



# **The Ridings at Blue Spring**

## Homeowners Association Architectural Guidelines

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# **Architectural Guidelines (Alphabetical Order)**

## **Air Conditioning Units**

Residents may create a visual barrier around AC units. The two options are

1. Shrubs equal to or greater in height than the AC units. Shrubs should be no more than one (1) foot above the units.
2. Lattice of natural material equal to or greater in height than the AC units.

Homeowners do not have to submit an application for installation of a compliant visual barrier.

## **Air Conditioning Window Units**

Air conditioning units extending from windows or protruding from existing structures are prohibited.

## **Antennas**

Antennas and satellite dishes of a diameter of one meter or less are permitted on the property; however they must be installed in the least obtrusive and least visible location on the lot. Satellite dishes in excess of one meter in diameter are not permitted.

Homeowners do not have to submit an application for installation if compliant to this guideline.

## **Arbors**

An arbor is a decorative bar supported by vertical shafts for the purpose of supporting vines or hanging plants. It shall not exceed 8' in height from the ground or deck floor level and should not be enclosed to create a solid barrier. If attached to a deck, patio or fence the material and color must be the same. All arbors must be approved by the Architectural Review Board (ARB) before installations.

Homeowners must submit and receive approval prior to installing an arbor.

## **Basketball Goals**

A basketball goal should only be located along the driveway, not closer to the curb than half of the distance between the house and the curb. Portable basketball goals may not overhang into any street or cul-de-sac. This is a violation of County ordinance and may result in the hoop and backboard being removed and disposed of by the County.

Basketball goals shall not be attached to the house.

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All basketball goals are to be kept in good repair, free from peeling paint, worn netting, or damaged backboards.

Portable basketball goal poles can only be secured by filling the base with water or sand or staking it with ropes. Alternate forms of weighting with cinder blocks or bagged sand are not acceptable.

Permanent basketball (not portable) goals require approval by the ARB prior to installation. To obtain approval, you must submit the following to the ARB:

1. A complete Architectural Modification Form
2. Detailed drawing or catalog sheet showing equipment, including dimensions and color
3. Copy of plan showing the proposed location of the equipment

## **Clotheslines**

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

## **Decks**

All decks require prior approval by the Architecture Review Board. In order to obtain deck approval, you will need to submit the following to the ARB:

1. A complete Architectural Modification Application
2. Copy of the plan/plat showing the house, existing patios, fences, property lines and location of the proposed deck
3. Deck plans to scale showing the existing house, including dimensions, elevation drawings showing height above grade, railings and stairs detail (height, style, picket size) and material to be used
4. Sample of paint or stain color

Decks must be maintained in good condition and be compliant with all governing bodies building rules and regulations.

Decks may not exceed past the side planes of the house.

Decks shall maintain a setback from all property lines as required by Loudoun County regulations. Decks shall be constructed of pressure treated wood (or other rot resistant wood) or synthetic wood.

## **Dog House/Pet Structures**

Dog houses must be located in the rear of the property. Pre-manufactured dog houses may be permitted if they are of an appropriate style and appropriately placed. Applicant constructed doghouses should complement the existing home in color and material and should not exceed 12 square feet or be higher than 4 feet above ground level. Dog house areas are to be kept free of animal waste and debris. Dog runs are prohibited.

Homeowners must submit and receive approval prior to installation of dog houses or pet structures.

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## **Exterior Color Changes**

Changes made to exterior colors must be approved by the ARB prior to any color change. In order to obtain approval, you will need to submit to the ARB:

1. A complete Architectural Modification Application
2. Sample of colors
3. Location of color change

Selected colors must be harmonious with other colors (or materials) used on the structure. Example: roofing, trim, brick or siding.

## **Exterior Doors**

Front doors must be of a style and color compatible and complementary with the style of the home and the existing colors on the applicant's home. New hardware should be compatible and complement the hardware installed by the builder.

Homeowners do not have to submit an application for installation if compliant to this guideline.

