

**Shaker Woods  
Home Owners Association  
(SWHOA)**

***NEIGHBORHOOD GUIDELINES  
AND RULES INCLUDING  
ARCHITECTURAL REVIEW  
STANDARDS AND PROCESSES***

**FINAL ARC AND BOARD REVISIONS  
OCTOBER 5, 2011**

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## 1.0 INTRODUCTION

Shaker Woods is a distinctive neighborhood in Fairfax County, offering large lot sizes, an open space environment, and beautiful homes. Many homeowners were drawn to Shaker Woods because of the high aesthetic standards of the neighborhood. It is a living environment worth preserving. The Shaker Woods Home Owners' Association ("SWHOA"), the SWHOA Board of Directors ("Board") and the Architectural Review Committee of the Board ("ARC") provide a means for preserving the high quality of our neighborhood.

The SWHOA Declaration of Covenants, Conditions and Restrictions ("Declaration"), By-laws and Articles of Incorporation (collectively, the "Governing Documents") authorize the Board and ARC to implement rules that "protect the value and desirability of [...] properties" and to "...promote the peace, health, comfort, safety, and general welfare of the owners and inhabitants." These rules and standards are intended to balance the needs of the community as a whole with those of the individual homeowner. They are designed to provide a consistent set of standards for property maintenance, modifications, alterations or additions to individual Lots, and regulate the activities that affect the community as a whole. As used herein, the term "Lot" shall include an individual homeowner's real property and any structures or personal property thereon.

**This revised version of the SWHOA Guidelines and Rules (the "2011 Guidelines and Rules") was approved by the SWHOA Board of Directors on October 5, 2011, and went into effect on that date. Any projects or improvements approved by the ARC prior to the Effective Date shall be allowed, even if such projects or improvements would not be allowed under the 2011 Guidelines and Rules. From October 5, 2011 forward, any new projects or improvements a Homeowner wishes to make are subject to the 2011 Guidelines and Rules and all of the standards set forth herein, as are any projects or improvements made before the Effective Date for which any Homeowner failed to seek ARC approval as required by the previous version of these 2011 Guidelines and Rules.**

## 2.0 NEIGHBORHOOD GUIDELINES AND RULES

To maintain property values and the natural beauty of the neighborhood, as well as the enjoyment of living in Shaker Woods, the following guidelines and rules have been adopted by the Board. These guidelines and rules reflect the common courtesy that is a hallmark of our community and the reasonable consideration of which should be afforded to each resident's neighbors.

## 2.1 Standards for Maintenance

Homeowners shall ensure that their property and all improvements located thereon have a neat, clean, attractive, and serviceable appearance. Such maintenance includes, but is not limited to, the following:

- a. Repainting, restaining, washing and renovating on a periodic basis, as needed, all exterior surfaces which are deteriorated in appearance by reason of weathering, fading, peeling, cracking, blistering, staining, mildewing, blistering, or otherwise.
- b. Replacement of missing building components or timely repair of exterior damage or deterioration, including but not limited to deteriorated or damaged siding, trim, fascia, roofing, doors, shutters, downspouts, flues, windows, screens, fences, walls, decks, porches, sheds, recreational structures, or exterior lighting, walks, driveways, and pavement.
- c. Replacement or repair of fences and/or retaining walls which are no longer uniform in appearance, structurally sound or plumb.
- d. Lawns and landscaping visible from the street, adjacent properties and/or the common areas must be kept in a neat and attractive manner. This includes regular mowing of grass, trimming of shrubs and bushes and removal of dead or fallen trees and shrubbery. Removal of live trees is subject to Section 3.4.3 below.

## 2.2 Vehicle Parking

Vehicles not parked in garages must be in operable condition, with all essential parts required for operation intact and well maintained so as to not present a negative visual impact on the neighborhood. All vehicles parked within the SWHOA community must be properly licensed and registered, and must be parked in such a way as not to obstruct the view of the neighbors pulling in and out of their driveways. As a courtesy, it is particularly important not to park, or to have guests park, for periods of time in excess of 72 hours, in front of neighboring properties without prior permission from the affected homeowner.

## 2.3 Commercial Vehicles, Panel Trucks, Motor Homes/Recreational Vehicles, Boats, Campers, Buses, Utility Trailers and Any Other Vehicles Not Intended for Routine Passenger Transportation

Homeowners, renters or tenants, and their guests shall not store, park or allow to be stored or parked any commercial vehicles, panel trucks, motor homes/recreational vehicles, campers, buses, utility trailers or any other vehicles not intended for routine non-

profit/non-commercial passenger transportation, on their property or neighborhood streets overnight where such vehicles are visible from the street or adjacent properties. For purposes of this Section, commercial vehicles include, but are not limited to, all vehicles registered as commercial vehicles, as defined by Section 82-5-7 of the Fairfax County Code. In addition, commercial vehicles include any vehicle that bears characteristics of a commercial vehicle, including but not limited to, advertising or other commercial writing, or has ladders, tools, supplies or similar items affixed to its roof or sides. Sport utility vehicles and pick-up trucks are considered routine passenger transportation, unless they have any of the commercial vehicle characteristics defined in the previous sentence. Vehicles with removable commercial lettering and/or signage which would otherwise be permitted to be parked in the community may be parked in the community only if the commercial lettering/signage is removed during the time that it is parked.

a. Boats, Trailers and Other Recreational Vehicles:

Homeowners and their guests shall not store, park or allow to be stored or parked, any boats, trailers, or other recreational vehicles on their property or neighborhood streets overnight where such vehicles are visible from the street or adjacent properties. Other recreational vehicles include all-terrain vehicles, motorized dirt bikes, pocket bikes, mini-bikes, scooters and bicycles. Boats include all motorized and unmotorized water craft.

b. Miscellaneous Motorized Vehicles and Machinery:

Homeowners and their guests shall not store, park or allow to be stored or parked, any motorized vehicles and machinery such as lawn mowers, lawn tractors and similar items on their property or neighborhood streets overnight where such items are visible from the street or adjacent properties.

