

Chesdin Harbor



Design Standards

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Chesdin Harbor Homeowners Association

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ARTICLE I - POLICIES AND PROCESS

1.1 PHILOSOPHY OF DEVELOPMENT

1.1.1. **PHILOSOPHY OF CHESDIN HARBOR:** Chesdin Harbor is intended to promote a high quality of architecture and land design expected of a custom home waterfront neighborhood. The style of the architecture, the quality of construction, and the landscaping will be of great importance to the property owners in Chesdin Harbor. Therefore, specific standards and controls have been provided here to protect the design quality and maintain consistency in the visual streetscape of this neighborhood.

1.1.2 **PRINCIPLES OF GOOD DESIGN:** The standards and criteria developed in this book are based on the following general principles of design qualities for planned communities. Chesdin Harbor Architectural Committee (CHAC) will use these principles as the basis for review of any improvement that is not otherwise addressed by more specific criteria in this book. These principles include:

- **CREATE A BALANCE OF COMMUNITY AND PRIVACY:** Homes, Additions and property improvements should be designed and located on a lot consistent with the character and setbacks of the community, so as to create a harmonious streetscape in relationship to existing structures, and so as not to compromise the privacy of any other lot below the general level enjoyed by other members of the community. The CHAC will judge the ability of each lot to meet this goal on its own merits based on subdivision design, lot orientation, topography, and vegetation.
- **ENCOURAGE CONTEXTUAL DESIGN:** Every home, addition or other improvement shall be of a size and use that is consistent with the standards of this community, and shall be designed in styles, shapes, sizes, massing, and colors to be of good proportions, harmonious with each other, consistent and supportive of the general architectural style, and appropriate to the general appearance characteristics of the community.
- **MAINTAIN HIGH APPEARANCE STANDARDS:** Every structure or improvement shall meet minimum standards of design and material quality consistent with the level of quality established for the community. Construction workmanship of any improvement shall be of workmanlike quality and finished appearance consistent with professional construction standards and techniques.

1.2 AUTHORITY TO ESTABLISH STANDARDS AND CONDUCT DESIGN REVIEW

1.2.1 **THE DECLARATION:** When a lot is purchased in Chesdin Harbor, the deed states that the title is subject to restrictions of record that run with the land. All lots in Chesdin Harbor are covered by the *Declaration of Covenants, Conditions & Restrictions of Chesdin Harbor*. Article V of this *Declaration* describes architectural review, the Architectural Committee and the ability to establish review fees. Please read the entire *Declaration* carefully, and save it for future reference.

1.2.2 THE CHESDIN LANDING DESIGN STANDARDS: The Design Standards provide a clear method for review and approval of architecture, landscaping, and siting prior to starting construction as well as later revisions (additions, alterations, etc.). There is a description of the review process, details of site and architectural design standards, and procedures and standards for construction activities. The Standards are designed to be a "living document". It will be updated from time to time by the Association to address concerns of The Chesdin Harbor community or to update procedures and standards. The *Design Standards* may also be amended by design standards or guidelines issued by the Board of Directors of The Chesdin Harbor Homeowner Association governing Chesdin Harbor.

1.2.3 THE CHESDIN HARBOR ARCHITECTURAL COMMITTEE: The Chesdin Harbor Architectural Committee (CHAC) has been established to implement these Standards. Although the Standards contain a listing of specific requirements to be followed, the very nature of design is an individualistic process. Consequently the responsibility of the CHAC is to interpret the goals of the community and these Standards as they relate to each design submittal. The CHAC shall judge compliance with these Standards in questions of appearance, aesthetics, or infringement by design upon the rights of other residents. The CHAC has the absolute and exclusive right to reject any site, building, or landscaping plan and specifications which are not desirable in its opinion for any reason, including purely aesthetic reasons. Membership in the CHAC shall be determined by the Declarant and/or the Board of Directors, as specified in Article V of the Declaration.

1.2.4 AMENDMENTS AND DELETIONS: These Standards may be amended from time to time, by the Declarant during the period of Declarant control, and then by the Board of Directors.

1.3 RESPONSIBILITY FOR OBTAINING APPROVALS

1.3.1 PROPERTY OWNER IS RESPONSIBLE: Each property owner within Chesdin Harbor is responsible for his or her property's compliance with these Standards. Any proposed improvements to be made to that property may affect that compliance, and the Covenants require that the owner obtain approvals from the CHAC prior to making the improvements to maintain compliance. This is true regardless of whether or not the work is being performed by the owner directly or by a Contractor.

1.3.2 PROPERTY OWNER TO COMPLY WITH OTHER LAWS: In addition to approvals from the CHAC, approvals and permits may be required by the county, such as a building permit. It is not the responsibility of the Chesdin Harbor HOA, the CHAC, or the Declarant to obtain county permits, to provide any guarantees, or to waive any legal requirements for compliance with any state or county law, with the Declaration or with these Standards.

1.4 PREPARATION OF SUBMITTALS

1.4.1 SUBMITTALS TO BE COMPLETE AND ACCURATE: Submittals prepared for consideration by the CHAC need to be complete and accurate. Submittals for design review must include drawings prepared as described below. The CHAC may require that color chips accompany color applications. All requested information on the application forms needs to be furnished. The CHAC will reject applications that are incomplete or inaccurate.

1.4.2 SUMMARY OF SUBMITTAL REQUIREMENTS: Proper submittals include drawings that are neat, accurate, drawn to scale, and with sufficient detail to adequately explain the entire

design. Insufficient explanation of a design including all visible details, is cause for rejection of an application. The CHAC, at its discretion, may accept plans that are marked-up in red with late changes to design features. However, the CHAC may require that the marked-up sheets be corrected and revised, and re-submitted. Two copies of each of the following drawings shall be submitted:

- NEW HOMES:**
- 1) Site Plan to scale. Show lot lines, dimensions and angles, required building setbacks, easements, streets, topography, driveway, front walk, house with garage, porches, decks and/or patios, finish floor elevation, finish grade elevations at house, HVAC location, any other proposed site improvements requiring approval. (Landscape plan shall be submitted separately and may be submitted later).
 - 2) Foundation Plan - show all perimeter foundation, and foundation wall material.
 - 3) Floor Plans - all habitable floors. Show porches and/or decks.
 - 4) All Exterior Elevations. Show actual ground level. Indicate exterior finish materials.
 - 5) Wall Section - typical exterior wall condition with cornice detail.
 - 6) Exterior Color Selections. Submit with New Home application.
 - 7) Landscape Plan and Plant List. Show entire lot.

- ADDITIONS:**
- 1) Site Plan - showing addition location, distances to property lines and tree(s) if any, to be removed. Show any changes in landscaping.
 - 2) Floor plan(s) of Addition
 - 3) All Exterior Elevations of Addition including existing house. (Show finish materials).

- ACCESSORY STRUCTURES:**
- 1) Site Plan - showing location of new structure and existing house, with distances between each, distances to property lines, and tree(s) if any to be removed.
 - 2) Floor Plan(s)
 - 3) All Exterior Elevations (Show finish materials).

- OTHER SITE IMPROVEMENTS:**
- 1) Site Plan - showing location of improvement, existing structures, distances to property lines, tree(s) if any to be removed.
 - 2) Plan of Improvement (ex: deck, patio, swimming pool, etc.)

FENCES: 1) Site Plan - showing location, extent of fence, and tree(s) if any to be removed.
2) Drawing of fence with heights, materials and sizes identified.

HOUSE COLORS: For changes to existing house colors, submit application form with manufacturer's names and color names. Submit color chips with application.

NEW OR MAJOR LANDSCAPING: Finish Landscaping Plan and Plant List. See Section 2.4.1.

1.4.3 MINIMUM SCALE OF DRAWINGS: Site plans shall be drawn to scale (min. 1"= 20'-0"). Drawings of structures, houses, or other improvements shall be drawn to scale (min. 1/8"= 1'-0"). Floor plans shall be drawn at 1/4" = 1', Exterior wall sections shall be drawn at 3/4" = 1'.

1.4.5 SUBMITTALS KEPT FOR RECORD: Submittals are kept on file for a record of approved designs. Therefore submitted drawings should be copies of originals, not the originals themselves.

1.5 **REVIEW PROCESS:** The CHAC reviews applications as they are received. Applications submitted must be on the appropriate application forms together with a check for the appropriate fee, supporting drawings and information. Application forms are available in Appendix B. For review of color submittals, site stake-out, and project completion, see Appendix B for the appropriate application form. Requests for review should be made at least seven (7) days prior to your anticipated need for approval (to start work, close on property, etc.). These reviews are conducted weekly by a representative of the CHAC, when requests are received.

1.6 **REVIEW BASIS:** The CHAC bases it's review of each application on it's interpretation of the Covenants and these Standards and on the graphic and written information presented. Due to time constraints, CHAC review of all applications occurs normally without personal presentations by the applicants. Therefore it is incumbent upon the applicant to provide sufficient and accurate information to the CHAC for proper consideration. If, in the applicant's opinion, extenuating circumstances exist which would justify a variance from stated guidelines, this information should be presented with the application.

1.7 **APPROVALS AND OTHER ACTIONS:** An application is approved when notice is given to the applicant in writing by the CHAC or its designated representative. No verbal approvals are given. The CHAC may issue any of the following four decisions:

"Approved": means approved as submitted.

"Approved with Limiting Conditions": means approved only if stated conditions in the approval letter are met.

"Not Approved": means not approved for construction. Reasons for disapproval will be given in writing. The CHAC may also provide suggestions for revisions but does not provide design solutions. A disapproval action requires a re-submittal by the applicant for review before any approvals can be given.

"Preliminary Review": means a review of an incomplete application to give the applicant direction as to what the concerns of the CHAC are likely to be regarding the design and what needs to be included in order to complete the application. Comments are given to the Applicant but no approval to proceed is granted without CHAC review of a complete submittal in accordance with the above requirements. This is the normal response to a plan submitted for concept review.

1.8 RE-USE OF PREVIOUSLY APPROVED PLANS: The CHAC may permit the re-use of previously approved designs within Chesdin Harbor, but may also limit the use of such plans to avoid obvious repetition. Approval of a house for a given lot does not guarantee approval on another lot. The CHAC may issue restrictions on the re-use of a house design or require modifications of that design for re-use in Chesdin Harbor.

1.9 CONSTRUCTION PERIOD REQUIREMENTS

1.9.1 DESIGN CHANGES DURING CONSTRUCTION: All construction must be completed in accordance with the application and the plans as approved. Exterior changes to the subject property must receive prior written approval by the CHAC.

1.9.2 TIME LIMIT OF THE CONSTRUCTION PHASE: All construction on a particular property must be completed within a twelve-month period. The time limit starts upon issuance of CHAC approval of the stakeout review. Approved landscaping installation must also be completed within this time frame.

1.9.3 STOP WORK ORDERS: Stop work orders issued by the Association shall be binding on the property owner/general contractor (relating to all sub-contractors). They may be issued under the following conditions:

- a) When a violation exists on a construction site, the property owner/general contractor will be notified of the violation and given a date to rectify the violation.
- b) When the compliance date has passed and no communication has been established with the Association, concerning the violation, a Stop Work Order may be issued and will stay in effect until the violation has been corrected, or a plan for compliance has been submitted and approved.
- c) In instances where the violation consists of construction without plan approval, site plan approval, or stakeout approval, a Stop Work Order may be issued immediately. No construction may commence until the property owner/general contractor has contacted the Association, or submitted plans for review and approval.

