

SWHOA

ARCHITECTURAL GUIDELINES

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

The guidelines are intended to balance the needs of the community as a whole with those of the individual homeowner. They provide a consistent set of standards for maintenance, modifications or additions, and for activities which affect the community as a whole.

Even though homeowners intend to comply with the guidelines provided herein, they must still submit an application and receive approval PRIOR TO BEGINNING any alteration, addition, modification or change to the exterior of their home or property. Once an application has been discussed by the ARB and approved or disapproved, the homeowner will receive a written response within 30 days via certified mail. (Find copy of application attached.) Additional application forms can be obtained from ARB members.

If a homeowner does not agree with an ARB decision, the homeowner can appeal to the SWHOA Board of Directors. The Board of Directors will act as a "check and balance" for the ARB, working with the homeowner and the ARB towards a resolution. The decision of the SWHOA Board of Directors is final.

The guidelines which follow address a broad range of exterior alterations for which homeowners frequently make applications to the ARB. Since it is impossible to address each specific design condition, these guidelines are presented as a "performance criteria" which define the principal factors which should be considered when developing a design solution. For example, the guidelines define the limits on the size, location, quality of construction, materials and color based on the intended use and relationship to surrounding areas rather than on a particular construction detail or specific design alternatives.

The individual merits of each application are always considered by the ARB. The use of these guidelines should assist the homeowner in gaining timely ARB approval. The applicant who follows the guidelines should expect timely approval or the rationale as to why the application was not approved. If the application is not approved, the homeowner may be informed as to the possible alterations which, if made, would gain approval for the amended application.

These guidelines should in no way restrict the homeowner in design of well thought out alternative approaches.

Since special circumstances may apply to a given property, homeowners should not assume that their project will be approved simply because a neighbor has been given approval for a similar (or identical) project on a nearby lot.

SPECIAL NOTE ON COUNTY APPROVALS: Many modifications and additions require county review and permits. It is the homeowners responsibility to obtain all required county approvals. Fairfax County authorities should be contacted prior to beginning any work in order to verify what procedures must be followed and obtain any required permits. County approval does NOT preclude the need for ARB approval and vice versa.

NOTE-

The SSWHOA is now required by law to provide, to prospective buyers who request it, a disclosure package which enumerates any and all conditions of the property which are not in compliance with the Homeowners' Association rules. The existence of any violations can adversely affect the transfer of property (or prevent such transfer in extreme cases) until the condition is corrected. Therefore, it is in the interest of all homeowners to assure that any projects meet with the guidelines herein, and receive ARB approval in advance.

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

Design decisions made by the ARB in reviewing applications are not based on personal opinion or taste. Judgments of acceptable design are based upon the following criteria, which represent in more specific terms the general standards of the Protective Covenants.

RELATION TO THE SHAKER WOODS OPEN SPACE CONCEPT: Fencing in particular can have damaging effects on open space. Other factors, such as removal of trees, disruption of the natural topography and changes in the rate and direction of storm water run-off also adversely affect the Shaker Woods open space.

VALIDITY OF CONCEPT: The basic idea must be sound and appropriate to its surroundings.

DESIGN COMPATIBILITY: The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

LOCATION AND IMPACT ON NEIGHBORS: The proposed alteration should relate favorably to the landscape, the existing structures, and neighborhood. It should NOT adversely affect any of the properties within view of the proposed project.

The primary concerns are access, view, sunlight, ventilation, and drainage. For example, fences could obstruct views, breezes, or access to adjacent properties; decks or larger additions could cast unwanted shadows on an adjacent patio or infringe on a neighbor's privacy.

Since alterations can impact adjacent properties, it is strongly suggested that the applicant discuss the proposal with the neighbors prior to submitting the application to the ARB. It may be appropriate in some cases for the applicant to submit neighbors' comments along with the application. Since the ARB will consult affected neighbors regarding the acceptability of proposed projects, prior discussion with neighbors will expedite the approval process.

SCALE: The size (in all three dimensions) of the proposed alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.

COLOR: Color may be used to soften or to intensify visual impact. Parts of the addition that are similar to the existing house (such as roofs and trim) should be matching in color.

MATERIALS: Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials used in the original house. For instance, horizontal wood siding on the original house should be reflected in the alteration/ addition. On the other hand, an addition with wood siding might be compatible with a brick house.

