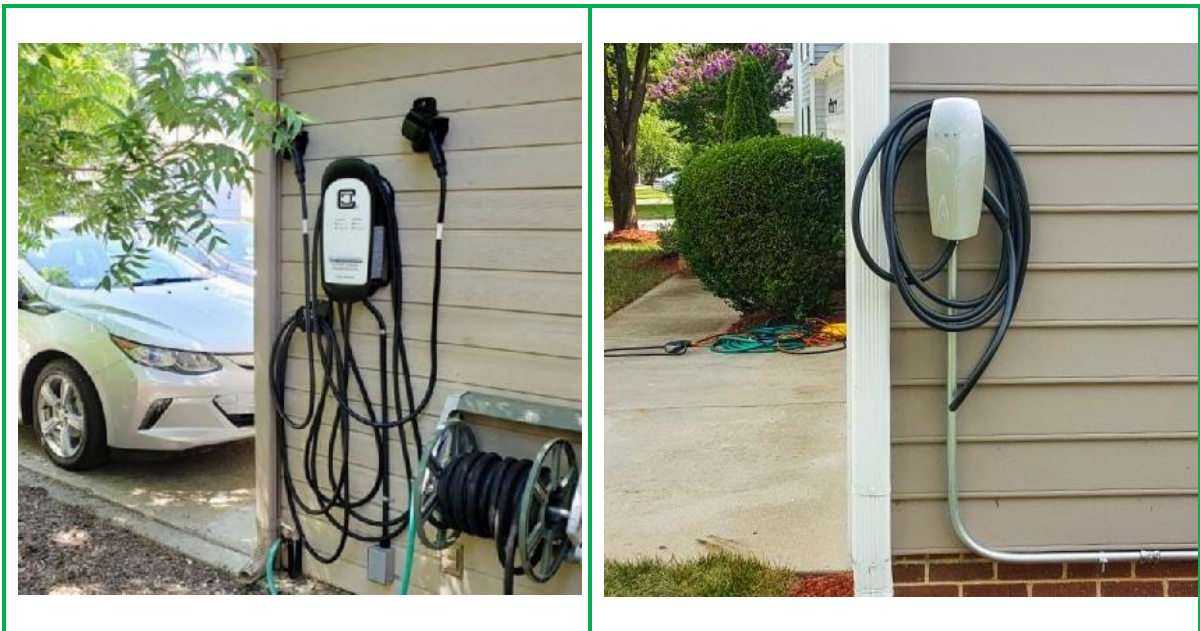
Driveways require approval of the ARC.

1. Driveways may be constructed of asphalt or concrete. All other materials are prohibited.
2. Driveways should line up with the existing apron and the sidewalk.
3. 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.
4. Driveways should not extend beyond the front yard; i.e., parking pads cannot be installed next to the side of a home.

Electric Vehicle (EV) Charging Station

EV charging stations require approval of the ARC.

An exterior EV charging station may be mounted on the sidewall of a home, next to the driveway, in order to facilitate charging vehicles in driveways.



Exterior Television and/or Radio Antennae

Exterior antennae require approval of the ARC.

In 1996, acting under regulatory authority delegated by Congress in the Telecommunications Act, the Federal Communications Commission (FCC) issued its rule on Over-the-Air Reception Devices Rule, 47 C.F.R. §1.4000 (the “OTARD Rule”).

- a. The OTARD Rule protects consumer access to video programming by prohibiting restrictions on the installation, maintenance, or use of certain reception devices.

- b. Under this rule, condominium, homeowner associations, and landlords cannot unreasonably restrict the use of antennas designed to receive wireless cable or local television broadcasts or satellite dishes not exceeding one meter in diameter.
- c. Homeowner associations can enforce reasonable restrictions relating to satellite dishes and TV antennas that do not impair (or unreasonably increase the expense of) installation, maintenance, or use of the devices. A rule that designates specific areas where antennas and dishes may be placed is enforceable if an acceptable signal is available in the area and the restriction does not unreasonably increase the owner's costs.

In summary the act grants the homeowner the right to install an antenna to access video programming but allows enforcement of reasonable restrictions.

In most cases an adequate signal can be obtained from attic installed antennas. In those unusual cases where an exterior antenna is required, the following requirements should be met:

- 1. Exterior antennas of any type for any purpose must be approved before installation.
- 2. The antenna should be firmly anchored as inconspicuously as possible, on the lower rear slope of the roof.
- 3. Antenna booms should not exceed 12 feet in length.
- 4. Antenna masts should not extend above the roof ridge and should be constructed of galvanized steel.

Entrance Doors and Storm Doors

Entrance doors and storm doors require approval of the ARC.

- 1. Entrance door(s) must be metal, wood or fiberglass, and suitable for the style of the home's architecture. See below for examples.
- 2. Doors can be painted a color that coordinates with the main color of the home. See appendix for color options.
- 3. Paint color changes require approval of the ARC.
- 4. Storm doors should minimally obsequie the entry door and should be painted the same color as the entrance door or trim. See below for examples.



Doors appropriate for Traditional Style Homes



Doors appropriate for Modern Style Homes





Entrance walkways

Entrance walkways require approval of the ARC.

1. Changes to size, location, materials, color, or elevation of walkways must be approved in advance.
2. Walkway materials may be brick, flagstone, concrete, or pavers. Asphalt is not an approved material.
3. Walkways should connect to the driveway and/or sidewalk.