## 2.4 Signs

Trade, service, or business signs are permitted only during the period of service and only on the homeowner's Lot. Signs advertising the sale, lease, or rental of property must conform to the Fairfax County Zoning Ordinance 12 - 103. Currently, this ordinance permits only one sign per Lot (except corner lots which may have two), and those signs must not exceed 4 square feet nor 6 feet in height. The restriction of one sign per property applies no matter where the sign is placed on the Lot. Temporary signs advertising craft sales, garage sales, open houses, etc., may be put up no more than 24 hours before the event, and must be removed within 24 hours after the end of the event advertised.

## 2.5 Clotheslines

The use of clotheslines is allowed only in rear yards or where not visible from the street and only when such use does not adversely impact any adjacent properties.

## 2.6 Clutter

Tools, ladders, building materials, play equipment, supplies and equipment shall not be left outdoors in view of neighbors and pedestrian or vehicular traffic when not in use. These items must be put away at the end of each day. In addition, gardening materials, such as mulch, topsoil, gravel, etc. shall not be deposited in the street or on the shoulder of the street or in any common area. The continued presence of these items adversely affects the natural attractiveness of the neighborhood, and creates a safety hazard. To the extent that these items are located on a Lot, they must be applied or used within a reasonable period of time.

Trash, junk, building materials, appliances, infrequently used and broken items, including play equipment, dead limbs/trees/bushes (where discernible from the natural landscape) must not be accumulated in yards, front or rear, or where visible from the street, adjacent properties, or common areas, and must be removed when not in use.

## 2.7 Trash, Recyclables and Refuse Removal

To preserve the attractiveness of the neighborhood, trash and refuse must be set out for collection as close to dusk as practicable the day before scheduled trash and refuse removal. Since the trash disposal service does not always return the containers to the side of the road, containers must be removed the same day that trash removal occurs to avoid hazards in the roadway and to preserve the appearance of the community.

Garbage containers must be covered when possible, and trash will be placed in front of the homeowner's property on days of collection, within the extension of the property lines. At all other times, trash and garbage containers must be stored out of street view and the view from the front of the home.

## 3.0 ARCHITECTURAL REVIEW STANDARDS

The standards which follow address a broad range of exterior alterations for which homeowners frequently submit applications to the ARC. Since it is impossible to address each specific design condition, these standards are presented to outline the criteria that shall be considered by the ARC in reviewing an application for a proposed alteration. For

example, the standards often outline the permitted size, location, quality of construction, materials and color based on the intended *use of the proposed alteration* and its relationship to surrounding areas.

A homeowner's review of these standards should assist the homeowner in submitting a complete application for approval to the ARC, which will expedite the ARC's review of the proposal. If an application is not approved by the ARC, the ARC may, but is not required to, provide guidance or information to a homeowner as to possible alterations which would gain the approval of the ARC.

These standards should in no way restrict the homeowner in the design of well thought out alternative approaches where the homeowner can demonstrate the feasibility of the alternate design and its harmony with the aesthetic standards of the SWHOA.

Since special circumstances may apply to any given Lot, homeowners should not assume that their project will be approved simply because a neighbor has been given approval for a similar (or identical) project on another Lot. If a homeowner commences construction of an alteration without the required prior written approval of the ARC, the homeowner will be solely responsible for the costs (including, but not limited to, legal fees) associated with the removal of the alteration from their Lot.

In addition, the Federal Fair Housing Act and the Virginia Fair Housing Law (collectively, "Fair Housing Laws") permit residents of areas with community associations to: a) receive reasonable accommodations in connection with the association's rules, policies, practices or services and b) make reasonable modifications to their dwelling or common areas at their own expense if those modifications are necessary to afford the disabled party full enjoyment of his or her dwelling. Homeowners must submit a request for accommodation or modification pursuant to the Fair Housing Laws using the same application form as for any other modification request, but should also include information regarding the disability or condition that gives rise to the modification request.

***SPECIAL NOTE: The ARC assumes no responsibility for the safety of new construction by virtue of design or workmanship. ARC approval of a design implies only that the design meets with accepted aesthetic standards of SWHOA. In addition, many modifications and additions require Fairfax county review and permits. It is the homeowner's responsibility to obtain all required county approvals. Fairfax County should be contacted prior to beginning any work in order to verify the procedures that must be followed and to obtain any required permits, and should be sought before ARC approval is requested. However, County approval does NOT eliminate the need for ARC approval and vice versa.***



### 3.1 Design Review Criteria

The ARC evaluates all submissions on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual Lot, since what may be an acceptable design of an exterior alteration in one instance, may not be acceptable for another.

Design decisions made by the ARC in reviewing applications are not based on personal opinion or taste. Judgments of acceptable design are generally based upon the following criteria, which represent in more specific terms the general standards of the SWHOA's Declaration:

- a. Relation to the Shaker Woods Open Space Concept: Fencing in particular can have damaging effects on open space. Other factors, such as removal of trees, disruption of the natural topography and changes in the rate and direction of storm water run-off also adversely affect the open space in Shaker Woods.
- b. Validity of Concept: The basic idea must be sound and appropriate to its surroundings.
- c. Design Compatibility: The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility includes similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
- d. Location and Impact on Neighbors: The proposed alteration must relate favorably to the landscape, the existing structures, and the neighborhood. It must NOT adversely affect any of the properties within view of the proposed project.

The primary concerns are access, view, sunlight, ventilation, and drainage. For example, fences could obstruct views, breezes, or access to adjacent properties.

Since alterations can impact adjacent properties, it is strongly suggested that the applicant discuss the proposal with the neighbors prior to submitting the application to the ARC. It may be appropriate in some cases for the applicant to submit neighbors' comments along with the application. Since the ARC may (but has no obligation to) consult affected neighbors to confirm that they have been notified of the proposed projects, prior discussion with neighbors will expedite the ARC's review process.