WORKMANSHIP: Workmanship is another standard which is applied to all exterior alterations. The quality of work should be equal to or better than that of the surrounding structures. Poor practices, besides causing the owner problems, can be visually objectionable to others. Poor workmanship can also create safety hazards. The ARB assumes no responsibility for the safety of new constructions by virtue of design or workmanship. ARB approval of a design implies only that the design meets with accepted aesthetic standards of Shaker Woods.

TIMING: Projects which remain uncompleted for long periods of time are visually objectionable and can be a nuisance and safety hazard for the neighbors and the community. All applications must include the estimated completion date. If such period is considered unreasonable, the ARB may disapprove the application.

A. FENCES

Fencing is used to separate property, provide security, and visual privacy, or architecturally define space. In achieving any one of these goals, a barrier is created which has both visual and physical impact on the boundaries of common land and property of adjacent homeowners. In general, fences are incompatible with the open space concept of Shaker Woods. Hence, special circumstances must prevail to permit the approval of the addition of fences in Shaker Woods. In all cases when applications for fences are approved, landscaping will be required to reduce the visual impact of the fence. Careful consideration must be given to the basic fencing concept and the manner in which the concept is executed.

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

1. HEIGHT: Fence height should be no greater than necessary for its intended use. The fence must not exceed a height of 6 feet (including any decorative additions to the top) regardless of purpose. The height and design of fences should conform to other fencing that may exist in the area.
2. OPENNESS: The degree of "openness" of fences will depend on its purpose, however, the use of solid fencing for privacy will also produce undesirable consequences for adjacent properties (such as shadows, loss of natural ventilation, and unsightly views).

Property line fences may not be of the solid type. In general, solid fencing will not be approved when it borders the common grounds. Hence, privacy should be achieved through the use of landscaping rather than continuous, solid fencing.

3. LOCATION: Fencing should relate to the principle architectural features of the house design, location and the way in which it connects to the existing house. The fence may not extend farther forward than the back of the existing house.
4. DESIGN: The tops of all fences, except certain low-open types (such as split rail) should be maintained horizontal. If the ground slopes, the fence should be stepped. The bottom of the fence should be no more than 6" to 12" above the grade at any point depending on the type of fence. Vertical members should be plumb and not extended beyond the uppermost horizontal portion

of the fence. Metal caps on posts are generally not acceptable unless painted to match the fence.

5. GATES: Gates should match fencing in design, materials, height, and color.
6. FINISHING: Fencing which is finished on only one side must have the finished side facing out.
7. TYPE: The type of fencing must be compatible with the applicant's house, but it should also be appropriate to adjacent properties. Chain link fences are generally not acceptable, and barbed wire fences are not acceptable under any circumstances. Property line fencing must be of the open type construction (such as split rail) and should not exceed 3' 0" in height to upper rail.
8. MATERIALS: The fencing materials and colors should be compatible with the materials and colors in the applicant's house and the prevailing materials in the adjacent houses. Continuity of texture and scale of materials must also be considered. If masonry is used in the fencing, it must match that of the applicant's house.
9. APPLICATIONS: Applications to the SWHO ARB for fencing must include the following:
 - a. Site plan showing the relation to adjacent property lines, houses, and any other structures and open space.
 - b. Fence style, material and color, and their relationship to the materials in the applicant's house and adjacent houses.
 - c. Dimensions
 - d. The proposed landscaping/planting to lessen the visual impact.
 - e. Sketches, and/ or photographs showing the area to be enclosed.
 - f. The rationale for the desired fence and an explanation as to why an alternative to fencing is not appropriate.
 - g. Anticipated construction start and completion dates.

B. DECKS

Decks are an extension of the house and therefore, have significant impact on its appearance. Decks may also affect the privacy of adjacent properties. These two factors are weighted heavily in the review of applications. The following considerations should be taken into account in planning the addition of decks:

1. Modifications to existing decks should provide continuity in detailing such as material, color, and the design of railings and trim.
2. Privacy of adjacent homes should be considered in the planning of decks.
3. Shadow patterns created by decks should be considered particularly as they affect the use of outdoor space as well as impact on grass and plant materials.
4. Decks are primarily located in the rear yards, although applications for decks in other locations will be considered according to their merits.
5. Wood decks may be left to weather naturally. If a deck is not left to weather naturally, any colors used in staining should be compatible with the applicant's house. Since semitransparent stains retain their new appearance longer without continual maintenance, they are generally preferred over opaque stains.
6. Applications to SWHOA/ARB for decks should include:
 - a. Site plan showing dimensions, relation to the applicant's house adjacent houses and property lines.
 - b. Description of the material, including color.
 - c. If applicable, sketches or photographs showing in elevation or perspective, the relationship to the applicants house.
 - d. Details of railings, posts, stairs, steps, benches and other details as required to clearly describe the proposal.
 - e. Estimated start and completion dates.