1.9.4 CONSTRUCTION SITE MANAGEMENT: The following requirements will be enforced during the construction period. These requirements apply to the operations of contractors and sub-contractors, however, the property owner is responsible for their construction site. Therefore the property owner, if he is not the builder, should advise the builder of these requirements.

- a) **CONSTRUCTION TRASH BIN:** All home construction job sites will utilize a trash bin or a trash trailer for the collection of construction debris easily handled without equipment. The trash bin is required on site before any framing starts, and must remain there until the job is complete.

- b) **CONSTRUCTION JOB SIGNS:** The builder shall maintain a job sign on the construction site. The sign and text must conform to Chesdin Harbor specifications for the builder's use and will carry the builder's name, telephone number, the CHAChitect's name, lot address and, if approved by the owner, the owner's name. The rear of the sign shall be used for posting permits. The sign will be installed on the lot by the builder and shall be maintained by the builder in place throughout the construction period.
- c) **TEMPORARY FACILITIES:** The builder shall provide adequate outside portable toilet facilities for construction workers during construction. Locate facilities as much as possible out of the public view.
- d) **FINAL CLEAN-UP:** At the end of the construction period, the builder must restore all roadways, ditches and drainage ways, including fine grading. These areas must be re-seeded. The builder must assure positive drainage with no standing water, clean the lot of all construction debris and trash, and remove all temporary fencing, facilities, equipment, and unused materials.
- e) **MAINTENANCE OF ROADS:** The builder is responsible for maintaining the condition of the temporary driveway throughout construction and must immediately clean mud tracked from the job site as well as repair ruts on the shoulders of the road caused by employees, subcontractors or suppliers. If a supply truck tracks mud from the job site or damages shoulders or medians, Chesdin Harbor Homeowner's Association will seek a remedy from the builder, not the supply company. If an unsightly problem continues following notice, Chesdin Harbor Homeowner's Association will remedy the problem and invoice the builder accordingly.

ARTICLE 2 - LOT DEVELOPMENT STANDARDS

2.1 TYPES OF PERMITTED IMPROVEMENTS TO LOTS

2.1.1. **MINIMUM REQUIRED IMPROVEMENTS:** The following minimum improvements will be required on each developed lot in Chesdin Harbor:

- a) **HOUSE:** Any development or improvement of a lot in Chesdin Harbor must include as part of the initial approval, a single family house which meets the minimum standards in this document, including specific additional standards in any neighborhood addenda. (See Article 4 and Appendix D).
- b) **PAVED DRIVEWAY AND FRONT WALK:** All lots developed in Chesdin Harbor will include a paved driveway and a walk to the front door, in accordance with pavement standards specified in Article 3.
- c) **EQUIPMENT AND UTILITIES SCREENING:** Exterior HVAC equipment, and above-ground utility meters shall be screened in accordance with standards in Article 3.
- a) **FINISHED GRADING FOR PROPER DRAINAGE:** Grading that permits adequate drainage of the lot, including carry-off of drainage from the house and pavements, in accordance with standards in Article 3.
- f) **FINISHED AND LANDSCAPED YARD:** Every improved lot shall be landscaped in accordance with landscape standards in Article 3. Consult specific neighborhood addenda in the Appendix as well as general standards in Article 3.
- g) **MAILBOX:** Required mailbox in accordance with standards in Article 3.

2.1.2 **ADDITIONAL PERMITTED IMPROVEMENTS:** Many other additional improvements may be made to properties in Chesdin Harbor *concurrently with, or after the minimum required improvements have been approved and installed*, and in accordance with appropriate standards in this document. Any proposed exterior improvements to a lot require CHAC approval. If a particular desired improvement is not specifically addressed in this book, contact the CHHOA's office to determine what submittals are required.

2.2 LOCATING STRUCTURES ON THE LOT

2.2.1 **AUTHORITY TO APPROVE SITING:** The CHAC has the authority to approve, reject, or require modifications to, an applicant's proposed house siting. CHAC review of appropriate siting is based on the criteria stated below.

2.2.2 **BUILDING ENVELOPE:** A "building envelope" is established by the county building setback lines and any other legal constraints such as recorded easements, wetlands or flood plains. Structures shall be located wholly within the building envelope and wholly outside of any other restricted areas.

2.2.3 ADDITIONAL LIMITATIONS ON HOUSE SITING: The CHAC uses several criteria in judging acceptable house siting in addition to the required building envelope. These criteria have an impact on the size and layout of proposed houses. Therefore, applicants should design homes with these criteria in mind.

- a. **ADDITIONAL MINIMUM SETBACK FOR DRIVEWAY:** In addition to the building envelope, setbacks shall allow for minimum required driveway widths and required driveway landscape buffer. (See Article 3).
- b. **ORIENTATION TO THE ROAD:** In general, houses shall face the road. Houses in cul-de-sacs shall generally face the center of the cul-de-sac. Where site conditions make this unnecessarily difficult (in the opinion of the CHAC) the CHAC may approve alternative site orientation. On corner lots, the CHAC may, at its option, approve siting diagonally to the intersection of the roads.
- c. **RELATIONSHIP TO OTHER HOUSES:** Houses generally shall not be located such that extreme variations exist in front setback relative to adjacent houses. The CHAC shall determine the extent of variation permitted based on site constraints and house designs. Generally, houses shall be located to avoid facing the side or rear of neighboring houses. Where designs create conditions that would create direct views between house fronts and rear living areas of adjacent houses, the CHAC reserves the right to require screening of this view or revisions to the design or siting.
- d. **EXTREME CONDITIONS:** The CHAC may waive certain criteria stated above in the case of extreme existing site conditions such as irregularly shaped lots, extreme topographic limitations, legal easements, wetlands, or extremely poor soil conditions.

2.2.4 ADDITIONS TO HOUSES - SITING REQUIREMENTS

- a. **SETBACKS:** No addition shall extend beyond the setback limits established for the house.
- b. **EFFECTS OF LOCATION ON PRIVACY OF ADJACENT LOTS:** In general the siting of additions shall not materially reduce the privacy between neighboring houses. Where this is unavoidable, the CHAC may require screening of the view by the applicant.
- c. **EFFECTS OF DESIGN ON PRIVACY OF ADJACENT LOTS:** New windows or access created by the addition or modification shall not materially reduce the privacy between neighboring houses. The CHAC reserves the right to reject certain openings or require screening by the applicant in situations where, in the opinion of the CHAC, it is required.

2.2.5 ACCESSORY BUILDINGS (SHEDS) - SITING REQUIREMENTS

- a. **LOCATION IN REAR YARD ONLY:** No accessory building may be constructed farther forward on the site than the rear plane of the house unless otherwise approved by the CHAC.
- b. **EFFECTS OF LOCATION ON NEIGHBORING LOTS:** In general the siting of accessory buildings shall not create a breach of privacy for neighboring houses, nor shall it create a visual nuisance to neighboring houses. Where this is unavoidable, the

CHAC may require screening of the view of the structure by the applicant.

- c. **EFFECTS OF DESIGN ON NEIGHBORING LOTS:** New windows or access created by the accessory building shall not create a breach of privacy between neighboring houses. The CHAC reserves the right to reject certain openings or require screening by the applicant in situations where, in the opinion of the CHAC, it is required.

2.2.6 SWIMMING POOLS - SITING REQUIREMENTS

- a. **LOCATE DIRECTLY BEHIND HOUSE:** In-ground swimming pools shall be located within the building envelope and wholly behind the house so as not to be visible from the street, with minimal disruption to natural grades. Above-ground swimming pools are not permitted.
- b. **PRESERVE PRIVACY:** Visual screening of swimming pools is required to ensure the privacy for both the pool owner and neighbors.
- c. **FENCING REQUIRED:** Swimming pools shall be fenced in accordance with state building codes, and in conformance with Article 3, Paragraph 3.7 - "Fences".

2.2.7 OTHER STRUCTURES - SITING REQUIREMENTS

- a. **LOCATE WITHIN BUILDING ENVELOPE:** Other structures such as gazebos, arbors, trellises, or other vertical construction shall be located only within the building envelope unless specifically excepted by the CHAC.
- b. **IMPACT ON NEIGHBORING LOTS:** In general the siting of other structures shall not create a breach of privacy for neighboring houses, nor shall it create a visual nuisance to neighboring houses or yards. Where this is unavoidable, the CHAC may require screening of the view or the structure by the applicant.

ARTICLE 3 - LOT CLEARING AND CONSTRUCTION STANDARDS

3.1 CLEARING AND LOT PREPARATION

3.1.1 COUNTY ENVIRONMENTAL REQUIREMENTS: The development of each lot must conform to all Chesterfield County Ordinances for clearing, drainage and erosion / sediment control. The CHAC does not interpret or enforce these criteria. Contact the County for information.

3.1.2 SITE CLEARING, CUTTING OF TREES

- a. **ABSOLUTELY NO CLEARING WITHOUT APPROVAL:** No clearing or work of any kind shall commence on any lot until plans and specifications, as defined in these guidelines, have been submitted and approved by the CHAC. For new homes an on-site stakeout review must be completed and written approval received. Chesdin Harbor Homeowner's Association will seek remedy for violations.
- b. **INITIAL CLEARING:** The retention of all healthy trees greater than eight inches (6") in diameter is encouraged. Additionally, flowering trees (such as dogwood or redbud) and broad leaf evergreens (such as holly, laurel, or rhododendron) which are in excess of two (2) inches in diameter should be retained if possible. Saving trees in groups is also encouraged. The lot should be cleared of poisonous vegetation, debris and underbrush. The CHAC may require the removal of additional vegetation which is considered obnoxious and unsightly when visible from the street. Total clearing of vegetation is permitted for the house site and a perimeter of 15' outside of the house site, the driveway, and other pavement areas. Clearing beyond these areas in preparation for replacement landscaping, including sodded lawns, planting beds and nursery grown trees, will be reviewed during the on-site stakeout review. Tree stumps shall be removed in a manner to conserve remaining trees or cut at grade. Cleared material may not be dumped on other sites or common areas within the Community.
- c. **REQUIRED REMOVAL OF DEAD OR DISEASED TREES:** All dead and diseased trees (unless in restricted wetland buffer areas) must be removed.
- d. **REQUIRED TREE REPLACEMENT:** On lots where no significant trees can be saved, or where clearing is subsequently performed beyond what was approved, the CHAC reserves the right to require the planting of nursery grown trees in accordance with the criteria in the landscaping section of these Standards.
- e. **TREE REMOVAL AFTER INITIAL CLEARING:** Subsequent removal of trees greater than 6" in diameter must be approved by the CHAC.

3.1.3 GRADING AND EROSION CONTROL

- a. **PREVENT EROSION DURING CONSTRUCTION:** Comply with applicable government regulations and code requirements in preventing silt runoff. Erosion control devices shall be installed prior to construction. Any mud or silt runoff onto adjoining properties or streets shall be immediately stopped and removed.

