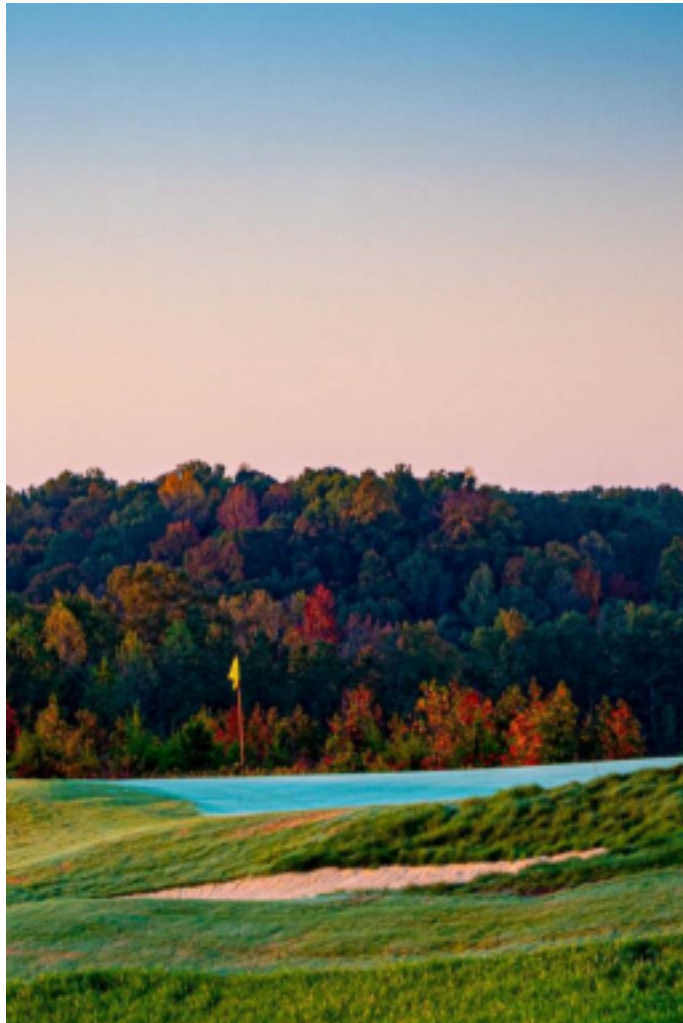


TRIBUTER BAY PROPERTY OWNERS' ASSOCIATION

Architectural Review Covenants, Guidelines, Design Standards and Regulations



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Tributer Bay’s Spirit of Place

The latin term Genius Loci refers to “the spirit of a place.” Tributer Bay’s unique spirit of place is a product of its natural beauty, its heritage as the site of the Allah Cooper mine, until 1916, and the historic architectural character of Virginia’s Gold Country. The following Covenants, Codes and Restrictions are not meant to cause undue hardship, but to help craft homes and neighborhoods that build upon and enrich Tributer Bay’s spirit of place.

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1. The Architectural Review and Covenants Committee and Design Review Procedures

The Architectural Review and Covenants Committee

In conducting design reviews of all residential and commercial construction, the Architectural Review and Covenants Committee (“ARC”) has the authority to review applications and plans, collect fees, provide lot owners and builders with feedback, and approve or deny plans for permits. Members of the ARC, or its authorized representatives, are allowed to enter premises and structures to review/enforce the covenants, codes and restrictions (“CC&Rs”). If construction is not in accordance with the CC&Rs or plans approved by the ARC, the ARC, or its authorized representatives, have the right to halt construction or issue fines if work is not remedied to meet the CC&Rs.

Design Review Procedures

1. Applicant pays review fee and performance bond (cash deposit) to TBPOA; submits plans & completed Building Materials and Colors Form via TBPOA portal
2. ARC has 5 business days to confirm all materials received or request missing information
3. Upon confirmation of all requested materials, ARC has 14 days to review submission and provide redlined plans with comments
4. Possible outcomes:
 - a. Approved
 - b. Approved with conditions (see redlined documents)
 - c. Revise & resubmit (see redlined documents)

Closeout and Final Approval

1. Upon completion of construction, the ARC will arrange a site visit to give final approval or a punch list of items that need addressing for final approval

2. Architectural Design Standards

Building Orientation & Massing

- Houses shall have a minimum conditioned footprint of 1,600 sq. ft. on the first floor, excluding garages and below grade/second story finished square footage. - Houses shall be built within the property setbacks with the front door oriented towards the street.
- Massing, rooflines, doors, windows, and chimneys shall be well proportioned, balanced, and in scale with one another. The ARC has the right to interpret “proportion, balance, and scale.”
- Floor plans may only be duplicated if they are not on an adjacent lot, the elevations differ significantly, and must be approved by the ARC. This will be reviewed on a case-by-case

basis with the ARC having the right to interpret “differ significantly.”

Water and Plumbing Requirements

- Houses shall have a maximum of 5 bathrooms (including any “half” or “partial” bathrooms).
- All plumbing fixtures in the Houses must be WaterSense compliant low-flow fixtures.

Garages

- Garage doors shall not face the street. Exception: If lot setbacks create a hardship, applicant must provide proof of hardship and receive ARC approval for a street facing garage.
- On corner lots, garages shall not face, nor be accessible from, the primary road. - Garage doors taller than 9 ft, i.e. recreational vehicle and boat garage doors, are prohibited.
- Garages shall not protrude more than 10 feet from the front entry roof, unless approved by the ARC.
- Garage doors shall be rectangular and carriage/barn style, and shall not be arched or have arched or rounded windows within the doors (see figure 1).
- Single garage doors are preferred over double garage doors.
- Garages that are two cars deep are prohibited.





Figure 1: Top: permitted garage doors. Bottom: prohibited garage doors

Accessory Buildings

- Accessory buildings are subject to the design standards and design review process, and must be approved by the ARC.
- ADUs are prohibited in the Cooper Estates (Phase 1A).
- Storage sheds must be approved by the ARC, custom built, and match the color and style of the house. The ARC may deny storage sheds based on sightlines from golf courses and public right of ways.

Materials

- Approved: Stone, brick, painted brick, painted wood siding, fiber cement siding (such as Hardie board), poly-ash siding (such as TruExterior), engineered siding (such as LP SmartSide), stucco or EIFS (without control joints, see figure 2) or an alternative material approved by the ARC.
- Prohibited: Vinyl/aluminum siding, reclaimed barnwood, and stained/natural wood besides decks.
- Materials may not change on the same plane or at an outside corner, but may change on an inside corner (see figure 3).



Figure 2: Stucco and EIFS control joints are prohibited

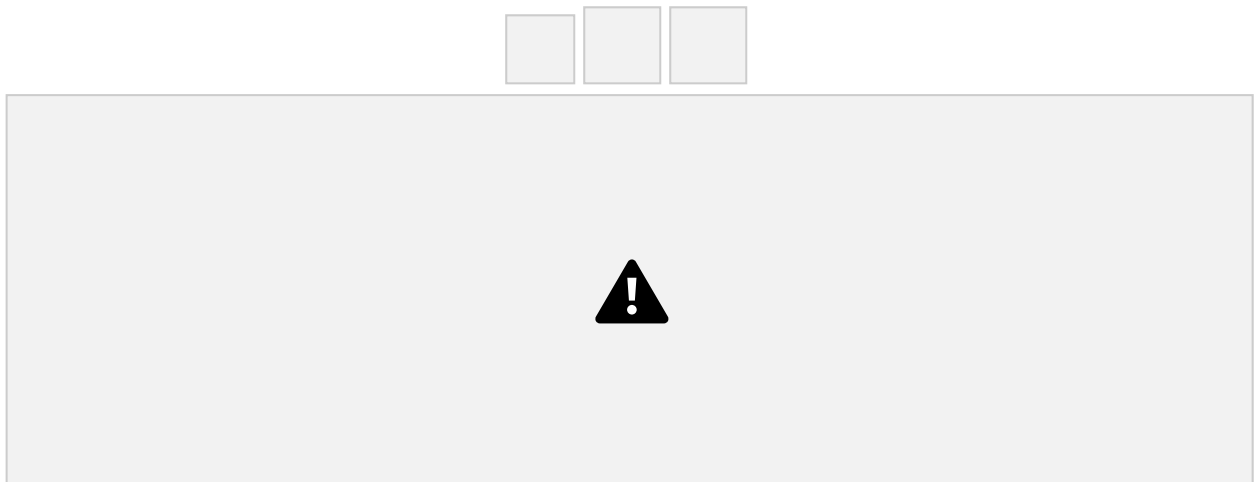
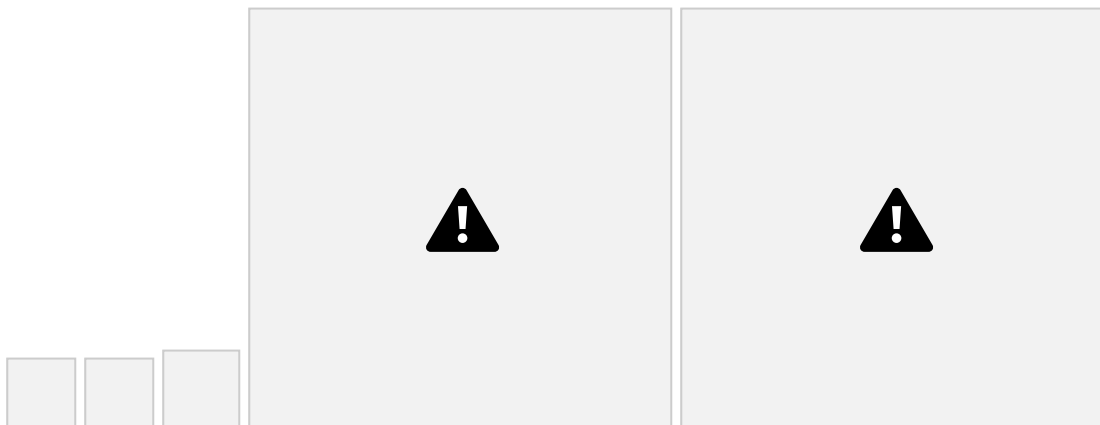


Figure 3: Left: permitted material change at an inside corner. Center and right: prohibited material changes at an outside corner and on the same plane

Foundations

- Exposed concrete foundations must be wrapped in a stone or brick water table that meets grade, or stamped in a brick pattern with a form liner and painted (see figure 4).



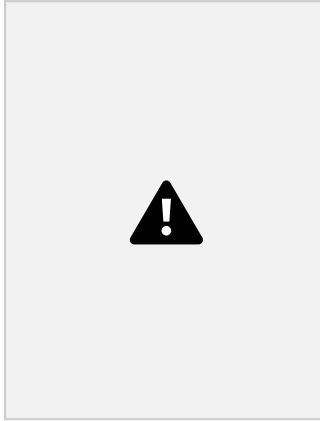


Figure 4: Left: permitted brick water table. Center: permitted foundation wall with a brick pattern. Right: prohibited exposed concrete

Stone and Brick

- Stone and brick must be approved by the ARC.
- Brick and stone wainscotts (higher than a water table, but not full wall height) may be approved by the ARC if the wainscott is continuous around the majority of the house and complements the home's architectural character.
- Stone must have natural, horizontal coursing, i.e. no random joints that suggest it is ground paving or wallpaper (see figure 5).
- Stone must wrap corners (see figure 6).

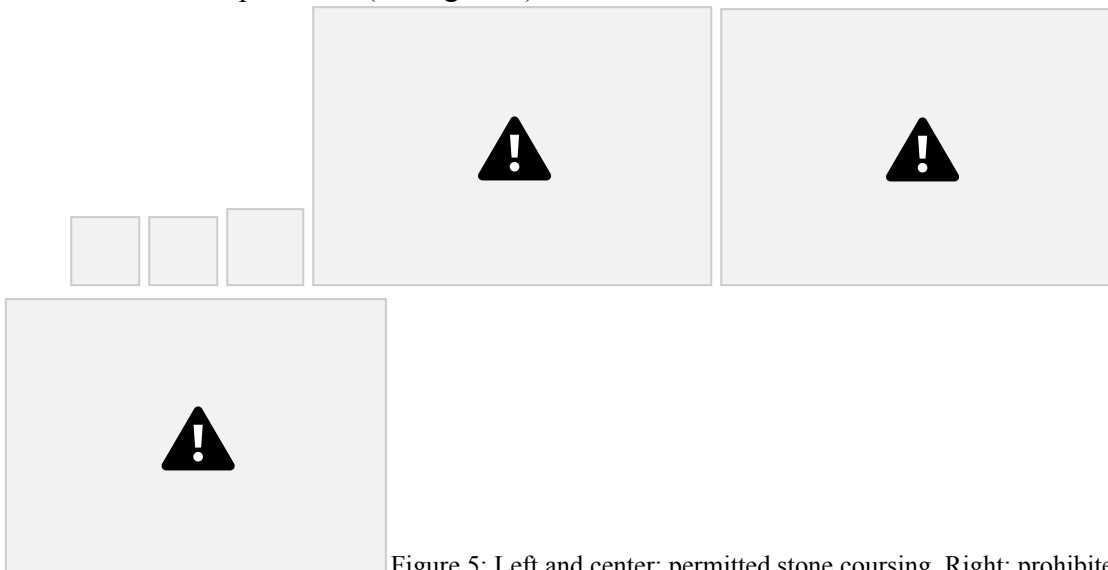


Figure 5: Left and center: permitted stone coursing. Right: prohibited stone coursing

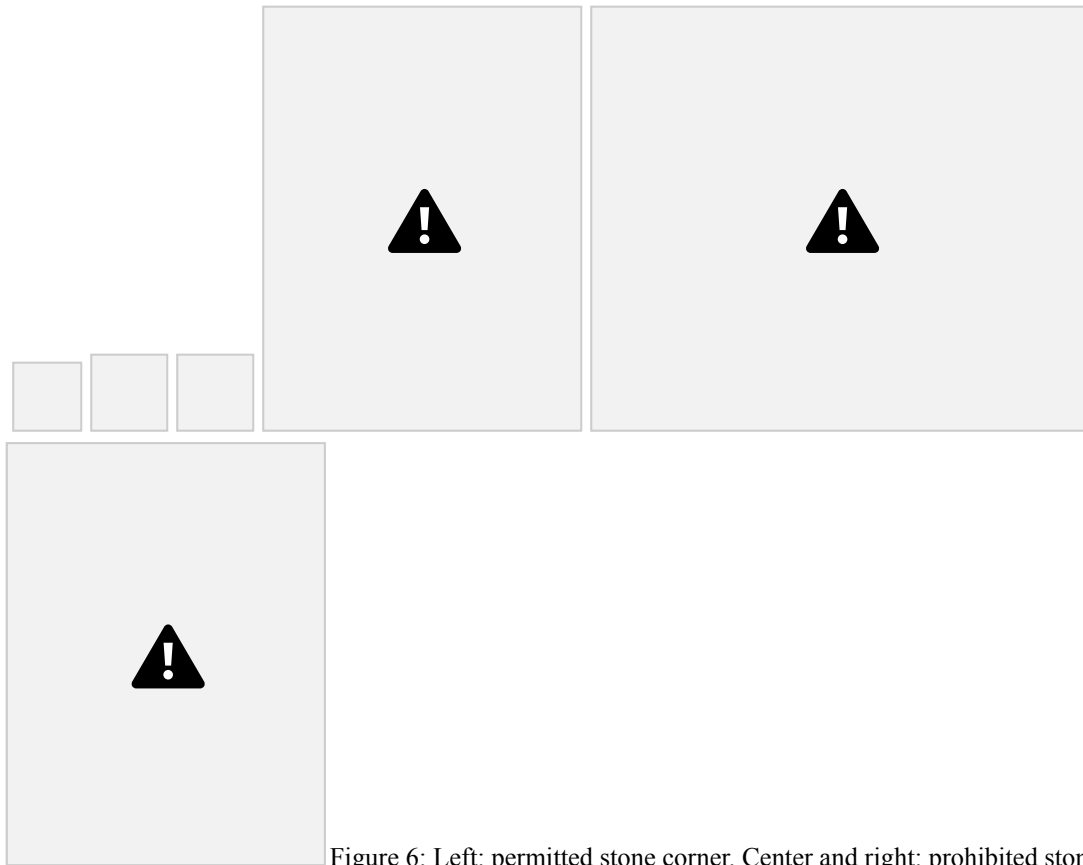


Figure 6: Left: permitted stone corner. Center and right: prohibited stone corners

Roofs

- Roofing material must be approved by the ARC.
- Roofs shall be wood shake shingles, architectural shingles shall be dimensional with a 30+ year rating, or 5V/standing seam/corrugated metal (see figure 7).



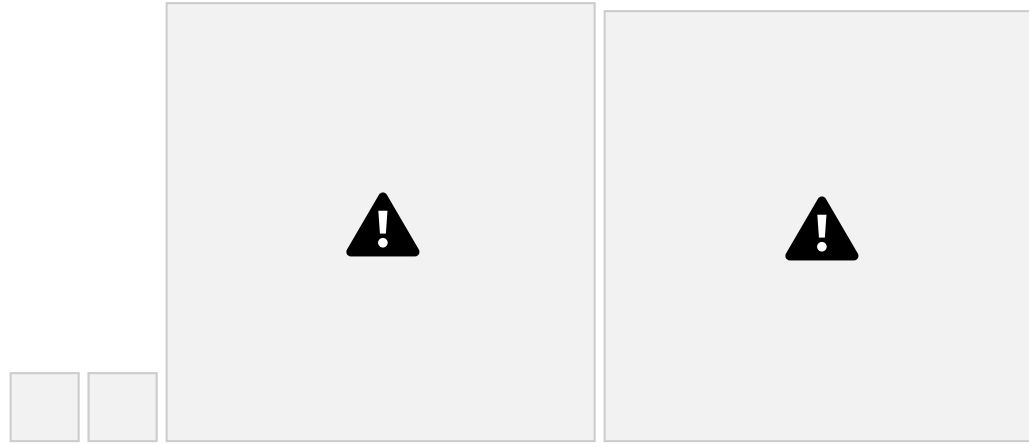


Figure 7: Top left, wood shake shingles. Top right, architectural shingles.
Bottom left, corrugated metal. Bottom right, standing seam metal

- Roofing material color may not be black.
- Where roof materials are mixed, different roof materials, such as shingles and standing seam metal, must not touch.
- Roof pitches should complement the home's architectural character. Roof pitches shall be greater than 7:12, with the exception of porch and dormer roofs. Other exceptions may be granted by the ARC on a case-by-case basis.
- When combining multiple roof slopes, higher/main roofs should have a steeper slope than lower/secondary roofs.
- Mansard, shed, and flat roofs are prohibited (see figure 8).
- Roof penetrations, such as mechanical, radon, and plumbing vents, are not permitted on streetside elevations, and must be painted the same color as the roof/wall. Exception: Penetrations, such as gable vents, are allowed on walls if painted the same color as the wall.