- e. Scale: The size (in all three dimensions) of the proposed alteration must relate well

to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.

- f. Color: Color may be used to soften or to intensify visual impact. Parts of the addition that tie into the existing house (such as roofs and trim) must be matching in color.
- g. Materials: Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials used in the original house. For instance, horizontal wood siding on the original house must be reflected in the alteration/ addition. On the other hand, an addition with wood siding might be compatible with a brick house.
- h. Workmanship: Workmanship is another standard which is applied to all exterior alterations. The quality of work must be equal to or better than that of the surrounding structures. Poor construction practices, besides causing the homeowner problems, can be visually objectionable to others. Poor workmanship can also create safety hazards.
- i. Timing: Projects which remain uncompleted for long periods of time are visually objectionable and can be a nuisance and safety hazard for the neighbors and the community. All applications must include the estimated completion date. If such period is considered unreasonable, the ARC will disapprove the application. Projects shall, unless otherwise agreed to by the ARC, be commenced within 180 days of approval and completed within the date specified by the SWHOA Board or ARC.

## 3.2 Applications

### 3.2.1. Contents of the Application

The SWHOA/ARC Application form can be found in Appendix A of these Rules, can be obtained from any SWHOA Board Member, or downloaded from the SWHOA Website. Applications to SWHOA/ARC for any modifications or additions must include (as applicable):

- a. Estimated start and completion dates for the project.
- b. A site plan, where applicable, showing location, dimensions, elevations, and relation to the applicant's house, adjacent houses, any other structures, and property lines.

- c. Description of the materials to be used, including color.
- d. A scaled drawing or photograph of the proposed modification, showing in elevation or perspective, the relationship to the applicant's house, if applicable.
- e. Sketch, photograph or sample of the manufacturer's product proposed for use. Information on the proposed device, and the dimensions, construction details, method of installation or attachment to the house, materials and color used must also be included.
- f. Details of any proposed landscaping/planting that will be installed to lessen the visual impact of the modification, if appropriate.
- g. Details of railings, posts, stairs, steps, benches and other details must clearly be described in the application.
- h. With respect to a proposed fence, the rationale for the desired fence and an explanation as to why an alternative to fencing (e.g., landscaping) is not appropriate.
- i. An indication of what provisions have been made for storm water run-off and direction of flow when applicable.

For larger projects such as pools, patios, decks, porches, or additions, homeowners are encouraged to submit a preliminary application to the ARC. The preliminary application should include as much information as possible about the project. The ARC will provide feedback to the homeowner, in writing, regarding the application and the requested modifications to assist the homeowner in submitting a final application which complies with these Guidelines. If a homeowner wants to submit a preliminary application, the homeowner should use the application form attached to these Guidelines, but must indicate on the form that it is a preliminary application. Regardless of the ARC's written response to the homeowner on the preliminary application, a homeowner must submit and obtain approval on a final application before making any exterior alterations to the Lot. The final application may be a duplicate of the documents which are to be submitted to Fairfax County for any required permits or approvals, although ARC may ask for additional information.

### 3.2.2 ARC Action on an Application

The ARC will conduct an initial review of an application for completeness generally within one week of receiving the application. The ARC will notify the homeowner in writing

either that (1) the application is complete or (2) that additional documents and/or information is needed in order for the application to be eligible to be processed (“in writing” means either by email or another form of written communication when email is not available to an applicant.) If the homeowner fails to provide the requested documentation or information, the application shall be denied automatically, without further written notice required to the homeowner other than the request for additional documentation or information. Information or documentation sent by regular mail to the ARC should be sent to SWHOA P. O. Box 1017, Herndon, VA 20172.

Once the ARC determines that an application is complete, the ARC will send a written acknowledgement of the receipt of the completed application to the homeowner. If the homeowner does not receive this acknowledgement, the homeowner must contact the ARC to confirm receipt. Within 30 days of the date of the ARC’s written acknowledgement of an application being complete, the ARC shall advise the applicant in writing as to whether the application has been approved, conditionally approved or disapproved. This 30-day period shall start to run only upon receipt of a complete application as determined by the ARC. None of the above timelines apply when a homeowner submits a preliminary application.

### 3.3 Exterior Home Modifications

#### 3.3.1 Decks and Porches

No decks or porches shall be built on any Lot until an application has been submitted to and approved by the ARC. Decks and porches are an extension of the house, and therefore, have significant impact on the home’s appearance. Decks may also affect the privacy of adjacent properties. These two factors are weighed heavily in the review of applications. The following considerations must be taken into account in planning the addition of decks and porches:

- a. Modifications to existing decks must provide continuity in detailing such as material, color, and the design of railings and trim.
- b. Privacy of adjacent homes must be considered in the planning of decks.
- c. Shadow patterns created by decks must be considered particularly as they affect the use of outdoor space as well as impact on grass and plant materials.
- d. Decks are primarily located in the rear yards, although applications for decks in other locations will be considered under special circumstances where warranted.

- e. Wood decks may be left to weather naturally. If a deck is not left to weather naturally, any colors used in staining or painting must be compatible with the applicant's house. Since semitransparent stains retain their new appearance longer without continual maintenance, they are generally preferred over opaque stains. Paint must match or be complementary to the house trim.
- f. Screening used in porches must match the color of existing window and door screens, and the porch must conform to the standards of Section 3.1.

### 3.3.2 Storm and Screen Windows and Doors

Existing storm doors and windows may be replaced without submitting an ARC application as long as the replacements are of the same style, color and ornamentation as the originals. The addition of energy conserving measures, such as storm doors and windows, must not compromise the visual quality of the neighborhood. Any changes to existing storm door and window components require prior written approval from the ARC. The ARC shall use the following standards to review these applications:

- a. Architectural Continuity: Many homes in Shaker Woods have been designed so that the addition of storm windows on the outside would seriously disrupt the architectural continuity of the structure. Often installation of storm windows on the inside or the use of insulating glass is a viable alternative.
- b. Color: Storm windows or screen doors must be painted to match or complement entry doors behind them. However, special consideration will be given to doors that match the architectural trim. Consideration will depend upon the design of the particular door and its relation to the design of the house and adjacent houses. Generally, storm and screen window frames or doors must be compatible with the color of the existing window frames or doors.