- b. **GRADING FOR DRAINAGE:** Final grading shall conform to the drainage design on the approved site plan. Grading design must not alter the natural drainage pattern, and may not concentrate run-off onto adjacent lots. Any piped connections to the public drainage system structures requires CHAC and Chesterfield County approval. If natural drainage flows across the lot from adjacent lots, this flow may be diverted on the lot to avoid structures and other lot improvements; however, normal flow can not be blocked nor can it be diverted off-site. Upon completion of grading, if areas of ponding water remains on graded areas after rain periods, the grading shall be corrected to eliminate this condition.
- c. **STEEP SLOPES:** If the angle of slopes that result from site grading do not permit quality maintenance in grass, the slope shall be stabilized with spreading ground plants or terracing.
- d. **TERRACING AND RETAINING WALLS:** To the extent possible, grading should blend with the existing contours of the lot. Where necessary to stabilize slopes, the applicant shall provide retaining walls, stepped terraces or other forms of permanent erosion control as may be required by the CHAC. If retaining walls are used, they must be approved by the CHAC and must be constructed of approved materials such as treated timber, brick, stone, or approved precast architectural block.

3.2 LANDSCAPING

- 3.2.1 **GENERAL RECOMMENDATIONS:** Plants should be chosen for the best long-term plant life and appearance. This will vary depending on sun exposure, soil type, topography and drainage.
- 3.2.2 **REQUIRED MINIMUM LANDSCAPING - ALL LOTS:** All portions of lots not containing approved structures, pavements, or other permanent improvements, shall be landscaped with vegetation utilizing a combination of the elements defined below. No areas of exposed, non-landscaped soil, as opposed to natural areas, are permitted on any lot.
 - a. **LAWNS:** All open yard areas not otherwise landscaped, shall be sodded and irrigated to create a uniform lawn.
 - b. **SHRUBS AND PLANTING BEDS:** Areas that are not landscaped as lawn or as natural areas shall be landscaped as planting beds. Planting beds shall be defined with a trenched edge or suitable landscape edging material. Planting beds may include spreading groundcover, shrubs and trees. Additional planting beds should be developed along property perimeters in accordance with an approved front yard fence. Open soil between plants shall be maintained with pine needle, pine bark, or shredded hardwood mulch.
 - c. **FOUNDATION PLANTING:** Foundation planting is required along all facades of the house and along other areas as designated by the CHAC such as decks, fenced enclosures, or other highly visible foundation areas. Foundation beds at the front of houses shall meet the following criteria unless otherwise approved by the CHAC:
 - 1) Beds shall be a minimum of 4' wide from the house foundation or paved ground gutter.

- 2) Beds shall contain one or more of the following types of materials:

plant type	minimum size	max. spacing
groundcover (ex: periwinkle, liriopse, pachysandra)	2 1/4" pots	12" staggered rows
small shrubs (ex: euonymous, helleri holly, azalea)	18" - 24"	30" (when in rows)
larger shrubs (ex: boxwood, pyracantha, arborvitae)	24" - 30"	48"
trees (ex: Nellie Stevens holly, redbud, Japanese red maple)	8' - 10' 2 1/2" cal.	individually placed

- d. NURSERY GROWN TREES: TREE REPLACEMENT: Where clearing leaves front or corner side yards devoid of mature trees, new nursery grown trees shall be planted at a total density of one (1) tree per 1,000 s.,f. of open yard (the measurement of which includes pavement areas. New trees shall be a minimum of 2½" caliper hardwood trees and / or 8' - 10' flowering or specimen trees.
- e. NATURAL AREAS: Areas of the lot may be left in a natural state in accordance with the approved landscape plan. These natural areas shall be maintained to remove dead trees and overgrown weeds and spreading vines.

3.2.3 LANDSCAPING USED FOR REQUIRED SCREENING:

- a. DRIVEWAY SCREENING: Landscape screening shall be installed along the length of all driveway pads located at least 5', but less than 10' adjacent to side property lines unless sufficient natural screening is left in place. The CHAC shall determine the sufficiency of existing screening. New screening shall include evergreen shrubs (30" minimum height) planted at a maximum spacing of 4' on center, and/or evergreen trees (6' - 8' minimum height) planted at a minimum of 6' on centers.
- b. HVAC AND UTILITY METER SCREENING: If landscaping is used for screening, the standard requirement will be to provide densely shaped evergreen shrubs or trees of a height when planted of at least 2/3 the height of the equipment, and so placed as to provide a continuous screen on all stipulated sides. Planting can be in a continuous row or staggered. A variety of shrubs/trees may be used in addition to single species solutions. It shall be the responsibility of the homeowner to submit to the Board a plan and proposed plant types for review.
- c. ARCHITECTURAL SCREENING: Where the CHAC has required vegetative screening of architectural elements such as large expanses of blank wall, screening shall be accomplished using evergreen, specimen, or hardwood trees at the owner's option unless a type is specified by the CHAC. Minimum sizes shall be 8' -10' for evergreen or specimen trees, and 2 ½" caliper for hardwood trees.
- d. PRIVACY SCREENING: In yard areas where privacy screening is desired, such as to

screen views from roads to back yards, or to screen the view of pools or spas, such screening may be accomplished with vegetation, such as large shrubs and/or evergreen trees. Plantings used for screening shall preferably be developed in uniform rows or as hedges. Such screening shall be submitted for review and will be judged on a case-by-case basis. Criteria for review includes the relative severity of the lack of normal privacy as compared with other properties in the community, and the visual impact of the screening on adjacent lots, roads, or the lake.

3.2.4 RESTRICTED LANDSCAPING:

- a. **RIGHT-OF-WAY:** It is the responsibility of the homeowner to plant and maintain grass or sod in the roadway right-of-way adjacent to the lot, from the property line to the edge of curb. Other landscaping in the right-of-way must be approved by the CHAC. Planting of shrubs or trees that will impede normal safe viewing distances from driveways and along the road will not be permitted.
- b. **LEGAL EASEMENTS:** Easements for utilities, slope or drainage may be present on a lot. Any easements shown on a lot must be maintained by the homeowner. Because of potential damage or interference with easements, no structures, trees, fencing, etc. may be placed on such easements without the prior approval of the CHAC. Any improvements approved by the CHAC will be placed at the homeowner's risk, with the understanding that such improvements may have to be removed to service the easement.
- c. **SPECIAL LANDSCAPE FEATURES:** Any earthwork creating changes in topography, site drainage, or creation of ponds, pools, or other water features must be approved by the CHAC. Exterior fountains and ponds are not permitted in front yards unless approved by the CHAC.

3.2.5 **PROHIBITED LANDSCAPING:** The use of any form of artificial vegetation or vegetation not normally grown in this climate, is prohibited. The CHAC may reject any proposed landscaping design, layout, or material that is not consistent with the general landscape context of properties within Chesdin Harbor.

3.2.6 PRIOR TO LANDSCAPING REMOVE ALL TRASH AND DEBRIS

- a. **TRASH AND DEBRIS:** No new landscaping shall commence until all trash, stones, gravel, branches, weeds, and construction debris have been removed from the lot.
- b. **PRESERVE OR ADD TOP SOIL:** Topsoil should be placed prior to any landscape planting.

3.3 LANDSCAPE ACCESSORIES

3.3.1 **MAILBOXES:** Mailboxes must be installed utilizing the standard Chesdin Harbor's post and box, with street number. Additional house numbers, names or other text in other materials or styles are not permitted on the house. Maintenance of the mailbox is the responsibility of the homeowner. Repair and/or replacement may be contracted through Chesdin Harbor Homeowner's Association office at a group rate. The standard approved design, paint color, and numbers must be used for all repaired or reconditioned mailboxes.

3.3.2 CLOTHESLINES: Exterior clotheslines are not permitted.

3.3.3 FLAGS AND FLAGPOLES: Flags may be flown on the property in accordance with the standards stated below:

a. VERTICAL FLAG POLES: One vertical flagpole will be allowed *for the sole purpose of flying the American flag* upon approval of the pole design and location in accordance with the following criteria:

1. The pole is a pre-finished metal pole and a maximum height of 25 feet.
2. The flag is no larger than 4' X 6' and will be an appropriate size in relation to the height of the pole.
3. The fully extended flag does not touch the house and the pole is placed no more than 10' forward of the house elevation closest to the street.
4. Permanent flag poles are also permitted in the rear yard, but no closer than 20' to any side property line.
5. Torn and tattered flags are to be replaced.

b. FLAGS MOUNTED ON HOUSES: Decorative flags and sovereign flags (USA, Virginia, Chesterfield County) are permitted to be flown from flag standards of 6' or less in length, mounted on the house. A maximum of one standard visible from the street is allowed on the property.

3.3.4 SIGNS: No signs other than builder or real estate signs as defined below, are permitted on any lot.

a. BUILDERS' SIGNS: A maximum of one builder's sign is permitted on any lot during construction of a new home. Sub-Contractor and Home Improvement Contractor signs are not permitted on lots.

b. REAL ESTATE SIGNS: One (1) real estate sign, not exceeding four (4) square feet in area, may be placed in the front center of the yard only.

c. LOT IDENTIFICATION SIGN: One sign, not exceeding four (4) square feet, that identifies the lot and lot owner, may be placed on the lot prior to and during initial construction.

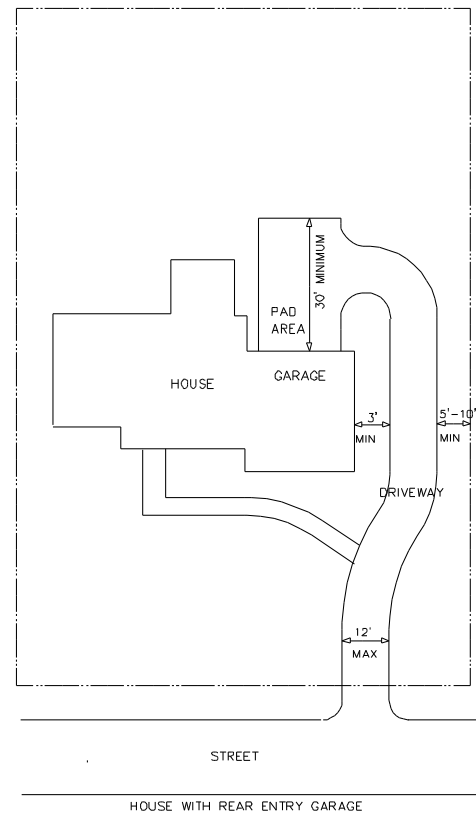
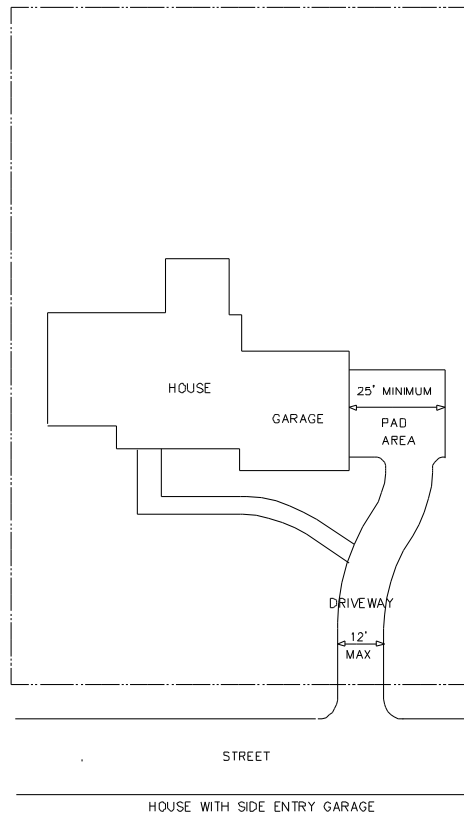
3.3.5 DECORATIVE ORNAMENTS AND OTHER LANDSCAPE ACCESSORIES: Landscape accessories, including hot houses, arbors, fountains, permanent barbecues, etc. must be approved by the CHAC as to design and location. In general, landscape accessories are not permitted farther forward than the rear corners of the house. The CHAC may consider accessories that are part of an overall landscape plan, in the front yard areas on a case-by-case basis.