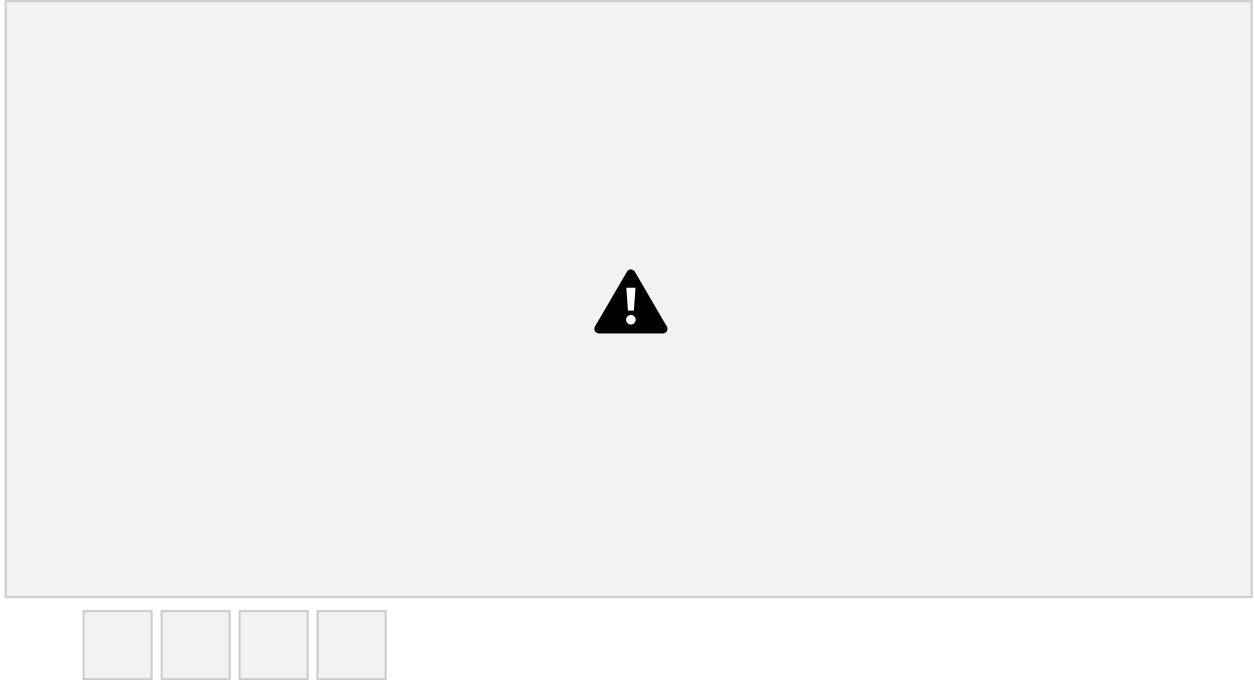


Figure 8: Mansard, shed, and flat roofs are prohibited

Eaves & Trim

- Exposed rafter tails and soffits are encouraged, if they complement the home's architectural character.
- Soffits, fascia and trim made of wood, fiber cement or poly-ash are encouraged. Vinyl, aluminum, and PVC are also permitted.
- PVC must be painted.

Gutters

- Copper and galvanized metal half-round gutters are encouraged. Aluminum gutters are also permitted. Other permitted gutter shapes include ogee/K-style (see figure 9). - Downspout material should match gutters and shall be round or soft square fluted. Decorative rain chains must be approved by the ARC.
- Vinyl gutters and plastic splash blocks are prohibited.



Figure 9: Permitted gutter shapes

Chimneys



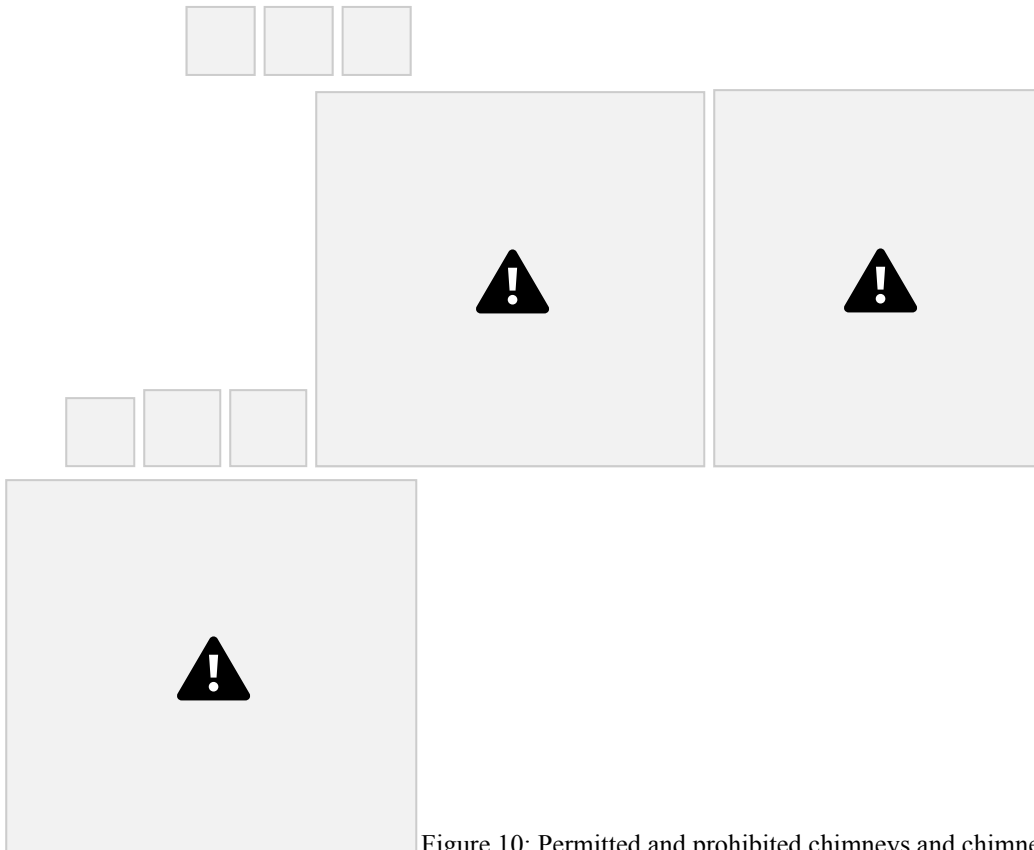


Figure 10: Permitted and prohibited chimneys and chimney caps

- Stone and brick chimney flues are encouraged. Decorative chimney caps must be used to hide flues and spark arrestors and should complement the home's architectural character (figure 10).
- Metal chimney flues may be approved by the ARC if they complement the home's architectural character.
- Cantilevered chimneys or chimney boxes without flues higher than the roof are prohibited (figure 10).

Paint Colors

- Siding, trim, front door, and shutter colors must be approved by the ARC. Paint colors should be selected from, or match, the Benjamin Moore colors in figures 11-13. Other paint colors may be approved by the ARC on a case-by-case basis.
- James Hardie siding colors should be selected from figure 14.
- LP SmartSide siding colors should be selected from figure 15.

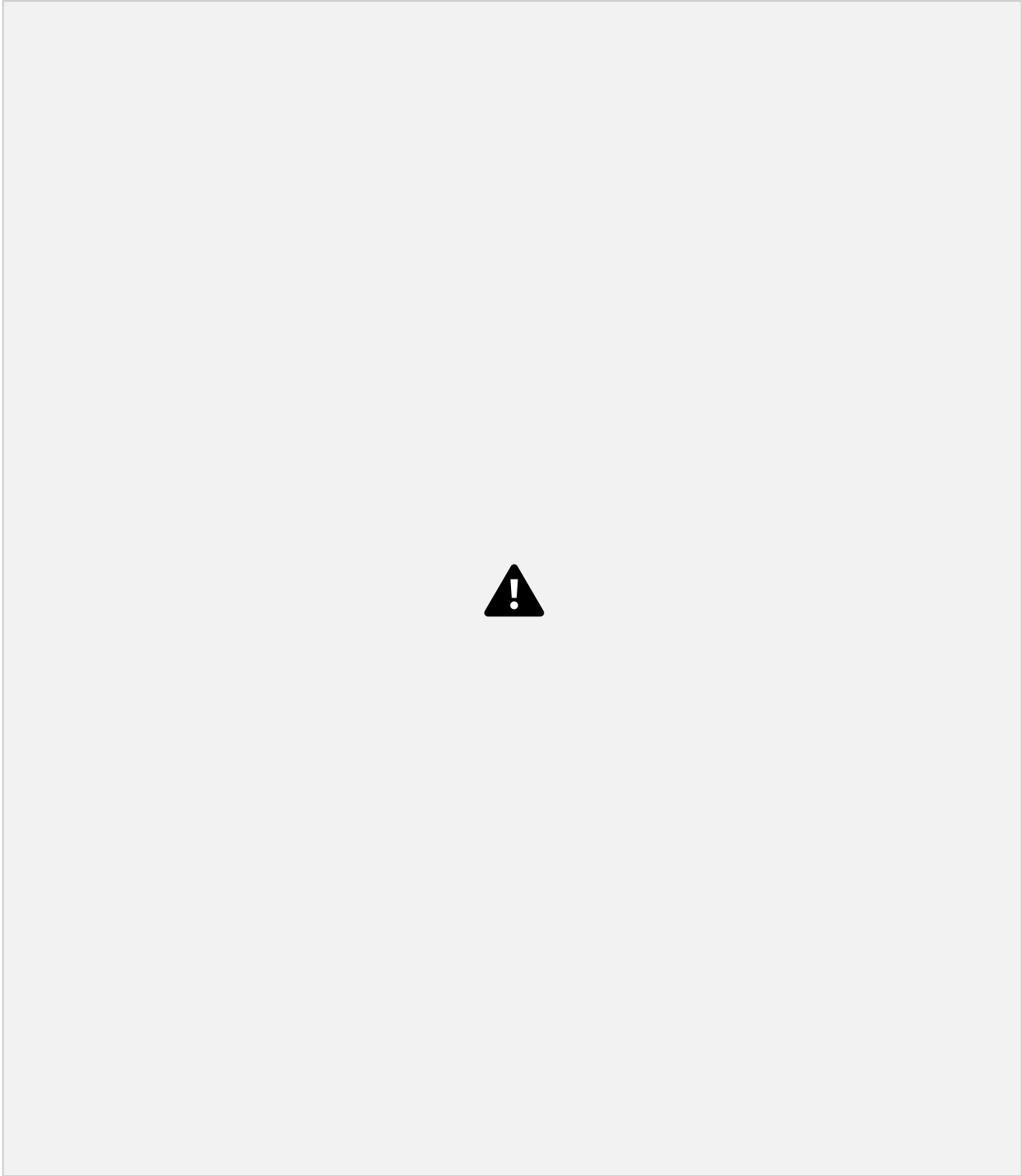


Figure 11: Approved Benjamin Moore colors for siding, trim, front doors, and shutters

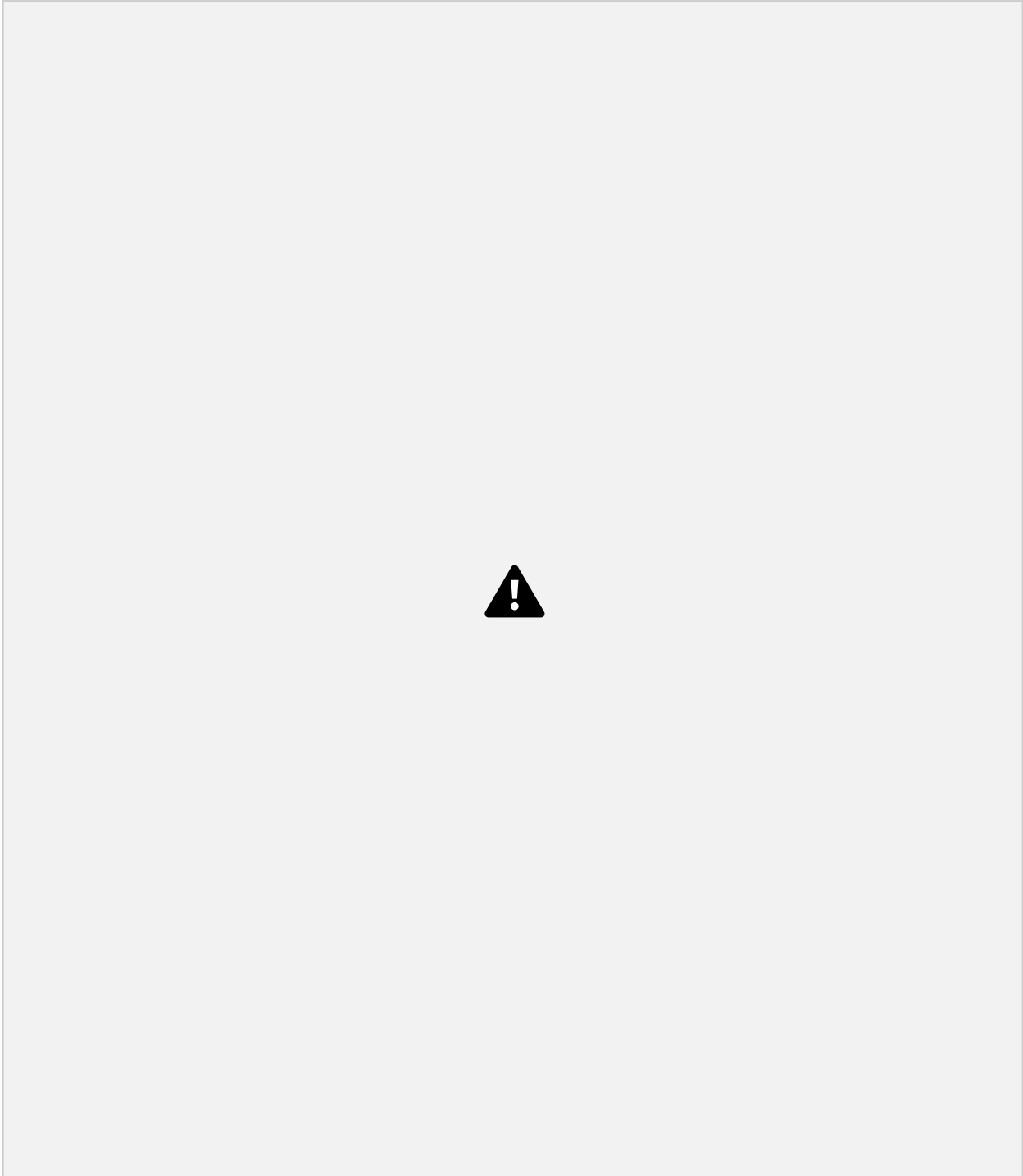


Figure 12: Approved Benjamin Moore colors for siding, trim, front doors, and shutters

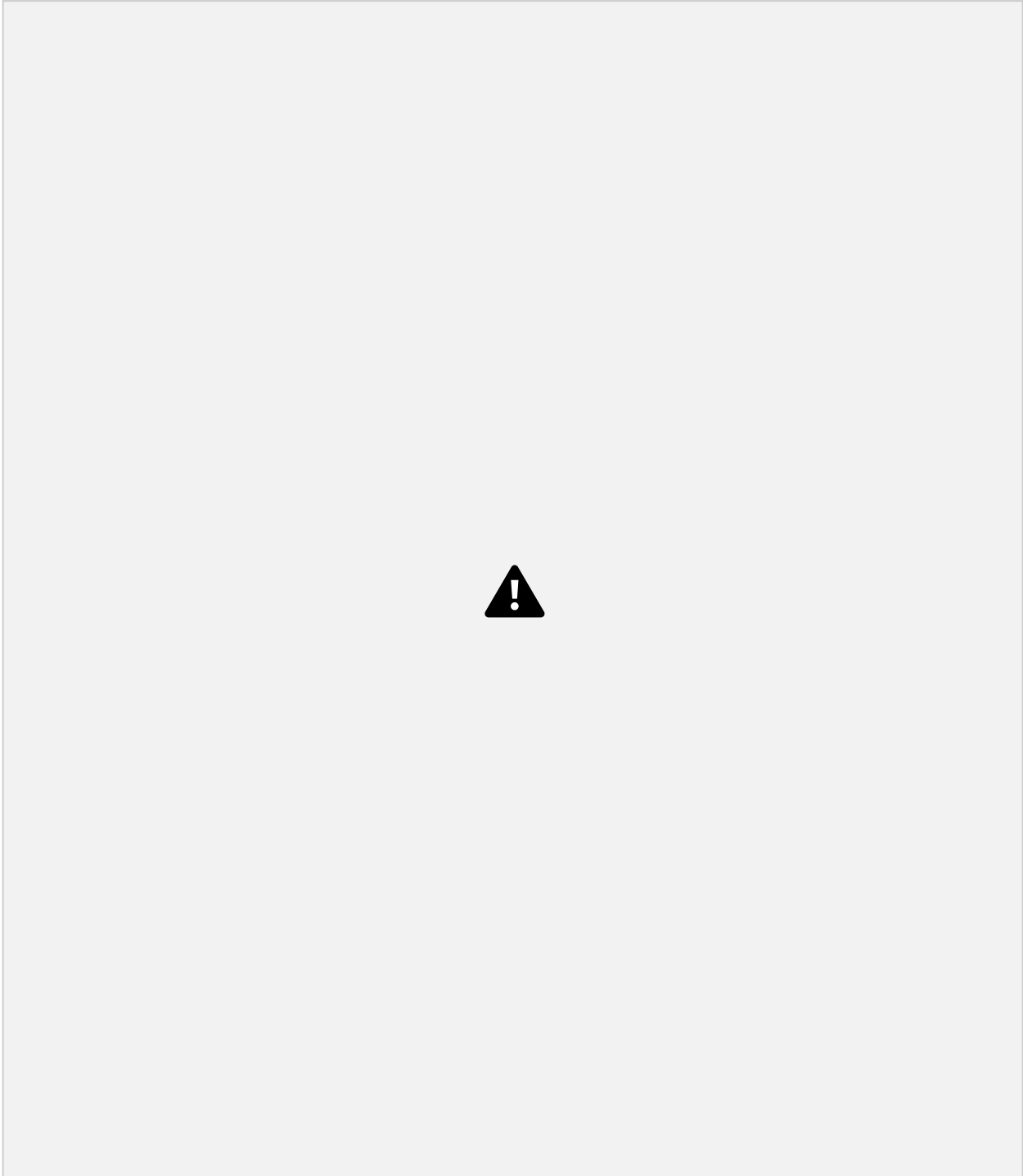


Figure 13: Approved Benjamin Moore paint colors for front doors (panel only) and shutters only

