



THE VILLAGES OF PIEDMONT I (VOP I) HOMEOWNERS ASSOCIATION DESIGN and MAINTENANCE STANDARDS

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These Design Standards shall enhance and further develop the mutually beneficial covenants and restrictions established in the Declaration of Villages of Piedmont Homeowners Association. The specific objectives of these Design Standards are:

1. To increase homeowner's awareness and understanding of the Covenants from which authority is granted for creating rules and use restrictions.
2. To define and illustrate design standards, which will assist the Covenants Committee, the Association staff, and homeowners to develop exterior alterations and improvements, which are in harmony with the existing home, the immediate neighborhood, and the entire community.
3. To assist homeowners in preparing a complete and acceptable application to the Covenants Committee.
4. To relate exterior improvements to Villages of Piedmont I (VOP I) open space.

SECTION 1 – AUTHORITY

The authority and responsibility for maintaining the quality and design is found in the Villages of Piedmont Declaration, which is a part of the deed to every lot in Villages of Piedmont I (VOP I). The intent of Covenant enforcement is to ensure homeowners that the standards of design quality will be maintained consistently throughout the community. This in turn protects property values and enhances the overall community environment. The specific language follows.

Article VI, Section 6.1 of the Declaration explicitly states that all exterior alterations require the approval of the Covenants Committee.

Section 6.1 Development and Use of the Property "No building, fence, wall, or other structure or improvement shall be commenced, erected or maintained upon the Property, nor shall any exterior addition, or alteration therein be made (including change in color) until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Covenants Committee" (p. 32). The terms and conditions of The Villages of Piedmont I (VOP I) Design Guidelines & Development Standards (the "Design Guidelines"), as may be modified from time to time as provided herein, are incorporated herein by reference. During the Development Period, the Declarant may amend the Design Guidelines. After the Development Period a Majority Vote of the Board of Directors may amend the Design Guidelines and such amendments shall be effective from the date of the Board of Director's vote.

These paragraphs specifically state that the Covenants Committee must approve any change, permanent or temporary, to the exterior appearance of one's property. Further, once a plan is approved, it must be specifically followed, or a modification must be approved in accordance with current design standards.

It is important to understand that Covenants Committee approval is not limited only to major alterations, such as adding a room, a garage, a fence, or deck, but includes such items as changes in

exterior color, changes to landscaping, modifications to materials, the installation of a storm door, etc. Approval is also required when an existing item is removed.

Each application is reviewed on an individual basis. There are no "automatic" or administrative approvals, unless provided for specifically in these design standards. For example, a homeowner who wishes to construct a deck identical to one already approved by the Covenants Committee is still required to submit an application, which must be approved prior to the start of construction.

SECTION 2 – NEW CONSTRUCTION, REPLACEMENTS, AND IMPROVEMENTS

These Design Standards apply not only to improvements contemplated by a homeowner to an existing home or lot; but also, to an unimproved or vacant lot owned by an owner or entity, other than the Developer or Declarant, or a builder under contract to the Developer or Declarant. The Developer, Declarant and Builders under contract to the Developer or Declarant are exempt; however, no improvements made by these entities may conflict with these Design standards.

New construction or replacement of homes or portions thereof must be of a comparable size, style, and architecture as the adjacent homes; must use comparable construction materials as the adjacent homes; and must meet current Villages of Piedmont Homeowners Association, Inc. Design Standards.

SECTION 3 – COVENANTS COMMITTEE OVERALL REVIEW CRITERIA

The Covenants Committee evaluates all submissions on the individual merits of the application; including the consideration of the characteristics of the housing type and the individual site; since what may be an acceptable design in one specific instance may not be for another.

Design decisions made by the Covenants Committee in reviewing applications are not based on any individual's opinion or taste. Judgments of acceptable design are based on the following criteria, which represent in more specific terms the general standards of the protective Covenants:

- Relation to Villages of Piedmont I (VOP I) Community Open Space – Fencing can have a damaging effect on open space. Other factors, such as removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off, also adversely affect Villages of Piedmont's open space. It is the homeowner's responsibility to account for the anticipated natural growth of existing trees on adjacent land when proposing the location of fencing or other exterior modifications so that a tree's trunk and roots can continue to grow without the need to either remove the tree or cut back the roots to the point of harming the tree. By placing a fence or other exterior modification close to a tree, the homeowner assumes the risk of potential damage to that fence or other modification caused by the natural growth of the tree and will hold the Association harmless from any responsibility for that damage.
- Validity of Concept – The basic idea must be sound and appropriate to its surroundings.