Exterior Lighting

Exterior lighting requires approval of the ARC.

1. Exterior lighting, such as floodlights, must not be aimed in such a way that they shine directly on a neighboring property.
2. Fairfax County code required that the color temperature of bulb is 3000K or less¹⁵
3. Decorative or landscape lighting must be harmonious with the surroundings. It must be directed in such a manner so as not to create an annoyance to the neighbors or a hazard to motorists.

¹⁵ <https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/zoning%20ordinance/outdoor-lighting/residential-lighting.pdf>

Fencing



Fencing requires the approval of the ARC.

The Hiddenbrook community was originally envisaged as an open and natural setting. It is hoped that Owners are mindful of this desire when electing to install fencing. Where privacy is the purpose, suitable privacy screens can often be erected, e.g. around a patio area, and boundary delineation can be accomplished with shrubs or other natural means as an alternative to fencing.



Since fencing close to property lines affects neighboring properties, it is suggested that fencing schemes be discussed with neighboring Owners and that their comments be included with the application. The impact of the style selection will be taken into consideration by the ARC where new fencing will be adjoined to existing fencing and the Owner may be required to select a different style of fence.



Owners are responsible for ensuring the fence contractor they choose installs the fence within the boundaries of their property line and will be responsible for any costs incurred to remedy an incorrect installation.


1. Fences must be constructed of pressure treated or rot-resistant wood. Please see below for approved fence styles.
2. Open style wood fencing may be supplemented with appropriate wire mesh to contain children and pets.
3. Fences constructed on corner Lots or on pipe stems shall be erected to minimize the impact on neighboring properties, particularly their front yards. Fairfax county enforces additional restrictions on high limits for corner lot fences¹⁶.
4. Fences located forward of the rear line of the house will only be considered in special circumstances and with adequate justification.
5. Fences may not be less than three (3) feet nor greater than six (6) feet high above grade.
6. Fencing which is framed on one side only must be constructed with the finished side facing out.
7. Gates must be compatible in design, height, material, and color with the fence. Gate size shall not exceed an opening of five (5) feet.
8. All staining of fences and screens must complement the primary structure and be in harmony with the neighborhood. See appendix for color options.



¹⁶

https://www.fairfaxcounty.gov/code/sites/code/files/assets/documents/pdf/site_distance_obstructions_corner_lots.pdf

Approved Fence Styles- The following illustrated fence styles are approved. Fence post top finishes can include straight finishing board capped and scalloped patterns.

<p>Ranch 3-Board</p> 	<p>Estate 4-board</p> 
<p>4-Board</p> 	<p>5-Board</p> 
<p>5-Board</p> 	<p>6-Board</p> 
<p>Note: For Ranch and Estate style fences the minimum spacing between boards is $\frac{3}{4}$ of the width of the horizontal members. Wire mesh may be installed on the inside of the rails.</p>	

<p>Split Rail 2-Rails</p> 	<p>Picket French Gothic</p> 
<p>3-Rails</p> 	<p>Dog Eared</p> 
<p>Note: Wire mesh may be installed on the inside of the rails.</p>	<p>Note: For picket style fences the minimum spacing between pickets is 1-inch.</p>

Privacy Fence	
<p>Shadow Box</p> 	<p>Shadow Box with Top Rail</p> 

Unacceptable Fence Styles which are inconsistent with the objective of maintaining a degree of openness and projecting a friendly community atmosphere are prohibited. These include stockade, basket weave, chain-link, and wire fences, as well as hedges intended for fencing.

Vertical Board / Stockade



Chain Linked / Wire



Basket Weave



Brick



Board-on-Board



Iron Railing



Firepits (Permanent)

See hardscaping



Flagpoles (freestanding)

Free-standing flag poles require approval of the ARC.

1. Flags can be flown from a free-standing flagpole no more than twenty (20) feet high. A prefinished white pole is encouraged. The application should identify where the flagpole will be located and the color/material of the flagpole. See Fairfax County additional restriction on placement of a free-standing flagpole¹⁷

Flagpoles (wall-mounted)

Wall mounted flagpoles, six (6) feet or less in length, do not require approval of the ARC.

1. Flags can be flown from a temporary pole which is attached to the front of the home. The flagpole shall be six (6) feet in length or less and shall display a single American flag of appropriate size. No prior approval is required for a flag displayed in compliance with this guideline.
2. Seasonal and special occasion banners are considered temporary items and may be displayed by Owners on poles attached to the home without ARC review or approval and should be removed no later than 60 days after the holiday.

Foundations

Poured concrete foundations may be painted only if the color matches the siding of the house.

Garage Doors

Garage doors require approval of the ARC.