3.4 PAVEMENTS

3.4.1 DRIVEWAYS: Every improved lot in Chesdin Harbor shall have a single paved driveway that conforms to the following criteria:

a. DRIVEWAY WIDTHS: Unless otherwise approved by the CHAC, driveways shall not

exceed 12' in width from the apron to the garage pad. Aprons may flair to 16' wide. At side entry garages the width of the pad, extending out from the door, shall be a **minimum** of 25' wide. At rear entry garages the pad width extending out from the door shall be a **minimum** of 30' wide. For side entry garages that face a street on corner lots, the driveway may be a maximum of 20' wide from the pad to the street.



- b. **PAVEMENT:** Driveways shall, at a minimum, be brown exposed aggregate concrete. Upgrades materials such as stamped concrete, brick, concrete pavers, or natural stone will be considered on a case-by-case basis. Plain concrete, asphalt, and gravel driveways are not permitted.
- c. **SETBACKS:** Driveways shall be held a minimum of 5' off of side property lines. Driveways that are at least 5', but less than 10' from the side lot line shall be screened with landscaping. Driveways to rear entry garages shall also be held a minimum of 3' off the side of the house.
- d. **GRADING:** Driveways shall be designed as much as possible to the natural grade of the lot. Where significant re-grading is necessary, maintain adjacent landscape slopes no greater than 3 to 1 for lawns, or 2 to 1 for ground cover, or provide retaining walls as approved by the CHAC.
- e. **SPECIAL DRIVEWAYS:** Circular driveways, a driveway with multiple curb cuts, and driveways with parking areas in front of the house or other special conditions are generally discouraged where they substantially reduce the front yard. The CHAC may

approve applications where they feel that the front yard appearance will not be adversely affected or for other extenuating circumstances which, in the sole opinion of the CHAC, warrant such an approval as an exception.

- f. **GATES AND PILLARS:** To preserve the streetscape, driveway entrance gates or pillars are discouraged. The CHAC may approve such appurtenances in individual cases where the street scape is not materially affected.

3.4.2 **FRONT WALKS:** Each house shall have a front walk from the front steps to the driveway. Front walks shall be exposed aggregate concrete, to match the driveway, or may be brick or concrete pavers, or stone.

3.4.3 OTHER PAVEMENTS

- a. **OTHER WALKS:** Secondary walkways located behind the front plane of the house or in the rear yard may include loose-laid stone in gravel or a mulch bed, in addition to approved hard surface materials. Continuous landscape edging will be required along soft surface walks.
- b. **PATIOS (GROUND LEVEL):** Patios shall be paved with brick pavers, interlocking concrete pavers, stamped concrete or exposed aggregate concrete.

3.5 MECHANICAL, ELECTRICAL AND COMMUNICATIONS EQUIPMENT

3.5.1 **HVAC CONDENSER SCREENING:** Required screening of heat pump or air conditioning condensers may be by finished (stained or painted) vertical board fence or lattice enclosures, properly supported, trimmed, level, and plumb. (Alternate screening with landscaping is acceptable in accordance with requirements in Paragraph 3.2 of this Article). Equipment shall be screened on all sides with allowance for one three feet (3') wide opening, not visible from the street. Spaces between vertical boards shall be two inches (2") maximum. The height of the screening enclosure shall be at least as high as the equipment screened, but not more than one foot (1') higher (fenced enclosures only).

3.5.2 **GAS AND ELECTRIC METER SCREENING:** Gas and electric meters shall be located so as not to be visible from the street, as determined by the CHAC. Those that are in a visible location shall be screened from view by appropriate landscaping or other approved screening.

3.5.3 SATELLITE AND BROADCAST ANTENNAS

- a. **PERMITTED ANTENNAS:** The following antennas are permitted by the Federal Telecommunications Act of 1996. No other antennas are permitted:
 - 1. An antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter (39") or less in diameter.
 - 2. An antenna that is designed to receive video programming services via multi point distribution services, including multichannel, multi point distribution services, instructional television fixed services, and local multi point distribution

services, and that is one meter (39") or less in diameter or diagonal measurement.

3. An antenna that is designed to receive television broadcast signals.
- b. LOCATION: To the extent feasible, antennas should not be visible from street. The following priorities shall be observed in determining antenna locations:
1. Mounted directly on the rear of the house, on a roof plane facing the rear, or on the back side of a chimney. TV broadcast antennas should be located inside an attic area.
 2. Mounted on the ground in the rear yard.
 3. Mounted on a pole, existing structure, or a tree in the rear yard if no clear signal may be obtained in any of the above locations.
 4. If it can be demonstrated to the CHAC that no clear signal may be obtained in any of the above locations, mounted on the ground or, if necessary, on a pole, in the front yard, or on the front plane of the house.
- c. APPEARANCE AND SCREENING: Insofar as possible, the visibility of antennas shall be minimized using one or both of the following methods:
1. Screen the antenna from view from the street with natural plantings, trees and shrubs, to the extent they do not comprise the signal reception.
 2. Use antennas with a dark or muted color, or paint the antenna a muted color to blend with the background surface or with the surrounding landscape.
- d. SUBMITTAL AND REVIEW BY THE CHAC: Proposed location and design of antenna shall be submitted to the CHAC for review. Under Federal law, antennas that meet the requirements of this section may not be denied by the CHAC as to type or placement. Residents are encouraged to use care in the selection and placement of antennas to preserve the appearance standards and character of Chesdin Harbor.

3.6 EXTERIOR LIGHTING AND FIXTURES

3.6.1 POST LAMPS: Post lamps shall be of a traditional style lamp fixture. The fixture shall be mounted on a traditional style post, generally not more than 8' to 10' tall. The lamp post should be located near the intersection of the front walk and the driveway. Other locations must be approved by the CHAC.

3.6.2 OTHER PERMITTED FIXTURES

- a. GENERAL TYPES PERMITTED: Other exterior light fixtures shall be limited to lights at entrances, at garage doors, low intensity landscape lights, walkway or driveway lights, ground-mounted up-lights on trees, tree-mounted down-lights, and yard fixtures that feature a soft diffused lighting. Side or rear (only) eave-mounted floodlights which direct light completely within the applicant's lot area may also be approved.

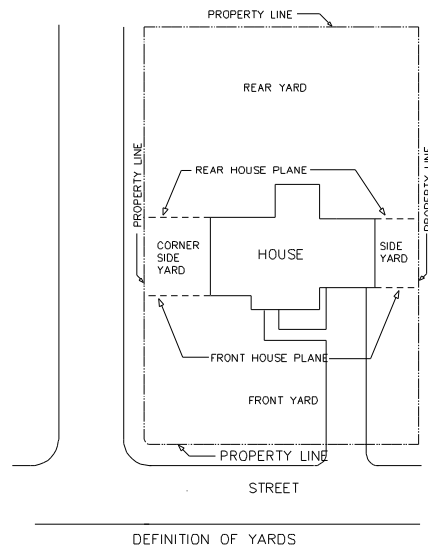
- b. STYLES: Light fixtures, except for floodlights, shall be compatible in style with the style of the house.
- c. FACADE FLOODLIGHTING: Floodlighting of front facades will be permitted by the CHAC on condition that floodlights use only low voltage incandescent fixtures, and the fixtures are concealed in landscape beds.

3.6.3 PROHIBITED FIXTURES: High intensity house or pole mounted area or security lights are prohibited. "High intensity" refers to ballasted light fixtures using high or low-pressure sodium, mercury vapor, or metal halide lamps.

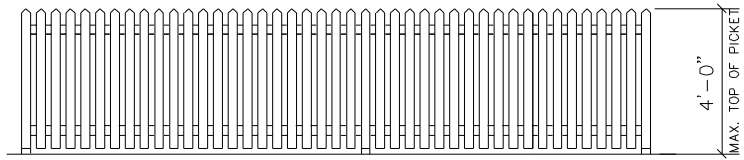
3.7 FENCES

3.7.1 WATERFRONT LOTS: Black ornamental iron or aluminum fences, 4' in height, are the only type of fence permitted on any lot that backs up to Lake Chesdin. Fences are permitted in rear yards only, no farther forward than the rear corners of the house, as determined by the CHAC.

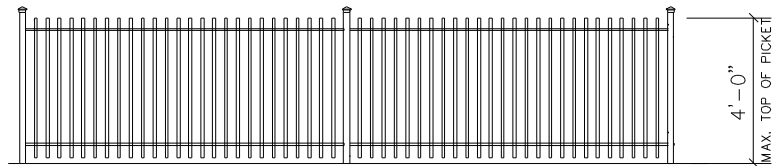
3.7.2 ALL OTHER LOTS: Permitted fence styles include treated wood picket fences and ornamental metal picket fences. All fences shall be 4' in height to the top of the pickets. Unless otherwise approved by the CHAC for special conditions, only one style of fence is permitted on a lot. Picket fences are permitted to enclose any or all portions of the rear yard except as noted below. The rear yard includes all yard portions behind the rear plane of the house. The fence may



be constructed up to, but not over the property line. Where a fence already exists on an adjoining property line, the new fence may be constructed up to the existing fence. It is not required that the new fence match the adjacent yard fence. Fences may not be constructed parallel within 10' of each other. Wood fences may be constructed with exposed posts or hidden posts (constructed behind support rails). Posts shall be a minimum of 3½" x 3½". Support rails shall be a minimum of 1 ½" x 3 ½". Pickets for wood fences shall be a minimum of ¾" thick by 2 ½" wide. Pickets should be spaced between 1" and 2" apart. Where rails are constructed behind the pickets, the picket side shall always face to the outside of the lot. Wood fences may be unfinished or stained a natural wood color. The color must be approved by the CHAC. Ornamental picket metal fences must be approved as to design and shall be finished in black. No white fences or vinyl fences are permitted.