## **Electronic Insect Traps**

Electronic insect traps will be regulated based on the same criteria as for exterior lighting. In addition, no device shall be installed or maintained in such a way as to cause discomfort to adjacent owners from noise and may only be operated during those times when the immediate area protected by the trap is occupied by the owner and guests.

Homeowners do not have to submit an application for installation if compliant to this guideline.

## **Exterior Lighting**

Exterior lighting (e.g. flood lighting, motion sensors, entrance lighting, etc.) shall not be directed outside of the applicant's property.

Homeowners must submit and receive approval prior to installation of exterior lighting.

## **Fences**

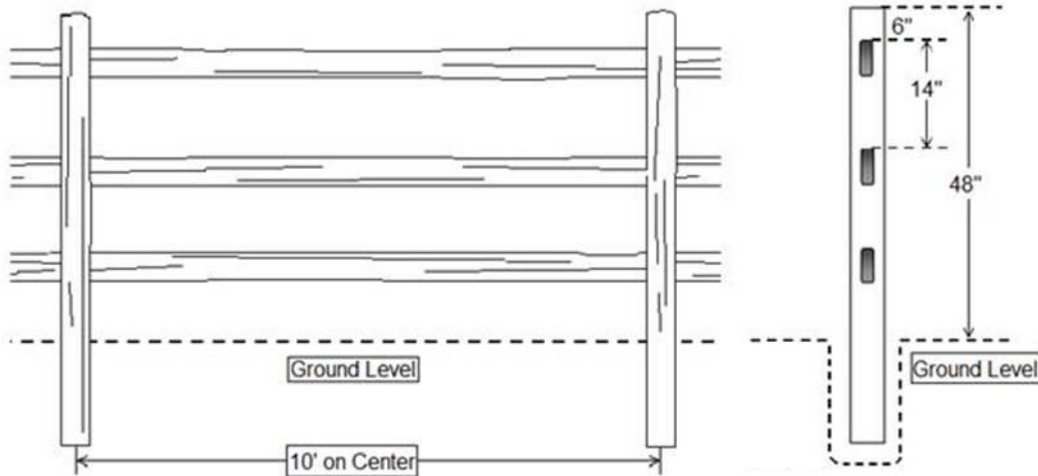
All fences required approval by the ARB. In order to obtain fence approval, you will need to submit the following to the ARB:

1. A complete Architectural Modification Application
2. Copy of the plan/plat showing the house, existing patios, decks, property lines and location of proposed fence

Guidelines:

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- The only fence type permitted is a 48” split rail, 3 rails with green wire mesh on the inside of the fence. Privacy fencing is not permitted.



- All fences must be maintained in good condition.
- Fences shall be unpainted and unstained however they may be treated with a “clear” coat preservative.
- The fence must be on the property line and should not come forward of the rear plane of the home. Fences may extend out from the rear plane corner of the homeowners house to the rear plane corner of their neighboring houses, with prior approval. No “doubling” up with neighbor’s fencing. If your neighbor has an existing fence, you must tie in.

## Firewood

Firewood shall be kept neatly stacked and shall be located to the rear of the property. The use of brightly colored tarps will not be permitted. Where such a cover is required, the color shall be a muted brown or tan and shall be securely affixed to the woodpile. Firewood may not be stored on community open space.

Homeowners do not have to submit an application for installation if compliant to this guideline.

## Garage Doors

Garage doors must be of a style and color compatible and complementary with the style of the home and the existing colors on the applicant’s home. The garage door can be either white or the same color as the shutters on the house. New hardware should be compatible and complement that installed by the builder.

Homeowners do not have to submit an application for installation if compliant to this guideline.

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## **Grills**

Permanent grills or barbeque areas will be considered on a case-by-case basis. Construction design, scale and materials of permanent grill areas must complement the existing house and lot. Temporary grills should be stored out of sight when not in use.

Homeowners must submit and receive approval prior to installation of permanent grills.

