

Design Guidelines
Selma Estates Homeowners Association, Inc.

**CONSENT IN LIEU OF A MEETING
OF THE BOARD OF DIRECTORS OF
SELMA ESTATES HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, Section 13.1-865 of the Virginia Nonstock Corporation Act and Article III, Section 7 of the Bylaws of the Selma Estates Homeowners Association, Inc. (Association) provides that an action by the Board of Directors (Board) required or permitted to be taken at any meeting may be taken without a meeting if a consent in writing setting forth the action taken shall be signed either before or after such action is taken by all of the directors; and

WHEREAS, the Board unanimously wishes to act without scheduling a formal meeting of the Board;

NOW, THEREFORE, Pursuant to Section 13.1-865 of the Virginia Nonstock Corporation Act and the Bylaws of the Selma Estates Homeowners Association, Inc., the undersigned being all of the directors of the Association, do hereby execute, this Consent in writing to the following actions taken by them outside of a Meeting of the Board of Directors of the Association:

1. **Adopt new Architectural and Design Guidelines**
2. **Modify Architectural Modification Application Form**

The Board of Directors hereby adopts the attached Architectural and Design Guidelines and Architectural Modification Application Form.

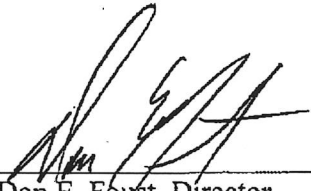
A copy of this Consent shall be attached to the minutes of the next meeting of the Board of Directors

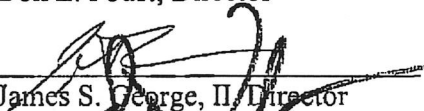
Effective May 4, 2010.

5/7/10
Date

5.3.10
Date

5/3/2010
Date


Don E. Foust, Director


James S. George, II, Director


Richard D. Entsminger, Director

ARCHITECTURAL AND DESIGN GUIDELINES
Selma Estates Homeowners Association, Inc.
Architectural Review Board
MAY 2010

NOTE: These architectural guidelines have been adopted by the Board of Directors. Please note that homeowners must make specific written application and the Architectural Review Board (ARB) must approve all additions, installations, alterations, and/or construction projects prior to commencing work.

The list below is intended as a reference guide. This includes, but is not limited to, the items listed below. Also, see the "Selma Estates Declaration of Covenants, Conditions, and Restrictions" for additional guidance.

ARCHITECTURAL AND DESIGN CHANGE GUIDELINES

ANTENNAS	Exterior antennas are prohibited. Transmitters or receiving towers are prohibited.
ATTIC VENTILATORS	Attic ventilators are permitted. Ventilators must be mounted on the least visible side of the roof ridge to minimize their visibility.
AWNINGS	<p>Awnings must be compatible with the architectural design and qualities of the house. Approvals will only be considered based on site plan location and aesthetics. Awnings must meet the following criteria:</p> <ul style="list-style-type: none">• Only retractable awnings covering balcony decks at the rear of the house are permitted.• Design to be plain without decorative features or fringes and in colors that are compatible with the exterior color of the house to present a uniform and monochromatic appearance.• Size must be consistent with the visual scale of the house to which attached.
CHIMNEYS AND METAL FLUES	Chimneys must be either masonry or enclosed in the same finish material as the exterior of the house to which attached. No chimney, metal flue, or wood stove shall be located at the front of the house, unless part of Declarant's new construction designs.

CLOTHES LINES

Clotheslines or similar apparatus for the exterior drying of clothes are prohibited.

COURTS
be
consideration
location of the court in
and to the concerns of adjacent
neighbors.

Courts such as basketball, tennis or sport courts may be approved on a case-by-case basis. Special consideration shall be given to the scale and relation to the lot

CURB STREET NUMBERS

Individual homeowners are prohibited from adding curb street numbers. The Board of Directors of the Association reserves the right to add curb street numbers community-wide if approved by the membership or required by the prevailing municipality in the future.

DECKS

All decks must be approved by the ARB prior to construction start. All applications must include a scalable house location survey showing location of proposed deck. Owners are responsible for obtaining all necessary building permits.