### 3.3.3 Additions

No additions may be built until an application has been submitted to and approved by the ARC. The major features of the house, such as vertical and horizontal lines, projections and trim details must be reflected in the design of additions. The general standards listed in Section 3.1 must also be followed.

### 3.3.4 Major Exterior Alterations

Major alterations are generally considered to be those which substantially alter the existing structure either by subtraction and/or addition. However, other site changes such as driveway and walkway modifications are also considered major exterior alterations. No

major exterior alterations may be constructed until an application has been submitted to and approved by the ARC. The following factors must be considered in proposals for major exterior alterations:

- a. The design of major alterations must be compatible in scale, color, and materials with the applicant's house and adjacent houses.
- b. The location of the alterations must not impair the views, amount of sunlight or natural ventilation on adjacent properties.
- c. Any pitched roofs which may be added must match the slope of the roof on the applicant's house.
- d. New windows and doors must match the type used in the applicant's house and must be located in a manner which will relate well with the location of exterior openings in the existing house.
- e. If changes in grade, landscaping or other conditions which will affect drainage are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.
- f. Construction materials must be stored so that impairment of views from neighboring properties is minimized. The application should detail how this will be accomplished while the construction is being undertaken. Excess material and debris must be removed promptly after completion of construction.

### 3.3.5 Sun Control Devices

Sun control devices shall not be installed on any home until an application has been submitted to and approved by the ARC. Awnings and trellis work can provide effective control of the glare and excessive heat buildup on windows and door openings. The manner in which the sun control is implemented has considerable effect on the visual appearance of the house and the neighborhood.

Materials are available for application on the inside of windows to reduce thermal transmission and glare. These materials may provide effective and economic alternatives to awnings and trellises. Effective sun control can often be provided by white-backed insulated curtains, Venetian blinds, or planting deciduous trees to shade the windows. In the event that these alternatives are not sufficient, the following standards must be followed in selecting a sun control device:

- a. Materials and Color: Sun control devices must be compatible with the architectural

character of the applicant's house, in terms of style, color, and materials. Solid colors must be used rather than stripes or patterns. Trellis work must match the trim color of the house. Pipe frames for canvas awnings must be painted to match the dominant trim color of the house. When awnings are removed for storage (e.g. for winter), the pipe frames must also be removed.

- b. Design and Appearance: When awnings are used, they must be of straightforward design without decorative embellishment such as scallops, fringes, and contrasting color stitches. Awnings and trellises must be consistent with the visual scale of the house to which they are attached.
- c. Location: Awnings may not be used on the front of the houses, and where used, must not adversely affect the views, nor block sunlight or natural ventilation of adjacent properties.

### 3.3.6 Air Conditioners and Heat Pumps

Air conditioning units installed in windows are prohibited. Replacement air conditioning and heat pump units installed in the same location on a Lot as the unit being replaced do not require the prior approval of the ARC. Exterior units added or relocated to new locations do require prior written approval from the ARC.

### 3.3.7 Attic Ventilators and Radon Remediation Systems

Attic ventilators or other mechanical apparatus requiring penetration of the roof must be as small in size as functionally possible, and must be painted to match the roof. They must be located on the least visible side of the roof (generally the side of the roof furthest from the homeowner's street) and must not extend beyond the ridge line. Homeowners must submit applications and obtain approval for these systems before they are installed on the home.

### 3.3.8 Chimneys and Metal Flues

Metal flues which penetrate the roof must be painted either flat black or to match the roof. Masonry chimneys and wood flue enclosures may be used when compatible in design, location, and color with the existing house. Homeowners must submit applications and obtain approval for chimneys and metal flues before they are installed on the home.

### 3.3.9 Exterior Lighting

Any exterior lighting must be positioned so that it illuminates only the homeowner's property and does not intrude on the privacy of any adjacent or facing properties.

Homeowners must submit applications and obtain approval for exterior lights before they are installed on the home.

### 3.3.10 Exterior Painting

Repainting or staining to match original colors need not be submitted to the ARC for approval.

Change of exterior color must relate to color of the other houses in the immediate area, and must be submitted to the ARC for review and approval. All exterior color changes must be approved by the ARC, including but not limited to, changes to the house siding, the trim, roofs, doors, shutters, and other apparent structures to include out buildings.

## 3.4 Yards and Landscaping

### 3.4.1 Front and Back Yards

Properties with front and/or back yards that are visually open to adjacent properties shall maintain the yards in a manner that will not adversely impact views from adjacent yards, such as by the storing large, unused items out of sight, not allowing the overgrowth of weeds, keeping clutter to a minimum, and adhering to all maintenance standards set forth elsewhere in these Guidelines and Rules.

### 3.4.2 Fences

No fences shall be constructed on any Lot until an application has been submitted to and approved by the ARC. Fencing is used to separate property, provide security for pets and / or children. In achieving any one of these goals, a barrier is created which has both visual and physical impact on the boundaries of common land and property of adjacent homeowners. In general, fences are incompatible with the open space concept of Shaker Woods. Hence, only under special circumstances shall the ARC consider the approval of additional fences in Shaker Woods. In all cases when applications for fences are approved, landscaping will be required to reduce the visual impact of the fence. Careful consideration must be given to the basic fencing concept and the manner in which the concept is executed.