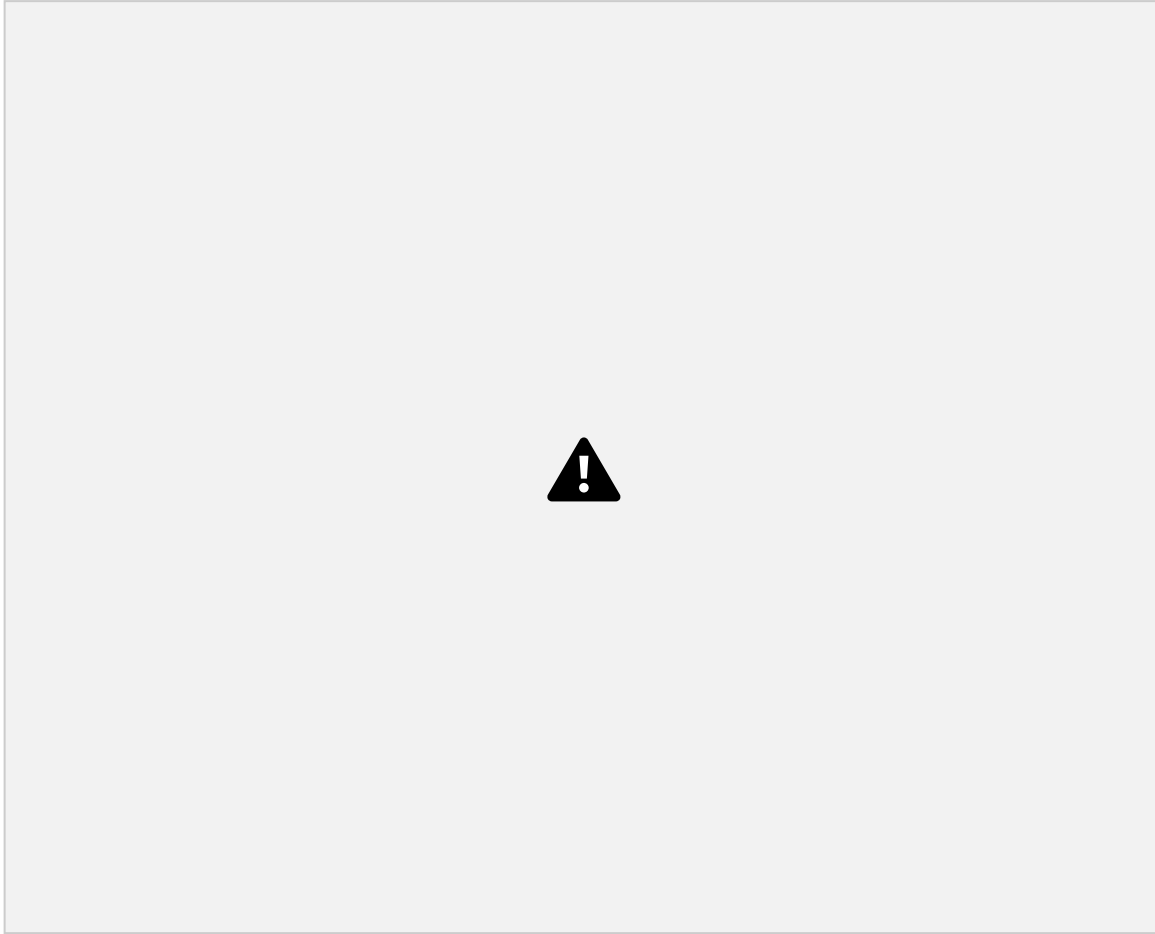


Figure 14: Approved James Hardie siding colors

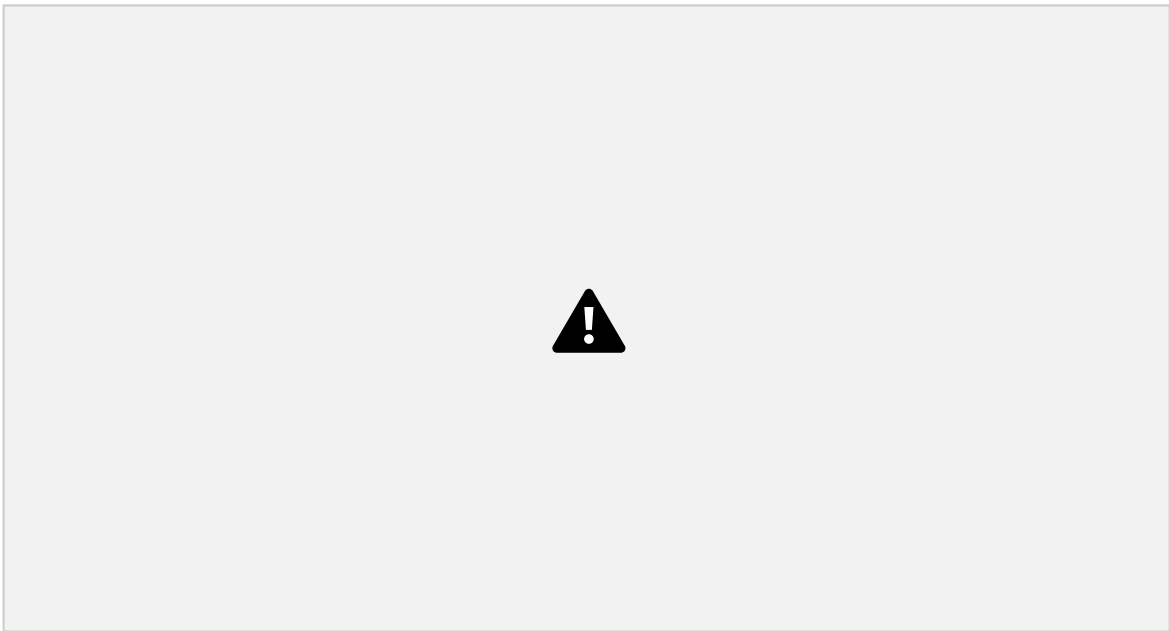


Figure 15: Approved LP SmartSide siding colors

Columns and Posts

- Columns and posts should complement a home's architectural character. Round columns are prohibited. Houses should use basic square posts with no ornamentation or traditional/simplified profiles (see figure 14).

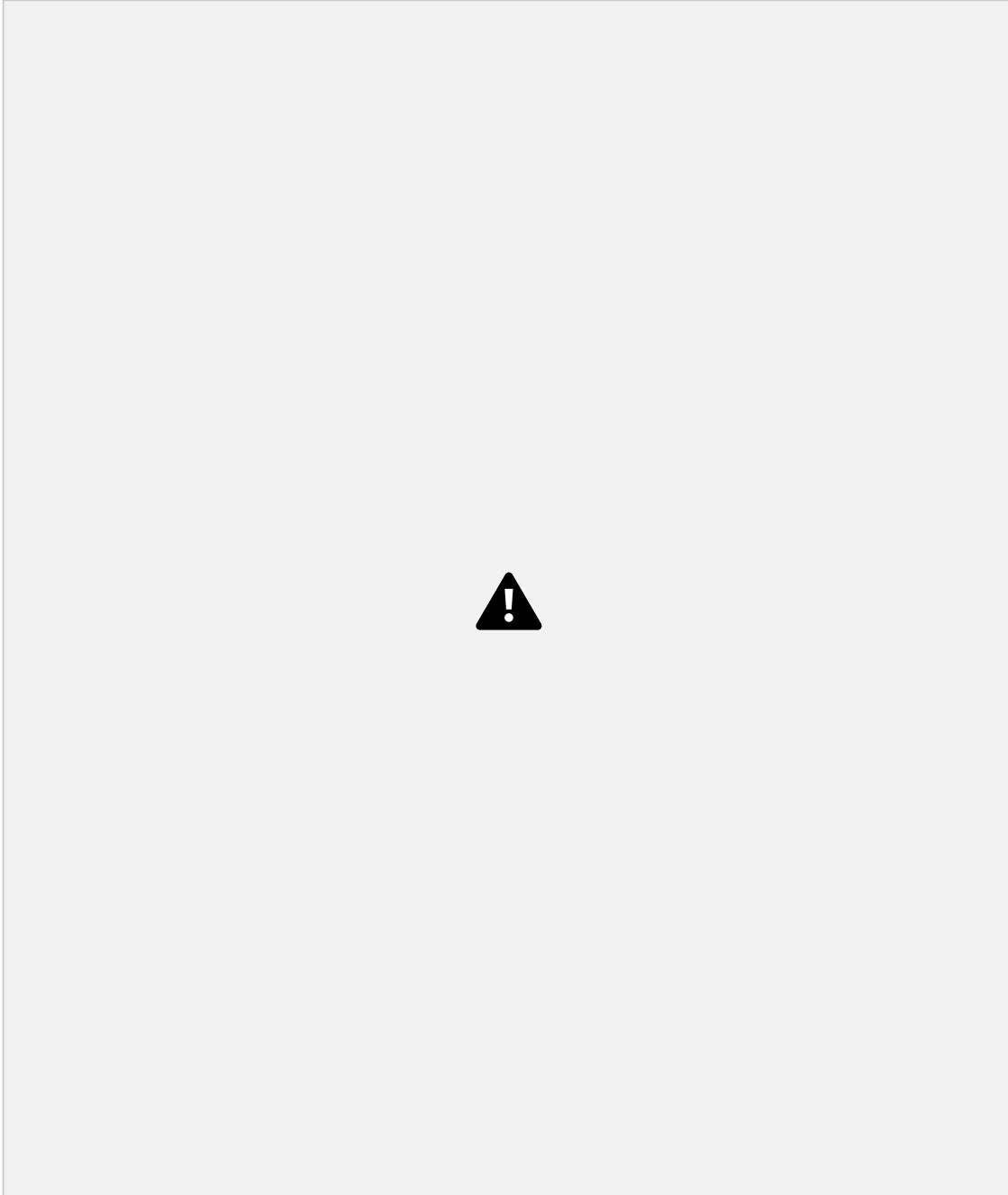


Figure 14: Post details, *Get Your House Right*, p. 63

Windows

- Windows may be wood or aluminum/fiberglass/vinyl clad.
- The proportion of window and door openings should be vertical (see figure 15) unless the

opening is composed of mullioned units with vertical proportions (see figure 16). - Semicircular/arched windows/doors and round/oval windows are discouraged, but may be approved by the ARC on a case-by-case basis if they complement the home's architectural character.

- Glazing bars, or muntins or grills or grids, break down the sizes of windows and give a house a human scale. Glazing bars are encouraged for all glass portions of windows and doors. At a minimum, they are required in the upper half or upper third of windows and glass doors. Glazing bars in only a transom window does not satisfy this requirement.
- True divided lights or simulated divided lights (welded to both the outside and inside of glass) are encouraged. Grilles between the glass are permitted. Snap-in bars or bars on only one side of the window are prohibited (see figure 17).
- Glass must appear transparent (i.e. no mirroring or dark tinting).
- Windows and doors in siding should have a 3 ½" or 4" casing (see figures 18 and 19). See eaves & trim. Metal drip caps are allowed if painted the same color as the trim. - Windows and door openings in masonry (brick or stone) should have structurally correct lintels (see figures 20, 21 & 22).
- Blank walls or gables may not extend more than 10' without a window/between windows.

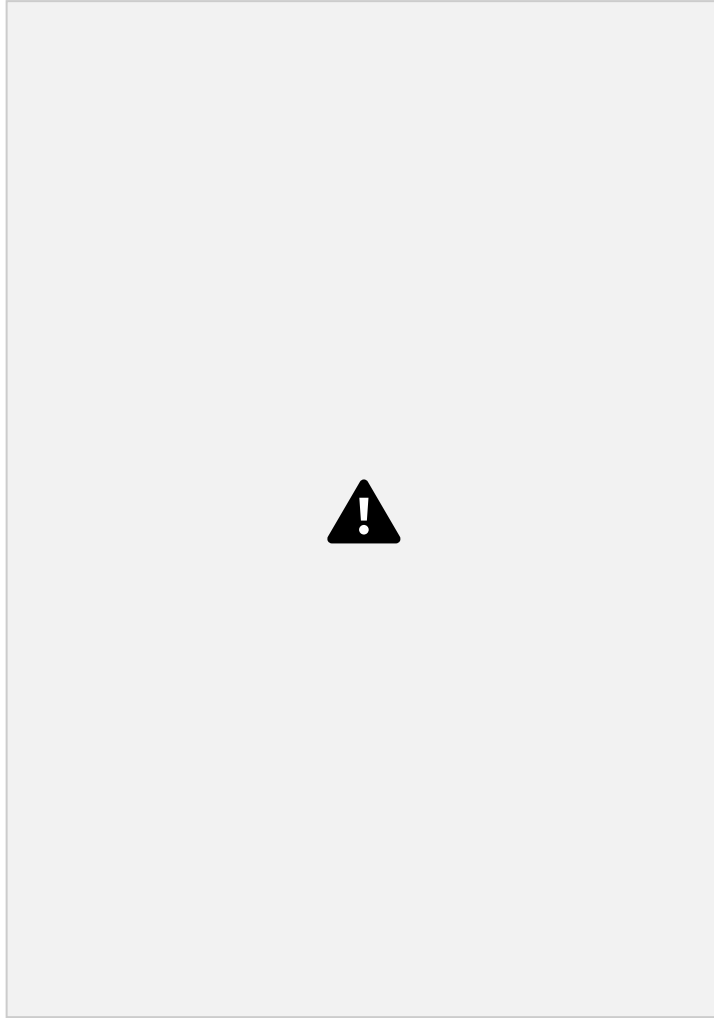


Figure 15: Glazing bars, *Get Your House Right*, p. 97

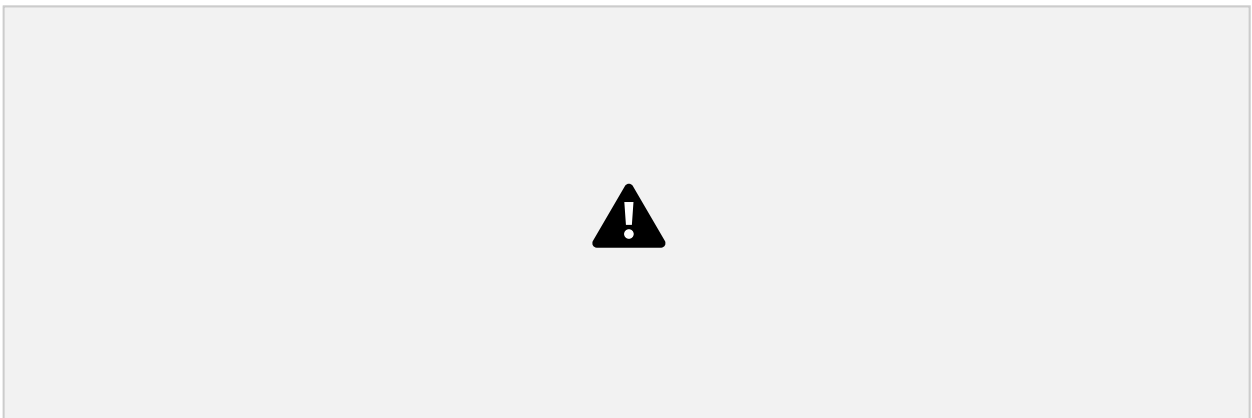


Figure 16: Window proportions, *Get Your House Right*, p. 27



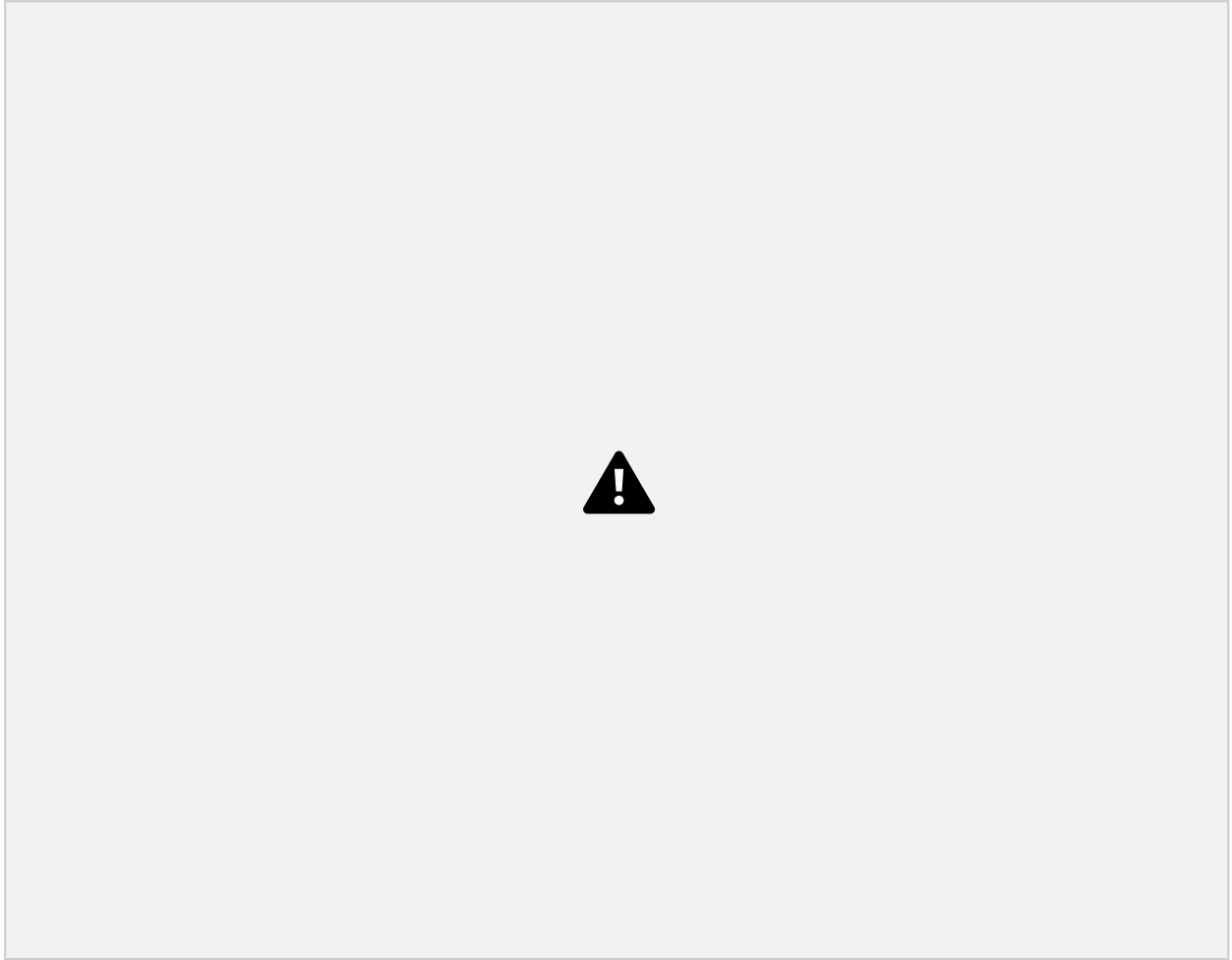
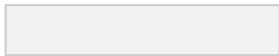