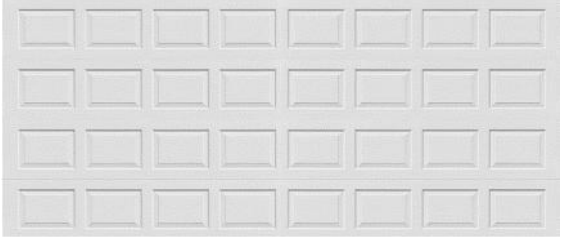
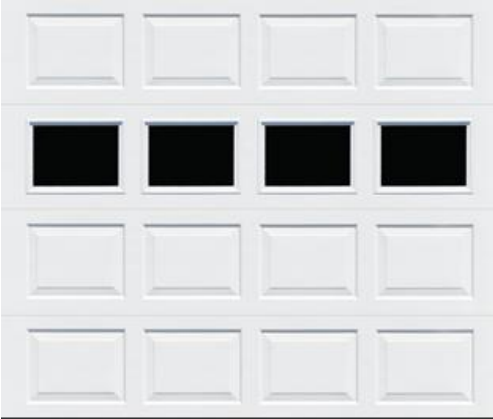
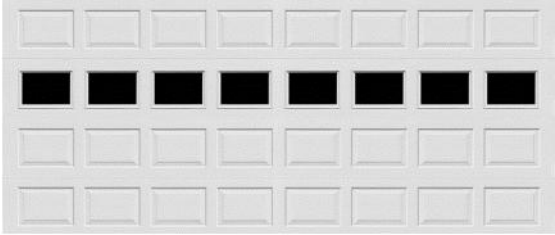
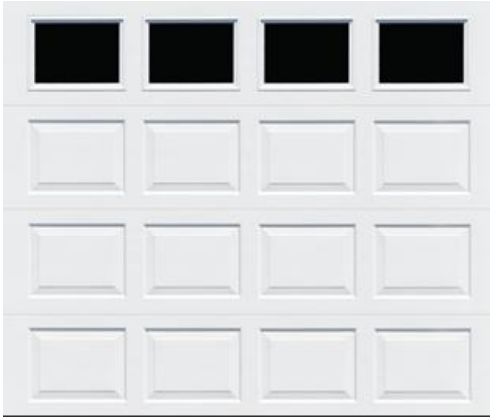
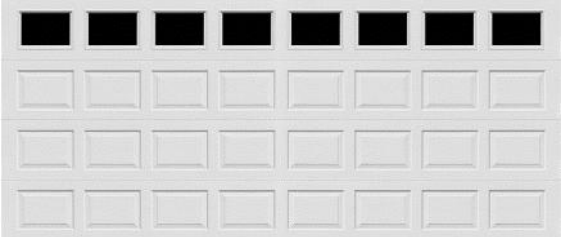


1. Entrance door(s) must be metal, or wood and suitable for the style of the home's architecture. See below for examples.
2. Garage doors should be painted to coordinate with the house. See appendix for color options.
3. Only four (4) panel garage doors are approved.
4. One (1) panel can contain windows.







See below for examples:

¹⁷

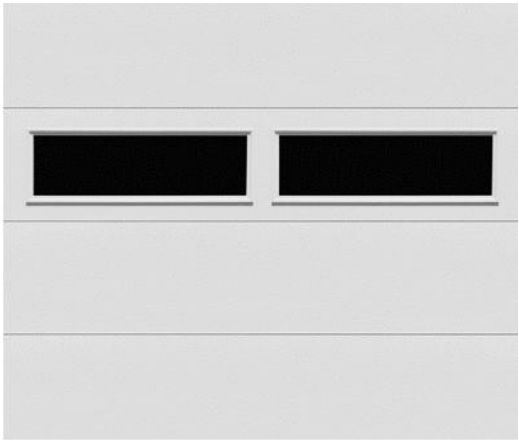


https://www.fairfaxcounty.gov/code/sites/code/files/assets/documents/pdf/freestanding_accessory_structures.pdf

Doors Appropriate for Traditional Style Homes	
8-ft Single Door – Short Raised Panels	16-ft Double Door – Short Raised Panels
	
	
	





* Samples shown are made by General Door Corporation

Doors appropriate for Traditional Style Homes	
8-ft Single Door – Long Raised Panels	16-ft Double Door – Long Raised Panels
	
	
	