- Design Compatibility – The proposed improvements 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, use of like or similar building materials, color, and construction details.
- Location and Impact on Neighbors – The proposed alteration should relate favorably to the landscape, the existing structure, and the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage. For example, fences may obstruct views, breezes, airflow or access to neighboring property; decks or larger additions may cause unwanted shadows on adjacent patios or infringe on a neighbor's privacy and view. As another example, an inappropriate "clutter" of play equipment, or an "ill-planned" landscape scheme may also affect existing neighbors.
- Scale – The size (in 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 intensify visual impact. Parts of an addition that are similar in design to an existing house, such as roofs and trim should match in color and composition.
- Materials – Continuity is established by use of the same or compatible materials as were used on the original house. The options may be limited somewhat by the design and materials of the original house. For instance, horizontal siding on the original house should be retained in an addition. On the other hand, an addition with horizontal siding may or may not 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 area. Poor practices, besides causing the owner problems, can be visually objectionable. The Villages of Piedmont I (VOP I) Homeowners Association, Inc. assumes no responsibility for the safety or structural validity of new construction by virtue of an approved design. It is the responsibility of each applicant to obtain a Building Permit where required and comply with County, State and Federal codes and regulations where required.
- Timing – Projects, which remain uncompleted for long periods of time, are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must include an estimated completion date. If such time period is considered unreasonable; the Covenants Committee may disapprove the application. Typically, projects must commence within six months of an approval; and completed within one year.

SECTION 4 – AMENDMENTS TO THE DESIGN STANDARDS

These Design Standards may be reviewed and amended from time to time. It is anticipated that changes will involve clarification rather than substantive modification of the existing Design Standards. They may also be amended to reflect changed conditions or technology. Amendment procedures will involve a public hearing of the members and shall be adopted, as were the original Design Standards by the Board of Directors.

SECTION 5 – APPLICATIONS

Applications for alteration or improvements must be submitted on the approved Villages of Piedmont I (VOP I) Homeowners Association, Inc. form. The application form requires information which will assist the Covenants Committee in reviewing plans for your proposed alteration or improvement. Specific information is detailed below. Action on applications submitted without the required information will be delayed until all information is provided. The information required includes:

- **Description** – The application form requires a complete description of the alteration or improvement. The description shall include:
 - ✓ **Materials** – The application must include a complete listing and details of materials to be used.
 - ✓ **Overall Dimensions** – The application should list the length, width, and elevation of the proposed project.
 - ✓ **Color Schemes** – The application should include the color scheme of the existing house, trim and roof color. Additionally, the application should include the color schemes of the proposed modification and other details affecting the exterior appearance of the proposed modification.
 - ✓ **Landscaping or Grading** – The application should provide details on landscaping or provide proposed plan for grading when they are necessary to soften the appearance or to address drainage issues caused by the modification.
- **Plat/Site Plan** – The plat is the official scaled drawing of your lot showing dimensions of the property, adjacent properties if applicable, and all existing improvements on your lot. You must draw your proposed improvement of this plat and provide it with your application. Contour lines may be required where drainage is a consideration and more complex applications may require larger scale engagements of the site plan of County approved development or site plans, such as ten (10) to twenty (20) feet to the inch scale.
- **Drawings/Photographs** – Complete scaled drawings showing all dimensions, elevations and details of the proposed improvement or alteration are required. Drawings should show the relation of the improvement or alteration to the existing home. Unclear drawings slow the process, and may be returned to the applicant for clarification. Photographs, catalogue clippings or manufacturer's "cut sheets" are acceptable for items such as lighting fixtures, storm doors, and other standard items.
- **Signatures** – The applicant is required to sign the application form. In addition, the signatures of all adjoining or affected property owners are required on all applications. The signatures do not constitute approval or disapproval of the proposed project; rather they indicate that the adjoining property owners are aware that the alteration or improvement is contemplated. Applications received without signatures will not be reviewed.
- **Construction Schedule** – Applications must contain the proposed construction schedule indicating both a commencement and completion date. All alterations or improvements must be commenced within six (6) months and completed within twelve (12) months of the approval. Projects not starting within six (6) months and/or completed within twelve (12) months of approval are in violation and will need a new application submitted for approval.

