

TIMBERLAKE-SPOTSYLVANIA HOMEOWNERS ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE RULES

(Revised June 2012)

In order to assist with the processing of Architectural Change Requests, the Timberlake-Spotsylvania Architectural Control Committee (ACC) offers the following Rules for an architectural change or alteration:

Any architectural change or alteration request must be submitted with an application For Architectural Change form (copy attached). All necessary drawings, sketches, plat, etc. are to be enclosed with the form.

All information should be sent to:

Timberlake-Spotsylvania Homeowners Association
Architectural Control Committee
C/o Landmarc Real Estate
P.O. Box 7268
Fredericksburg, VA 22404

Responses to request may take up to sixty (60) days after receipt of all necessary information. All submittals must be received and approved prior to starting any improvements.

All responses from the ACC will be in writing only.

Maintenance Standards:

Property ownership includes the responsibility for maintenance of all structures and grounds which are part of the property. This includes, but is not limited to, items such as mowing grass, removal of trash, and structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhoods and in some cases, safety. Violations of maintenance standards are violations of ACC guidelines as the ACC is responsible for and empowered to act in any and all such cases on lots believed to be noxious or offensive.

Exterior Appearance

Residents are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences, sheds, and playground equipment.

Following are some conditions that would be considered a violation of the ACC rules.

- Peeling paint on exterior trim.
- Mailboxes that are damaged, not upright or not well maintained.
- Playground equipment that is broken or not maintained.

- Sheds, playhouses, doghouses, or other structures are required to meet the same maintenance requirements as the main structure as well as meet County codes.
- Decks and patios with missing or broken railings or old and unkempt paint or stain.
- Concrete or masonry block foundations in need of repair.
- Fences with missing or broken pieces.
- Shutters that are missing or not clean and painted.
- Windows that are missing, broken, not clean or have unpainted trim.
- Screens that are torn, missing or unsightly.
- Dirt or mildew accumulating on exterior of homes.
- Roof shingles that are missing or unkempt.

RULES FOR SPECIFIC EXTERIOR IMPROVEMENTS

Fences: Fences must be wood, brick or stone. Stockade, privacy, semi-privacy or split rail fences are not permitted, except along a non-Timberlake lot; in that case, a privacy fence may be installed along the non-Timberlake side only. The maximum height of a fence is 6'. There should be a minimum of 1 ¼" between the pickets of the fence. Fences should start from the back corner of the house, run to the side yard and to the back property corners on the interior of the lot. On corner lots, to avoid a fence from protruding into your neighbor's front yard, a fence should start at the back corners of the house and go straight back if possible. Some corner lots will take special review. Chain link fences shall be permitted only along the side and rear property lines. A brochure of the proposed fence must be provided along with a plat of the lot indicating the proposed fence location.

Decks and Patios: Decks and patios must be behind the house. Wood decks should be of natural wood color. Scale drawings for the deck or patio and a copy of your house location survey showing the location of the deck or patio must be enclosed with the Architectural change form. No pressure treated lumber is allowed on the front of house, unless painted to match trim.

Storage Sheds: Metal sheds are not permitted. Materials acceptable are wood or vinyl siding, asphalt shingle or shake roof. Vinyl sheds are permitted, it constructed with high quality vinyl; vinyl sheds must match the color and trimmings of the house, or in some cases a neutral color could be accepted; a picture of the vinyl product or shed must be included with the application. The minimum size vinyl shed is 7' x 7'. The finish of the siding should be horizontal to match the house. A 10' x 12' shed is the largest size permitted without special review. Sheds larger than 10' x 12' are discouraged. You should enclose with your Architectural Change form a list of exterior colors/finishes (colors, siding and shingles must match your home), drawings to scale, and a plat of your lot indicating the proposed location of the shed. Storage Sheds should not be placed in an area that would interfere with neighboring homes. Sheds must be installed at least 10' from the property lines (County Rules). If the base of the shed is not level to the ground, the space between the base of the shed and the ground has to be covered, either by lattice work or natural vegetation.

Boats, boat trailers, campers, recreational vehicles, utility trailers and over sized vehicles weighing 7,500 pounds gross weight or less: These vehicles may be maintained on a Lot, provided that they are reasonably screened and not visible from any public street in Timberlake. They may not be parked on any public street in Timberlake. The ACC must approve the location of the proposed screening and type of trees or other screening used before any work can be done.

Satellite Dishes: No satellite dishes over 1 meter (around 39") are permitted. If it is impossible to install on the house, Satellite dishes 1 meter or less can be installed on a single pole, with all cables underground. The pole must be screened with natural vegetation (bushes, etc.). The ACC must approve the location of the pole and the proposed screening.