LOCATION: Decks and gazebos must be located in backyards, behind the back plane of the house. Elevated decks must not be closer than 12 feet from the back property line whether attached to the house or free standing. Elevated decks will not normally project beyond the side planes of the house unless the lot is large and the deck and or gazebo shall not be closer than 10 feet from a side property line. Generally, stairs may not extend past the side plane of the house.

Exceptions may be approved by the Architectural Review Board based on lot size, orientation of home and surrounding homes, adjacent common property, scale and size.

Ground-level decks, not over 18 inches above grade, may exceed these specifications based on size of lot,

orientation, adjoining properties and neighborhood.

SCALE AND STYLE: The size of decks and gazebos shall be compatible with the size of the house as sited on the lot. Decks, particularly elevated decks, shall be of a scale and style which are compatible with the size of the lot, the home to which attached, adjacent homes and the environmental surroundings.

COLOR: Decks and gazebos are to be made of wood or "wood like" material (Trex, etc.). Deck railings are to be painted, stained, or sealed. If painted, paint must match house trim. The remainder of the deck may be stained, sealed, or left natural if pressure treated wood is used.

RAILING DETAILS & STYLE: Railings can be wood or "wrought iron." Must be approvable by Loudoun County.

UNDER DECK AREA: The area under elevated decks must be screened by fencing, decorative screening, or landscaping if it is to be used for informal storage. Screening must be painted or stained the same color as the deck, and surrounding the entire under deck area which can be observed by others. If an outside door to this under-deck storage area is desired, it must match the screening. The under deck area may be used to store firewood, garden/yard tools and equipment, trash cans, barbecue grills and outdoor furniture only. It may not be used to store trash, appliances, boats, vehicles, etc.

DOG HOUSES, ANIMAL PENS,

DOG RUNS

Doghouses and animal pens must be compatible with the applicant's house in terms of color and material. They must be constructed adjacent to the rear of the home or located under a deck. The use of appropriate screening is encouraged and may be required in some cases, in order to minimize any

negative visual impacts. Dog runs (wire and pulley) are prohibited unless within a fully fenced yard.

EXTERIOR AC UNITS

Individual air conditioning or heat pump units or extending from windows or "Through-wall" style are prohibited.

EXTERIOR LIGHTING considerations:

Exterior lighting is subject to the following

- Lighting which is part of the original structure may not be altered without prior approval of the ARB. Proposed replacement or additional fixtures must be compatible in style and scale with the applicant's house.
- No exterior lighting shall be directed outside of the applicant's property.
- Proposed additional lighting shall not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage, or other features.

EXTERIOR PAINTING

Exterior paint color must be the same as original paint or from the list of original builder-approved paint and stain colors.

An application is not required in order to repaint or re-stain an object to match the original color; however, all exterior color changes must be submitted for consideration and possible approval. This requirement applies to siding, doors, shutters, trim, roofing, fences, and other related items that might require paint or stain.

FENCES

An application is not required for replacement fences of the same color, style, and location. Additional or new fencing must be approved by the ARB prior to construction start.

STYLES: Fences must be one of the following styles: (a) Open split-rail, with either two, three, or four rails, or, (b) Paddock style, with either two, three, or four rails, or (c)

Estate Style with either four, five or six boards, or, (d) Picket Style. Additional fence styles may be considered on a case-by-case basis and shall be compatible with the size and scale of approved styles of fencing. Chain link fences or fencing materials will not be approved or permitted under any circumstances. No fence may be constructed of a solid appearance and used for screening or privacy purposes.

MATERIALS: All wood fence materials will be either hardwood (cedar, redwood, etc.) or pressure treated (P/T) pine. Fencing must be water sealed and otherwise left natural – no staining or painting.

HEIGHT: Fence height must be 54 inches with an extra 3 ½ " allowance for post and cap. The height is measured from the ground to the uppermost rail. The vertical posts must be from 54 inches measured from the ground to the top of the post.

fence, and
GATES: Gates must be of the same material as the
of compatible shape and size.