C. STORAGE SHEDS

Well designed and sited storage sheds can materially enhance individual property and the neighborhood by concealing many cluttering objects such as garden tools, trash cans, bicycles, etc.

To achieve this effect, the shed should be compatible with the architecture of the applicant's house and landscaping as indicated below:

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

Unless attached to the primary structure or privacy fencing, sheds on wooded lots should be located so that they will be screened from view by existing trees.

Metal storage sheds of straightforward and unornamented design will be considered on their individual merits.

Sheds which are remotely located from the primary structure should be painted to blend in with the background.

4. APPLICATIONS: Applications to the SWHOA/ARB for storage sheds must include:
 - a. Site plan showing dimensions, relation to the applicant's house adjacent houses and property lines, and proposed screen planting.
 - b. Description of the materials, including color.
 - c. Details of railing, posts, stairs, steps, benches and other details as required to clearly describe the proposal.
 - d. Estimated start and completion dates.

D. PATIOS AND GROUND LEVEL DECKS

1. LOCATION: Patios should generally be located in rear yards. However, front and side yard locations will be evaluated on the merits of the individual proposal.
2. MATERIALS AND COLOR: Materials should have natural weathering qualities such as brick, wood, stone, and concrete. If stains are used, the semitransparent variety are preferred.

The wood in ground level decks should generally match the trim or dominating color of the applicant's house. Certain kinds of woods may be left to weather naturally.

3. DRAINAGE: If changes in grade or other conditions which affect drainage are anticipated, they must be indicated in the application. Generally, approval will be denied if the adjoining properties are adversely affected by changes in drainage.
4. APPLICATIONS: Applications to the SWHOA/ ARB for ground level decks and patios should include:
 - a. Site plans showing the size of the deck or patio and location as it relates to the applicant's house, adjacent houses, and property lines.
 - b. Description of materials and color.
 - c. Indication of what provisions have been made for storm water run-off and direction of flow when applicable.
 - d. Estimated start and completion dates.

E. STORM AND SCREEN WINDOWS AND DOORS

Energy conserving measures, such as storm doors and windows, must not compromise the visual quality of the neighborhood. The following factors must be considered in proposals for the addition of storm doors and/or windows.

1. ORNAMENTATION: Doors should be straightforward in design, without ornamentation, such as scallops or imitation hinges.
2. ARCHITECTURAL CONTINUITY: Many homes in Shaker Woods have been designed so that the addition of storm windows on the outside would seriously disrupt the architectural continuity of the structure. Often installation of storm windows on the inside or the use of insulating glass is a viable alternative.
3. COLOR: Storm windows or screen doors should be painted to match entry doors behind them. However, special consideration will be given to doors that match the architectural trim. Consideration will depend upon the design of the particular door and its relation to the design of the house and adjacent houses. Generally, storm and screen window frames should be compatible with the color of the existing window frames.
4. APPLICATIONS: Applications to the SSWHOA/ ARB for the addition of storm windows or doors should include:
 - a. Drawings and/or photographs of the proposed door and/ or windows and color indication.
 - b. Location of windows and/or doors, e.g. front door, rear door, west windows, etc.
 - c. Estimated start and completion dates.

F. SOLAR GUIDELINES

Solar collectors should be located in such a way as to minimize visibility from the street and adjacent properties. The more visible the installation, the more critical will be the degree of integration into the architectural style of the applicant's house.

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

1. VISIBLILTY: No part of the installation should be visible above the ridge line of a sloped roof when viewed from other property.
2. COLOR: Support racks and the frames of the collectors must be painted to match the background, or in some cases, be enclosed and painted to match an architectural building element.
3. APPEARANCE: Piping, wiring, and control devices must be concealed or designed to be unobtrusive in appearance. The entire installation should appear integral with the roof if the collectors are on the roof.
4. TREES: If the collectors require the removal or significant pruning of existing trees, the application generally will not be approved.
5. APPLICATIONS: Application to the SWHOA/ARB for solar collector installations should include:
 - a. Site plan showing the house, proposed location of the collectors, the location of the property lines.
 - b. Sketch and/ or photograph of the house with accurate indication of the location and appearance of collectors.
 - c. Scaled drawings, photographs, and/or manufacturer's product information on the proposed collectors, including dimensions, color, exterior installation details, construction details of any enclosures, and materials to be used.
 - d. Estimated start and completion dates.