Trash cans and trash receptacles: Owners must keep all trash cans and other trash receptacles out of public view, within an enclosed or screened area so as not to be visible from any street or Lot.

Air Conditioning Window Units: A/C Window units are not permitted, whether mounted on a window or through a wall, or protrudes the exterior of the house (i.e. in window or wall of hour or garage).

THE FOLLOWING CHANGES MAY OR MAY NOT REQUIRE ACC APPROVAL
Please refer to each section for requirements.

Driveways may be changed to asphalt or concrete without ACC approval as long as the new driveway is installed where the gravel driveway was. If the driveway is enlarged, ACC approval is required.

Portable storage units (for ex. PODS) should not be left on the property more than 30 days. If the owner intends to have it on the property more than 30 days, an approval from the ACC is required.

The following changes may or may not require ACC approval – please refer to each section for requirements.

Pools: Only children's molded plastic wading pools less than 18 inches deep and eight feet in diameter or inflatable "family" pools **with no water filtration system** are permitted without ACC approval. All pools must be located in the rear yard. Pools without a water filtration system must be stored when not in use. All other pools require specific approval from the ACC.

Inflatable temporary above ground pools **with water filtration systems** are permitted with ACC approval provided they are not set up in a yard in any given year prior to the first of May nor left in place in a yard after the first of October of any given year. Any such inflatable temporary above ground pool that is left in place outside these calendar limits will be in violation of the ACC Rules and subject to violation fees and other such remedies as are legally available to the Timberlake-Spotsylvania HOA Board of Directors. Inflatable temporary above ground pools with water filtration systems must be located in a fenced rear yard. The fencing may serve as

screening. However, depending on the lot configuration and the style and height of the fencing, additional screening may be required by the ACC. Pool construction, fencing, including board spacing, and gates shall be in accordance with the Virginia Uniform Statewide Building Code. The fences and gates shall conform to the portion of the ACC Rules pertaining to fencing; however, applicable governing agency codes take precedence. The homeowner must obtain a Spotsylvania County Building Permit and pass all required inspections. A copy of the passed final inspection must be provided to the ACC within 30 days of setting up the pool. The operation and maintenance of an inflatable temporary above ground pool cannot cause voluminous amounts of water to flow onto adjoining property (i.e., pools cannot create drainage issues for an adjoining property).

Full view storm, full view screen, or plain paneled doors that are the same color as the entry door or the house trim are permitted. The doors must be straightforward without ornamentation such as scallops, scrolls, and imitation gate hinges. Wood-framed or aluminum screen doors are prohibited.

Repainting or staining specific objects the same color (e.g. Painting mailbox post, porch railing, house trim or shutters the same color) do not require application.

Application of a transparent water sealer to a deck, porch, shed, fence, play set, or other wood structure is permitted. Use of any colored stain on any wooden structure requires an application.

Replacement of house structures with identical materials (e.g., replacing a broken wood porch picket with identical wooden picket) do not require application.

Wrought iron shepherd's hook, less than six feet in height, to hang a bird feeder, bird/butterfly house, or plant are accepted, but limited to two hooks in the front yard.

Flagstones or stepping stones in rear yard do not require application.

Outdoor fireplaces are accepted, but limited to one in the rear yard. Outdoor fireplaces must be placed on a fireproof surface away from the house and trees.

A flag staff, not exceeding six feet in length and attached to the front or rear of the house, horizontally or inclined, does not require application, with a limit of two in the front yard.

Tents erected in the rear yard for no more than three days at a time in a 30-day period are permitted. Tents must not be visible from the street.

Gutter Guards are accepted without a specific application.

Removal of dead trees on the property is permitted.

Dog houses and dog runs are permitted. The houses and runs must be compatible with the resident's house or fence in material and color, and must be located in the rear yard, not visible

from the street. They should be removed from the property before moving, or when they are not needed anymore.

Light fixtures, which are in place of the original light fixtures, are permitted. These must be compatible in style and scale with the house.

Portable basketball goals are permitted. The goals must be stored away from the street. The goal cannot be mounted to the house or sealed in concrete. The goal must be maintained in good condition. The goal shall not be weighted down with sandbags, cinderblocks or other external weights.

Trampolines must be located in the rear yard.

All playground equipment and playhouses must be placed in rear yards; playhouses must be a max. of 75 sq. ft., anything bigger requires an approval from the ACC Committee. All playground equipment and playhouses must be removed from the property before moving, or when they are not needed anymore.

Holiday decorations. Decorations cannot be displayed until 30 days prior to the holiday, and must be removed by the 30th calendar day after the holiday. Decorations for Christmas and other winter holidays may be displayed immediately after Thanksgiving, but must be removed no later than January 31.

Retaining walls, 2 feet or under, do not require ACC approval.