Remember, there are alternatives to fencing that may achieve the needed results. For example, short segments of screen fencing may be combined with landscaping to achieve the desired amount of privacy without a severe impact on natural open space. The use of plant material alone can be a viable alternative. The following considerations shall be taken into account in all applications for fencing:



- a. Height: Fence height must not exceed a height of 6 feet (including any decorative additions to the top) regardless of purpose. The height and design of fences must conform to other fencing that may exist in the area.
- b. Openness: The degree of "openness" of a fence will depend on its purpose, however, the use of solid fencing for privacy will also produce undesirable consequences for adjacent properties (such as shadows, loss of natural ventilation, and unsightly views). Therefore, this type of fencing is discouraged and, absent special circumstances, privacy should be achieved through the use of landscaping rather than continuous, solid fencing.
- c. Location: Fencing must relate to the principle architectural features of the house design, location and the way in which it connects to the existing house. The fence may not extend farther forward than either back corner of the existing house.
- d. Design: The tops of all fences, except certain low-open types (such as split rail) must be maintained parallel to the ground or horizontal. For horizontal if the ground slopes, the fence must be stepped. The bottom of the fence must be no more than 6" to 12" above the grade at any point depending on the type of fence. Vertical parts of the fence must be plumb and not extend beyond the uppermost horizontal portion of the fence. Metal caps on posts are generally not acceptable unless painted to match the fence. Fences will be of quality construction so as not to become a detriment to the adjacent property or neighborhood.
- e. Gates: Gates must match fencing in design, materials, height, and color.
- f. Finishing: Fencing which is finished on only one side must have the finished side facing outwards, away from the Lot.
- g. Type: The type of fencing must be compatible with the applicant's house, but it must also be appropriate to adjacent properties. Chain link fences are generally not acceptable, and barbed wire fences are not acceptable under any circumstances. Property line fencing must be of the open type construction (such as split rail).
- h. Materials: The fencing materials and colors must be compatible with the materials and colors in the applicant's house and the prevailing materials in the adjacent houses. Continuity of texture and scale of materials must also be considered. If masonry is used in the fencing, it must match that of the applicant's house.

### 3.4.3 Tree Removal

No tree, six inches (6") in diameter or larger measured 4 feet above ground level, shall be

removed without the prior approval of the ARC, except where the tree has died or poses an immediate safety threat.

#### 3.4.4 Recreation and Play Equipment

No recreational or play equipment may be placed on any Lot until an application has been submitted to and approved by the ARC. Creatively designed equipment is encouraged. The standards listed below are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact. (For guidelines specific to tree houses, see Section 4.6 of these Guidelines and Rules below.)

- a. Location and Size: Equipment should be placed in rear yards, in order to minimize visibility from the street. Consideration may be given to alternate locations, based on the merits of the particular proposal (screening, color, size, etc). Non-permanent equipment, when not in use, must be stored in garages or out of view. Basketball backboards may not be secured to houses or garages.
- b. Materials and Color: Equipment using natural materials is encouraged. Metal play equipment, exclusive of the wearing surfaces (slide poles, climbing rings, etc.), and basketball backboards and their poles must be painted to blend in with the surroundings, or the color of the house, if it is in close proximity.

#### 3.4.5 Swimming Pools, Hot Tubs and Spas

No pool, spa or hot tub shall be placed on any Lot until an application has been submitted to and approved by the ARC. Any such application must adhere to the following:

- a. Location: Pools, spas and hot tubs must be located in rear yards, although if special circumstances apply (such as unusual topography), consideration may be given to other locations. It is important to keep pool walls an adequate distance from the property lines. Above ground swimming pools will not be approved.
- b. Fencing: The pool, spa or hot tub and any mechanical equipment must be protected by a fence. Fences and gates must conform to the standards enumerated for fences in Section 3.4.2 above. Approval of the fence will be considered as part of the swimming pool application, and shall be contingent upon the completion of the pool.
- c. Government Approvals: All applications for the construction of pools, spas and/or hot tubs must include copies of all current, required state and local permits and comply with all applicable government standards.
- d. Pool Use: All pool use must conform to Fairfax County Ordinances.

### 3.4.6 Vegetable and Herb Gardens

While ornamental flower gardens may enhance the beauty of a property; vegetable and herb gardens are more functional in nature and must, therefore, must be confined to rear yards or other locations where they are not visible from the street.

### 3.4.7 Patios and Ground Level Decks

No patios or ground level decks may be constructed on any Lot until an application has been submitted to and approved by the ARC. Any such application must adhere to the following criteria:

- a. Location: Patios should generally be located in rear yards. However, front and side yard locations will be evaluated on the merits of the individual proposal.
- b. Materials and Color: Materials must have natural weathering qualities such as brick, wood, stone, concrete or any approved composite material. If stains are used, the semitransparent varieties are preferred. The material used in ground level decks should generally match the trim or dominating color of the applicant's house. Certain kinds of woods may be left to weather naturally, but must be maintained on a regular basis.
- c. Drainage: If changes in grade or other conditions which affect drainage are anticipated, they must be indicated in the application. Generally, approval will be denied if the adjoining properties are adversely affected by changes in drainage.

### 3.4.8 Greenhouses

No greenhouse shall be placed or constructed on a Lot until an application has been submitted to and approved by the ARC. Any such application must adhere to the following criteria:

- a. Location: Greenhouses must be located in the rear of the house.
- b. Design: Greenhouses must maintain a continuity of building lines, materials, etc., with the primary structure. Detached greenhouses must conform to standards established for storage sheds regarding size and location set forth in Section 4.1 below.

### 3.4.9 Retaining Walls

No retaining wall shall be constructed on any Lot until an application has been submitted to and approved by the ARC. Retaining walls may be used to preserve trees, improve drainage patterns, and define area. Walls must be kept as low as possible. Use of

indigenous rock or wood in combination with appropriate landscaping is encouraged.

Because retaining walls may alter existing land forms, the design of such walls must be carefully considered to avoid adversely affecting drainage patterns.