Figure 17: Glazing bars, *Get Your House Right*, p. 97, note SDLs without spacer bars and GBGs are permitted



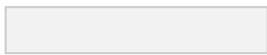


Figure 18: Permitted window casings, *Get Your House Right*, p. 99

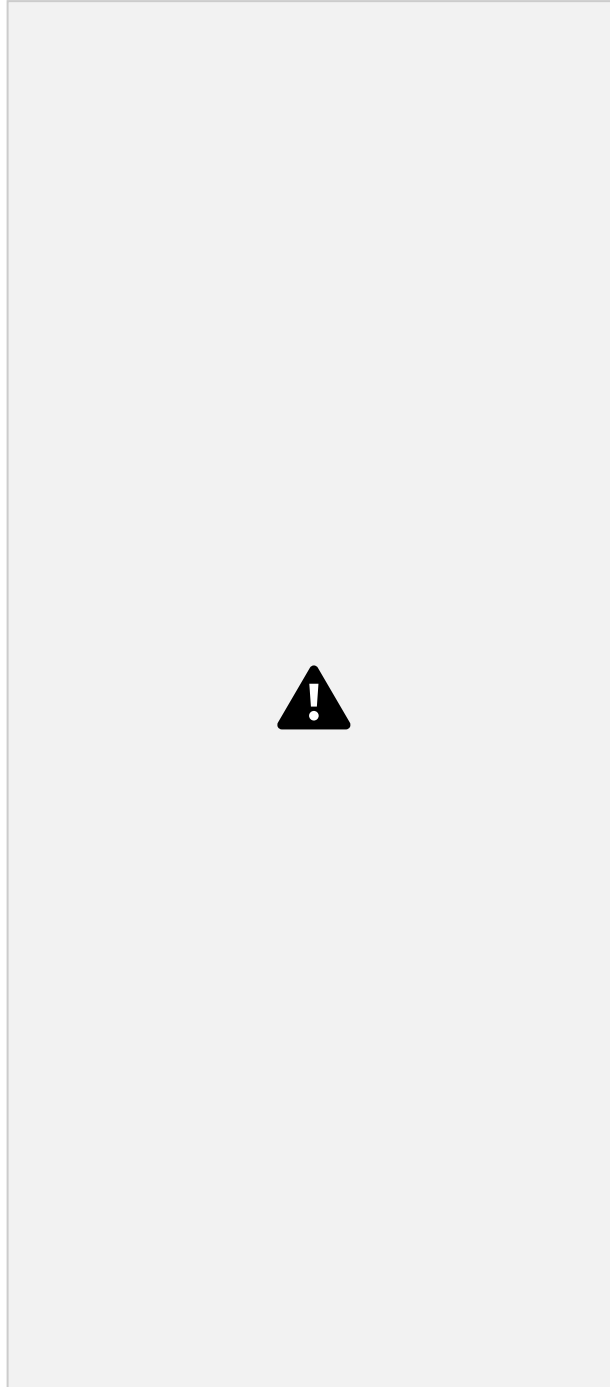


Figure
19: Prohibited window casings, *Get Your House Right*, p. 98

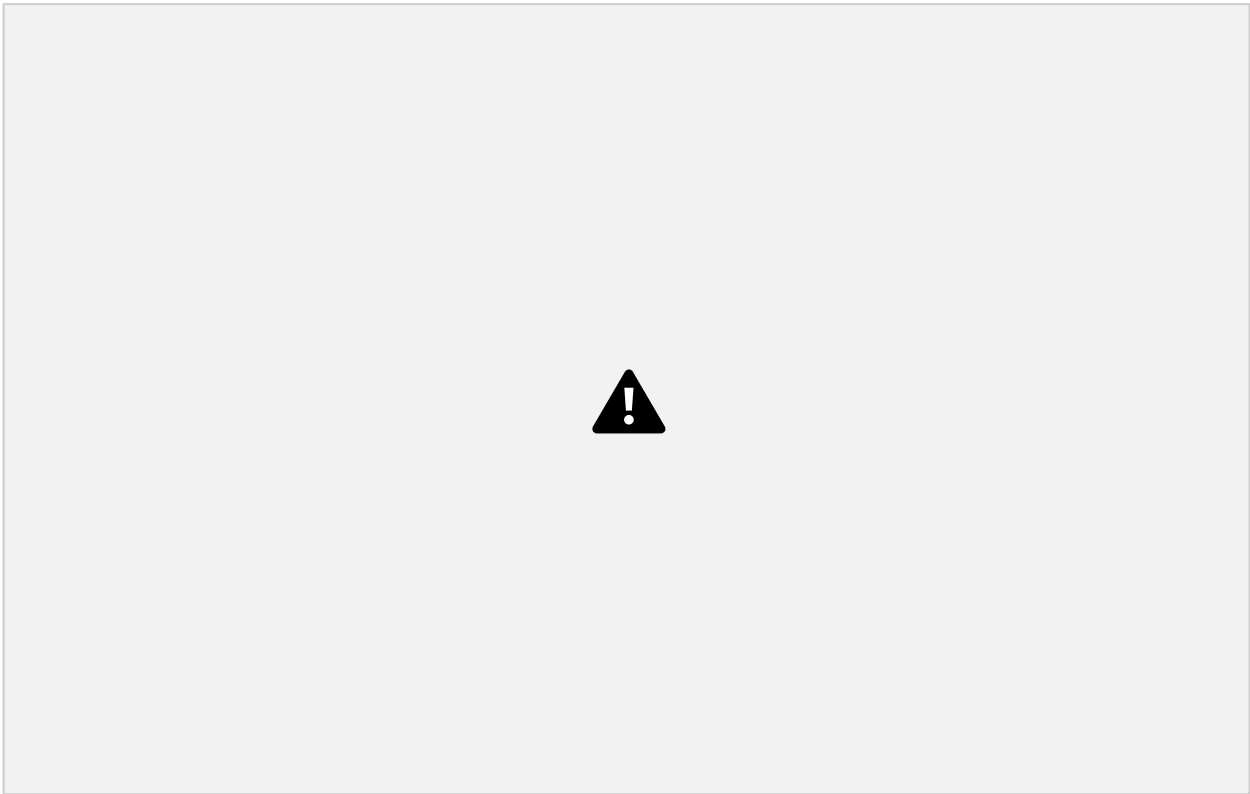
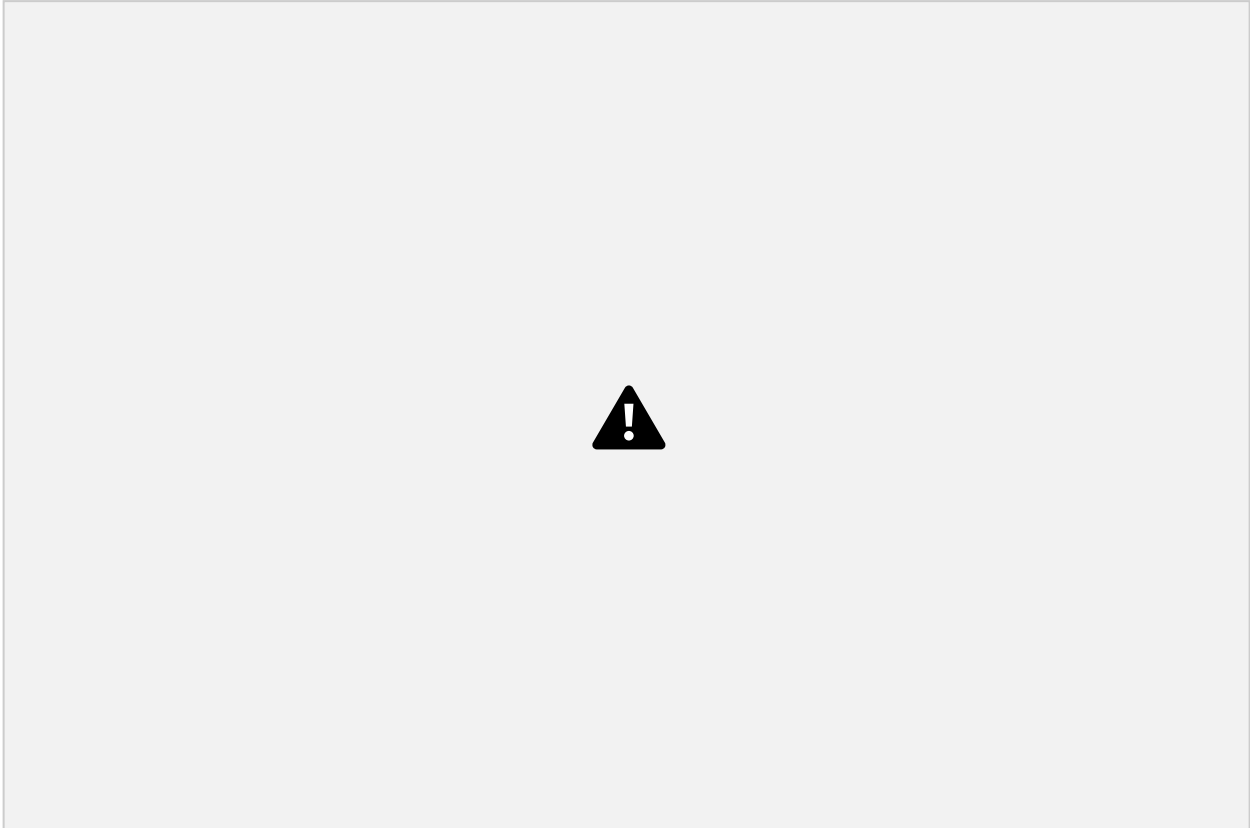


Figure 20: Permitted masonry lintels, *Get Your House Right*, p. 101 & 103



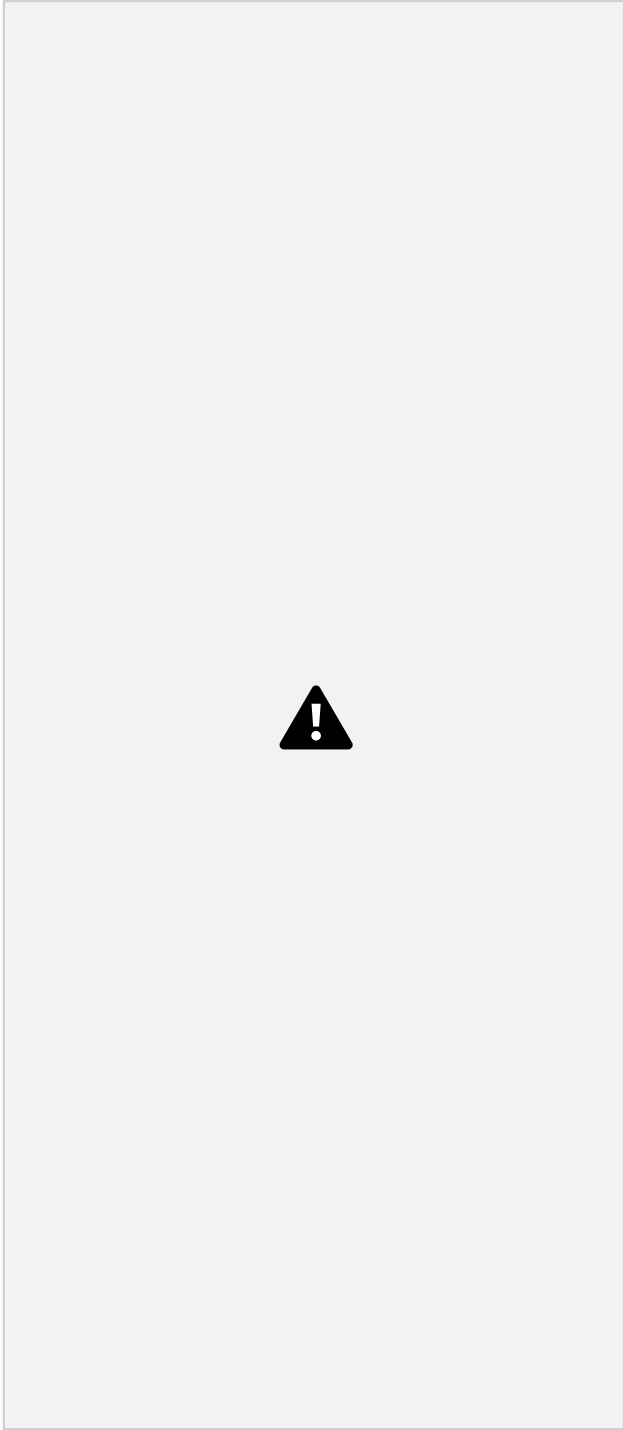


Figure 21: Prohibited masonry lintels, *Get Your House Right*, p. 100 & 102

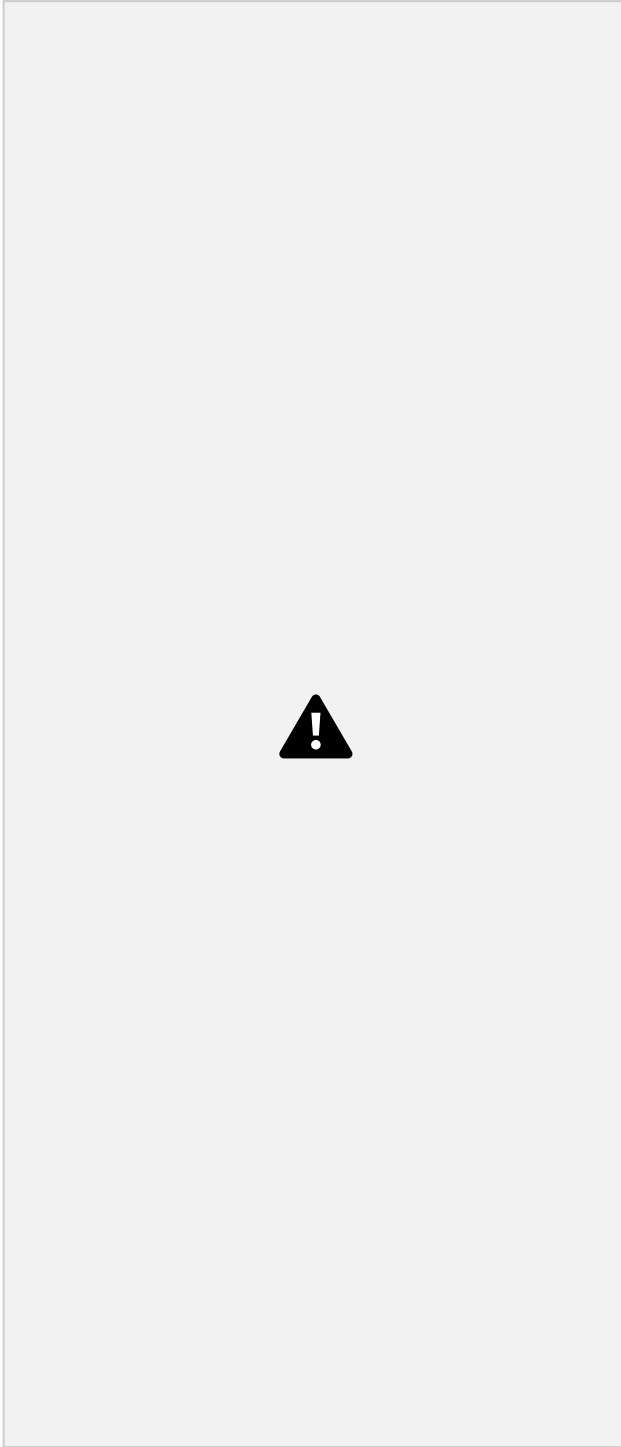


Figure 22: Permitted & prohibited masonry lintels, *Get Your House Right*, p. 104

Shutters

- Correctly detailed shutters lend a house character and authenticity. Shutter sizes, style, materials, and hardware shall be included in the Design Review Submittal. - Shutters made of wood, fiberglass, vinyl, or composite materials are permitted. - Shutters must be correctly sized for windows (see figure 23). Shutters - When shutters are used, they are required on all windows on all sides of a house on a golf-facing lot. Non-golf facing lots do not require shutters on the rear of the house. Exception: The ARC may not require shutters for three or more grouped windows or windows where shutters would collide with a building element, such as a post, and will review on a case-by-case basis.
- Shutters shall be mounted in a historically correct manner with hinges and shutter dogs/tiebacks (see figures 24 & 25).