G. Recreation And Play Equipment

Most equipment of this sort, such as swings, basketball backboards, etc. is often less than pleasurable in appearance. Creatively designed equipment is encouraged. The guidelines listed below are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact.

1. LOCATION AND SIZE: Generally, equipment should be placed in rear yards, in order to minimize visibility from the street. Consideration may be given to alternate locations, based on the merits of the particular proposal (screening, color, size, etc) Non-permanent equipment, when not in use, should be stored in garages or out of the view of neighbors.

Basketball backboards may not be secured to houses or garages.

2. MATERIALS AND COLOR: Equipment using natural materials is encouraged. Metal play equipment, exclusive of the wearing surfaces (slide poles, climbing rings, etc.), basketball backboards and their poles should be painted to blend in with the surroundings, or the color of the house, if it is in close proximity.
3. APPLICATIONS: Application to the SWHO/ ARB for recreational equipment installation should include:
 - a. Site Plan showing the relationship to the adjacent property lines, the applicant's house, and adjacent houses.
 - b. Dimensions, photographs and/or sketches of the proposed play equipment.
 - c. Color and materials.
 - d. Estimated start and completion dates.

H. SUN CONTROL DEVICES

Awnings and trellis work can provide effective control of the glare and excessive heat buildup on windows and door openings. The manner in which the sun control is implemented has considerable effect on the visual appearance of the house and the neighborhood.

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

1. MATERIALS AND COLOR: Sun control devices should be compatible with the architectural character of the applicant's house, in terms of style, color, and materials. Solid colors should be used rather than stripes or patterns. Trellis work should match the trim color of the house. Pipe frames for canvas awnings should be painted to match the dominant trim color of the house. When awnings are removed for storage (e.g. for winter), the pipe frames must also be removed.
2. DESIGN AND APPEARANCE: When awnings are used, they must be of straightforward design without decorative embellishment such as scallops, fringes, and contrasting color stitches. Awnings and trellises should be consistent with the visual scale of the house to which they are attached.
3. LOCATION: Awnings may not be used on the front of the houses, and where used, must not adversely affect the views, nor block sunlight or natural ventilation of adjacent properties.
4. APPLICATIONS: Application to the SWHOA/ARB for sun control devices must include:
 - a. Site Plan showing the location of the trellises and/or awnings.
 - b. Sketch and/or photograph of the house.
 - c. Sketch and/or photograph of the manufacturer's product proposed for use. Information on the proposed device, and the dimensions, construction details, method of attachment to the house, materials and color used should be included.
 - d. Estimated start and completion dates for the installation.

I. SWIMMING POOLS, HOT TUBS AND SPAS

This section of the guidelines is oriented toward all pools, hot tubs and spas.

1. LOCATION: Pools should be located in rear yards, although if special circumstances apply (such as unusual topography), consideration may be given to other locations. It is important to keep pool walls an adequate distance from the property lines. Above ground swimming pools will generally not be approved.
2. FENCING: The pool and any mechanical equipment must be protected by a fence. Fences and gates must conform to the guidelines enumerated for fences in Section 3 A. Approval of the fence will be considered as part of the swimming pool application, and shall be contingent upon the completion of the pool.
3. APPLICATIONS: Application to the SWHOA/ARB for pools must include:
 - a. Application for preliminary approval is highly recommended to prevent unnecessary expense to the homeowner in accommodating any changes required by the ARB.
 - b. The preliminary application should include as much information as possible about the pool, but at least include a site Plan showing the location of the pool in relation to the house, property lines, other structures, and tree lines, etc. It must also include the dimensions of the pool and associated decks, the location and type of fencing, and the type of pool proposed.
 - c. The final application may be a duplicated of the documents which are to be submitted to the Fairfax County for building permits, and should include style and color of fencing, landscaping, etc.
 - d. Estimated start and completion dates for the installation.

J. MAJOR EXTERIOR ALTERATIONS

Major alterations are generally considered to be those which substantially alter the existing structure either by subtraction and/or addition. However, other site changes such as driveway modifications are also included.

The design of major alterations should be compatible in scale, color, and materials with the applicant's house and adjacent houses.

The location of the alterations should not impair the views, amount of sunlight or natural ventilation on adjacent properties.

Any pitched roofs, which may be added, should match the slope of the roof on the applicant's house.

New windows and doors should match the type used in the applicant's house and should be located in a manner which will relate well with the location of exterior openings in the existing house. "

If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.