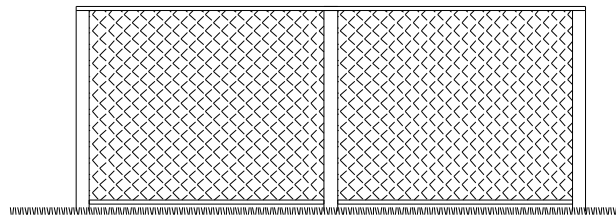


STANDARD PICKET FENCE

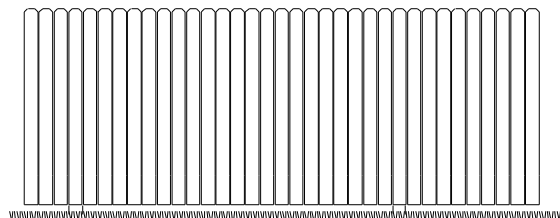


EXAMPLE ORNAMENTAL METAL FENCE

3.7.3 PRIVACY AND SCREENING FENCING: Limited use of privacy style fences (vertical board or board and lattice) are permitted directly around decks or patios for the purpose of providing privacy (such as for a hot tub). (See illustration 3.7.3 in Appendix A). The area shall be limited to a portion of the rear yard directly behind the house (not extending beyond the house corners). Landscape screening shall be required along the outside of all privacy fences except at gates. Privacy fences shall be no higher than 6' to the top of the running fence. Posts may be slightly higher as appropriate to the style.



FRAMED LATTICE FENCE



SOLID BOARD FENCE

3.7.4 TRASH CAN SCREENING: Trash cans that are stored outside, must be screened with approved fencing or otherwise concealed where they are not visible from the street.

3.7.5 PROHIBITED FENCE STYLES: The following fence types are prohibited: chain link fences,

barbed wire fences, fences with non-decorative metal posts, vinyl fences, stockade style rough-sawn privacy fences, split rail and board rail fences and post and wire fences. Any fence type not described in this article, shall be submitted to the CHAC for review to determine if it may be used.

3.8 PLAY EQUIPMENT AND STRUCTURES

3.8.1 DEFINITIONS

- a. **PLAY EQUIPMENT:** Play equipment is often highly visible, and depending on their design and application, they may defeat many of the aesthetic and environmental goals that the community has sought to achieve. For this reason, the CHHOA requires approval of all permanent exterior play equipment, as defined below, prior to placement on the lot. For the purposes of this article, permanent play structures and equipment shall include, but not be limited to the following:

- swing sets
- sliding boards
- jungle gyms- climbing structures
- basketball goals
- trampolines
- outdoor athletic workout structures
- any other large recreational or amusement device

- b. **ENCLOSED STRUCTURES:** Playhouses, or other enclosed play buildings with an interior height of 6'-0" or less floor-to-ceiling, and with a total floor area of less than 36 square feet shall be considered to be play structures. Dog houses are also permitted under this section. Larger buildings are considered to be Accessory Buildings regulated under Article 4 of these Standards.

3.8.2 PLACEMENT AND SCREENING

- a. **PLACEMENT:** Play Equipment shall be located in rear yards only and away from neighbors direct view, or direct view from the street, where possible.
- b. **SCREENING:** The CHAC may require that certain play equipment be screened from view. Refer to Paragraph 3.2 in this Article for landscape screening methods.

3.8.3 CONSTRUCTION AND FINISH: Play equipment and enclosed structures shall be constructed of wood or metal. Home-built play equipment or enclosed structures should be constructed of workmanlike quality, and be neat and orderly in appearance and finish.

3.8.4 BASKETBALL GOALS: Basketball goals may be installed adjacent to driveways in accordance with the following criteria:

- a. Basketball goals may be mounted on the side or rear face of garages, except when such location faces a street, or on a pole mounted on the side of the driveway facing the house and no farther forward than the front corner of the house.
- b. The mounting pole must be black pre-finished metal or painted to match the house.

3.8.5 USE OF EQUIPMENT AND STRUCTURES

- a. Homeowners should exercise care and common courtesy in using play equipment that creates noise (i.e.: basketball goals).
- b. Play equipment which has fallen into disrepair or has been outgrown by children and is not used, should be removed from the property.

3.9 MARINE STRUCTURES

3.9.1 PERMITTED STRUCTURES AND USES: Marine structures are those structures which may be constructed into Lake Chesdin (the Lake). Permitted structures include piers and single-story boathouses. Multi-level piers, elevated decks, and multi-level boathouses will not be permitted.

3.9.2 PERMITTED LOCATIONS: Marine structures may be constructed into the Lake from any lot which directly adjoins the Lake. Structures may not be constructed from Common Lands owned by the CHHOA. Permitted structures shall generally be located no closer than 20' from an adjoining property line. Structures shall normally be oriented at right angles to the general shore line where they are located, except that long structures should not cross a line extended from the property line separating two lots, such that it appears to be in front of the adjacent lot.

3.9.3 PIERS

- a. LENGTHS AND SIZES: A single main pier may be constructed up to 6' maximum in width, and of a length as required for the boat at adequate low water depth. Owners shall provide information concerning the requirements of the boat and information showing the length required to the CHAC. These requests shall be reviewed on a case-by-case basis. Generally, piers shall be constructed with a deck level no higher than 3' above the high water level. Branch docks and catwalks required for mooring of boats will be reviewed on a case-by-case basis. Decks extending out into the water for recreational uses other than for mooring of boats will not be permitted.
- b. DESIGN: Piers shall be constructed using all treated wood, as approved by the EPA for marine uses, and shall be constructed by a qualified marine contractor. Stationary piers shall consist of wood pilings, cross ties, joists and decking. Cross bracing under the deck is permitted. Pilings shall stop below the deck. Vertical wood bumpers may extend up to 3' above the deck. Continuous wood curbs and/or wood railing systems are permitted. Substitute composite materials for decking boards will be considered. Aluminum or other metal decking or railing systems are not permitted.

3.9.4 BOAT HOUSES

- a. SIZE AND HEIGHT: One boat house may be constructed in conjunction with an approved pier, for the purpose of sheltering one or more private boats owned by the property owner. The structure may cover approved boat slips and adjacent piers. The CHAC reserves the right to require substantiation of boat sizes and/or number. The eave height of boat houses shall normally be no higher than 10' above the pier surface. Higher structures required for specific boats will be considered on a case by case basis.

- b. **DESIGN:** Boat houses may be open sided (post) structures or closed (walled) structures, with a gable, hipped, or combination roof. All roofs shall be shingled to match the main house, or with natural or preservative treated cedar shakes, or preservative treated pine shakes. Flat roofs, roof decks, and metal roofs are not permitted. The roof slope should be no less than 6 in 12 and no greater than 12 in 12, and appropriate to the size of the structure (steeper roofs on smaller structures, flatter roofs on larger structures). Where walls are used, they shall be sided with wood or synthetic shingle siding. Windows shall be traditional double-hung with muntins. Doors may be plank style or colonial panel style.

3.9.5 OTHER IMPROVEMENTS

- a. **LIGHTING:** Any lighting on piers and at boat houses shall be hooded exterior fixtures (concealed lamp) or interior fixtures. All lamps shall be incandescent.
- b. **FURNISHINGS:** Permanent furnishings such as wood benches and low profile equipment lockers will be permitted. Other structures and furnishing will be considered at the discretion of the CHAC with the intent limiting the visual impact of such structures from neighboring properties.

ARTICLE 4

ARCHITECTURAL STANDARDS

4.1 ARCHITECTURAL STANDARDS - GENERAL

4.1.1 TYPE OF RESIDENCE

Only single-family residences are permitted in Chesdin Harbor.

4.1.2 PROXIMITY OF SIMILAR HOUSES The CHAC reserves the right to reject the placement of houses with the same or substantially similar elevations located within site of each other or on the same street. The CHAC shall make final judgement as to the degree of acceptable similarities permitted.

4.1.3 MINIMUM FLOOR AREAS

- a. Minimum finished floor area shall be 3,000 square feet for a waterfront lot and 2,500 square feet for a interior lots.
- b. The following areas can not be used to help meet the minimum finished floor area: garages, basements, open or screened porches, terraces, decks, attics, attached storage sheds, or unfinished "bonus rooms" on the first or second floors.

4.1.4 MAXIMUM SIZE

- a. The CHAC reserves the right to disapprove any proposed house which appears to be excessively large for the selected lot, or for the context of the neighborhood. Criteria used in making this determination may include a combination of height and width and/or crowding of the property lines. The total house footprint, including garage, and any covered porches, should occupy less than 40% of the total lot area.
- b. Houses shall not be more than 2 ½ stories in height above a crawl space or basement. (½ story is defined as useable floor area under a gabled roof.)

4.1.5 HOUSE DESIGN CONCEPTS

Houses in Chesdin Harbor shall be designed with traditional or transitional exterior facades. Facades shall use generally traditional design elements as defined in this Article. Primary design requirements for Chesdin Harbor houses include:

- a. HOUSE STYLES: Desired styles are those evocative of historic seaport or village architecture, such as Cape Cod, Low Country cottage, shingle cottage, Greek Revival, Colonial Revival, and later styles such as Arts and Crafts and Queen Anne. Styles such as Northern European, French Country and Tudor are also acceptable.
- b. MASSING, SCALE AND OPENINGS: Exterior walls, planes, and masses shall be of a residential scale consistent with the residential scale of the community. The CHAC reserves the right to require that large planes be broken up with additional windows, or off-sets to maintain appropriate scale. Walls without any openings will generally not

be approved. Conceptually, walls should predominate over windows, and all fenestration (window and door openings) shall have a strong exterior organization. Elevations that are exposed to direct view from roads or the golf course will be carefully reviewed for conformance to style, proportion, window openings, etc. Generally, windows and doors on facades visible from the street shall be of transitional design. Contemporary styled windows may be permitted on rear elevations.

- c. **ENTRANCES:** Unless abnormal topographical constraints dictate otherwise, all homes shall have a front-facing main entrance. The design should emphasize the main front entry and de-emphasize the garage entry.
- d. **TRIM AND DETAILS:** All facades shall generally include appropriate trim and details to the style of architecture selected. Elements such as cornices, fascias, pediments, columns, window and door moldings, railings, balusters and similar details shall be including in appropriate sizes and style to support the design for each home.
- e. **ROOF PITCHES:** Minimum roof pitch on main roof of two-story houses shall be 8 in 12. Minimum roof pitch on main roof of one-story shall be 10 in 12. The CHAC may require a steeper pitch on any roof for aesthetic reasons. Similarly, the CHAC may permit a lower slope roof on certain houses if the architectural style supports this design, and it fits in with the context of the community. Secondary roofs shall generally have a minimum slope of 3 in 12. Lower slopes or flat roofs for porches or other limited elements will be considered on a case by case basis depending on the architectural merits of the design. Generally, unequal slope gables (including unbroken full dormers), mansards and flat roofs will not be approved.

4.1.6 **GARAGES:** Each house shall have a minimum 2-car garage. Garages shall be integrated into the overall design and massing of the house. Side entry, rear entry, and courtyard garages are permitted. Front loading garages are prohibited, unless unusual lot configuration, topographical, or vegetative conditions warrant an exception in the sole opinion of the CHAC.