LOCATION: All fences must be lot-line fences and are intended to fence in the backyard portion of the lot. The posts of lot-line fences must be set as closely as possible to the property line without intruding into the neighboring property. A one-foot setback is not permitted. Posts should touch or be within one inch of the actual property line.

side yards
location, the location of
fence will serve as a rear lot-line fence
adjoining property.
Fences may be approved for the partial enclosure of
in situations where; topography, house
exit doors or where the
for an

sidewalks will
Homes on or bordering
Setbacks for fences along pipe stems, streets and
be determined on a case-by-case basis.
pipe stems may have

additional restrictions based on lot
sizes and neighbor concerns.

locations, lot

ADJOINING FENCING: There may be only **one** fence separating adjoining lots. Each lot owner may not erect a separate fence along the common boundary resulting in unsightly double fencing. This prohibition exists even if one lot has split-rail fencing and the other has paddock or estate style fencing.

Owners are responsible for yard maintenance on both sides of their fence. All fences and gates are to be kept in good repair and appearance at all times.

FESTIVE LIGHTING AND
application is not
DECORATIONS

For holiday and festival decorations, a formal required. Holiday lighting and decorations may be installed for a period not to exceed 8 weeks. After the period of use, all temporary lighting and decorations shall be removed. Decorative lighting must not be of such scale as to create traffic or parking nuisances due to attracting excessive attention from viewers.

FIREWOOD

Firewood must be kept neatly stacked and must be located to the rear or side of the residence in such a manner as to avoid adverse visual impacts for adjoining properties. Screening may be required in certain cases. Firewood must be stacked in piles, which do not exceed ten feet in length and four feet in height. Firewood infested with ants, termites, or any other wood-boring vermin is to be removed from the community immediately.

FLAGPOLES

Freestanding flagpoles are not permitted. Flagstaffs that are attached to the wall or pillar of the house and do not exceed six feet in length do not require approval by the ARB. One flagstaff per house.

GARAGE CONVERSIONS

Garages may not be converted to living space or used regularly for anything other than parking and storage of vehicles.

GREENHOUSES

An attached greenhouse will be treated as a major alteration to a house and subject to the same level of review. Attached greenhouses must meet the following criteria to be approved:

- They must be attached to the rear yard portion of the house.
- The size and design must be architecturally compatible with the house and surrounding homes.
- There must be no adverse visual impacts for adjoining properties.

OUTDOOR FIREPLACES, GRILLS Permanent grills must (PERMANENT) AND BARBEQUE far as practical STRUCTURES

All permanent grills must be approved.

be placed in the rear yard of the house and as from the adjacent property lines.

GUTTERS AND DOWN SPOUTS

Replacement of gutters and down spouts must match the original in color, material, and design. Exact replacements do not require ARB approval.

HOT TUBS AND SPAS

Exterior hot tubs or spas must be located in the rear yard adjacent to the house. The incorporation of hot tubs as an architectural feature of decks and/or patios is encouraged. The exterior finish of an elevated hot tub must blend with the exterior finish of the house, deck, or patio to which attached or most closely related. To minimize any adverse visual impacts, fencing, decorative screening, or landscaping may be required by the ARB.

MAILBOXES

Any deviation from the original standard mailbox and post will not be allowed. Should exact replacements not be available in the future, the Board shall specify a new model for use throughout the community.

PATIOS

The proposed patio must be compatible with the architectural characteristics such as style, scale, and use of similar materials. Any alteration to established drainage pattern, which might result from the construction of a patio, must be considered and remedied. Drainage must always flow away from a structure. Proposed remedy for drainage alteration must be submitted with application.

LANDSCAPING

A design review application is required for:

- Plantings intended to form a hedge or natural fence on or near the property line and which will attain more than 24 inches in height.
- The installation of railroad ties, garden timbers, stone, or similar structures in any space outside a fully fenced-in area.
- A proposed improvement which is of such a scale or type as to be inconsistent with the existing design features of the house, adjacent houses and the surrounding area (e.g., substantial or total removal of turf and replacement with another material, such as mulch or gravel.)
- Vegetable gardens shall not exceed 120 square feet in size and must be within a fully fenced area.
- Any changes to front yards other than the planting of low annual or perennial flowers in existing beds
- Exterior decorative objects larger than 12" in any dimension, or two in number are prohibited in front yard area.

RECREATION AND PLAY EQUIPMENT

Permanent play equipment that constitutes a structure requires approval. Examples include sandboxes, playhouses, and swing-sets. The following factors will govern approval of such equipment:

LOCATION: Such equipment must be placed in rear yards. Equipment located in front or side yards is prohibited.

SCALE AND DESIGN: The design and visual screening are additional considerations in evaluating whether

or not there will be an adverse visual impact on the street and/or neighboring properties.