* Samples shown are made by General Door Corporation

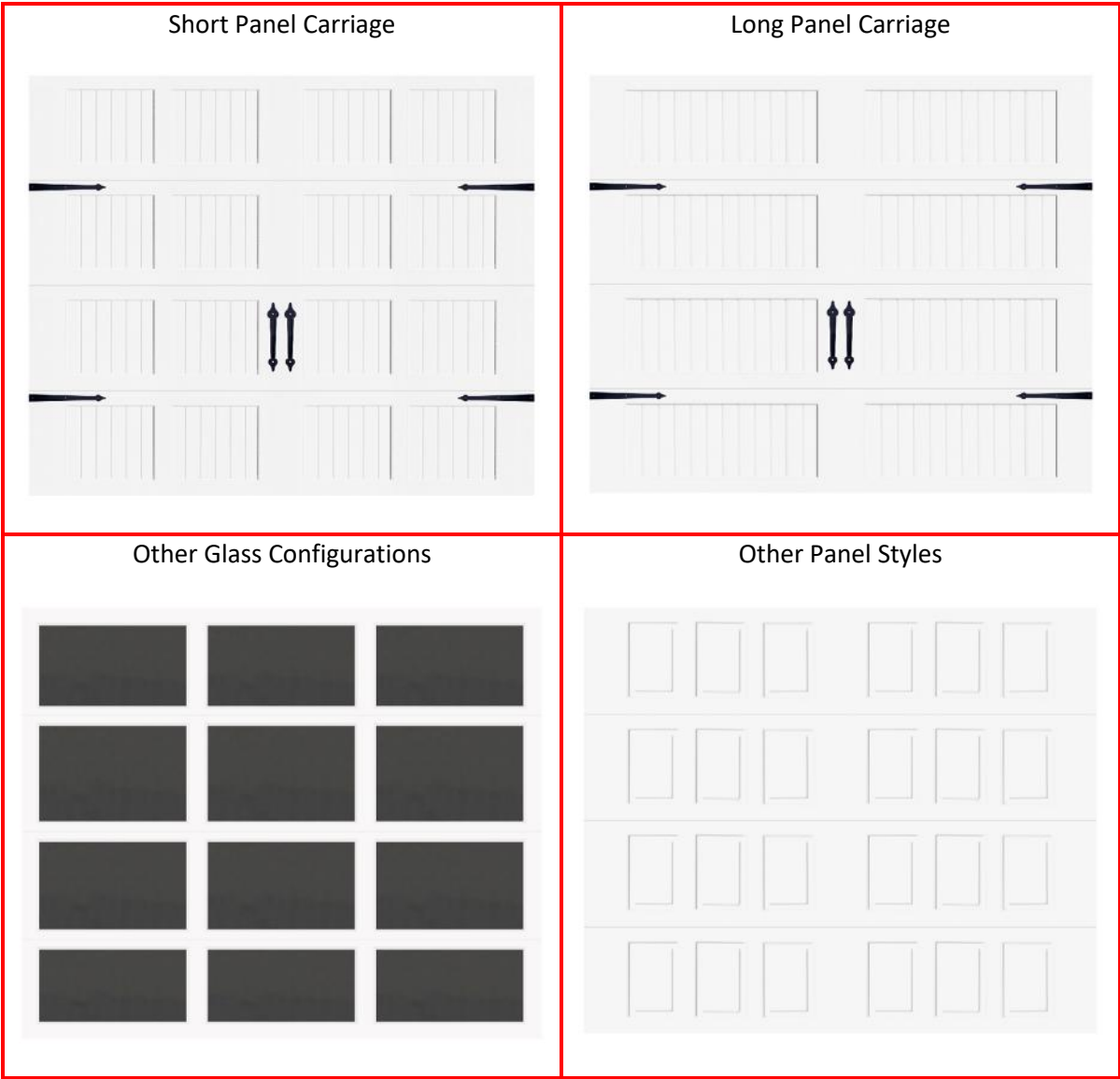
Doors appropriate for Modern Style Homes	
8-ft Single Door – Flush	16-ft Double Door – Flush
	
	
	

* Samples shown are made by General Door Corporation

Doors appropriate for Modern Style Homes	
8-ft Single Door – Flush	16-ft Double Door – Flush
	
	

* Samples shown are by Midland Garage Door MFG

Unacceptable garage door styles which are inconsistent with architecture of our community are shown below.





Hardscaping (Retaining Walls, Paved Areas)

Hardscaping requires the approval of the ARC.

Hardscaping, including but not limited to retaining walls and paved areas, will be considered on a case-by-case basis.

1. Hardscaping must take into account water drainage and must not cause excessive runoff into neighboring lots.
2. Retaining walls may be used as a landscaping feature or for improving drainage patterns. Any walls installed should be minimal in height. Wood, rock, and masonry are acceptable.



Hot Tubs and Spas

Hot tubs and spas require the approval of the ARC.

1. The ARC will consider freestanding hot tubs and spas where they are sited behind the home and in the rear yard only. Therefore, each proposed installation will be evaluated on a case-by-case basis considering the visual impact of the tub on the neighboring homeowners and public.
2. The application must include adequate screening from view of neighboring yards, which may be accomplished with sufficiently mature plantings, lattice, or similar materials which surround the hot tub or spa.

Landscaping

Unless noted, landscaping and planting do not require ARC approval.

1. Fruit and vegetable gardens should be restricted to rear yards and shall not be visible from the streets. Corner Lots must obtain prior approval for vegetable gardens as screening may be required.
2. Approval is required for front-yard plant containers such as plastic or terracotta pots, decorative wheelbarrows, etc.
3. Hedges, when used as fencing, should be planted inside of the owner's property line and plantings in the front yard are to be maintained to not exceed four (4) feet in height, nor impede the sight line of traffic or pedestrians from neighboring intersections or driveways.



Mailboxes and Newspaper boxes

Mailboxes require the approval of the ARC.

1. Mailboxes should be installed per the USPS guidelines¹⁸.
2. Only “traditional” style metal Post Master General approved mailboxes are allowed¹⁹.
3. Mailbox posts must be of square profile and constructed of rot resistant wood, metal, or PVC-vinyl.
4. Additional newspaper boxes are not allowed.
5. See appendix for color options.

See below for examples of approved mailboxes.

Metal Post



PCV-Vinyl Post



Cedar Post



Pressure Treated Lumber Post



¹⁸ <https://www.usps.com/manage/mailboxes.htm>

¹⁹ <https://about.usps.com/publications/engineering-standards-specifications/spusps-std-7c.pdf>

See below for examples for excluded styles:

Molded Plastic Mailbox



Mailbox Surrounds



Decorative Mailbox



DIY Solution





Patios and Ground Level Decks

Patios and ground level decks require the approval of the ARC.