#### **4.0 MISCELLANEOUS**

##### **4.1 Storage Sheds / Out Buildings**

No shed or outbuildings may be placed or constructed on any Lot until an application has been submitted to and approved by the ARC. Well designed and sited storage sheds or out buildings can materially enhance individual property and the neighborhood by concealing many cluttering objects such as garden tools, trash cans, bicycles, etc. To achieve this effect, the building will be compatible with the architecture of the applicant's house and landscaping as indicated below:

- a. Location: Sheds must be located in rear yards. Sheds which are close to the house, however, require more attention to compatibility of architectural details. Views from other properties must always be considered and additional landscaping may be required to lessen the visual impact.
- b. Materials and Color: Materials and color must match or generally be compatible with the house or setting to which it is most visually connected or physically attached. In most instances, this includes matching major materials such as siding and roofing, dominant colors, construction details such as trim, and roof pitch.
- c. Size: While sheds must provide sufficient volume for their intended use, they must be of a size which is appropriate for the size of the property, and which is architecturally compatible with the applicant's house and adjacent houses.

Unless attached to the primary structure or privacy fencing, sheds on wooded lots must be located so that they will be screened from view by existing trees. Metal storage sheds of straight forward design are discouraged, but will be considered on their individual merits. Sheds which are remotely located from the primary structure must be painted to blend in with the background.

##### **4.2 Temporary Storage Containers and Trash Dumpsters**

No temporary storage containers or trash dumpsters may be placed on any Lot until an application has been submitted to and approved by the ARC. The application must specify the project requiring these items, the proposed location, and the time frame for placement and removal. Storage containers, including storage "pods", may not be stored: a) in street

view on any Lot, or b) on the private streets or common areas within the SWHOA. If the storage container or dumpster is used as part of a renovation, the homeowner shall note this in the application for ARC approval, and state the time frame that the storage container will remain on the Lot. If the storage container remains on the property beyond the time frame set forth in the approved ARC application, it shall be a violation of these Guidelines and Rules.

#### 4.3 Garages

No garage may be constructed on a Lot until an application has been submitted to and approved by the ARC. Detached garages must relate appropriately to the house and environs, and are subject to the same construction guidelines as sheds or other out buildings. Specific site and design considerations will be evaluated on their individual merits and must conform to the general standards set forth in Sections 3.1 and 4.1 above. Carports are incompatible with the character of the neighborhood and are prohibited. Garage doors must be compatible with the design of the house. Roof configuration and ridge lines for any garage must relate positively to those of the applicant's house.

#### 4.4 Driveways, Walkways and/or Parking Pads

No alterations may be made to driveways, walkways or parking pads on any Lot, including altering the surface, until an application has been submitted to and approved by the ARC. Such application must include dimensional drawings of the changes sought and plans to address drainage issues. Any application for changes in surfacing or rerouting of driveways will be evaluated in terms of the visual impact on the site and surrounding properties. Where possible, access to corner lots shall be from the least traveled streets.

Generally for driveways and parking pads, only hard, stabilized surfaces such as asphalt, paving block or concrete will be approved. Materials other than these will be considered ONLY if they are compatible with the surroundings. Parking pads must be constructed of the same materials as the existing driveway.

#### 4.5 Dog Houses

No dog house may be placed or constructed on any Lot until an application has been submitted to and approved by the ARC. Dog houses must be compatible with the applicant's house in color and materials, and must be located where they will be visually unobtrusive such as rear yards, or in wooded areas.

Dog runs are prohibited.

#### 4.6 Other Free-Standing Structures (Tree Houses, Gazebos, Etc.)

No other free-standing structures may be constructed or placed on any Lot until an

application has been submitted to and approved by the ARC. Any such structure must be compatible with the architecture of the applicant's house, landscaping and all other facets of the applicant's lot, as indicated below:

- a. Location: Structures must be located in rear yards. Views from other properties must always be considered and additional landscaping may be required to lessen the visual impact.
- b. Materials and Color: Materials and color must match or generally be compatible with the house or setting to which it is most visually connected or physically attached. In most instances, this includes matching major materials such as siding and roofing, dominant colors, construction details such as trim, and roof pitch.
- c. Size: All structures must be of a size which is appropriate for the size of the property, and which is architecturally compatible with the applicant's house and adjacent houses.

#### 4.7 Mailboxes

Replacement of an existing mailbox does not require the prior approval of the ARC as long as the replacement follows the standards below and is the same style and approximate size as the original.

Mailboxes are a functional necessity, not a decorative item. Since they are usually in a very prominent and visible location they must be straightforward in design, mounted on a plain metal or wooden post and well maintained in a condition substantially similar to its original condition. They must be painted black, or earth tones, or to match or complement the house trim. The visual impact of the mailbox in combination with those on nearby properties must be taken into account in the evaluation of any particular proposal. Its location must not obstruct any traffic sight lines.

#### 4.8 Flagpoles

No permanent flagpoles may be installed on any Lot until an application has been submitted to and approved by the ARC. Permanent flagpoles must be of the height, color and location which are appropriate to the Lot and neighboring property. Permanent free standing flagpoles, if approved by the ARC, must be installed and maintained in a vertical position. Temporary flag poles and staffs may be installed near the front door of a dwelling without the prior approval of the ARC; however, any such staff must be no longer than 6 feet when fully extended.

#### 4.9 Solar Standards

No solar collectors may be installed on any Lot until an application has been submitted to and approved by the ARC. Solar collectors must be located in such a way as to minimize visibility from the street and adjacent properties. The more visible the installation, the more critical will be the degree of integration into the architectural style of the applicant's house.

The following considerations must be taken into account in the design of any solar installation:

- a. Color: Support racks and the frames of the collectors must be painted to match the background, or in some cases, be enclosed and painted to match an architectural building element.
- b. Appearance: Piping, wiring, and control devices must be concealed or designed to be unobtrusive in appearance. The entire installation should appear integral with the roof if the collectors are on the roof.
- c. Trees: If the collectors require the removal or significant pruning of existing trees, the application generally will not be approved.

#### 4.10 Antennas and Satellite Dishes

Exterior antennas are discouraged. However, if a homeowner wishes to install an exterior antenna, it must comply with the guidelines set forth in this section governing the installation of satellite dishes.