## **Landscaping**

Minor landscaping does not require approval (e.g. flowers in existing mulch beds or replacing dead trees/shrubs installed previously).

Major landscaping must have prior approval of the ARB. Major landscaping includes but is not limited to changing the shape of mulch beds, adding/removing a mulch bed or installing landscaping 4 feet or taller. If trees or shrubs to be planted are less than 4 feet at the time of installation yet the type of tree or shrub will grow to a height greater than 4 feet, then the ARB must approve the installation.

In order to obtain approval, you will need to submit the following to the ARB:

1. A completed Architectural Modification Application
2. A drawing of location of plant materials and type of plant material being used

Plant material must be harmonious with existing plant materials.

Sidewalk edging using stone or concrete edging must be approved by ARB.

## **Landscaping Lighting**

Landscape lighting located along a walkway or among shrubbery will be considered as long as it does not detract or overwhelm the overall lighting appearance of the home and property.

Homeowners must submit and receive approval prior to installation of landscaping lighting.

## **Landscaping Material Change**

Change in material of landscaping must be approved except brown, black or red – these colors do not require approval. For any other color, homeowner must submit and receive approval prior to installation of landscaping material.

## **Light Fixtures**

Light fixtures, which are proposed in place of the original fixtures, should be compatible in style and scale with the builder-installed fixtures. Lighting which is a part of the original structure must not be altered without the Covenants Committee approval, therefore requiring an application. Applications for exterior lighting should

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include wattage, height of light fixture above ground and a complete description of the light fixture and its proposed location on the property.

Homeowners must submit and receive approval prior to installation of light fixtures.

## **Major Additions (Sunrooms, Screened Porches, etc)**

The owner may submit concept or preliminary drawings and plans for the ARB to review before detailed plans are made. Any preliminary comments are not to be interpreted as final approval by the ARB. You will need to submit the following to the ARB:

1. A completed Architectural Modification Application
2. Copy of site plan/plat showing location of the proposed addition or outbuilding, the existing building and setbacks from all property lines
3. Detailed construction elevation drawings for all views
4. Samples of colors and materials, if different from existing building
5. Catalog cut sheets of exterior lighting specifications
6. Landscape plan
7. If available, a picture of proposed addition/outbuilding

The design of the addition or outbuilding must be compatible in scale, massing roof pitch, character, materials and color with the original house. The location of the addition or outbuilding should be planned to minimize the effect on neighboring properties as it related to their privacy and views, and located to minimize the removal of trees and other vegetation. Changes in grade or drainage resulting from the addition must not adversely affect adjacent property and should be shown on the site plan.

## **Patios**

Patios require approval by the ARB if the patio is visible at eye level by a neighboring property. In order to obtain patio approval, you will need to submit the following to the ARB:

1. A completed Architectural Modification Application
2. Copy of the plan/plat showing the house, existing patios, fences, decks, property lines and location of proposed patio
3. A plan to scale showing the house and proposed patio including dimensions, materials, colors and any changes to grade as well as detailed drawings of any railings, steps, benches or planters

All patios must be maintained in good condition.

Changes in grade or drainage pattern must not adversely affect adjoining properties.

## **Play Equipment**

Children's play equipment including swing sets, jungle gyms, sand boxes and similar types of equipment require approval by the ARB prior to installation. To obtain approval, you must submit the following to the ARB:

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1. A completed Architectural Modification Application
2. Detailed drawing or catalog sheet showing equipment including dimensions and color
3. Copy of plat or plan showing location of equipment

Play equipment will only be permitted in rear yards where it will not be readily visible when standing at the curb directly in front of the main door.

## **Security Devices**

Installation of any security equipment including cameras must be approved. Fixtures and conduits shall be designed, located and installed so as to be an integral part of the architecture of the building and not detract from its design or appearance. Barred or ornate metal security doors or grilles are prohibited.

Homeowners must submit and receive approval prior to installation of security devices.