1. Patios should be constructed in the rear yard. Front and side yard locations will be reviewed on a case-by-case basis and will only be approved when it is not possible to locate it to the rear of the house.
2. Patios and decks should be constructed of wood, synthetic wood, stone, brick, or concrete. If wood is used and not left to weather naturally, then the color used should blend with the surroundings or home; see appendix for color options.
3. Patios should not impact the drainage towards neighboring properties.
4. Additional landscaping to lessen the structure's visual impact on neighbors may be required.



Ponds and Water Features

Ponds and water features require the approval of the ARC.

Ponds and water features will be considered on a case-by-case basis.

1. Pond and water features must be installed in the rear yard.

Porticos

Porticos require the approval of the ARC.

1. The size of the proposed portico shall be limited to that necessary to cover the existing front stoop on the home. When completed, the stoop and portico must harmoniously and seamlessly blend into the front elevation of the home.
2. Materials used in the construction of the portico must be of equal or greater quality to that used in the original home construction. Columns, top and bottom railings, posts, post caps, balusters, etc. must be of a style and design comparable to that already in used in the community or home. Wooden portions of the completed portico must be painted to match the existing trim of the home and any shingles must match existing shingles currently in use on home. Any proposed trim color change must match or be applied to the trim of the entire home.



Propane Tanks (non-portable)

Non-portable propane tanks require the approval of the ARC.

1. Propane tanks may be installed for gas appliances in the home.
2. If the propane tank is visible from the street, it must have a screen installed around it.

Rain Barrel Collectors

Rain barrel collectors do not require the approval of the ARC.

1. When rain barrel collectors are installed, they must be located along the rear of the home.
2. The container should be the same color as the home.

Recreational and Play Equipment

Recreational and play equipment do not require the approval of the ARC.

1. Children's permanent play-equipment such as basketball hoops, sandboxes, swings, slides, playhouses, and tents should be located in the rear yard.
2. Portable hoops located near the street shall be positioned such that the unit does not impede or block use of the street, curb, or sidewalks or present a safety hazard.



Roofing, Gutters and Downspouts

Roofing, gutters and downspouts require the approval of the ARC.

1. Any repair or replacement, even if it matches the existing material, style, or color, must be submitted with samples and a photo of the existing home for approval.
2. Only 3-tab or architectural style asphalt shingles are an approved roofing material. See below for examples:

Standard 3-Tab Shingle



Architectural Style Shingle



3. When damage requires patching of the roofing, the patch shall be seamless and invisible. If the patch in the roofing is unable to blend in, then the entire roof must be re-shingled.

4. Gutters and downspouts should match existing design and color of the home's trim or body and must not adversely affect drainage on adjacent properties.
5. See appendix for color options.

Screened Porches, Sunrooms and Three Seasons Rooms



Screened porches, sunrooms and three season rooms require the approval of the ARC.

1. Sunrooms and Three Season Rooms are permitted only on the rear of the home and must remain within the original side planes of the home. Sunroom additions built at ground level are preferred; however, dependent on home style, elevated construction will be considered.
2. All materials used in screened porches/sunrooms/three season rooms must be similar in grade or of better quality than those used in the original home construction.
3. Exterior construction materials (i.e., roofing, siding, gutters, downspouts, etc.) must be of the same grade or better and identical color and style as the existing approved construction.
4. Windows and doors must be consistent with home styles and color. Roof styles shall be consistent with existing styles in the community.

Siding and Trim



Siding and trim require the approval of the ARC.

1. For "traditional" homes, siding can be four to five (4 – 5) inch horizontal siding (clapboard or dutchlap), composed of vinyl or aluminum. For "modern" homes, siding can be six to twelve (6 – 12) inch vertical siding (board-and-batten or reverse board-and-batten), composed of vinyl, wood or fiber cement (Hardie board), or six to eight (6 – 8) inch horizontal siding (clapboard), composed of vinyl, wood or fiber cement (Hardie board).
2. Siding color should differ from neighboring homes. See appendix for color options.
3. The trim work can be painted a color that coordinates with the main color of the home but must be consistent. Soffit, fascia, window surround, door surround detail, etc., shall be painted the same color. See appendix for color options.
4. Color changes for siding or trim require approval of the ARC