Satellite dishes must be 39" or less in diameter. Also, Shaker Woods has designated certain location as preferred locations for the installation of satellite dishes. Such locations are in areas of the Lot where the dish will be most compatible with the natural setting of the home and the neighborhood. These locations are:

- a. Entirely within and entirely below the height of approved privacy fencing which fully encloses the rear yard of the Lot; or
- b. At ground level in the rear of any home, screened or decorated with natural landscaping; or
- c. Mounted on the roof of the house with its highest point below the peak of the roof-line, painted to match the roof color and preferably as close to the chimney as possible; or
- d. Above the walking surface of the deck, providing that no portion of the device projects more than 6" above the height of the deck railing.

The device must be of a color that is reasonably compatible with the color and materials of the home. Also, the device must not adversely affect the safety of others or interfere with the reception of radios and televisions of neighbors.

Homeowners do not need to obtain prior approval from the ARC for placement of a satellite dish or antenna on a Lot that complies with the foregoing guidelines. The ARC reserves the right to approve locations for satellite dishes installed in other locations on a Lot than those set forth in the paragraphs above (if needed to receive sufficient signal strength for adequate reception).

In such an instance, the homeowner shall inform the ARC in the application/notification of (a) the problem with signal strength and (b) the desired location proposed by the homeowner that will afford sufficient signal strength for reception and causes the least amount of visual intrusion in the neighborhood. The ARC may require the homeowner to install visual barriers, such as lattice or landscaping, around the device in order to diminish any adverse visual effect which may be caused by the installation of the device or may require the resident to locate the device in another setting so long as the device is still capable of receiving sufficient signal strength for adequate reception.

#### 4.11 Propane Tanks

No permanent propane tanks may be installed on any Lot until an application has been submitted to and approved by the ARC. Propane tanks will be until an installed such that they are not visible from the street. Screening or plantings shall be used to achieve this objective.

### 5.0 ARCHITECTURAL REVIEW

Even if homeowners believe that their planned alterations will comply with the standards provided herein, they must still submit an application in accordance with paragraph 3.2 above, and receive approval prior to beginning any alteration, addition, modification or change to the exterior of their home or property. As set forth in Section 3.2 above, Application forms can be requested from a SWHOA Board Member or can be downloaded from the SWHOA Website, [theshakerwoods.org](http://theshakerwoods.org). All applications for approval of an alteration or modification must be hand-delivered or sent via certified mail, return receipt requested, to the ARC.

The SWHOA Board or ARC may accept applications in other forms (e.g., email/registered mail) but a homeowner must receive express written acknowledgement that the application is being formally accepted in that fashion.



If a homeowner does not agree with the final decision of ARC, the homeowner can appeal the decision to the SWHOA Board of Directors. The Board will act as a "check and balance" for the ARC, working with the homeowner and the ARC towards a resolution. Any request for an appeal must be mailed, via certified mail, to the Board within fourteen (14) days of the date of the ARC's written decision. The decision of the SWHOA will be final and will be issued in writing to the affected homeowner. The Board has the sole discretion to determine whether to hold a hearing on the appeal; homeowners do not have a right to a hearing on an appeal.

FURTHER REGULATION: The SWHOA Board may, from time to time, in accordance with Virginia Law, revise or supplement these guidelines, rules and standards as deemed appropriate and such revisions shall be published to the members of the SWHOA.

### 5.1 Property Access

Upon reasonable notice (i.e., a phone call, email or written notice), homeowners shall grant access during daylight hours to representatives of the Board of Directors and the ARC, for the purpose of assisting the Board or ARC in the review of applications submitted to the ARC, the resolution of disputes, and/or compliance with such approvals and inspections of property for preparation of disclosure packages (see Section 5.2 below).

### 5.2 Selling a Home

The SWHOA is required by Virginia law to provide prospective buyers or homeowners with disclosure packages. A disclosure package includes a copy of these Guidelines, Rules and Standards and sets forth information concerning the SWHOA and the Lot and enumerates conditions of the property which are not in compliance with the SWHOA's Governing Documents (which include the Declaration, Bylaws, Articles of Incorporation and all Rules and Regulations adopted by the Board of Directors). The existence of any violations can adversely affect the resale of the property until the condition is corrected. Therefore, it is in the interest of all homeowners to assure that their Lot is maintained in accordance with these Guidelines and Rules and that any proposed alterations are not commenced without the prior written approval of the SWHOA Board or ARC.

As of the date of these Guidelines, any request for a resale Disclosure Package must be directed to the ARC in writing. An inspection of the property will be performed by a representative of the SWHOA ARC in order to complete the preparation of the Disclosure Package. Any homeowner who requests a resale Disclosure Package from the SWHOA will be deemed to have consented to granting representatives of the SWHOA with access to the Lot for the purpose of conducting inspections.

## 6.0 Enforcement and Violations

The guidelines, rules and standards contained in this document shall be enforced by the SWHOA ARC and the Board in accordance with the Governing Documents. Any homeowner may notify the Board or ARC of a perceived violation. Per the Declaration of the Association, "failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter."

### 6.1 Follow-Up Inspection

At the completion of any approved project, the ARC will make a follow-up visit to verify that the outcome agrees with the original application.

### 6.2 Complaints by Homeowners/ ARC Reviews

Any homeowner may notify the Board or the ARC of a perceived violation. This notification must be in writing or by email and must identify the complainant. The Board or ARC will investigate all complaints and determine the appropriate action to be taken, if any. In addition, the ARC may act on its own initiative to review the condition of any homeowner's property, and may send Notices of Violation of these Guidelines and Rules to a homeowner when warranted.

### 6.3 Violations

Per the Virginia Property Owners Association Act, the ARC or SWHOA Board may impose a monetary charge of up to \$50.00 per violation and an additional \$10.00 per day for each violation of a continuing nature. Monetary charges for any continuing violation of the Governing Documents may accrue for up to 90 days or such maximum period as permitted by Virginia Law.

The Board may also suspend an owner's right (and that of his or her family members, guests and tenants) to use the facilities or receive services during any period in which an owner is delinquent for at least 60 days. Prior to imposing monetary charges or suspending facilities or services, the Board shall follow the due-process procedure set out in the current due process Policy Resolution.