4.2 ARCHITECTURAL GUIDELINES - CONSTRUCTION

4.2.1 FOUNDATIONS AND MASONRY

- a. **PERMITTED FOUNDATION MATERIALS:** All visible portions of exterior foundations shall be constructed of brick or stone. For houses with primary facades constructed entirely of brick, the foundation brick shall match the brick facade. Synthetic stucco foundations may be permitted for facades entirely constructed of synthetic stucco.
- b. **COORDINATION OF COLORS:** Masonry and mortar colors should be coordinated with other colors on the house, and must be approved by the CHAC.
- c. **FOUNDATION VENTS:** Foundation vents shall be generally organized in relation to first floor house windows. The CHAC may require decorative louvered vents (wood or PVC) on primary facades where appropriate to the design of the house.
- d. **STEPPED-DOWN SIDING:** For houses with walk-out basements or other conditions

where the grade drops along a facade foundation, the siding shall not step down below the first floor level over the length of that facade. At the rear facade, siding may continue to the floor level of a walk-out basement on one or 1 ½ story houses, and on two-story houses only if the rear facade is visually interrupted by a long first floor deck.

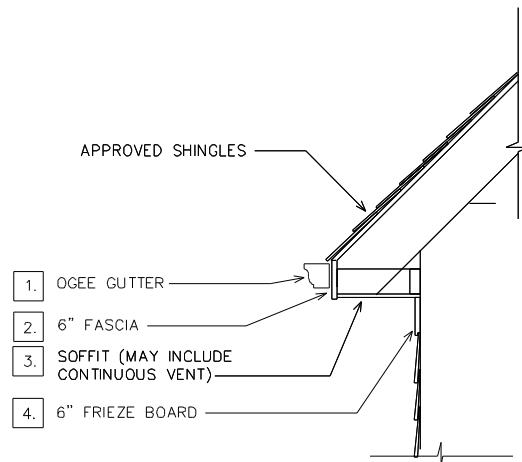
4.2.2 FIREPLACES, CHIMNEYS AND FLUES

- a. **PERMITTED CHIMNEY TYPES:** When chimneys are used, masonry chimneys are required on facades that are visible from the street or that face the lake. All fireplaces capable of burning wood, shall have masonry chimneys. Pre-fabricated gas-log appliance fireplaces may utilize either direct through-wall venting or through-roof gas appliance venting, located on the rear or side roof plane only. (See metal flue requirements below).
- b. **CHIMNEY DESIGN:** The width and depth of chimneys shall be appropriately sized in proportion to the size and height of the house, as determined by the CHAC.
- c. **METAL FLUE REQUIREMENTS:** Unenclosed metal gas flues shall not extend higher than required by code, above their roof penetration. Exposed flues must be finished in flat black paint.
- d. **DIRECT VENT FIREPLACES:** For direct vent gas fireplace boxes which protrude beyond the exterior plane of the house, the frame structure shall have a foundation to match the house foundation, and all the exterior materials and finishes used to enclose the fireplace box must match the adjacent facade. These are not permitted on any front facade.

4.2.3 **EXTERIOR SIDING:** Exterior siding materials are limited to brick, stone (natural or approved man-made), wood or shingle siding, cement fiber or other approved composite siding, premium vinyl siding (defined as having a material thickness of > .044"), and stucco or synthetic stucco (E.I.F.S). Materials other than those listed above are subject to denial, but will be considered on the basis of visual and material compatibility with approved materials. Where siding materials are used in combination they shall be aesthetically compatible with each other as determined by the CHAC.

4.2.4 EXTERIOR TRIM

- a. **GENERAL REQUIREMENTS:** Exterior architectural detailing shall be consistent with the overall design theme of the house. Eaves, bandboards, cornices, rakes, columns, pilasters, corner boards, vents, window and door trim shall be consistent with the style of the house and sized appropriately to the scale of the house. The CHAC reserves the right to require modifications to the facade to accommodate appropriate trim.
- b. **CORNICES AND EAVES:** All primary facades shall have a minimum four (4) member cornice and eave consisting of frieze board, crown mould, eave, fascia and either second crown or gutter. (See detail on next page).
- c. **RAKES:** Rakes shall be either flat or boxed depending on the architectural style of the house. The CHAC reserves the right to require boxed rakes where necessary to be consistent with the architectural style of the house.

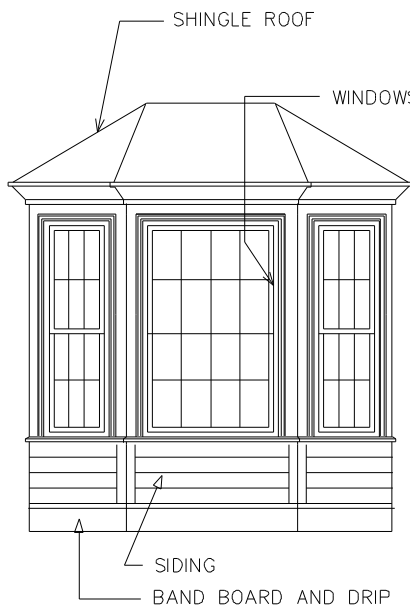


TYPICAL 4-MEMBER CORNICE

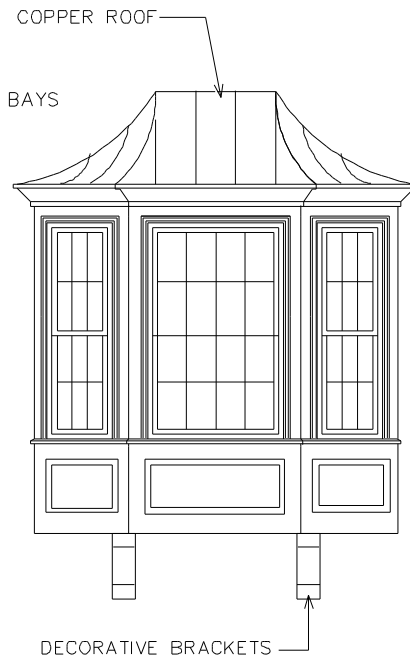
4.2.5 WINDOWS AND DOORS

- a. **WINDOWS ON FRONT AND SIDE FACADES:** Windows shall be consistent with the architectural design of the house and shall be consistent in style on all facades.
- b. **WINDOWS ON REAR FACADES:** Windows on rear facades shall generally be consistent with windows on other facades, except that the CHAC may consider specially glazed areas for view enhancement, that vary in design from the standard style house window.
- c. **FRONT DOORS:** Standard painted six-panel doors are the minimum standard for front doors. Custom design wood doors and doors with glass or leaded glass lites will be considered on a case-by-case basis, consistent with the house style. Doors may be part of a larger unit with side-lites and transom. Double front doors and doors with double side lites will also be considered. Door styles must be submitted for approval.
- d. **STORM DOORS:** Storm doors shall be compatible with the units that they cover and with the style and color of the house. Excess ornamentation not consistent with other ornamentation on the house, is prohibited. In general, single full lite doors or traditional multiple lite doors which match the design characteristics of the doors they cover will be approved.
- e. **WINDOW AIR CONDITIONERS:** Window and through-wall air conditioning units are prohibited.
- f. **AWNINGS AND TRELLISES:** Sun control devices such as awnings and trellises must be compatible with the architectural style, character, and color of the house, and will be reviewed on a case-by-case basis for use on the rear or sides of any home. The CHAC will generally prohibit the use of such devices on the front of any home.

- g. **WINDOW TRIM AND SHUTTERS:** Shutters, if provided, shall be sized to fit the window opening. Shutters on twin windows will be allowed, but not on triple or greater multiple window units.
- h. **GARAGE DOORS:** Garage door detailing shall be consistent with the architectural style of the house. Metal garage doors shall approximate the appearance of wood garage doors. The CHAC may reject doors that do not adequately meet this standard.
- i. **BAY WINDOWS:** On primary facades, bay windows must meet the following requirements:
 - 1) Windows must be wide enough to fill each bay facade without filling with siding.
 - 2) Cantilevered bays and bays on foundations may utilize raised panel facades or siding below windows. Bays elevated at 1 story above grade shall have finished decorative trim or brackets under the bay.



ACCEPTABLE BAY WINDOW

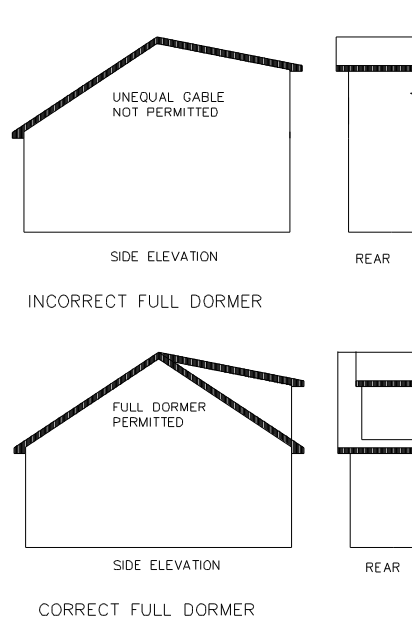


BAY WINDOW WITH DESIGN UPGRADES

4.2.6 ROOFS AND ROOF ACCESSORIES

- a. **ROOF MATERIALS:** Roof materials are limited to sawn cedar shingles, slate (or approved simulated slate), metal standing seam in (painted) medium to dark gray, dark green or (natural) copper and minimum 30 year dimensional architectural shingles in deep earth tones (such as weathered wood), gray, slate colors, or black. Other materials will be judged on their own merits, but are subject to disapproval by the CHAC. Light color shingles will not be approved.

- b. **GUTTERS AND DOWNSPOUTS:** Gutters and downspouts shall be pre-finished to match the adjacent building material color. Copper gutters and downspouts are permitted on masonry facades. Downspouts shall include short turnouts at their outlets. If extensions are required, they shall utilize corrugated pipe below grade.
- c. **FLASHING:** Highly visible roof flashing shall be copper or pre-finished to match the adjacent building material color. Painting is acceptable for less visible flashing; however, no exposed mill finished flashing is permitted. Imitation copper will not be permitted.
- d. **ROOF VENTS:** Attic ventilators and other roof penetrations shall be low profile designs. Ventilators shall be painted flat black. No roof penetrations, metal ridge vents, or accessories shall be visible above the ridge of the roof nor shall they be located on the front roof plane of the house. Fireplace chimneys are not regulated by this provision.
- e. **ROOF DORMERS:** Dormer windows and eyebrow windows are permitted as consistent with the style of the home. Full rear dormers must be set in from the end of the gable roof, and the main gable visually completed. The main roof eave shall continue below the full dormer to separate it from the main wall below.



- f. **SKYLIGHTS:** Skylights will not be approved for the front roof planes of houses. Skylights may be used on side and rear roof planes. Where skylights are permitted, they shall be flat, dark tinted glass style roof windows, trimmed in pre-finished metal similar to the roof color.
- g. **RIDGE VENTS:** Continuous ridge vents of the type that are covered with roof shingles are permitted. Exposed metal ridge vents are prohibited.
- h. **SOLAR COLLECTORS:** Solar collectors may be considered where they are integrated into the design of the structure and that design is acceptable to the CHAC.