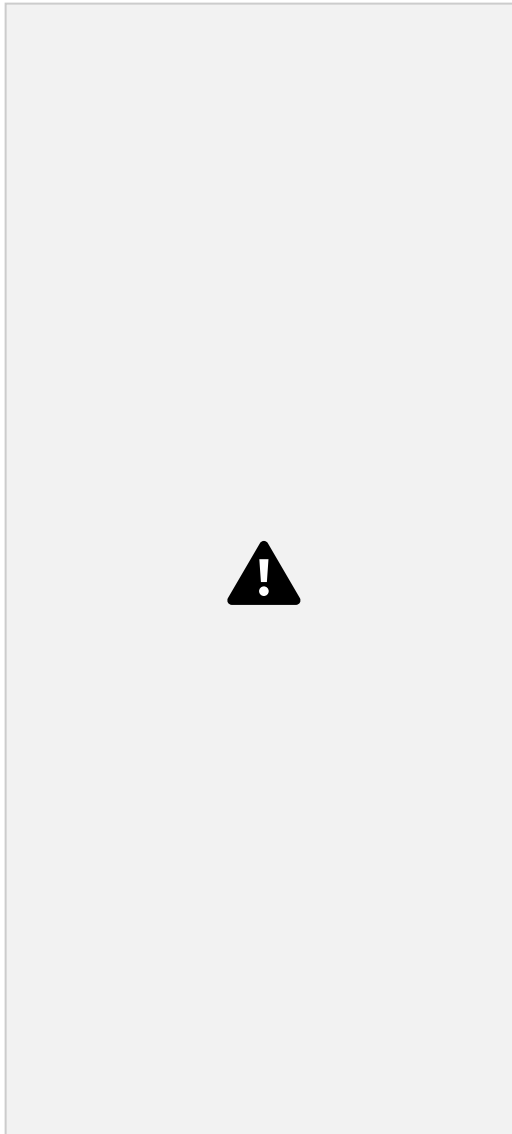


Figure 23: Shutter guidelines, *Get Your House Right*, p. 110

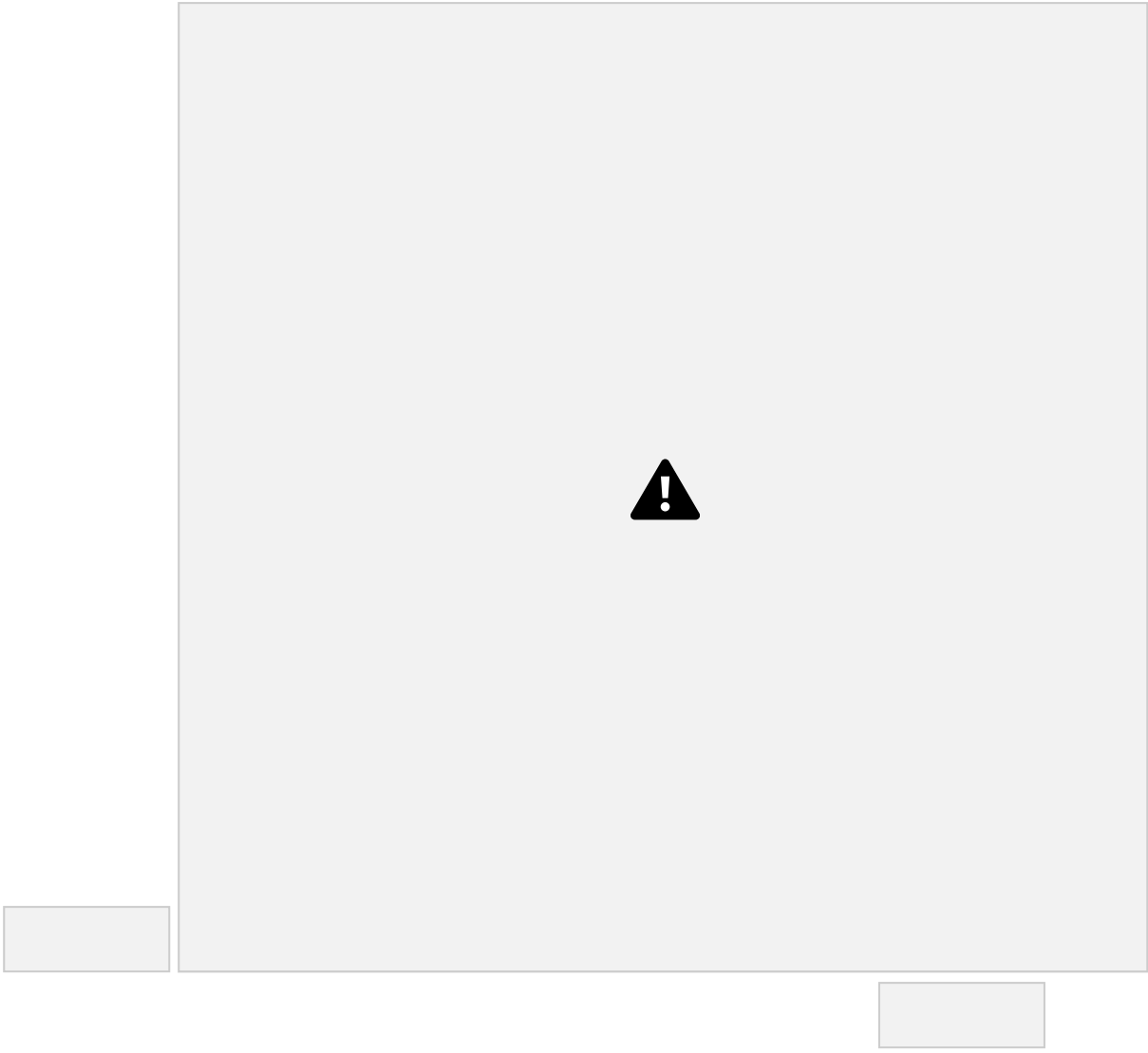


Figure 24: Shutter hardware and hardware positioning

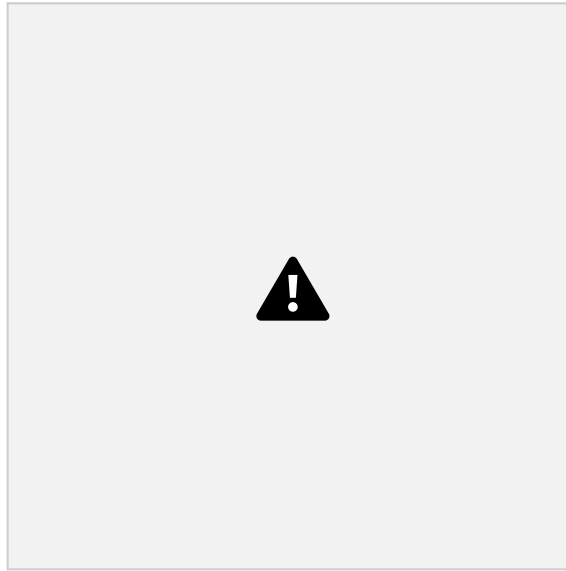


Figure 25: Shutter is not correctly mounted and requires hardware to overlap the trim
House Address Numbers

- House address numbers are required on the front facade and must be affixed directly to the house.
- Numbers must be 6" Eastmont from Rejuvenation in espresso bronze, see figure x, <https://www.rejuvenation.com/products/eastmont-6inch-bronze-house-number>

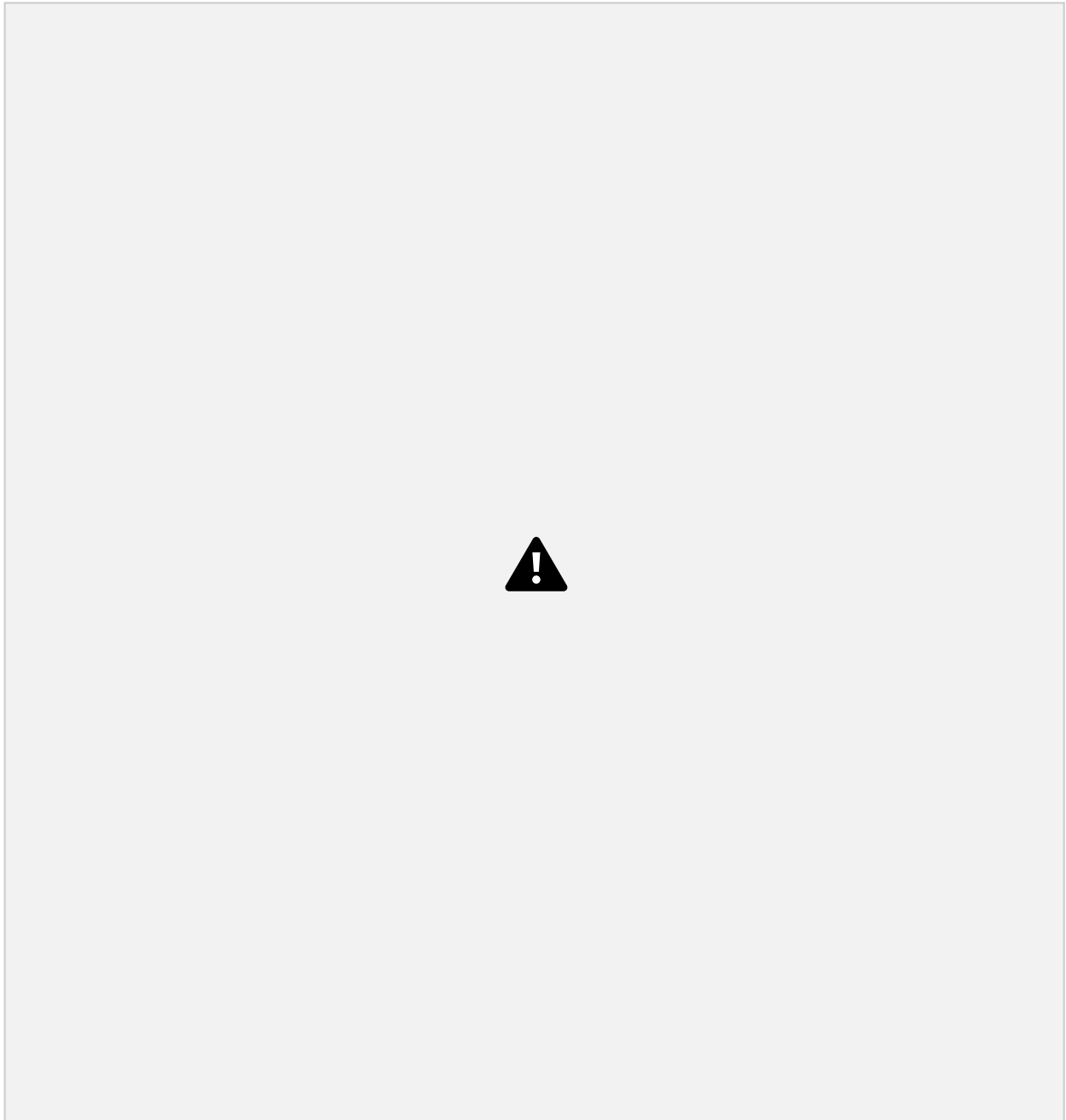


Figure 26: Rejuvenation 6" Eastmont house address numbers in espresso bronze

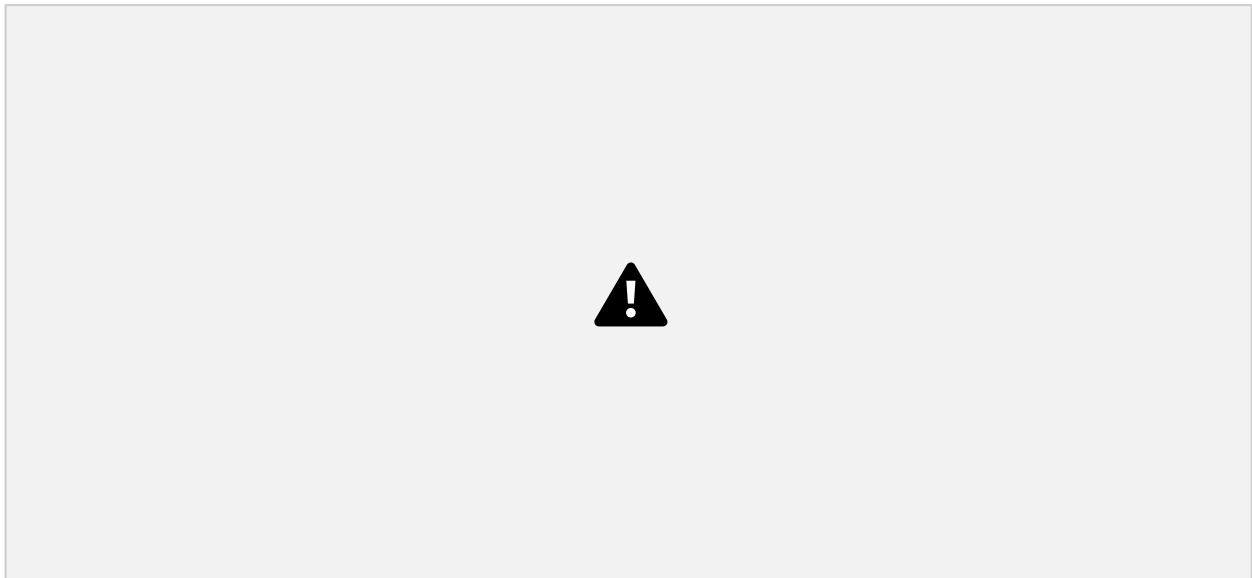
3. Landscape & Site Design Standards

Introduction

- Tributary Bay's rich site history coupled with the natural rolling topography and woodland character of Virginia's Piedmont Region provides a unique opportunity to blend architecture and landscape together to create a harmonious development. Many homesites are situated amongst and with views of the premier private golf club, Cutalong at Lake

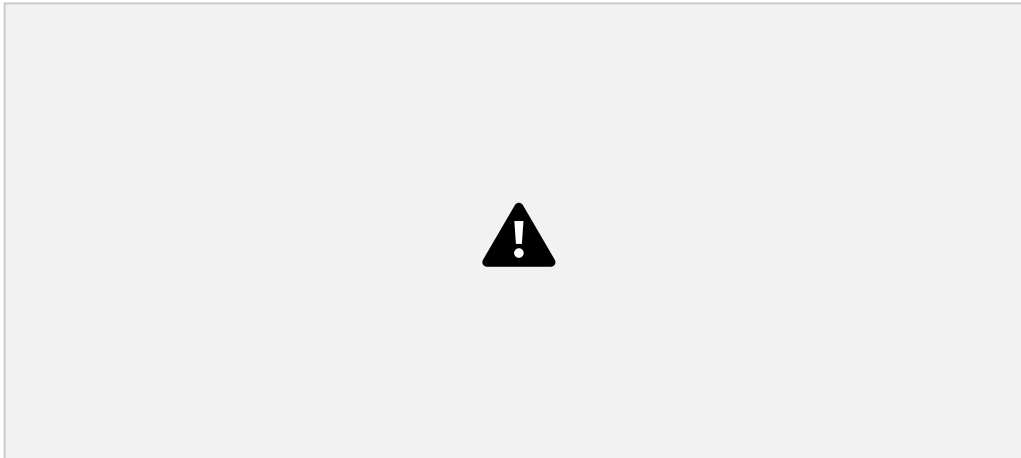
Anna, providing a resort style community setting with a distinct identity. These landscape and site design standards are intended to reinforce that identity by guiding the design of landscapes and hardscapes.

- Tributary Bay is designed to blend architecture and landscape into the unique lakeside woodland setting to heal a once heavily mined property. Landscaping should work to both ground and soften architecture while respecting and reinforcing the surrounding natural woodland character. Landscape designs should flow seamlessly between homesites and strive to restore the land to its natural beauty while providing functional outdoor space and consistency of maintenance throughout the development. - Individual homeowners are expected to maintain their property in keeping with the standards outlined herein in order to preserve the character of the development and protect property values.
- Proposed landscape, hardscape, and site plans shall be developed by a qualified landscape design professional. These standards are crafted to assist with landscape design, for the benefit of the community.
- In addition to the standards described herein, landscape and hardscape designs shall adhere to applicable sections of the Virginia Uniform Statewide Building Code and Louisa County Zoning Ordinance.
- The following Lot Diagram Exhibit shall serve as a reference when the Landscape & Site Design Standards refers to the front yard, rear yard, and side yard.



Clear Sight Triangle

- At a corner lot facing two or more streets, no structure, vision obstructing object, or landscape higher than 12” shall be placed within the triangular area created by measuring from the corner 25 ft. along each curb or edge of road line and connecting such points to form a triangle.



Clearing, Grading, and Drainage

Overview

- No clearing of any kind shall be commenced on any lot until plans and specifications as defined in these standards have been submitted and approved by the ARC. - Lot clearing shall only be permitted where necessary for building construction or to provide positive drainage away from proposed structures.
- Site grading shall be in keeping with existing lot drainage patterns.
- Site grading and drainage shall not negatively affect adjacent properties and shall be designed to carry water away from the house.
- Silt fencing shall be required during construction where drainage negatively affects bodies of water, golf courses, or roadways.
- Temporary Erosion and Sediment Control Measures during construction shall be installed in compliance with the approved Site Engineering Plans and in conformance with the Virginia Erosion and Sediment Control Handbook.
- Homeowners are responsible for maintaining existing drainage and drainage patterns cannot be altered without ARC approval.

Preserving Existing Natural Areas

- No trees with a diameter of five inches (5") or more at a height of five feet (5') may be cleared from any lot unless they are within ten feet (10') of the house or it is necessary to install and maintain utility service and driveways without ARC approval.
- Efforts shall be made to preserve existing specimen trees such as oaks, maples, dogwoods, redbuds, holly, or other flowering trees.
- Trees shall be saved in groupings, where possible, to provide greater protection from damaging winds.

Retaining Walls

- Retaining walls are permitted to be used to aid in grade transitions or create level areas and shall be approved by the ARC.
- Retaining wall materials shall be compatible with the architecture and landscape. - Retaining walls shall not restrict views to or from the golf course from any location and shall not restrict views from driveways or streets in accordance with VDOT requirements.