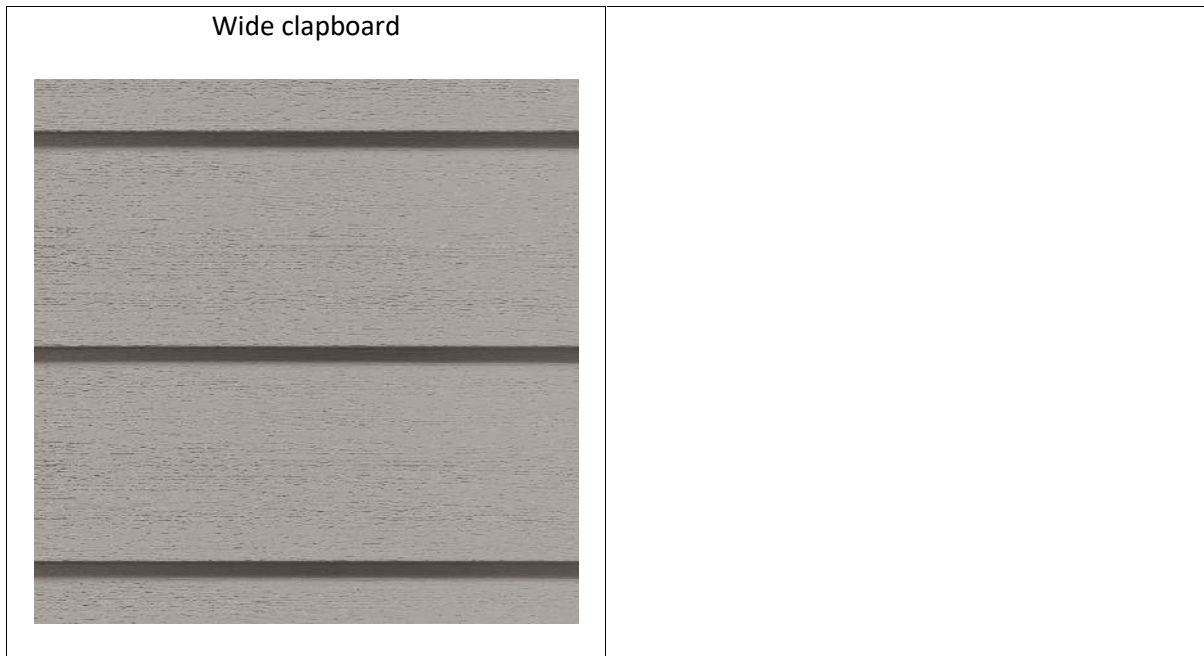
“Traditional” home siding options are shown below.



“Modern” home vertical siding options are shown below.



“Modern” home horizontal siding options are shown below.



Shutters

Shutters require the approval of the ARC.

1. Shutters may be installed on traditional style homes but are not appropriate for modern style homes.
2. Shutters should be constructed from metal, PVC or wood.
3. Approved shutter styles include louvered and raised panel design. See below



4. For windows without a shadowbox, the shutter height should correspond to the window height. The shutter should not be shorter than the window height nor extend beyond the window trim. For windows with a shadowbox, the shutters should correspond to the combined height of the window and shadowbox. The shutter must not extend past the side window trim or below the shadowbox, but must not be less than three inches of the combined height of the window and the shadowbox.



5. Shutters can be painted a color that coordinates with the main color of the home. See appendix for color options.
6. Color changes require approval of the ARC.
7. Removal of existing shutters requires the approval of the ARC.

Satellite Dishes

See Satellite policy resolution on the Hiddenbrook Homes Website.

Solar Energy System and Solar Water Heaters

Solar energy systems and solar water heaters require the approval of the ARC.

1. Placement is encouraged on the rear facing roof surface of the home to lessen the impact on the natural appearance of the neighborhood.
2. If multiple panels are proposed, spaces or gaps between units should be minimized such that piping, wiring, and control devices are concealed.
3. Panels must be mounted flush against the tile. Elevated panels will not be permitted.



Swimming Pools

Swimming Pools require the approval of the ARC.

Hiddenbrook amenities are designed to provide swimming opportunities for all residents through association and community facilities and therefore permanent private swimming pools are strongly discouraged.

1. Only in-ground swimming pools within a fenced rear yard will be considered for approval. The fence surrounding the pool area must be six (6) feet high.
2. No above ground pool with or without a filtration system is allowed.
3. Children's wading pools of a temporary nature with a height not to exceed 24 inches do not require approval but must be located to the rear of the home.



Treehouses

Treehouses require the approval of the ARC.

Treehouses may create a privacy concern for neighboring properties. It is suggested that the placement of a proposed treehouse be discussed with neighboring Owners and that their comments be included with the application.

1. Treehouses must be located in the rear yard and will only be considered for approval if they do not create concerns for neighbors.

Trash, Recycling and Yard Waste Receptacle Screens

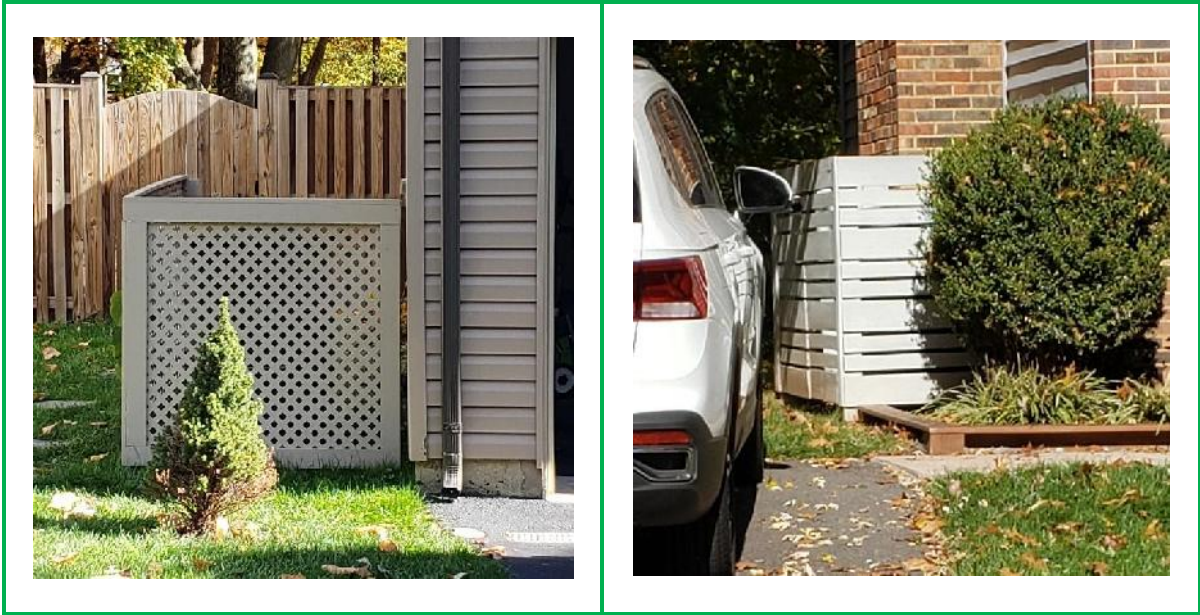
Receptacle screening requires approval of the ARC.