Construction materials should be stored so that impairment of views from neighboring properties is minimized. Excess material and debris should be removed promptly after completion of construction.

K. GARAGES AND CARPORTS

Detached garages and carports should relate appropriately to the house and environs. Specific site and design considerations will be evaluated on their individual merits and must conform to the general guidelines defined in Section 2.

Garage doors should be straightforward in design and without ornamentation.

Roof configuration and ridge lines should relate positively to those of the applicant's house.

L. DRIVEWAYS AND/OR PARKING PADS

Application for changes in or rerouting of driveways will be evaluated in term of the visual impact on the site and surrounding properties. Where possible, access to comer lots shall be from the least traveled streets.

Generally, only hard, stabilized surfaces such as asphalt or concrete will be approved. Materials other than these will be considered if they are compatible with the surroundings.

Care must be exercised to avoid any drainage changes, whenever possible.

M. ADDITIONAL ROOMS

Major features of the house, such as vertical and horizontal lines, projections and trim details should be reflected in the design of additions. The general guidelines listed in Section 2 must also be followed.

N. PORCHES

Screening used in porches should match the color of existing window and door screens, and the porch must conform to the guidelines of Section 2.

O. GREENHOUSES

1. LOCATION: Greenhouses should be located in the rear of the house, although in special circumstances other locations may be considered on the merits of the individual application.
2. DESIGN: Greenhouses should maintain a continuity of building lines, materials, etc. with the primary structure. Detached greenhouses should conform to guidelines established for storage sheds regarding size and location.
3. APPLICATIONS: Applications to the *SWHOA/ARB* should include:
 - a. It is highly recommended that preliminary application for conceptual approval be submitted to avoid the difficulties resulting from altering projects in progress, to conform to changes required by the ARB.

- b. The preliminary application should contain as much information as is practical but must include at least the following information: Site Plan showing the location, dimensions, elevations, relationship to the applicant's house, adjacent houses, property lines, and major features of this site.
- c. It is suggested that the final application be a duplicate of the documents submitted to Fairfax County for the building permit. It should indicate the colors, materials, and drawings or photographs as required to illustrate the relationship of the alteration to the applicant's house and adjacent houses.
- d. Estimated start and completion dates.

P. MISCELLANEOUS

There are numerous exterior modifications which are of a smaller scale than those previously noted (e.g. statuary), but which still require ARB review and approval. The same basic principles of compatibility of scale, materials and color supply. Consideration must also be given to impact on neighboring properties.

1. AIR CONDITIONERS: Air conditioning units extending from the windows are generally prohibited. Exterior units may be added or relocated only when they do not interfere visually and acoustically with neighbors.
2. ANTENNAS: Generally, exterior TV antennas and satellite dishes will not be approved. The design of alternatives to the traditional type of exterior antennas will be considered in the evaluation of any particular proposal.

The availability of trees to screen the visual impact of the antenna, and the location and visibility from neighboring properties will be important considerations in the review.

Radio antennas (CB, etc.) must meet the above criteria.

3. ATTIC VENTILATORS: Attic ventilators or other mechanical apparatus requiring penetration of the roof should be as small in size as functionally possible, and should be painted to match the roof. They should be located on the least visible side of the roof and should not extend beyond the ridge line.

4. CHIMNEYS AND METAL FLUES: Metal flues which penetrate the roof should be painted either flat black or to match the roof. Masonry chimneys and wood flue enclosures may be used when compatible in design location, and color with the existing house.

5. CLOTHESLINES: The use of clotheslines is prohibited.

6. DOG HOUSES AND RUNS: Dog houses should be compatible with the applicant's house in color and materials, and should be located where they will be visually unobtrusive such as rear yards, or in wooded areas.

Chain Link fences for dog runs will be considered if erected inside solid privacy fencing, or visually masked by trees and/or shrubs. They should be painted to match their background, softened by supplemental landscaping, and well screened in a wooded area.

7. EXTERIOR LIGHTING: Light fixtures (e.g. light posts, etc.) which are proposed in a place of the original fixtures should be compatible in style and scale with the applicant's house. However, lighting which is part of the original structure must not be altered without prior ARB approval. Applications for exterior lighting should include wattage, height of fixture, and the complete description (including fixture drawings or brochures) of the area lightened in relation to the adjacent properties.

8. EXTERIOR PAINTING: Repainting or staining to match original colors need not be submitted. Color changes apply not only to the house siding, but the trim, roofs, doors, shutters, and other apparent structures. Change of exterior color should relate to color of the other houses in the immediate area, and must be submitted to the ARB for review.