New Lawns

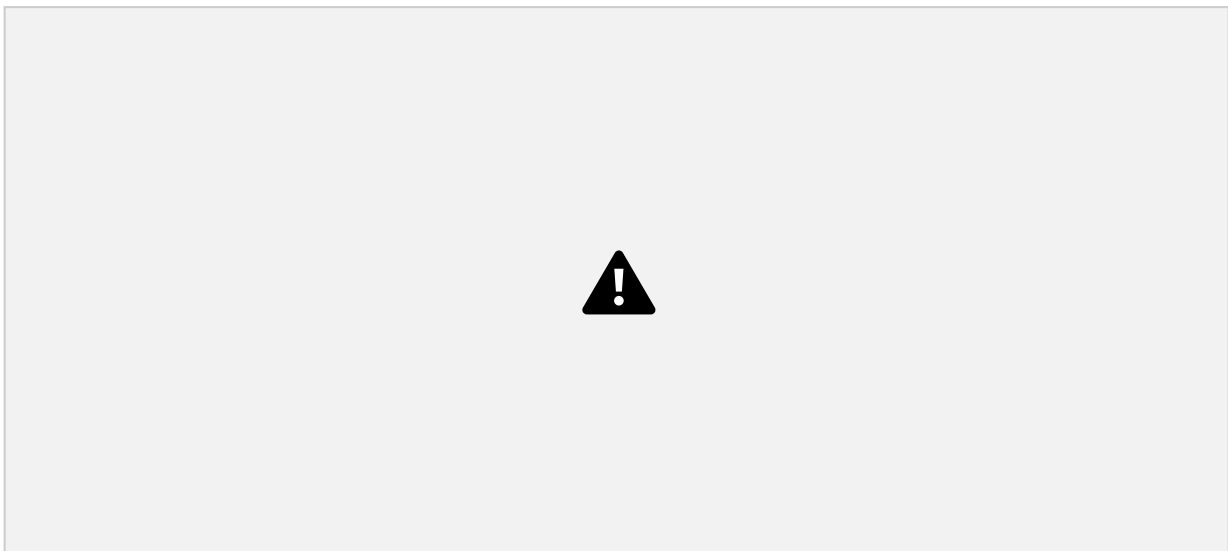
- All new lawn areas shall be fresh laid sod including ditch areas between the right-of-way and road edge. Seeding is prohibited.
- Lawns shall be cool season varieties such as Tall Fescue, Kentucky Bluegrass, or a blend and shall be approved by the ARC prior to installation.
- Warm season grass varieties such as Bermudagrass, St. Augustine, or Zoysia are prohibited in any location visible from the street, golf course, or any other public view. - Synthetic turf is prohibited in all lawn areas. Synthetic turf putting greens and playground surfacing in rear yards and at an appropriate scale are permitted with ARC approval and shall be green. No colored synthetic turf other than green will be approved.

Trees, Shrubs, and Groundcovers

Overview & General Requirements

- Prior to the installation of trees, shrubs, and groundcover, a planting plan shall be approved by the ARC.
- Trees, shrubs, and groundcover shall not be placed randomly throughout the homesite, but their arrangement in planting beds should be thoughtfully composed. - The arrangement and species of trees, shrubs, and groundcover used shall respond to the size and configuration of the homesite, the siting of the house on the lot, drainage patterns, solar orientation, views, existing trees or other vegetation on or near the homesite, and adjacent uses.
- Plants shall be massed in groupings of an appropriate size and nature to enhance the homesite, the house, the street, and the neighborhood. Designs are encouraged to mirror patterns found in nature such as layering of trees, shrubs and herbaceous plants that provide important habitat for wildlife and have a pleasing aesthetic.
- Large, mulched areas with minimal plantings are prohibited except in natural areas. - Hedgerows are discouraged but will be considered on an individual basis by the ARC. If approved, maximum hedge height must not exceed 4 feet. Instead, natural massing of plantings is encouraged to provide screening.
- Trees, shrubs, and groundcover are prohibited in ditches within the right-of-way to allow for the free flow of stormwater in ditches.

- Artificial plantings are prohibited.
- Designs should strive to keep lawn areas to the minimum area needed for function. A minimum of 30% of the managed landscape area on a lot (lot area excluding the home, hardscape footprint, and natural areas) is required to be planted with trees, shrubs, and groundcover. Provide area calculations on the landscape plan to demonstrate compliance with this requirement.
- Landscapes for each homesite shall follow the guidelines outlined herein as defined by the following landscape zones:
 - Streetscape & Utility Zone
 - Foundation Zone
 - Transition Zone
 - Natural Areas



Streetscape and Utility Zone (on Private Property)

- Property owners shall be responsible for the planting and maintenance of street trees on their property.
- Street trees shall be deciduous canopy trees and be selected from the approved plant species list.
- Street trees are required to be planted within 20' of the right-of-way, but not within the clear sight triangle.
- Street trees shall be planted a minimum 10' from any utility line.
- Street trees may be incorporated into a larger planting bed in the front setback and are not required to stand alone.
- One (1) tree per 75 linear feet of lot frontage, or fraction thereof, as measured at the Right-of-Way line, is required for each lot.
- Street trees shall be spaced minimum 35' apart.
- Planting of grasses and other herbaceous materials is encouraged where planting beds are desired in the vicinity of utility lines. All woody plants are prohibited within 5' of a

utility line. Trees shall be placed a minimum of 10' from any utility line.

Foundation Zone

- A minimum 6' deep planting bed is required along the front elevation of each house and along any street facing elevation on corner lots.
- Foundation planting beds shall include a rich layering of a variety of tree, shrub, and groundcover species in a range of sizes, textures, colors, and blooming seasons to add year-round beauty and visual interest and to enhance and highlight the architectural character of the house. Taller trees and shrubs shall be placed in the background, with medium trees and shrubs in the middle-ground, and low growing shrubs and groundcover toward the foreground.
- Masses of the same species of plant shall be grouped together. Care should be taken not to place random shrubs and groundcover throughout the planting beds.
- Shrubs shall be arranged in clusters rather than in straight lines to give a more natural, less ridged effect.
- The inclusion of specimen trees to enhance the landscape is encouraged. - Whenever possible, foundation planting beds shall have undulating or sweeping edges with plants that fill the depth of the planting bed to add dimension and create a more organic feel that is consistent with the character of the neighborhood.
- Every 250 square feet of the required foundation planting bed shall have at least 1 small tree and 8 shrubs. Shrubs planted beneath windows shall not grow to a height that blocks the window.
- A minimum of 50% of the required foundation planting bed shall be evergreen. - Clay brick, natural stone, or concrete stone landscape edging is permitted around the perimeter of planting beds. Edging shall be neutral in color. Wood, plastic, rubber, and metal landscape edging is prohibited. Edging must be no higher than 6".

Transition Zone

- Planting beds in transitional zones between homesites and around the perimeter of home sites shall be designed and planted to frame views to and from the home and homesite, create privacy between homesites, define outdoor spaces, give shape to lawns within the homesite, and transition managed landscapes to natural areas.
- Planting beds shall include a rich layering of a variety of tree, shrub, and groundcover species in a range of sizes, textures, colors, and blooming seasons to add year-round beauty and visual interest and to enhance and define lawns, gathering spaces, and other features of the homesite. Taller trees and shrubs shall be placed in the background, with medium trees in the middle-ground, and low growing shrubs and groundcover toward the foreground.
- Masses of the same species of plant shall be grouped together. Care should be taken not to place random shrubs and groundcover throughout the planting beds.

- Shrubs shall be arranged in clusters rather than in straight lines to give a more natural, less ridged effect.
- Whenever possible, planting beds shall have undulating or sweeping edges with plants that fill the depth of the planting bed to add dimension and create a more organic feel that is consistent with the character of the neighborhood.
- Consider including strategically placed shrubs or trees in planting beds to buffer views to/from neighboring residential homesites or side streets.
- The inclusion of specimen trees to enhance the landscape is encouraged. - For homesites adjacent to or with views of the golf course, consideration shall be given to placing trees and shrubs in a manner that maintains and frames views of the golf course. A continuous line of trees or shrubs that blocks views of the golf course from the homesite or adjacent homes is prohibited. Trees and shrubs may be used to mitigate the effects of errant golf balls in certain areas. Landscaping shall not impact the playability of the golf course or use of cart paths.
- Orchards or vineyards on homesites are discouraged and require ARC approval. Orchards and vineyards on homesites do not match the woodland character of the neighborhood. - Clay brick, natural stone, or concrete stone edging is permitted around the perimeter of planting beds. Edging shall be neutral in color. Wood and plastic edging is prohibited. Edging must be no higher than 6”.

Natural Areas

- No improvements shall be made to natural areas left on a lot without ARC approval except maintenance to remove foreign debris or invasive species.
- Where the natural area meets the lawn areas, the lawn shall be edged and a 10 ft. transition zone of pine straw or other leaf litter/mulch installed to create an attractive transition between the two areas.
- Reforestation of previously cleared areas that will not function as usable outdoor space for the homeowner is encouraged where lots abut existing forested areas.
- Landscape edging is prohibited around the perimeter of natural areas.
- Trees or branches in danger of falling may be removed without ARC approval.

Mulch and Ground Surface Treatment

- Planting beds shall be mulched with shredded hardwood mulch or pine straw. - Shredded Hardwood Mulch shall be dark brown or black in color and minimum 3” deep. - Red mulch is prohibited.
- Lava rock, marble chips, white pebbles, or other stones not in keeping with the natural character are prohibited.
- Pea gravel is prohibited.
- Natural River Cobbles or Chalet Stones minimum 3” diameter is permitted with ARC approval for drainage conveyance away from structures.

Vines

- The use of vines is permitted sparingly with ARC approval.
- Vines shall not infringe on adjacent property or touch, climb, or cling to perimeter fences, facia, gutters, downspouts, or roof areas.
- Vine support structures shall be kept in good repair.
- Invasive species of vines are prohibited.

Landscape Buffers

- Lots with rear property lines that border streets shall be buffered from the street with a 10' deep planting bed along the rear property line planted with a mix of evergreen trees and shrubs grouped in clusters by species rather than planted in a straight line.
- The use of a monolithic hedgerow or only one species of plant is prohibited. The height of trees and shrubs shall be varied.
- Trees and shrubs shall be arranged in clusters rather than in straight lines to give a more natural, less ridged effect.

Tree, Shrub, and Groundcover Palette

- Trees, shrubs, and groundcovers must be selected from the Approved Species List. Additional species, varieties, or cultivars may be submitted to the ARC for consideration. See 4) Approved & Prohibited Plant List.
- Species listed on the Prohibited Species List shall not be planted in any case. See Appendix 4) Approved & Prohibited Plant List.
- Species on the Virginia Department of Conservation and Recreation's "Virginia Invasive Plant Species List" are prohibited. <https://www.dcr.virginia.gov/natural-heritage/invsppdflist>

Tree, Shrubs, and Groundcover Maintenance

- Pruning and trimming shall be required as needed to maintain the health of shrubs and shall be done in a manner that provides a natural look. Rounded pruning and trimming of trees and shrubs to create "lollipop" or individual "green spheres" is strongly discouraged. Allow shrubs to grow together to create a natural massing appearance. - Tree topping or removal of the tree crown is prohibited.
- Dead or diseased shrubs and groundcover shall be replaced.
- Mature trees shall be trimmed to provide an 8 ft. clearance over walkways and golf cart paths and a 13.5 ft. foot clearance over driveways.
- Refresh mulch as needed to maintain color and a 3" depth.

Future Modifications

- Replacement, removal, or excessive trimming of trees is prohibited unless approved by

- the ARC. No prior approval is required for the removal of dead or diseased trees. Storm damaged trees may be removed or trimmed without prior approval. Required trees that were diseased, damaged, or removed shall be replanted within 60 days of removal.
- Changes to the size or shape of a planting bed or the creation of a new planting bed shall be approved by the ARC along with the new planting plan.
 - Replacement trees, shrubs, and groundcover shall be selected from the approved plant species list.

Irrigation and Water Conservation

- All lawns shall be irrigated with a permanent, automatic underground irrigation system. - Drip irrigation is permitted in planting beds, but not required.
- The irrigation system shall be equipped with WaterSense compliant irrigation controllers that include soil moisture sensors and local weather data to ensure that systems only water when necessary.
- Irrigation lines and sprinkler heads shall be in good repair. Irrigation lines shall remain buried.
- Water shall not spray beyond property lines or create runoff onto hardscape areas or adjacent properties.
- Water shall not spray onto structures, hardscape areas, or tree trunks.
- Valve boxes or other flush mounted boxes shall be located in planting beds wherever possible and shall have tops to match the ground surface (brown in planting beds or green in lawn areas).
- Valve boxes or other flush mounted boxes are prohibited in hardscape areas. - Exterior wall mounted equipment visible from adjacent properties or the street is prohibited. Controllers shall be mounted in interior spaces or out of view from adjacent properties.
- A backflow prevention device shall be required and shall not be visible from the street or golf course.
- A secondary water meter is suggested for irrigation systems.
- Private wells on residential lots are prohibited.
- Rain barrels or other above ground water harvesting devices visible from adjacent properties, or the street are prohibited.
- Underground rain cisterns for irrigation are permitted with ARC approval.

Vegetable and Herb Gardens

- Materials used to build vegetable and herb gardens shall be cedar or other natural material. Galvanized metal is prohibited.
- The location and materials used to construct vegetable and herb gardens shall be approved by the ARC.
- Vegetable and herb gardens are only permitted in rear yards where screened from view

from the street and the golf course. Attempts should be made to minimize views from adjacent properties.

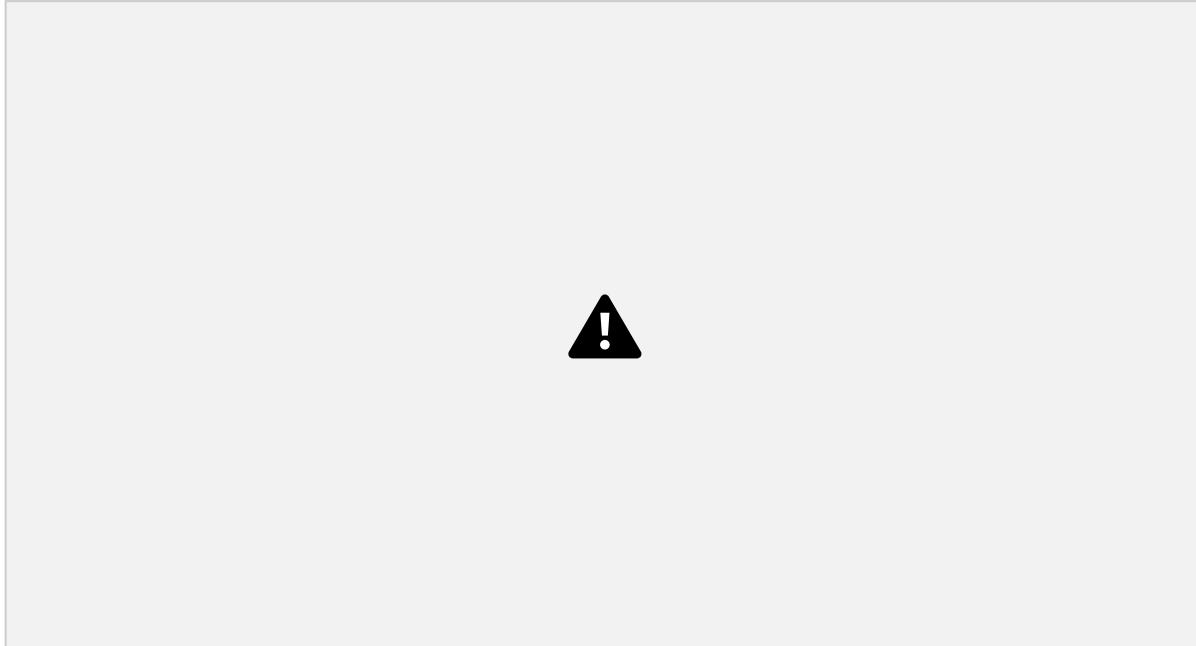
- Vegetable and herb gardens shall be no larger than 250 square feet.
- Composting bins are only permitted in rear yards and shall not be visible from the street and golf course.
- Propagation and growing structures such as greenhouses, hothouses, prefabricated sheds etc. are prohibited.

Hardscape

Overview

- All hardscape shall be a minimum of 10 ft. from any property line.
- The installation of any hardscape area or changes to existing hardscape areas requires ARC approval.
- Approved hardscape materials: natural concrete with min. 12" floated border, colored concrete with min. 12" floated border, exposed aggregate concrete, clay brick pavers, concrete pavers, natural stone pavers, or flagstone approved by the ARC. All hardscape patterns require review and approval by the ARC.
- Prohibited hardscape materials: asphalt, tar and gravel, stamped concrete, gravel, dirt, road base, pea gravel, or loose material.
- Hardscape materials shall be neutral colors compatible with surrounding architecture and landscape.