## **Sheds**

Sheds require prior approval by the ARB. In order to obtain shed approval, you will need to submit the following to the ARB:

1. A completed Architectural Modification Application
2. Copy of the plan/plat showing house, existing patios, fences, decks, property lines and location of proposed shed
3. If pre-contracted, a catalog photo or manufacturer cut sheet including dimensions, materials and colors
4. If the storage shed is to be constructed, a plan and elevation drawings to scale with dimensions, material and colors

For property lots less than 10,000 square feet, sheds will be permitted as long as the shed is no greater than 8' x 10'.

A shed may only be in the rear of the yard. Sheds must mirror the house (same siding, shingles, colors, etc.). Shed must not interfere with drainage.

## **Sidewalk (front/side of house)**

Adding or making material changes to sidewalks on the front, side or rear of the house are permitted but must be approved by the ARB. You will need to submit the following to the ARB:

1. A completed Architectural Modification Application
2. Copy of the plan/plat showing the house, existing patios, fences, decks, property lines and location of proposed sidewalk
3. A plan to scale showing the house and proposed sidewalk including dimensions, materials, colors and any changes to grade

All sidewalks must be maintained in good condition.

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Changes in grade or drainage pattern must not adversely affect adjoining properties.

## **Spot Lights / Motion Detectors**

Spot light installation along with motion detectors must be reviewed and approved by the ARB. Spot light installation will not detract from another homeowner's privacy.

Homeowners must submit and receive approval prior to installation.

## **Signs**

All customary home and address signs require approval by the ARB. Any other types of signs are not permitted. Only one sign is permitted on each lot. The sign may be no larger than 4 square feet in total surface area and may not be illuminated.

If homeowner would like to have a contractor's sign displayed on the property, it must be approved prior to installation and may not remain longer than two weeks. A new request must be submitted for each incremental 2 weeks.

Homeowners must submit and receive approval prior to installation of signage.

## **Sports Courts**

Sports courts require approval by the ARB prior to installation. To obtain approval, you must submit the following to the ARB:

1. A completed Architectural Modification Application
2. A detailed drawing or catalog sheet showing the sports court including dimensions and color
3. Copy of plat or plan showing the location of the sports court
4. A complete description of all materials to be used in the construction of the sports court

Sports courts must be constructed only of materials and surfaces specifically intended for use as outdoor tennis or basketball courts. All materials must be used as specified by their manufacturer.

Sports courts must be constructed on a base of either asphalt or concrete.

Examples of acceptable sports courts:

1. Interlocking systems of tiles made of a plastic or rubber material specifically intended for use as a surface for outdoor basketball or tennis courts installed on a concrete slab.
2. A rubber or polymer based coating system specifically intended for use as surface for outdoor basketball or tennis courts installed on a concrete slab.
3. A commercial grade asphalt court similar to the basketball and tennis courts at the Ridings at Blue Spring clubhouse.

Examples of unacceptable sports courts:

1. Bare concrete or asphalt with no coating or anything installed on it.

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2. Concrete coated only with paint, primer, sealer and/or other resurfacing products even if the coating is specifically intended for use as a surface for outdoor basketball or tennis courts.
3. Asphalt coated with any material not specifically intended for use as a surface for outdoor basketball or tennis courts.

Sports courts are only permitted in rear yards.

The maximum dimensions for sports courts are 70 feet by 40 feet.

Sports courts shall maintain the same setbacks from all property lines required for decks by Loudoun County regulations.

Sports courts must be predominantly green in color.

Sports courts must have permanent, white lines that provide a boundary. Other playing lines germane to a particular sport are permitted. The lines may be either a part of a system of interlocking tiles or painted on the surface of the court.

All sports court surfaces are to be kept in good repair, free from damaged or missing tiles, or damaged or discolored surfaces.

All permanent vertical components such as but not limited to basketball goals, tennis court nets, volley ball nets and badminton nets are to be kept in good repair, free from peeling paint, worn netting or damaged backboards.