COLOR AND MATERIAL: Equipment must be constructed and designed to blend with the natural environment.

Earth tones are encouraged. Bright primary colors are to be minimized.

BASKETBALL BACKBOARDS: These items are not permitted if they are attached to the house.

Basketball backboards and poles may be permanent or temporary and they will be approved in the rear of a house or adjacent to the owner's driveway if there is no adverse impact on neighboring properties. They must be placed so that players are not playing in the streets or on sidewalks. All equipment must be stored when not in use (unless permanently installed) to minimize the visual impact on neighbors.

PORTABLE PLAY EQUIPMENT: Portable play equipment must be stored when not in use. Storage of such equipment must not be where it is visible from the street.

SATELLITE DISHES

Satellite dish antennas and other antennas designed to receive video programming signals shall comply with the Federal Communication Commission's Over-the-Air Reception Devices Rule (C.F.R. Section 1.4000). Any exterior antenna that is erected on the lot must be covered by this rule. It is the intent of the ARB to make the location of the dish as invisible as possible, in order to minimize any negative visual impacts. Such restrictions cannot operate to preclude reception of an acceptable quality signal or impose unreasonable delay or expense upon the owner or resident.

Satellite dishes must meet the following criteria to be approved:

- Any satellite dish greater than 36" in size is prohibited.

- Satellite dish shall be mounted 4' down the rear roof slope of the home and no closer than 5' from the side of the home.

SECURITY BARS

The use of security bars or grates on windows requires approval of the ARB.

SIDEWALK AND PATHWAYS

Additional sidewalks and pathways require approval of the ARB, with no new ones allowed in front yards of any Property. Only stone, brick, concrete, or landscaping- grade material must be used. The scale, location, and design must be compatible with the lot, house, and surroundings. Replacement of like materials or walkway re-facing with materials identical in design, size, style, and/or color to those originally installed by the Declarant does not need approval.

SIGNAGE

No signs or any other form of advertising of any nature may be displayed except in the case of one real estate sign not to exceed 3 feet in any dimension. Such signs must be removed promptly at the end of the transaction.

SKYLIGHTS

Skylights must be submitted for consideration and need approval and must be placed on the rear side of the roof so not to be visible from the street in front or to the side of the home.

SOLAR PANELS

Solar panels are prohibited.

STORAGE SHEDS

All storage sheds must be located under a deck or adjacent to the house unless completely within a fenced yard. Metal sheds are prohibited. Shed must be painted to match the existing exterior house color and be no larger than 8'x10' and no taller than 8' in height.

STORM DOORS

Storm or screen doors must have "full view" windows without grilles, mullions or divided glass arrangements and be painted the same color as the entry door trim.

SCREENED PORCHES

All screened porch shingles must match the existing roof of the main structure. Exterior materials should be in accordance with current house construction to include the gutters. T-1-11 may not be used for exterior paneling. All construction materials are to be of pressure treated lumber or similar grade of materials in accordance with the existing house construction material. All screened porches are to be one story in height. All roofs are to be pitched in hip or gable style. However, if the rear of the house commands a shed style roof due to window locations, then the roof should have a minimum 3 in 12 slope. No flat roofs are allowed.

STORAGE PODS

Storage pods are not be allowed to remain in a driveway for more than seven (7) days.

SWIMMING POOLS

Only in-ground swimming pools are permitted and must be no closer than ten (10) feet from a property line. All equipment and structures related to the pool, including the water filtration system, must also be within the fenced rear yard.

The immediate area around the pool and all equipment and structures related to the pool, including the water filtration system, must be enclosed in the fence and height approvable by Loudoun County including, but not limited to, meeting all applicable zoning and/or setback requirements.

TRASH CONTAINERS

All trash containers must be stored out of view from the street, recreation area, and the neighboring properties at all times. All trash stored outdoors must be in a container with a fixed lid and must not be put

out for pickup before sundown on the day before. Uncollected trash or trash not stored in proper receptacles must be removed from the curb by the end of the day.

WINDOW TREATMENTS

While it is not generally the purview of the committee to render opinions on individual decorative tastes, the committee maintains the right to state that materials intended as temporary coverings such as aluminum foil, brown kraft paper, decals, and bedding draped on windows are prohibited.