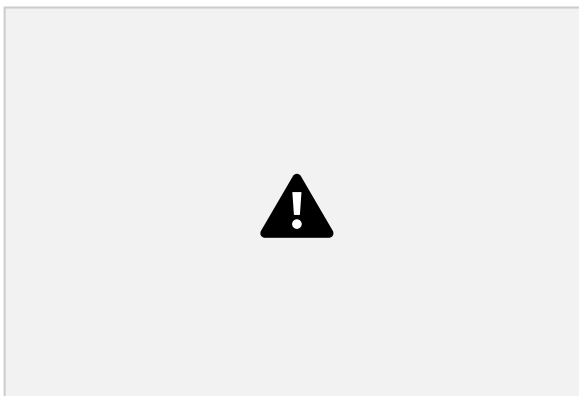


Driveways

- All driveways shall use approved hardscape materials.
- Maximum driveway width:
 - 12 ft. at right-of-way line where garage is perpendicular to street
 - 18 ft. at right-of-way line where garage faces street
 - 30 ft. within lot interior (not within front, rear, or side yard setbacks) -

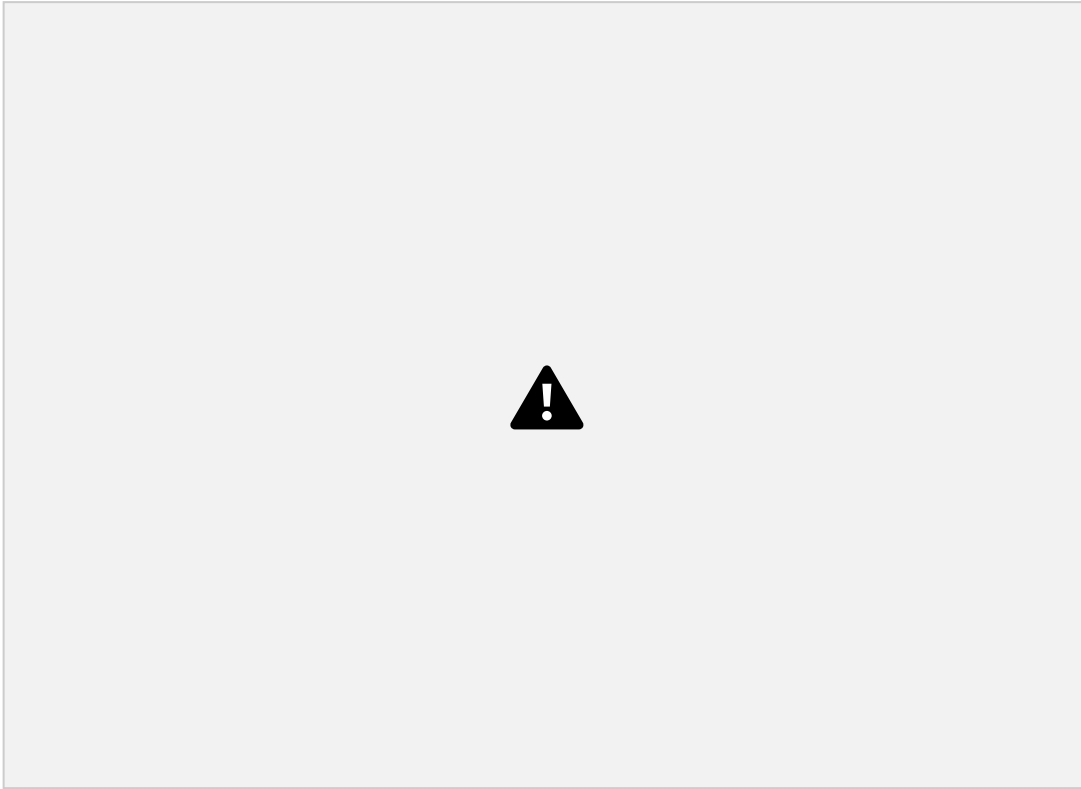
Driveways shall be minimum 10' from any side property line.

- Driveways are prohibited in rear yards.
- Driveway culverts require a stone headwall (or other appropriate material consistent with the surrounding architecture approved by the ARC) on both sides. Headwalls shall be located minimum 6' from the edge of the driveway to provide space for landscaping and errant turning vehicles. Culvert pipe material and sizes shall be as indicated on the approved Site Engineering Plans. Ditches in the right-of-way shall remain grass surface and be maintained by the property owner adjacent to the ditch.



Stone Headwall Example at Driveway Culvert

- Approved driveway paver patterns include running bond, herringbone 90, and herringbone 45. Stretcher or soldier borders may be used for driveway edges or accents.



Walkways

- All walkways shall use approved hardscape materials.
- A hardscape walkway shall extend from the front entrance of the house to the driveway. In the case where this is impractical, the sidewalk shall extend to the street. - Front entrance sidewalks shall be minimum 4' wide.
- Stepping-stone paths are permitted only in side and rear yards.

Patios

- All patios shall use approved hardscape materials.
- Patios are prohibited in front and side yards.
- See "Landscape Accessories" section for fire pits, outdoor kitchens, and water features.

Decks

- Decks are permitted in the rear yard and shall be attached to the principal structure of the homesite.
- Decks shall not exceed 30% of the house footprint.
- Deck framing may be constructed using pressure treated lumber, however, it shall only be used for any hidden structural supports and deck surface itself. Any vertical aspect of the

decking, such as the outside Band Board shall be faced with composite or other material. In other words, pressure treated lumber shall not be visible from off the deck. - All wood horizontal and vertical surfaces shall be painted, stained or composite. - Wood or brick lattice or louvers shall be between piers (wood elements to be painted or stained a dark color) beneath decks, unless the area beneath the deck is an outdoor living space.

- Railings and guards shall be metal, stone, masonry, or painted composite materials, and compatible with the house. No pressure treated railings shall be permitted. PVC railing materials are discouraged. In any case no unpainted factory finish or hollow PVC or “PVC like” products shall be permitted.
- On-grade terraces are encouraged at the rear of the house in lieu of elevated decks.

Landscape Lighting

Overview

- A minimum of three exterior lights are required on each house and shall be on an automatic timer with photocells to control on/off times; one required to illuminate each garage door bay, one required to illuminate the front door, and one to illuminate the entry area from the drive.
- All exterior light fixtures shall be metal, compatible with the architectural features of the house, and approved by the ARC.
- Light fixtures shall be compliant with the International Dark Sky Association (IDA) - All exterior lighting must have a color temperature of 2700k.
- Colored lamp sources are prohibited.
- Lighting shall be no closer than 30’ from the edge of the street.
- Plastic fixtures are prohibited.

Porch Type Lights

- One wall mounted, ceiling mounted, or pendant light fixture is required at each entrance into the house.
- Lights must be compatible with the architectural features of the house and coordinated to match the post light.

Post Light

- Post lights are discouraged but are permitted to aid in illumination of walkway connections to driveways.
- One (1) post light is permitted adjacent to the front sidewalk where the sidewalk meets the driveway. An alternate location must be approved by the ARC.
- Post lights shall not exceed 8 feet in height.
- Lights shall be compatible with the architectural features of the house and coordinated to match the porch lights.

Path Lights

- Path lights are permitted along walkways, and patios.
- Path lights along walkways and patios shall be placed to provide accents and/or increase safety. The location of path lights shall be approved by the ARC.
- Path lights shall not exceed 18 inches in height.

Spotlights

- Spotlights shall be shielded to accent planting areas and tree trunks.
- Uplighting is prohibited. Only downlighting is permitted with ARC approval. - A maximum of 3 shielded spotlights per tree may be used to downlight large canopy trees and 1 shielded spotlight per tree to downlight small ornamental trees.
- Spotlights shall not shine onto adjacent properties.
- Spotlights shall be on a timer to turn off at 10:00 pm.

Security/Flood Lights

- Security/ Flood lights are prohibited.

String Lights

- String lights are permitted to be hung over gathering spaces located in rear yards, such as patios, decks, or pools with ARC approval.
- String lights shall not be hung within 10' of property lines to minimize their visibility from the street and other homesites.
- Spotlights shall be on a timer to turn off at 10:00 pm.
- String lights shall not blink.

Landscape Accessories

Boulders

- The use of boulders is permitted with ARC approval.
- Boulders may be used sparingly in planting beds and shall be placed to appear as natural outcroppings.
- If boulders are installed, they shall be used to aid in grade transitions or on steep slopes where they would naturally occur in the Virginia Piedmont Region.
- Boulders are permitted in planting beds.
- Boulders are prohibited in lawn areas.
- Boulders shall be natural stone color and material consistent with the surrounding architecture.

Flags and Flagpoles

- No flag, other than those listed below shall be flown without prior written approval from

the ARC, except as allowable by Virginia Law.

- The American flag, or an official, or replica of a flag of the uniformed services of the United States of America flag, or uniformed services flat should be displayed in a manner consistent with the federal flag code.
- The Prisoner of War (POW)/ Missing in Action (MIA) flag
- The Virginia State flag
- A Virginia Indian Nation's flag
- A First Responder's flag
- A Blue Star Flag, or Gold Star Service flag
- Any historic version of the American flag, including the Betsy Ross flag. - In addition to the flags identified above, one temporary "seasonal" flag such as a holiday or sports team flag may be displayed for a period of time not to exceed one month in a calendar year. However, no more than two (2) flags may be displayed at any time. Items located on the flagpole, including, but not limited to metal fasteners, cleats, halyards, clips, and pulleys shall not cause any unreasonable amount of noise and must be covered in a material suitable to ARC Standards, if necessary to prevent such noise. - The flag shall always be kept in good condition and is to be reasonable in size, but no larger than 3x5 feet and proportionate to its surroundings, as determined by the ARC in its sole discretion.
- Whether freestanding or attached to a residence, flagpoles shall be wood, aluminum, or metal and match the home's approved paint color. Prior to installation of a free-standing flagpole, the homeowner must submit a request, in writing, to the ARC detailing height, type, location, illumination, and color of the flagpole. Stipulations for a flagpole approval:
 - 1) Shall be located no closer to the curb, neighboring properties, property lines, and common areas than the height of the flagpole.
 - 2) Shall be placed in the front yard or backyard of the Homeowner's property.
 - 3) The flagpole shall not be taller than the rooftop of the residence.
 - 4) Flag must be removed at sunset, unless illuminated.
- The flag may be illuminated with prior approval of the ARC (care must be taken to not point lights at neighboring properties or streets).

Firepits

- Fire pits are permitted with ARC approval.
- Fire pits are permitted in rear yards and, but not within 10' of any property line. - Fire pits are prohibited in front and side yards.
- Fire pits may be natural wood burning or propane/ natural gas.

Outdoor Kitchens

- Outdoor kitchens are permitted with ARC approval.
- Outdoor kitchens are permitted in rear yards only, but not within 25' of the rear property

line and 10' from side property lines without ARC approval.

- Outdoor kitchens shall not be visible from the street that the house fronts. - The location of outdoor kitchens shall not violate the Louisa County fire code or zoning ordinance and may require a Louisa County building permit depending on proposed improvements.
- Outdoor kitchens are prohibited in front and side yards.
- Outdoor kitchens shall be screened from view from the golf course using evergreen plantings.

Water Features

- One water feature such as a fountain or small pond is permitted with ARC approval. - Water features shall be kept in working order.
- Water features must include a recirculating feature to avoid stagnant water. - Bird baths in front yards are prohibited.

Benches and Picnic Tables

- Picnic tables are prohibited in front yards.
- Garden bench and picnic table materials shall be consistent with surrounding architecture and landscape.
- Brightly colored and/ or plastic benches or picnic tables are prohibited. Colors shall be neutral.

Decorative Pots and Containers

- Decorative pots or containers are permitted on porches and patios adjacent to the house. - Pots and containers should complement the architecture of the home.
- Pots and containers must be filled with living, healthy plants. Artificial plants are prohibited.

Permanent Outdoor Sculptures and Yard Ornaments

- Permanent outdoor sculptures or yard ornaments visible from the street, golf course, or adjacent properties require ARC approval.
- Permanent outdoor sculpture or yard ornaments shall not exceed four (4) feet in height. - A maximum of one (1) permanent outdoor sculpture or yard ornament in the front yard and maximum of one (1) in the rear yard may be approved by the ARC.
- Permanent outdoor sculpture or yard ornaments are prohibited in side yards - Permanent outdoor sculpture or yard ornaments are prohibited within 25' of the front and rear property lines and 10' from side property lines without ARC approval. - Permanent outdoor sculpture or yard ornaments shall be constructed of materials in neutral colors compatible with the surrounding architecture and landscape.

Seasonal, Holiday, and Celebratory Decorations and Lights

- Up to three (3) Seasonal, Holiday, and Celebratory Decorations are permitted in areas of

the yard that are visible from the street.

- Seasonal, Holiday, and Celebratory Decorations shall not exceed four (4) feet in height. - Decorations should be in good condition and light levels on neighboring properties should be minimal.
- Exterior lighting as decoration is limited to the period between October 1 and January 15. For holiday and celebratory events outside this time, decorations may be in place no earlier than one week before the holiday and must be removed one week following the date of celebrations.
- Decorations and signs may not be placed in the right-of-way, outside of the yard, or in a natural open space and shall not be positioned on a Homeowners property in a manner that creates a traffic hazard.

Other Landscape Accessories

- Driveway entrance columns are prohibited.
- Fabric and vinyl sunshades are prohibited.
- Clothes lines and clothes drying apparatuses are prohibited.

Gazebos, Trellises, Cabanas, & Pergolas

- Gazebos, trellises, cabanas, and pergolas shall be approved by the ARC and are subject to the same design standards and review process as primary structures.
- Gazebos, trellises, cabanas, and pergolas shall be located in the rear yard and shall not be visible from the street that the house fronts.
- Gazebos, trellises, cabanas, and pergolas shall be located at least 10' from side property lines and 25' from rear property lines unless otherwise approved by the ARC. - Gazebos, trellises, cabanas, and pergolas shall not exceed 500 square feet.

Fences and Gates

- All fencing and gates require ARC approval.
- Fencing or freestanding walls in front yards is prohibited.
- Gated driveways are prohibited.
- Fencing may incorporate side yards with ARC approval. Side yard fencing must be set behind the front building plane of the house.
- Fences shall be black metal picket 4" on center with a flat top rail constructed of aluminum or other durable metal. Fence posts shall be black metal constructed of aluminum or other durable metal.
- Fences shall be 6 ft. height except for those abutting the golf course.
- Fences on lots abutting the golf course located within a view of the golf course from a primary dwelling unit shall not exceed 4 ft. height. Diagrams shall be provided to the ARC for approval showing fence locations and heights with viewsheds indicated from the primary dwelling unit and adjacent primary dwelling units.

- Fences may be modified with additional pickets in the lower third of the fence to match the fence design in order to keep small animals such as dogs or rodents from passing through the fence. Chicken wire or other wire mesh is prohibited.
- Only one fence is permitted along the common lot line between 2 lots. If a homeowner requests a second fence along the common lot line where a fence already exists, ARC approval is required and there shall be no less than 2' of separation between the two fences to allow for grounds and fence maintenance.
- Netting or shielding from golf balls is prohibited unless deemed by the ARC to be necessary for public safety.
- Wood, vinyl, or plastic fences are prohibited.
 - Chain link, wire mesh, chicken wire, barbed wire, and privacy fences are prohibited.



Pools, Spas, & Hot Tubs

- Pools, spas, and hot tubs shall be within a fenced rear yard and shall be approved by the ARC.
- Pools, spas, and hot tubs shall not be visible from the street that the house fronts. - Pools, spas, and hot tubs shall be located at least 10' from side property lines and 25' from the rear property line unless otherwise approved by the ARC.
- Pools, spas, and hot tubs shall be designed and installed in conformance with all applicable local, state, and federal swimming pool codes and regulations. - External water sources (i.e. water truck) shall be used for initial fill and full refilling of swimming pools.
- Above ground swimming pools are prohibited.
- Above grade spas or hot tubs shall be approved by the ARC and shall be screened from view of the golf course and/ or adjacent properties using evergreen landscaping. - Water from draining a pool, or water feature shall be contained on the property in a drainage basin, and shall not be discharged into adjacent open space, the street, neighboring property, or creeks.
- If the property does not have a drainage basin, drainage into the sanitary sewer clean out must be scheduled with the Homeowner Manager.

Play Structures and Recreational/Play Equipment

- Portable basketball hoops may be kept in rear yards, front yards, or driveways, but shall not be mounted directly to the house. Basketball hoops shall be located on the driveway, in an area close to the house. Backboard and poles shall be a powder coated, manufactured, neutral color, such as black, gray, or white. Backboards shall have no metallic or shiny paint color and custom colors must be approved. No basketball hoops are to be placed at the end of the driveway, or near the street. All basketball hoops must be kept in a neat and clean appearance and driveways shall not be expanded to accommodate sports or play equipment.
- Basketball hoops shall not be permitted in the front yard of any attached, or multiple family dwelling (where one driveway serves more than one home). All basketball hoops shall be placed so that a missed shot lands in the resident's yard, not the neighbor's yard. If catch nets are used, they must be stored away after play and concealed from public view.
- Permanent basketball hoops, athletic courts and related structures require prior ARC approval before installation.
- Play structures and recreational/play equipment shall be within a fenced rear yard and shall be approved by the ARC.
- Play structures and recreational/play equipment shall include, but not be limited to the following: playhouses, swing sets, sliding boards, jungle gyms, climbing structures, sandboxes, batting cages, soccer nets, and trampolines.
- Play structures and recreational/play equipment shall not be visible from the street that the house fronts or the golf course.
- Play structures and recreational/play equipment shall be located at least 10' from side property lines and 25' from rear property lines unless otherwise approved by the ARC - Swing sets, sand boxes, and other equipment shall be finished in neutral colors. - Playhouses shall not exceed 50 square feet in area and 7 feet in height. Siding, roofing, and trim materials shall match the existing house in finish and color.
- Tree houses and tree forts are prohibited.
- Skateboards & bike ramps are prohibited.
- Play structures and recreational/play equipment that has fallen into disrepair or been outgrown by children, should be removed.

Storage of Personal Items

- All personal items must be stored out of public view. This includes, but is not limited to, items such as ladders, bicycles, toys, sports equipment, building materials, etc.

Trash, Recycling, Disposal, and Dumping

- All trash and recycling receptacles shall be in stored in rear or side yards adjacent to the house.
- Trash and recycling receptacles shall be screened from view of the golf course, street, and

adjacent properties.

- Trash and recycling containers are provided by the Association's contracted vendor and are the only authorized containers allowed to use. Trash and recycling containers may be placed on the street the day before scheduled pickup days but must be removed to a storage area on the same day of pickup. Each Homeowner must store these containers in an area that is not visible from the street or neighboring property on non-collection days.
- Bulk Trash may be placed out in accordance with a schedule developed with the Community Trash and Recycling Vendor, planned for a one-time per month pickup. - The refuse piles must be placed on the Owner's property, by the side of the driveway, or front yard and not on the street or common area. If bulk trash pickup is missed, it becomes the homeowner's responsibility to remove bulk trash within five days. - Disposal of any yard waste, dumping of debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, lake, native open space, common area, or any other area within the development is strictly prohibited.

Animal Pens and Shelters

- Animal pens, chicken coops, dog houses, or any other outdoor animal structures are prohibited.