Sports courts may not be enclosed by a fence.

A separate Architectural Modification Application should be submitted for any exterior lighting for sports courts. Please refer to the "Exterior Lighting" section of the Architectural Guidelines for more information.

## **Storm Doors**

Storm doors require approval by the ARB if they do not fit within the criteria below. In order to obtain storm door approval, you will need to submit the following to the ARB:

1. A completed Architectural Modification Application
2. A photo of the proposed storm door

Door must be full view with clear, uncolored glass. Door must be without ornamentation. Storm door must be painted white or the same color as the entry door behind them or to match surrounding trim of the house.

## **Swimming Pools / Hot Tubs**

Swimming pools, spas and hot tubs require prior approval by the ARB. Exterior hot tubs or spas must be located in the rear yard adjacent to the dwelling unit. The incorporation of hot tubs as an architectural feature to decks and/or patios is encouraged, if not a visual barrier will be required. The exterior finish of an elevated hot tub should blend with the exterior finish of the home deck or patio which attach or most closely related.

In order to obtain approval, you will need to submit the following to the ARB:

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1. A completed Architectural Modification Application
2. Copy of the plan/plat showing house, existing patios, fences, decks, property lines and location of proposed in ground swimming pool, spa or hot tub
3. A photo and plans of the proposed hot tub, spa or in ground swimming pool

All hot tubs, spas and in ground swimming pools must confirm to all applicable Loudoun County regulations.

Above ground swimming pools are prohibited.

All other improvements or architectural changes shall be submitted to the ARB for approval on the Architectural Modification Application and include a plan/plat showing house, existing patios, fences, decks, property lines and location of proposed change with detail.

## **Real Estate Signage**

A real estate sale or lease sign must be removed within three days of conveyance of the lot or the execution of ratified contract.

Homeowners do not have to submit an application for installation of compliant Real Estate signage.

## **Retractable Awnings**

Awnings require prior approval by the ARB. In order to obtain approval, you will need to submit the following to the ARB:

1. A completed Architectural Modification Application
2. A catalog photo and details including dimensions, materials and colors
3. A drawing showing location of the awning

Homeowners must submit and receive approval prior to installation.

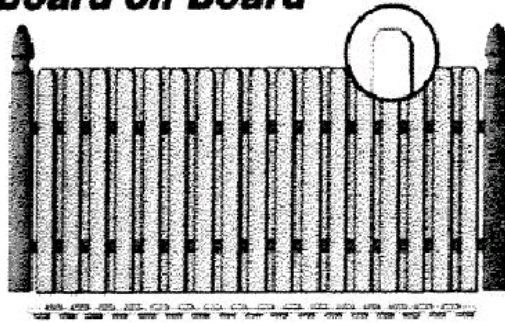
## **Trash Cans Barrier**

Trash cans may be stored on the side of the house if a visual barrier around the trash can storage area is installed. The following three types of visual barriers are allowed:

1. Shrubs equal to or greater in height than the trash cans
2. Board on board fencing made of natural colored, unpainted, unstained wood with a height of 4 feet and a width of 6 feet
3. White fencing or white lattice made of synthetic material with a height of 4 feet and a width of 6 feet

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## **Board on Board**



Top Style: Straight  
Height: 4ft  
Picket: Slat Ear  
Spacing: 1-3/4" & 2-1/4"

If fence or lattice barriers are used, they must have landscaping installed in front of them to minimize the visual awareness from the curb.

## **Water Gardens**

Water gardens require prior approval by the ARB. Location of such a feature should be in the rear yard however the application should seriously consider the location and installation so that the safety of household members and neighbors is considered.

In order to obtain approval, you will need to submit the following to the ARB:

1. A completed Architectural Modification Application
2. Copy of the plan/plat showing house, existing patios, fences, decks, property lines and location of proposed water garden
3. A photo and plans of the proposed water garden

Homeowners must submit and receive approval prior to installation of a water garden.