Trash, recycling and yard waste receptacles are required to be stored out of view except on days of scheduled collection²⁰. Owners are encouraged to store receptacles in the garage or out-of-sight in the rear yard. Where this is not possible, or convenient Owners may elect to install screens.

1. Screens should be between four (4) and five (5) feet tall.
2. Screens should be painted to match the color of the home's siding.

See example screens below.

²⁰ Hiddenbrook Homes Association - Declaration of Covenants, Conditions and Restrictions - Article VII (Protective Covenants and Restrictions) – Item 8



Windows and Window Screens

Windows and window screens require approval of the ARC.

1. Traditional homes are to be installed with double-hung windows. Modern homes can have double-hung, sliding, or casement windows.
2. Windows in traditional homes may be installed with muntins. Muntins should have consistent spacing across all windows.
3. Windows for bathrooms and power rooms can be installed with rain-glass for privacy.
4. Windows may optionally be installed with full or half size screens.

Window AC Units

Units may only be mounted in windows on the rear of the home.

Yard Signage and Decorations

Unless noted, yard signage and decorations do not require approval of the ARC.

1. No sign of any kind that is illuminated and/or larger than two (2) square feet shall be displayed in public view on any Lot except for temporary real estate sale or rental signs of no more than four (4) square feet²¹. Real estate signs must also meet county regulations.
2. Owners must also obtain ARC approval for placing more than five (5) lawn ornaments in the front yard.


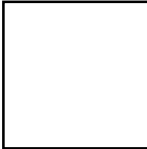
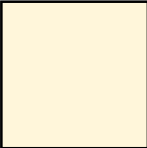
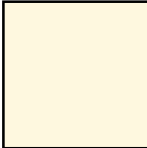
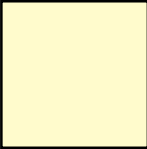
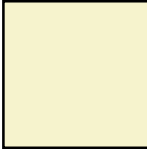
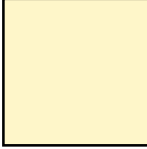


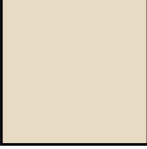



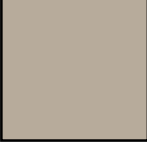

²¹ Hiddenbrook Homes Association - Declaration of Covenants, Conditions and Restrictions - Article VII (Protective Covenants and Restrictions) – Item 6

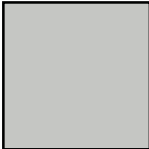

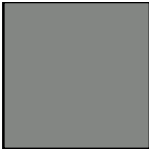

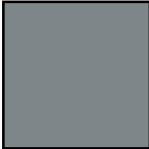


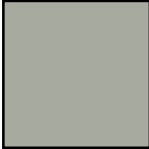


3. Seasonal decorations must be removed in a timely fashion, but no later than sixty (60) days after the holiday/season. This specifically includes strands of lights, including “icicle lights” which must be removed by February 28th of each year.

Appendices

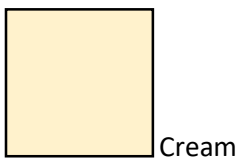
Color Palette – Traditional Style Homes

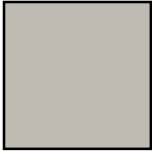
Siding

CertainTeed	Mastic
White Colors	
 Colonial White	 White
Cream / Yellow Colors	
 Heritage Cream	 Cameo
 Autumn Yellow	 Classic Cream
	 Colonial Yellow
Tan Colors	
 Herringbone	 Almond
 Dessert Tan	 Dessert Sand
 Savannah Wicker	 Wicker
 Natural Clay	 Sandstone

CertainTeed	Mastic
Gray Colors	
 Sterling Gray	 Victorian Gray
 Charcoal Gray	 Deep Granite
Blue Gray Colors	
 Flagstone	 English Wedgewood
 Pacific Blue	
Green Gray Colors	
 Seagrass	 Scottish Thistle
	 Quiet Willow

Gutters, Downspouts, Soffit, Frames and Trim










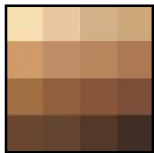
Sandstone

Shutters

Mid America	Ply Gem
 White	 White
 Wicker	 Sand Dollar
 Clay	 Pebblestone Clay
 Forrest Green	 Green
 Midnight Green	 Dark Spruce
 Classic Blue	 Blue
 Midnight Blue	 Navy Blue
 Burgundy Red	 Red
 Wineberry	 Vineyard Red