Signs

Temporary Real Estate Signs (sale or rent)

- For sale or rent signs not to exceed 10 square feet are permitted while a property is listed for sale. Signs shall be removed within 5 days of closing of a sale on the property. - No sign which is visible from neighboring property shall be erected or maintained on a Homeowner's property, without the prior written approval of the ARC.

Temporary Builder/ Contractor Signs

- Builder/ Contractor signs not to exceed 15 square feet are permitted during construction of a home on a lot and are required to be removed no more than 5 days after certificate of occupancy is issued.
- Builder Signage is allowed on vacant Preferred Builder lots, so long as that lot has a home in design, is in progress, or under construction. Signage may be obtained and approved by the submission of an application by the Preferred Builder to the Property Manager. No other vacant lot signage is allowed.

Political Signs

- Political signs are described as a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public official, or supporting or opposing the circulation of a petition for a ballot measure, question or proposition, or the

recall of a public offer. Political signs may be displayed not earlier than 71 days before the day of election and must be removed no later than fifteen days after an election. Political signs may only be placed on an owner's property in maximum aggregate total dimensions not to exceed nine square feet. Signs may not be placed in the right-of way and shall not be positioned on a homeowner's property in a manner that creates a traffic hazard.

Other Temporary Signs

- Cautionary signs regarding child safety may be displayed as follows. -
 - The sign is displayed in the residential area only.
 - The sign is removed within one hour of the children ceasing to play.
 - The sign is only displayed when children are physically present within 50 feet of the sign.
 - The signs are no taller than three feet in height.
 - The signs are professionally manufactured or produced and maintained in good, clean condition.
 - Signs may not be placed in the right-of-way and shall not be positioned on a Homeowner's property in a manner to create a traffic hazard.
- Alarm, or Security Company signage is allowed one sign per property, up to two square feet in size and may be placed anywhere in front of the property, within ten feet of the home.
- No temporary vendor signs are permitted to be posted at any time when service is being performed on the property, such as a painting company, landscaper, etc. No other signs are allowed without prior written approval.
- Advertisement signs on private property are prohibited.
- Temporary Announcement signs such as graduation, birthday, retirement, etc. are permitted for up to 5 days.

Firewood Piles

- Firewood piles are permitted in rear yards where they are not visible from the street or golf course. Firewood piles shall be screened from view using evergreen landscaping. - Wood piles must be stacked neatly and not exceed 5 feet in height and 15 feet in width.

Livestock, Poultry, and Domestic Pets

- Raising, breeding, or keeping livestock, or poultry is prohibited.
- A reasonable number of dogs, cats, or other usual and common household pets may be permitted on a Homeowner's property.
- All pets are prohibited from making an unreasonable amount of noise, endangering health, or safety, or causing any other form of nuisance, as determined by the sole discretion of the Association.

- Pets shall be registered, licensed, and inoculated as required by law. Pets in violation of this provision shall be immediately removed from the Homeowner's property, upon request of the Association.

Utilities & Equipment

- All exterior mechanical equipment visible from the street must be screened with architectural features or evergreen landscaping.
- Propane tanks are prohibited in front yards.
- Sewer grinder pumps and access hatches are prohibited in front yards and shall be screened from public view.
- Backflow prevention devices shall be screened from view from the street and/ or golf course.
- Solar panels are prohibited unless located on the roof of the primary residence. - Satellite dishes, receivers, antennas, or similar devices are prohibited.

Maintenance and Modifications

- All hardscape areas, planting beds, lighting, fences, screening, structures, play structures, recreational/play equipment, pools, and landscape accessories shall be properly maintained.
- Structures and other improvements shall be power washed and/or painted as necessary to keep them in good repair.
- Landscape maintenance includes mowing, weeding, seeding, raking, watering, pruning, edging, fertilizing, replenishing mulch, the upkeep of drainage patterns and ditches on private property and in the right-of-way directly adjacent to the private property, and the removal and replacement of dead or diseased plant materials.
- Grass clippings must be removed from streets, driveways, and other hardscape areas promptly after mowing.
- Fences, screening, structures, landscape accessories, other improvements, etc., that fall into disrepair must be removed, and when applicable, replaced.
- The use of chemical lawn services is discouraged.
 - Any construction, erection, or placement of anything, permanently or temporarily, on the outside portions of the Homeowner's Property, including landscape alterations, whether such portions are improved or unimproved, is prohibited except in strict compliance with the CCRs. This includes, without limitations: signs, basketball hoops, sports courts, swing sets and play equipment; clothes lines; umbrellas, awning-type, or related patio accessories visible from neighboring property; garbage and recycling cans, wood piles, above and below ground swimming pools, antennas, dog runs, or fences of any kinds. This also includes dumpsters, portable restrooms, construction materials, and other personal items utilized for interior or exterior modifications that are stored and visible to any neighboring property.

- All modifications shall be submitted to the ARC by following the established procedure, for prior approval. All approved modifications must be completed within one year of approval.

4. Approved and Prohibited Plant List

*Native plants indicated with asterisk

Deciduous Canopy Trees

Red Maple *Acer rubrum**

Freeman Maple *Acer x freemanii**

River Birch *Betula nigra**

Fruitless Sweetgum *Liquidambar styraciflua* 'Rotundiloba'*

Black Gum *Nyssa sylvatica**

Sourwood *Oxydendron arborea**

White Oak *Quercus alba**

Swamp White Oak *Quercus bicolor**

Overcup Oak *Quercus lyrata**

Swamp Chestnut Oak *Quercus michauxii**

Pin Oak *Quercus palustris**

Willow Oak *Quercus phellos**

Red Oak *Quercus rubra**

Nuttall Oak *Quercus texana**

Schumard Oak *Quercus shumardii**

Bald Cypress *Taxodium distichum**

Basswood *Tilia americana**

Deciduous Understory Trees

Japanese Maple *Acer palmatum*

Serviceberry *Amelanchier** (multiple cultivars)

Pawpaw *Asimina triloba**

Ironwood *Carpinus caroliniana**

Eastern Redbud *Cercis canadensis**

Fringetree *Chionanthus virginicus**

Yellowwood *Cladrastis kentuckea**

Flowering Dogwood *Cornus florida**

Kousa Dogwood *Cornus kousa*

Silverbell *Halesia carolina**

Witchhazel *Hamamelis* (multiple cultivars)

Sweetbay Magnolia *Magnolia virginiana**

Flowering Cherry *Prunus* (multiple cultivars)

Japanese Snowbell *Styrax japonicus*

Blackhaw Viburnum *Viburnum prunifolium**

Evergreen Trees

Japanese Cryptomeria *Cryptomeria japonica*
American Holly *Ilex opaca**
Hybrid Hollies *Ilex (multiple cultivars)*
Eastern Red Cedar *Juniperus virginiana**
Southern Magnolia *Magnolia grandiflora**
White Pine *Pinus strobus**
Loblolly Pine *Pinus taeda**

Evergreen Shrub

Boxwood *Buxus (multiple cultivars)*
Plum Yew *Cephalotaxus harringtonia (multiple cultivars)* Camellia Winter series *Camellia hybrid*
Winter-hazel *Distylium (multiple cultivars)*
Sweetbox *Sarcococca*
Inkberry *Ilex glabra**
Japanese Holly *Ilex crenata*
Chinese Holly *Ilex cornuta (multiple cultivars)*
Meserve Holly *Ilex x meserve*
Mountain Laurel *Kalmia latifolia**
English Laurel *Prunus laurocerasus (multiple cultivars)*
Allegheny Viburnum *Viburnum rhytidophylloides 'Allegheny'*
Prague Viburnum *Viburnum x 'Pragense'*

Deciduous Shrubs

Abelia *Abelia (multiple cultivars, semi-evergreen)* Sweetshrub
*Calycanthus floridus**
Bluebeard *Caryopteris (multiple cultivars)*
Sweet pepper bush *Clethra alnifolia**
Silky Dogwood *Cornus amomum**
Witch-alder *Fothergilla gardenia**
Sweetspire *Itea virginica**
Ninebark *Physocarpus opufolius** (*multiple cultivars*) Fragrant Sumac
*Rhus aromatica**
Staghorn Sumac *Rhus typhina**
Arrowwood *Viburnum dentatum* *
Witherod *Viburnum nudum**
Doublefile Viburnum *Viburnum plicatum*
Burkwood Viburnum *Viburnum burkwoodii*
Blueberry *Vaccinium** (*multiple cultivars*)
Weigela *Weigela florida*

Perennials, Grasses, and Groundcovers

Below is a shortlist of recommended species that are typically, though not always, deer resistant.
Perennials and Groundcover

Yarrow *Achillea*
Hyssop *Agastache*
Bluestar *Amsonia**
Common Milkweed *Asclepias**
Wild Indigo *Baptisia**
Lily of the Valley *Convallaria*
Fairy Wings *Epimedium*
Joe-pye Weed *Eupatorium**
Ferns *Multiple cultivars*
Wandflower *Guara**
Hellebore *Helleborus*
St. John's Wort *Hypericum*
Bearded Iris *Iris*
Catmint *Nepeta*
Peony *Paeonia*
Beardtongue *Penstemon**
Russian Sage *Perovskia*
Creeping Phlox *Phlox subulata**
Salvia *Salvia*
Foamflower *Tiarella**
Speedwell *Veronica*

Grasses

Sedge *Carex (multiple cultivars)*
Feather Reed Grass *Calamagrostis acutiflora (Karl Foerster)* Tufted
Hair Grass *Deschampsia cespitosa*
Purple Muhly *Muhlenbergia capillaris**
Switchgrass *Panicum virgatum (multiple cultivars)* Fountain Grass
Pennisetum (multiple cultivars)
Prairie Dropseed *Sporobolus heterolepis*
Feathergrass *Stipa tenuissima*

Vines

Crossvine *Bignonia capreolata**
Clematis *Clematis (multiple cultivars)*
Carolina Jessamine *Gelsemium sempervirens* or G. rankinii** Climbing Hydrangea
Hydrangea anomala subsp. petiolaris Coral Honeysuckle *Lonicera sempervirens**
(All other species prohibited) Virginia Creeper *Parthenocissus quinquefolia**
Boston Ivy *Parthenocissus tricuspidata*
Climbing Roses *Rosa (multiple cultivars – protect from deer)* Japanese
Hydr. Vine *Schizophragma hydrangeoides*
American Wisteria *Wisteria frutescens** (Asian species prohibited)

Deer Susceptible Plants

These plants shall only be used in fenced-in areas.

Chokeberry *Aronia arbutifolia**
Daylily *Hemerocallis* (multiple cultivars)
Hosta *Hosta* (multiple cultivars)
Hydrangea *Hydrangea* (multiple cultivars)
Winterberry *Ilex verticillata** (multiple cultivars)
Liriope *Liriope muscarii*
Azalea/Rhododendron *Rhododendron* (multiple cultivars)
Roses *Rosa* (multiple cultivars)
Yew *Taxus* (multiple cultivars)
Arborvitae *Thuja* (multiple cultivars)

Prohibited Plants

All plants listed on the Virginia Department of Conservation and Recreation Invasive Plant Species are prohibited, including but not limited to the following plant species:

Norway Maple *Acer platanoides*
Barberry *Berberis* (multiple cultivars)
Oriental Bittersweet *Celastrus orbiculatus*
Russian Olive *Eleagnus* (multiple cultivars)
Burning Bush *Euonymus alatus*
English Ivy *Hedera Helix*
Yellow Flag Iris *Iris psuedoacorus*
Privet *Ligustrum* (multiple cultivars)
Honeysuckle *Lonicera* (multiple cultivars)
Maidengrass *Miscanthus sinensis*
Purple Loosestrife *Lythrum salicaria*
Bamboo *Phyllostachys aurea*
Ornamental Pear *Pyrus calleryana*
Japanese Spirea *Spirea japonica*
Asian Wisteria *Wisteria* (multiple cultivars)
Periwinkle *Vinca minor and major*

The following plants, though not on the DCR Invasive Plant Species list are also prohibited due to problems with long-term health, maintenance, inappropriate character, or overuse.

Canna Lily⁺ *Canna spp.* (multiple cultivars)
False Cypress *Chamaecyparis pisifera* (multiple cultivars) Elephant
Ears⁺ *Colocasia spp.* (multiple cultivars)
Banana Plant⁺ *Musa spp.* (multiple cultivars)
Heavenly Bamboo *Nandina domestica* (multiple cultivars)
Crown Vetch *Securigera varia*
Windmill Palm⁺ *Trachycarpus fortunei*
Leyland Cypress *x cupressocyparis leylandii*

⁺All tropical plants are prohibited.

5. Construction Requirements

Forfeiture of damage deposits will result in failure to comply with the following rules and restrictions. Notice to the applicant is not required and additional penalties or fines may also apply.

Pre-Construction

- Any changes to ARC approved plans must be communicated to the ARC, and approved. - Contractors must have all previous and current projects in compliance with rules and restrictions prior to construction.
- Contractor must use approved signage. Need to develop.
- Contractor must provide their own dumpster.
- Contractor required to have a portable restroom for each lot under construction, or one for every other lot when 3+ lots are under construction.
- Contractor must have a stormwater pollution prevention plan (SWPPP) filed with the state and submitted with the application to the ARC.
- Lots along a golf course must have a silt fence along golf course property that is installed with wire reinforcement buried at least 4 inches and lined inside with staked hay bales. - Figure to be provided showing where dumpsters and portable restrooms are to be placed during construction.

Performance Bond

- Contractor must provide a performance bond (cash deposit) with the application to the ARC. The bond deposit covers fines and/or the cost of repairs and clean up during construction.
- After completion of construction, the ARC will conduct a site visit and give final approval or provide a punch list of items for the applicant to address before receiving final approval.
- If the applicant does not address the punch list items within 30 days of issuing the punch list. Upon a satisfactory inspection, the performance bond deposit (cash deposit), minus any fees, will be refunded.

Construction

- Construction may begin after receiving a building permit from Louisa County and a letter of approval from the ARC.
- Contractor must keep the job site safe, clear, free of debris, with any lay down areas professionally organized with no materials stored within the road or right of way. - Mud or debris in the right of way must be cleaned daily.

- No trucks shall be washed on lots, streets, or property. Any concrete or dump truck wash-out must be detained on the work site and properly disposed of.
- Burying debris, including construction waste, concrete wash out, or organic materials that cannot be part of proper soil compaction, is prohibited.
- Unauthorized dumping of material is prohibited.
- Export and import material must be clean and kept on the work site. Contractors may share material if the ARC is notified and both parties agree.
- Contractor may not use adjacent lots, golf courses, or property.
- Contractor must control erosion and comply with the SWPPP and local jurisdictional requirements.
- All property pins must remain in their designated locations. If any have been removed, it is the responsibility of the contractor to notify the ARC and hire a surveyor to relocate and replace.
- Grades around existing utilities shall not be changed. If they are modified, it is the responsibility of the contractor to bring the grades back to meet all regulations. - Any damage to utilities, streets, curbs, drainage inlets, street lights, street signs, mailboxes, common areas, public areas, or private property will be the responsibility of the contractor to rectify.
- Contractors must notify the proper agency, company, or emergency services of any utilities or services that are damaged or cut, including telephone, TV, internet, electrical, gas, water, etc. The ARC must also be notified within 1 hr. of the incident.
- Construction traffic must use designated construction entrances only and obey speed limits.
- Wastewater fixtures and system construction must be in compliance with sewer authority guidelines.
- Water meters must be purchased from and installed by a sewer authority approved contractor.
- Wastewater and water tie ins must be installed by a sewer authority approved contractor (figure to be provided).
- Prohibited construction activities: Littering, alcohol, smoking & vaping, firearms & weapons, fishing, animals, loud noise, any recorded music, loitering, burning, temporary buildings or storage trailers, business not related to project construction, trailers or vehicles left overnight on streets or public areas.
- No work or loud noise is authorized before 7am and after 7pm.

6. Maintenance Responsibilities

For the duration of construction and until the owner's financial closing date, the contractor is responsible for the following:

- Construction insurance covering the value of the entire project

- Job site security, including entrances to project interior
- Theft coverage for removal of any items from the job site
- Vandalism, including landscape, hardscape, signage, and buildings
- Landscape, including watering, trimming, and mowing
- Hardscape, including protecting curbs, walks, and drives from traffic
- Debris, including litter, foliage and unauthorized dumping
- Snow removal, including property sidewalks and job site access

For the duration of ownership recorded with Louisa County, the property owner is responsible for the following:

- Landscape, including watering, trimming, and mowing
- Snow removal, including property sidewalks, walks, porches, and driveways
- Structure upkeep and maintenance, including adherence to design standards
- Parking in designated areas only. Street parking for more than 24 hours is prohibited and cars should be kept in garages and driveways. RV, boat, trailer, equipment, and non registered vehicle parking is prohibited
- Dogs and other animals must be on a leash when on common area property.

7. Design Review Submission Checklist

- Payment of design review fee
- Payment of performance bond deposit
- Digital site plan, scale 1" = 20' indicating north arrow, lot boundaries, setbacks and easements, building footprints, driveways, walkways, hardscapes
- Digital plans including floor plans, elevations, building sections, and lighting plans at scale 1/4" = 1'-0" and details of all exterior building elements
- Completion of Building Materials and Colors Form
- Stormwater Pollution Prevention Plan (SWPPP)

Building Materials and Colors Form

- Window & Door Manufacturer/Line/Material
- Window & Door Color
- Garage Door Manufacturer & Model
- Garage Door Color
- Siding Material
- Soffit Material
- Fascia Material
- Siding Color

- Trim Colors (please illustrate on elevations if applicable)
- Wood Stain Color
- Shutter Material & Style
- Shutter Color
- Shutter Hardware (please provide links or photos)
- Roofing Manufacturer/Model/Color
- Gutter Material/Model
- Downspout Material/Model
- Gutter & Downspout Colors
- Stone Veneer and/or Brick (provide photos)
- Exterior light fixtures (provide photos)

8. 2024 Schedule of Fees

Phase 1A Residential Homesites

Architectural & Landscape Plan Review: \$1,500

Performance Bond: \$5K per builder

Water tie-in: \$10,000

Sewer tie-in: \$10,000

Water Meter Install: \$1,600

Future Phase Residential Homesites

Architectural & Landscape Plan Review: \$1,500

Performance Bond: \$5K per builder

Water tie-in: TBD

Sewer tie-in: TBD

Water Meter Install: \$1,600