SECTION 6 – REVIEW PROCEDURES

All applications should either be mailed or delivered to Villages of Piedmont I (VOP I) Homeowners Association (located in the Club House):

Villages of Piedmont I (VOP I) Homeowners Association
c/o Property Management People, Inc.
16080 Market Ridge Boulevard
Haymarket, Virginia 20169

Villages of Piedmont I (VOP I) Homeowners Association representative will evaluate each application for complete information prior to submitting the application for the Covenants Committee review. After Covenants Committee review and action, a letter of Covenants Committee decision will be mailed to each applicant at the address provided on the application. Letters of approval will be sent by first class mail, while letters of denial or those with specific approval conditions will be sent by certified mail. Letters of denial will reference specific reasons for the denial and are always subject to appeal.

The Covenants Committee meets the 3rd Thursday of every month to review applications. After receiving the application, the Committee has a **45-day period** to render their decision. Submitting complete applications prior to the regularly scheduled meeting will help in a quicker turn-around of such applications. A majority vote of the Covenants Committee is required to take any action. Applicants and property owners who have a view of the exterior changes or modifications being proposed by the applicant are welcome to attend the Covenants meeting where the application is discussed.

SECTION 7 – APPEALS PROCEDURE

An appeals procedure exists for those affected by a Covenants Committee decision, who believe that:

- Proper procedures were not followed during the administration and review process.
- The applicant and any other affected homeowner attending the meeting were not given a fair hearing.
- The Covenants Committee was arbitrary or did not have a rational basis for a decision.

To initiate the appeal procedure, the applicant must submit a written request for an appeal within ten (10) days of receiving the Covenants Committee decision. Other affected homeowners or neighbors must submit written notice of concern within ten (10) days of signing their neighbor's application. The written request must be delivered to The Villages of Piedmont I (VOP I), 16080 Market Ridge Boulevard, Haymarket, VA 20169. The Board of Directors will review those cases and shall conduct a hearing.

SECTION 8 – DESIGN STANDARDS

AIR CONDITIONERS

Air conditioning units require approval. Air conditioning units in windows and ventilation devices in windows or protruding from the existing structure are prohibited. Additional exterior air conditioning units which are typically installed on a level pad on the ground, or the relocation of existing units may be considered so long as they are placed near existing units and do not have an adverse audible or visible impact on adjoining lots or open spaces.

ANIMALS

Dogs, cats and other household pets may be kept on the property provided that such household pets are subject to Prince William County regulations and Rules and Regulations established by the Board of Directors and further provided that said pets are not raised or bred for any commercial purposes. Prince William County noise ordinance applies in all cases, please see county website for specifics.

ANTENNAS

Antennas and satellite dishes require notification by calling the onsite manager at 571-248-6630. 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 are not permitted. To comply with the Federal Telecommunications Act of 1996, prior approval of the Covenants Committee is not required for the installation of a satellite dish or antenna less than one meter in diameter. However, prior notice of such an installation or planned installation is requested. Prior notice will allow the Covenants Committee to assist the homeowner in selecting the best possible location for the equipment, while complying with the requirement for the least visible and least obtrusive location.

The following rules on mounting antennas must be followed:

Ground Mount

Should be located on a rear lot location. Where front or side yard locations are necessary all equipment should be installed near other utility equipment or among shrubbery.

Roof Mount

Should be located on the rear of the roof, below any ridge, pole, or peak. If a front roof mount is necessary, all equipment should be installed to one side of the roof, rather than in the center; and equipment may be required to be painted to match the roof (so long as warranties are not voided).

Structure Mount

Should be located such that the equipment is adjacent to a chimney or other structure on the home; if on a deck, the equipment should be installed off to one side of the deck or adjacent to the house, if possible. Screening may be required.