Mid America	Ply Gem
 Federal Brown	 Brown
 Gray	 Gray
 Black	 Black

Entry Doors

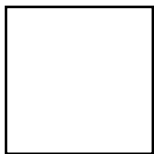


Brown Wood Finish

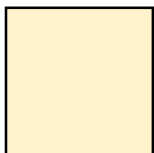


Any of the Approved Shutter Colors

Garage Doors



White



Cream







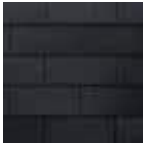







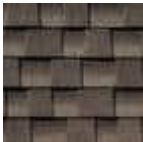
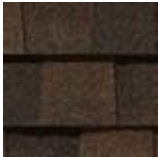
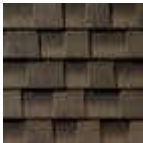








Sandstone



Color matched with shutters or entry door (must be approved)

Shingles




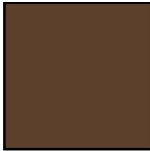


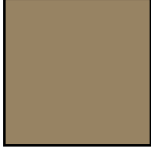

CertainTeed 3-Tab	GAF 3-Tab
Brown Colors	
 Heather Blend	 Weathered Gray
 Cedar Brown	 Ash Brown
	 Autumn Brown
Gray Colors	
 Moiré Black	 Charcoal
 Nickel Gray	 Nickel Gray
 Dove Gray	

CertainTeed Architectural	GAF Architectural
Brown Colors	
 Driftwood	 Weathered Wood
 Heather Blend	 Mission Brown
 Burnt Siena	 Barkwood
	 Hickory
Gray Colors	
 Moiré Black	
 Charcoal Black	 Charcoal
 Pewter	 Pewter Gray
 Colonial Slate	 Oyster Gray

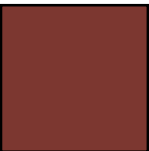
Color Palette – Mid-century Modern Style Homes

Additional options are available for mid-century modern style homes.

Siding

Behr Solid Stain	Valspar Solid Stain
Brown Colors	
 Coffee	 Classic Mahogany
 Chocolate	 Potato Skin
 Chestnut	 Pine Bark
 Flagstone	 Ferret

Gutters, Downspouts, Soffit, Frames and Trim



Russet Red, color coordinated with brown siding (must be approved)



Brown



Color matched with siding

Shutters

Shutters should not be installed on modern style homes.

Entry Door



Russet Red, color coordinated with brown siding (must be approved)



Brown



Color matched with siding

Garage Doors



Russet Red, color coordinated with brown siding (must be approved)



Brown



Color matched with siding

Shingles

No additional options


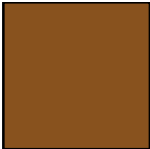
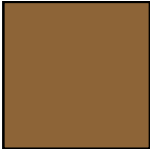



Color Palette – Decks and Fences

Tropical Hardwood (IPE, Cumaru, Massaranduba, Garapa, Tigerwood, Teak)



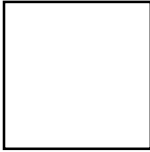
Oil based sealers such as DeckWise – IPE Oil or Messmer’s U.V. Plus

Softwood (Pressure Treated, Cedar)

Behr Solid or Semi-transparent Stain	Valspar Solid or Semi-transparent Stain
Brown Colors	
<div>Chocolate</div> <div>Chestnut</div> <div>Cedar</div>	<div>Potato Skin</div> <div>Pine Bark</div> <div>Simply Cedar</div>

Color Palette – Mailbox and mailbox post

Mailbox



White

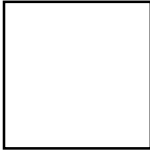


Black



Color matched with shutters or entry door (must be approved)

Mailbox Post



White



Black



Natural (Cedar or Pressure-treated-lumber)

Significant Changes from Previous Version

1. General maintenance: separate section with clarification of rules
2. Parking: separate section with clarification of rules
3. Trash: separate section with clarification of rules
4. Brisk Facades and Chimneys: new section
5. Detached structures: footprint increased from 12 x 8 to 128 sq. ft. (e.g., 12' x 10' or 16' x 8') and height increased from 8 ft to 8.5 ft; allowance of up to 2 structures and long as they are of different categories
6. Driveways: Updated guidance on width and addition of concrete as a material
7. Entry doors and storm doors: clarification on approved styles
8. Entrance walkways: allowed to connect directly to the sidewalk, as well as, include the addition of concrete as a material
9. EV Charging Stations: new section
10. Fire Pits (Permanent): new section
11. Foundations: new section
12. Fences: clarification on approved styles
13. Hardscaping: new section
14. Garage doors: clarification on approved styles
15. Mailboxes: clarification on approved styles for mailbox and post
16. Ponds and Water Features: new section
17. Propane Tanks: new section
18. Rain Barrel Collectors: new section
19. Roofing: clarification on approved materials
20. Shutters: new section
21. Siding: clarification on approved styles
22. Solar panels: update to allow panels on the front side of the home (in line with VA rules)
23. Trash Receptable Screens: new section
24. Windows and Screens: new section
25. Color palette: new section