4.2.7 PORCHES AND DECKS

- a. **FRONT PORCH CONSTRUCTION:** All front entry stoops and extended front porches shall be constructed of finished materials to match the house. Bandboards, handrails and railings shall be painted wood or metal railing of a design to match the character and style of the house. Columns supporting roofs of porches and covered stoops on primary facades shall be appropriate to the character and style of the house.
- b. **FRONT PORCH WIDTH:** Front porches shall be a minimum of 6' wide from the house face to the porch floor edge.
- c. **FRONT STEPS WIDTH:** Front steps shall be a minimum of 6' wide in design unless otherwise approved by the CHAC for a specific architectural style. All front steps shall be masonry.
- d. **FRONT PORCH FOUNDATIONS:** Stoops and extended front porches shall be supported on continuous masonry foundations or on min. 12" square masonry piers. The spaces between piers shall be enclosed with framed lattice panels.
- e. **REAR DECK CONSTRUCTION:** Rear patio decks shall be constructed of quality exterior grade or pressure treated wood, or approved synthetic deck materials, including steps with closed risers and railings. Grade level patios and terraces are encouraged. Decks shall be supported on minimum 6 x 6 wood posts. The space beneath all decks higher than 2' above grade but less than one story above grade shall be enclosed with lattice or other approved screening material. Landscape screening is required around all decks, regardless of height, and is reviewed as part of the landscape plan.
- f. **DECK FINISH:** Decking may be constructed entirely of unfinished treated lumber, however staining or painting of decks is acceptable. Composite decking will be reviewed on a case-by-case basis. All vertical faces and all railings shall be painted or stained consistent with the house color scheme.
- g. **SECONDARY PORCHES:** On secondary facades, open porches, stoops and screened porches shall all be constructed of finished materials to match the house.
- h. **RAISED TERRACES:** Raised terraces may be constructed utilizing paving materials as approved for patios and walks in Article IV. Other hard surface paving materials will be considered by the CHAC on a case-by-case basis. Exposed foundation walls of raised terraces shall match the house foundation. Railings shall be decorative metal or wood, as approved by the CHAC.
- i. **SPAS:** Spas are permitted on attached rear decks, porches or terraces. Remote decks for spas or free standing spa units must be located directly behind the house so as not to be visible from the street.

4.3 ARCHITECTURAL GUIDELINES - COLOR

4.3.1 TYPES OF APPROVED FINISHES

- a. All exterior colors must be approved by the CHAC prior to painting or the application of pre-finished materials.
- b. Painted siding shall be painted with an opaque stain oil or latex based exterior house paint. Semi-transparent stains and clear finishes are not permitted.

4.3.2 CRITERIA FOR JUDGING COLOR

- a. The same or very similar color schemes may not be used on adjacent houses nor on houses directly across from each other. The CHAC may also reject a proposed siding color if it determines that the color has been used on too many houses in the same neighborhood.
- b. Color selections are not limited to a restricted list; however, colors should generally be muted in hue, especially for large areas such as siding. Stronger colors may be approved for focal points such as doors and shutters. Colors selected must be harmonious with each other and with other finishes such as masonry foundations, and roof colors. Shingle and metal roof colors shall be submitted at the same time as house colors. Provide a sample or color chip for approval.

4.4 ADDITIONS TO HOUSES

4.4.1 CONSISTENCY OF DESIGN: To ensure consistency in the design of the house and minimize visual disruption of the neighborhood, additions must match the design characteristics of the house. Specifically:

- a. The architectural style shall match the style of the house. The massing of the addition shall be similar in the use of shapes to that of the house, but proportionately smaller so as not to overpower the house. Roof styles and slopes shall be similar.
- b. Openings shall be required in additions, including windows and doors, at a minimum, in a similar fashion and extent as in the original house. Windows and doors shall be of matching material as those in the house. In general windows and doors should match the style of those in the existing house. Exceptions may be granted at the discretion of the CHAC for sun rooms or other specially glazed areas.
- c. Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters shall match the style of the same elements on the house.
- d. All exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is not acceptable.
- e. The space beneath any structure constructed on posts or piers (including decks) higher than 2' above grade, but less than one story above grade, shall be enclosed with lattice or other approved screening material and landscaping.
- f. Greenhouse additions will be considered on a case-by-case basis and shall be constructed of finished wood framing or of a pre-finished metal consistent with the house exterior color scheme.

4.5 ACCESSORY BUILDINGS (STORAGE SHEDS, WORKSHOPS, POOL HOUSES, ETC.)

4.5.1 DESIGN LIMITATIONS: Accessory buildings shall match the adjacent house (at a minimum) or may be specially designed in a unique style, to the extent that it enhances the over-all design of the house and lot in the opinion of the CHAC. Economy kit sheds from home-improvement stores are not permitted. Except for special designs, minimum requirements include:

- a. The architectural style shall match the style of the house. Roof styles and slopes shall be similar, i.e: gable roof shed with gable roof house, etc. Shed roofs shall be constructed at a minimum 8 in 12 slope.
- b. Windows and doors in accessory buildings shall be similar in style to those in the house. (Alternate styles of shed doors may be approved at the discretion of the CHAC.)
- c. Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters shall match the style of the same elements on the house.
- d. All exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is not acceptable.
- e. Accessory buildings shall be set on foundations which match the house or on a concrete slab.

4.6 GAZEBOS

4.6.1 DESIGN AND CONSTRUCTION: Acceptable gazebos shall generally be octagonal (8) sided structures consisting of a base deck, decorative columns or posts, optional railings, and a sloped roof. Stepped roofs and/or cupolas may be added. Structures of other shapes such as square structures will be considered on the basis of equal architectural merit. Additional standards include:

- a. The maximum width of a gazebo across flat sides shall be 14'-0". The maximum height from gazebo deck to eave edge shall be 8'-0". Gazebos shall have roof slopes generally of at least 8 in 12. Slopes shall be appropriate to size and style of gazebo.
- b. Gazebos shall be constructed of weather resistant wood, preferably western red cedar, cypress, or redwood, although pressure treated southern yellow pine will be the acceptable minimum. All exposed wood, except decking, shall be surfaced (finished smooth) on all exposed sides. Posts, railings, and other open wood members shall be turned, edged, or worked into shapes consistent with traditional gazebo designs. Unfinished, dimensional lumber will not be approved for exposed open or free-standing members.
- c. Additional trim, detailing, brackets, cupolas, etc. shall be appropriate to the design and size of the gazebo. The CHAC reserves the right to deny gazebo designs with excessive and inappropriate detail, as well as with insufficient detail.

- d. Gazebos may be built on site or assembled from kits. Applications for approval must include either scale drawings of plans and elevations, or manufacturer's brochure showing the exact gazebo being purchased, with dimensions and specifications.
- e. Landscaping around the base may be required.

4.6.2 COLORS AND FINISHES

Gazebos constructed on decks attached to the primary house shall be painted to match the trim color of the house, and roofed with shingles that match the house shingles. Free-standing gazebos set away from the house may be painted to match the house trim or finished with a clear finish. Roofing shall match the house or be cedar shake.

APPENDIX A

DEFINITIONS OF DESIGN TERMS

ARCH	A structural method of spanning an opening, usually with masonry, whereby curved, pointed or flat upper edges of the opening are formed.
ARCHITECTURAL DRAWINGS	A set of detailed drawings which are used by the contractor to build a house. The drawing set includes floor plans, elevations of all sides of the house, building sections to identify all building materials and details. The plans are usually drawn at a 1/4"=1'-0".
AWNING WINDOW	A window which is hinged at the top and swings outward from the bottom.
BOARD RAIL FENCE	A fence consisting of horizontal rails of flat sawed lumber nailed to the flat sides of rectangular or square vertical posts. There are normally three horizontal rails with equal spacing. The fence is typically 48 inches high with the three horizontal rails spaced equally apart.
BUILDING ENVELOPE	Area of a site where building is permitted as defined by the setback lines.
CLEARING	Complete removal of natural vegetation from the area of construction.
COMMON AREA/OPEN SPACE	Areas within the community, other than those owned by individual homeowners, that are held in common by homeowners associations and maintained by these associations.
CORNICE	Exterior trim of a structure at the eave; usually consists of bed molding, soffit, fascia and crown molding.
CORNER BOARDS	Vertical boards installed on the corners of wood sided homes to cover the ends of the siding.
DENTIL MOLDING	Molding that consists of a band of small square tooth-like blocks forming part of the eave. Larger blocks, also called Modillion Blocks are also commonly referred to a Dentil Molding.
DIMENSIONAL COMPOSITION SHINGLE	Asphaltic/fiberglass roofing material manufactured in laminated layers to achieve the depth and dimension variation that simulates the look of wood shingles or slate. The material is imbedded with the color grain to provide a variety of roofing color schemes.
DORMER WINDOW	Vertical window which projects from a sloping roof, placed in a small gabled enclosure projection.
DOUBLE HUNG WINDOW	Window with two vertically operating sashes sliding in two directions to enclose the opening.
DRIP LINE OF A TREE	Imaginary line projected vertically from the outside edge of the branches.
EASEMENT	A right afforded a person or governmental entity to make limited use of another person's real property such as a right-of-way through a lot established for utilities access.

EAVE	The lower edge of a sloping roof which projects beyond the wall.
ELEVATION (BUILDING)	Exterior face of a structure: front, side, and rear.
ELEVATION (TOPOGRAPHIC)	The height of the ground above sea level at a specified point or line (as specified on topographic maps and site plans)
EVERGREEN SHRUBS	Shrubs which do not shed their leaf growth seasonally.
EYEBROW WINDOW	A low dormer on the slope of a roof formed by the roofing material being carried over the opening in a wave line.
FACADE	Exterior face in a building, also called and Elevation.
FINISH	A coating applied to a material either factory applied or on the job site, such as paint or stain.
FINISHED FLOOR AREA	Amount of space within a structure that is conditioned (heated/cooled) area and in which all construction is complete to a finished state.
FLOOD PLAIN	Land which borders a body of water which may be subject to flooding.
FLOOR PLAN	A drawing showing the layout of the enclosing walls of a structure, its doors and windows, and the arrangements of the interior spaces as viewed from above.
FOOTPRINT	Outline of a structure as viewed from above.
FOUNDATION (FOOTERS)	The structural base whereby all of the load from the building is transmitted to the ground. The foundation wall is usually constructed out of masonry materials. The footer runs under the foundation wall and is typically concrete.
GABLE	The vertical triangular portion of the end of a structure having a double-sloping roof from the level of the eave to the ridge of the roof.
JACK ARCH	Also called flat arch or straight arch. It is a horizontal row of wedge cut brick over an opening.
NATURAL QUARRIED STONE	Stone found in stone quarries and cut or broken into sizes for use in construction, but otherwise left in its natural state. Stone that has been pulverized or granularized and re-manufactured into a masonry product is not natural quarried stone.
MODILLION BLOCKS	A horizontal bracket in the form of a decorative or plain block, spaced at even intervals on the eave. Also called Dentil Molding.
OBNOXIOUS OR POISONOUS VEGETATION	Natural vegetative growth with a wild unkept appearance such as uncontrolled vines, briars, poison ivy, poison oak, poison sumac.
PEDIMENT	In classical architecture, a low pitched gabled element used over entrances primarily.
PICKET FENCE	A fence consisting of closely spaced (typ. 1" - 2") vertical slats attached to horizontal rails and intermediate posts.