**The SWHOA Board of Directors reserves the power to hold owners legally responsible for ensuring that they and their tenants, guests and invitees comply with the Governing Documents, and the Guidelines, Rules and Standards contained herein. The Board may exercise all enforcement procedures and remedies authorized by the Governing Documents and Virginia law, outlined above, including, but not limited to, the initiation of a law suit, to enforce these Guidelines, Rules and Standards.**

**APPENDIX A  
SWHO A ARC STANDARD APPLICATION  
FOR REVIEW  
(Revised October 5, 2011)**

**SWHOA ARCHITECTURAL REVIEW COMMITTEE  
STANDARD APPLICATION FOR REVIEW**

**1. GENERAL INFORMATION**

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Property Street Address: \_\_\_\_\_ Lot #: \_\_\_\_\_  
Telephone Number(s) Home: \_\_\_\_\_ Work: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
Mailing Address (If different from above) \_\_\_\_\_

**2. REQUEST FOR STANDARD EXTERIOR CHANGE** (Check appropriate box; please submit separate application for each project)

- Major Exterior Alterations (Garages, Driveways, Additions, Siding, Roof)  
 Storage Sheds                       Fence                       Storm Windows & Doors  
 Recreation and Play Equipment    Deck/Patio                       Swimming Pool  
 Greenhouses / Pool houses         Tree Removal                       Solar Collectors  
 Miscellaneous (See ARC Guidelines)  
**( )** Add dumpster or storage pod (please specify time frame, from \_\_\_\_ to \_\_\_\_)

**3. DESCRIPTION** (Must conform to specific ARC guidelines; describe materials, color, quality of construction, dimensions, etc.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. PURPOSE** for change/modification \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**5. ATTACHMENTS** (Please attach property site plan showing location of project, if applicable, and sketches, photographs showing dimensions, and any additional information as appropriate.)

- Attachments enclosed                       Attachments NOT enclosed

**6. ESTIMATED COMPLETION DATE:** \_\_\_\_\_

Permission is hereby granted for members of the SWHOA Architectural Review Committee, as necessary, to enter on my property to make reasonable inspection of the construction location both prior to construction and post construction.

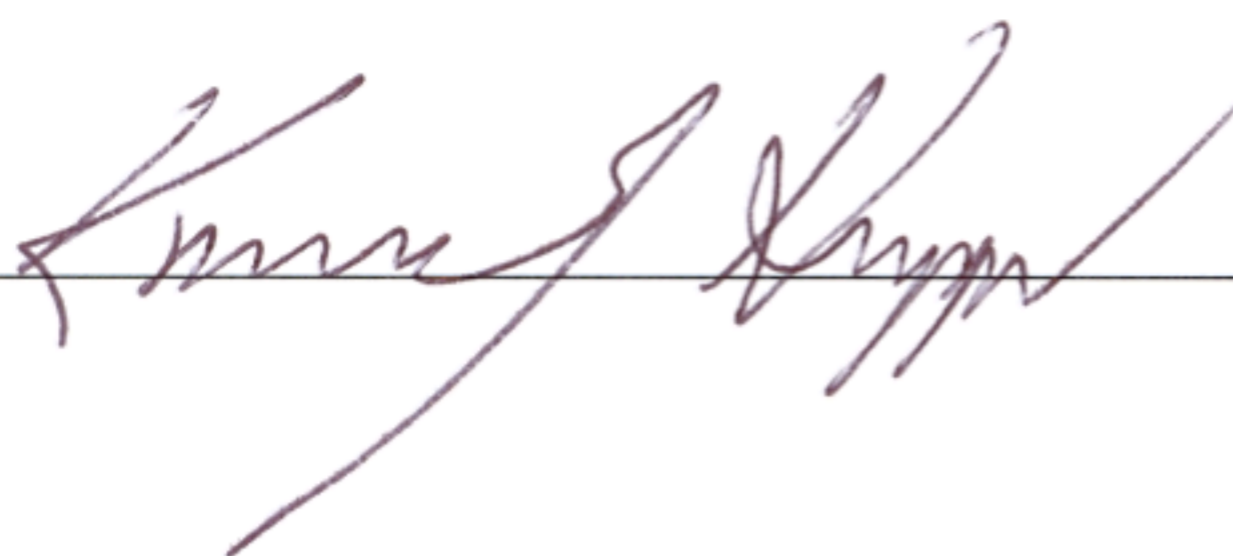
**OWNER'S SIGNATURE:** \_\_\_\_\_

The application can be submitted via email to [arc@theshakerwoods.net](mailto:arc@theshakerwoods.net) or via regular mail to SWHOA, P.O. Box 1017, Herndon, VA 20172

**ARC ACTION:** APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DATE \_\_\_\_\_

The effective date of these Guidelines shall be October 5, 2011.

SHAKER WOODS HOMEOWNERS ASSOCIATION

 \_\_\_\_\_, President

**RESOLUTION ACTION RECORD**

**Resolution 11-001  
(Revised Architectural Guidelines)**

Duly adopted at a meeting of the Board of Directors of Shaker Woods Home Owners

Association held on October 5, 2011.

Motion by: Mary Schifferli Seconded by: Adam Jackson

OFFICER:	VOTE:			
	YES	NO	ABSTAIN	ABSENT
<u>[Signature]</u> President	X	___	___	___
<u>[Signature]</u> Vice President	X	___	___	___
<u>Mary Schifferli</u> Vice President	X	___	___	___
<u>[Signature]</u> Treasurer	X	___	___	___
<u>[Signature]</u> Secretary	X	___	___	___

ATTEST: [Signature] Secretary 10/12/2011 Date

Resolution effective: October 5, 2011.

The Resolution was mailed and/or hand-delivered to the addresses of record of the lot owners on this 18th day of October, 2011.

10/10/2011  
Date

[Signature]  
Secretary