9. FLAGPOLES: Permanent flagpoles should be of the height, color and location which are appropriate to the property and background. Permanent free standing flagpoles are generally approved and must be installed and maintained in a vertical position.

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

11. MOTORHOMES. BOATS. CAMPER. TRAILERS. BUSES & OTHER VEHICLES: Although, these items are not necessarily architectural in nature, they do have a resounding visual effect on the property they occupy and the surrounding properties. Therefore, it will not generally be acceptable for these types of vehicles to be parked or stored for any length of time where they are visible from the street or adjacent properties. This applies to motorized and un-motorized vehicles alike. Canoes, for example, should be stored in garages or out of view under decks.

12. RETAINING WALLS: Retaining walls may be used to preserve trees, improve drainage patterns, and define area. Walls should be kept as low as possible. Use of indigenous rock or wood in combination with appropriate landscaping is encouraged.

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

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

14. TREE REMOVAL: No tree, 4" in diameter or larger measured 2 feet above ground level shall be removed without the prior approval of the ARB.

15. VEGETABLE GARDENS: While ornamental flower gardens may enhance the beauty of a property; vegetable gardens are more functional in nature and should, therefore, be confined to rear yards or other locations where they are not visible from the street.
16. APPLICATIONS: Applications to the SSWHOA/ARB for miscellaneous exterior changes should include the following:
 - a. Site plan
 - b. Sketch, photographs, and/or descriptions.
 - c. Materials and color.
 - d. Dimensions.
 - e. Estimated start and completion dates.

4. ACTIVITIES WHICH AFFECT THE NEIGHBORHOOD

To maintain property values and the natural beauty of the neighborhood, as well as the enjoyment of living in Shaker Woods, the following maintenance guidelines are provided. They represent an expression of common courtesy and the consideration which should be afforded to neighbors.

A. TRASH, RECYCLABLES AND REFUSE REMOVAL

To preserve the attractiveness of the neighborhood, trash and refuse should not be set out prior to dusk on the day before the removal is scheduled, and the containers should be recovered the same day that trash removal occurs. When trash, lawn clippings, etc. are left out for long periods, it significantly degrades the beauty of the neighborhood and poses a particularly unwelcome sight for guests.

As a courtesy to neighbors, it is important that trash containers be covered when possible, and that they be placed in front of the owner's property, within the extension of the property lines. The shape of some lots and the orientation of houses on adjacent lots makes it particularly important to consider the impact on neighbors when placing the containers for removal.

B. VEHICLE PARKING

Vehicles should be parked in garages whenever possible, or on the owner's driveway when necessary. The road shoulder in front of one's lot should not be used for the routine parking on one's vehicles. Occasional parking of vehicles (e.g. for guests) on the road shoulder in front of the lots is acceptable.

Vehicles not parked in garages should be in good state of repair, and well maintained so as to not present a negative visual impact on the neighborhood.

It is particularly important not to park, nor to have guests park for extended periods of time, in front of neighboring properties without prior permission from the effected homeowner.

C. CLUTTER

As a consideration for the enjoyment of neighbors and the desire to maintain property values, it is important not to leave tools, ladders, building materials, supplies and equipment outdoors in view of neighbors when not in use. In addition, gardening materials such as mulch, topsoil, gravel, etc. should not be dumped in the street or

the shoulder of the street in front of the homeowner's lot. The continued presence of these items adversely affects the natural attractiveness of the neighborhood, and creates a safety hazard.

The accumulation of trash, junk, building materials, infrequently used and broken items in rear yards is still visible from neighboring properties, spoils the view, and degrades natural appeal of the neighborhood. Thus, these items should not be accumulated in yards, front or rear.

D. STANDARDS FOR MAINTENANCE

Homeowners shall keep their property in a clean, attractive, and serviceable appearance, substantially similar to its original condition. Such maintenance includes, but is not limited to the following:

1. Repainting, restraining, and renovating on a periodic basis, as needed, all exterior surfaces which are significantly different in appearance from the appearance approved by the ARB, by reason of weathering, fading, peeling, cracking, blistering, staining, mildewing, spalding, or otherwise.
2. Replacement of missing elements or repair of exterior damage or deterioration, including but not limited to siding, trim, fascia, roofing, doors, shutters, downspouts, flues, windows or screens. This should also apply to fences, walls, decks, sheds, recreational structures, or exterior lighting, walks, driveways, and pavement.
3. Replacement or repair of fences and/or retaining walls which are no longer substantially stable or plumb.

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