PILASTER	A non structural rectangular or semicircular column applied to the wall simulating supports for a decorative pediment or arch above (usually used at main entrances).
PRE-FINISHED MATERIAL	Material that has received a factory finish and is ready to install upon delivery to the construction site (i.e. roofing shingles, factory painted metal roof).
PROPERTY LINE	Legal limits of property, property edge. (Note: the front property line is usually not the edge of the street, but is set back from the road surface several feet. The area outside of this line is the Right of Way).
RAKE BOARD	A board or molding along the sloping edge of a gable which conceals the rafter.
RIDGE VENT	A linear ventilating cap installed along the ridge of a gabled roof.
RIGHT-OF-WAY LINE	A strip of land (ground surface, underground or above ground) which has been granted by deed or easement for the construction or maintenance of a roadway. Governmental signs and U. S. postal collection boxes are allowed in this area.
SCALE	(1) A system of proportions used in architectural drawings so that the actual size of an item to be drawn can be reduced to a size small enough to fit on a sheet of paper (i.e. 1/4"= 1'-0" (1/4 of an inch on the drawing represents 1 foot of actual size of the item being drawn). (2) Term used to relate to the proportional balance of all elements of a building.
SCREENING	Shielding method using either natural vegetation or a structure to conceal an unsightly condition from view, or provide protection from noise or wind exposure.
SEGMENTED ARCH	An arch which is composed of parts of a circle (less than half).
SELECTIVE CLEARING	Limited removal of trees permitted outside of area of clearing and grubbing work. Primarily the removal of dead or diseased trees, scrub undergrowth and the thinning of overly dense growth. This is accomplished with hand labor rather than heavy equipment to prevent damage to the roots of growth to remain.
SITE PLAN	A plan of a lot indicating property lines, the accurate location and size of structures shown with dimensions to property lines.
SLOPE (ROOF)	The indication of the steepness of a roof measured by the amount of rise in inches per foot of horizontal length.
SOFFIT	The exposed undersurface of any overhead component of a building (i.e. eave).
SOLID BOARD FENCE	A privacy fence consisting of a wood framework with flat vertical boards attached to the outside face of the framework. The vertical boards can have various end treatments.

STORY (ex.: 2½ STORY HOUSE)	A floor area on one level, enclosed by the house walls (ex: first floor = first story). A ½ story refers to a floor area enclosed within the roof area, above the top of the house walls (attic areas both finished and unfinished).
SYNTHETIC STUCCO	A pre-manufactured exterior finish material resembling cement stucco with smooth or textured surfaces which can be applied over the exterior sheathing of a building.
TOPOGRAPHY	A description of the vertical variations land. (flat sloping, hills, valleys, etc.)
TRADITIONAL STYLE	Architectural styles copied or derived from those historical styles characteristic of older southern cities. These styles include Georgian, Adam, Greek Revival, and Colonial Revival.
TRANSITIONAL STYLE	For the purposes of these Guidelines, Transitional architecture includes houses of mixed historical styles, and houses of mixed historical and contemporary styles.
UNFINISHED MATERIAL	Material that does not receive a special coating to alter the natural appearance but may be treated with a preservative to prevent decay (i.e. salt treated lumber).
VEGETATION	Plant growth (trees, shrubs, grass, etc.) either in its natural setting or a transplanted location.
VOCABULARY (DESIGN)	Composition of architectural elements which are assembled together on a house.
WINDOW AND DOOR TRIM	Board or molding installed around perimeter of a window or a door to conceal the joint.
WINDOW SASH	The framework of a window that holds the glass.

APPENDIX B
SAMPLE FORMS AND CHECKLISTS

CONTAINS:

New Home Application
Stakeout Review Request
Final Compliance Inspection Request
Home Improvement Application
Color Change Application
Fence Application

CHESDIN HARBOR

ARCHITECTURAL COMMITTEE

Architectural Review Managed by:

Design Management Associates, Inc., 2308 East Main Street, Richmond, Va 23223

Phone (804) 644-6404

Fax (804) 644-6405

New Home Application/Property Information Sheet

Lot # _____ Date _____

Property Address: _____

Owner/Builder _____

Mailing Address _____

Phone No. _____
Home Office Fax Cell

ITEMS TO BE SUBMITTED FOR REVIEW: (Include Manufacturer Name and Materials of Construction)

All submittals shall include: Engineered site plan showing location of structure, setbacks, walks, drives, clearing limits and construction drawings showing all four elevations; materials , floor plan, and landscaping plan.

* Samples may be required.

Material	Manufacturer	Color Name/Number
Brick*		
Roof*		
Siding*		
Trim*		
Shutter*		
Doors		
Driveway		
Walkways		
Deck/Patio		

Application: () Approved as Submitted () Not Approved
() Approved with Limiting Conditions (see memo) () Preliminary Review

Signature: _____ Date: _____
(for the Chesdin Harbor Architectural Committee)

Approval is limited to design criteria established by the Architectural Control Committee and should not be interpreted as approval of any variation from restrictions or conditions imposed on the property owner by The Chesdin Harbor Covenants, contract, and by Chesterfield County. Approval of siting does not necessarily imply compliance with county zoning requirements.

CHESDIN HARBOR

ARCHITECTURAL COMMITTEE

Architectural Review Managed by:
Design Management Associates, Inc., 2308 East Main Street, Richmond, Va 23223

Phone (804) 644-6404
Fax (804) 644-6405

Stakeout Review Request

Lot # _____ Date _____

Property Address: _____

Owner/Builder _____

Mailing Address _____

Phone No. _____

Home _____

Home _____ Office _____ Fax _____ Cell _____

Date Lot will Be Staked (8 a.m.) _____

Lot must be staked at the following points: **Do Not Clear Without Written Stakeout Approval!**

- | | |
|------------------------------|--|
| 1. All corners of the lot. | 3. Driveway and parking areas. |
| 2. All corners of the house. | 4. Trees to be removed beyond the house, driveway and parking areas. Mark clearing limits. |

Fax this sheet to (804) 644-6405 to schedule the stakeout review.

Application: () Approved with Limiting Conditions (see memo) () Approved as Submitted
() Preliminary Review (not released for clearing) () Not Approved

Comments: _____

Signature: _____ Date: _____

(for the Chesdin Harbor Architectural Committee)

Approval is limited to design criteria established by the Architectural Control Committee and should not be interpreted as approval of any variation from restrictions or conditions imposed on the property owner by The Tarrington Covenants or Chesterfield County. Approval of siting does not necessarily imply compliance with county zoning requirements.

CHESDIN HARBOR

ARCHITECTURAL COMMITTEE

Architectural Review Managed by:

Design Management Associates, Inc., 2308 East Main Street, Richmond, Va 23223

Phone (804) 644-6404

Fax (804) 644-6405

Request for Final Compliance Inspection

Date _____ Lot # _____

Property Address _____

Owner/Builder _____

Mailing Address _____

Phone No. _____
Home Office Fax Cell

Date of Application _____

Date Lot Will Be Ready For Inspection (8 a.m.) _____ Closing Date _____

Please Send Certificate of Compliance To _____

Address _____

Telephone No. _____ Fax No. _____

DO NOT WRITE BELOW: Y/N COMMENTS

Plans Approved: _____

Colors Approved: _____

Construction Complete: _____

Grading & Paving Complete: _____

Landscaping Complete: _____

Complies With Standards: _____

Issue Certificate of Compliance? _____

Reviewer: _____ Date: _____

(for the Chesdin Harbor Architectural Committee)

CHESDIN HARBOR ARCHITECTURAL COMMITTEE

Architectural Review Managed by:
Design Management Associates, Inc., 2308 East Main Street, Richmond, Va 23223 Phone (804) 644-6404
Fax (804) 644-6405

APPLICATION FOR EXTERIOR MODIFICATION

Date: _____ Lot No. _____

Property Address: _____

Property Owner: _____

Mailing Address: _____

Phone No.: _____
Home: _____ Work: _____ Fax: _____ Cell: _____

Review fees are required as follows:

Additions, Accessory Buildings Swimming Pools	\$150.00
Exterior House Modifications, Color Change, Property Improvements, Fences, Walls, Major Landscaping, Etc.	\$50.00

The following must be included with your application:

1. A survey showing the proposed improvement on the lot with dimensions to the property lines.
2. A description of the improvement, materials and finishes.
3. Drawings, photos or catalog sheets showing the proposed improvement.
4. A review fee per the above schedule made payable to Design Management Associates, Inc.

Application: Approved as submitted
 Approved with limiting conditions
 Not Approved

Signature: _____ Date: _____
(for the Chesdin Harbor Architectural Committee)

Approval is limited to design criteria established by the Architectural Control Committee and should not be interpreted as approval of any variation from restrictions or conditions imposed on the property owner by The Chesdin Harbor Covenants or Chesterfield County, Approval of siting does not necessarily imply compliance with County zoning requirements.

CHESDIN HARBOR ARCHITECTURAL COMMITTEE

Architectural Review Managed by:
 Design Management Associates, Inc., 2308 East Main Street, Richmond, Va 23223 Phone (804) 644-6404
 Fax (804) 644 6405

APPLICATION FOR EXTERIOR COLOR APPROVAL

Neighborhood and Lot: _____

Property Address: _____

Property Owner/Builder _____

Mailing Address _____

Phone No
 Office Home Fax Cell

Pain/Stain Information	Manufacturer	Color Name/Number
Siding		
Soffit, Rake & Cornerboards		
Window and Door Trim		
Window Sashes		
Shutters		
Front Door		
Garage Door		
All Other Doors		
Roof		

DO NOT SIGN APPLICATION

Application:

- Approved as submitted. Approved with changes indicated.
 Not Approved Preliminary Review -(Additional information required)

Signature: _____ **Date:** _____
 (for the Chesdin Harbor Architectural Committee)

Approval is limited to design criteria established by the Chesdin Harbor Design Standards and should not be interpreted as approval of any variation from restrictions or conditions imposed on the property owner by The Chesdin Harbor Covenants or Chesterfield County. Approval of siting does not necessarily imply compliance with county zoning requirements.

CHESDIN HARBOR ARCHITECTURAL COMMITTEE

Architectural Review Managed by:

Design Management Associates, Inc., 2308 East Main Street, Richmond, Va 23223 Phone (804) 644-6404

Fax (804) 644-6405

APPLICATION FOR FENCE APPROVAL

Date: _____ Lot No. _____

Property Address: _____

Property Owner: _____

Mailing Address: _____

Phone No.:

Home: _____ Work: _____ Fax: _____ Cell _____

The following must be included with your application:

1. A survey showing the proposed fence on the lot with dimensions to the property lines.
2. A description of the type of fence, materials and finishes.
3. If the fence is a privacy fence, a scale drawing of the design.
4. A review fee of \$50.00 made payable to DMA, Inc.

Date work will be completed: _____

DO NOT SIGN THE APPLICATION.

Application: () Approved as submitted
() Approved with limiting conditions
() Not Approved
() Preliminary Review (Additional Information Required)

Signature: _____ Date: _____

(for the Chesdin Harbor Architectural Committee)

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