ARBORS

Arbors require approval. An arbor is a decorative framework supported by vertical shafts for the purpose of supporting vines or hanging plants (see Figure 1). It shall not exceed eight (8) feet in height from ground or deck floor level and shall not be enclosed to create a solid barrier. If attached to a deck, patio or fence the material and color must be the same. When the arbor is not attached to a house, the color should complement the existing house or use natural tones to blend in with the surroundings. Arbors are restricted to rear yards, unless required by County ordinance as a connecting link. An arbor should be permanently adhered to the ground surface for safety in wind situations.



Figure 1: Arbor Example

ATTIC VENTILATORS

Attic ventilators require approval. Attic ventilators may be considered when painted to match the color of the roof (if roof mounted) or the color of the house siding or trim (if mounted on a gable end). Ventilators must be mounted on the least visible side of the peak to minimize their visibility from public areas and adjoining lots.

AWNINGS

Awnings require approval. In general, only retractable awnings will be considered on a case-by-case basis if demonstrated to be compatible with the architectural design and qualities of the home.

If approved, awnings must meet the following criteria:

- Located in the rear yard as part of a decking or patio design.
- Solid colors, which are compatible with the color scheme of the house, should be used. Stripes or patterns are not permitted. Color scheme of the home must be attached to the application.
- Consistent with the visual scale of the house to which attached.
- Structural supports for canvas awning (or similar material) should be painted to match the trim or dominate color of the house. If awnings are removed for winter storage, frames should be secured or removed to the extent possible.

BARBECUE GRILLS

Permanent barbecue grills require approval. Temporary grills do not require approval. Permanent grills, barbecue pits, and smokers will be considered on a case-by-case basis. Charcoal grills are not permitted on townhome decks and must be used in driveways. Construction design, scale and materials of permanent grill areas must complement the existing house and lot. Temporary grills must be stored out of view from the front of the home when not in use. All grills must be used in the rear of the home and must be covered when not in use.

CHIMNEYS AND METAL FLUES

Chimneys and metal flues require approval. Full chimneys should be constructed of brick stone or such other material as Declarant or the Covenants Committee, as appropriate, may select in its sole discretion to match or complement the existing house. Direct vent gas fireplaces may be permitted so long as they are constructed of materials to match the existing house and designed as an architectural feature of the house. Metal flues and chimney caps must be painted and any vent protruding through the roof must be painted the same color as the roof.

CLOTHESLINES

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

COMMON AREAS

Common areas are the responsibility of the Association. Individual property owners shall not make alterations/improvements to any common area, including open space, natural areas, any activity area, tot lot, streets, parking lots, lighting, mailboxes or any other common area elements.

COMPOST BINS

Compost bins require approval. Bins must be located to the rear of the property and must be fully screened from the street, open space and adjoining and affected neighbors. All active compost must always be treated to prevent odors from escaping. Failure to maintain a satisfactory compost bin and/or the point at which the compost becomes a public nuisance shall indicate an abandonment of the compost pile and violation of these Design Standards.

DECKS

Decks and revisions to existing decks require approval. Decks provide for an extension of a home's living space. They may be designed to include bench seating areas, overhead timbers and trellises for shade and hanging plants, planter areas, and hot tubs with appropriate scale privacy screening. When deck design schemes include other exterior changes, such as fencing, lights, plantings, etc., other appropriate sections of the Design Standards should be consulted prior to application. Existing decks that are modified must comply with the current DMS rules for color. Any existing incorrect deck color must be replaced with white solid stain or white PVC/composite when the deck requires maintenance. All decks must meet Prince William County building codes.

Prince William County Residential Deck Application and Regulations:

<https://www.pwcva.gov/department/building-development-division/residential-deck>

Location

Decks shall generally be located in rear yards and shall not extend past the side plane of the home. Side yard locations may be considered when lot size or topography prohibits rear yard locations. In all cases, the view of adjacent and affected owners will be considered.

Size and Scale

Deck size should be appropriate to the scale of the home as sited on the lot and shall not occupy more than fifty percent of the rear yard. Decks must meet Prince William County minimum setback specifications and should not be constructed across Building Restriction Lines (BRL) shown on individual site plans (plats).

Decks on interior townhomes must be set in one (1) foot on each side and set back a minimum of eight (8) feet from the rear property line (or according to the Prince William County setback requirements). Decks on end unit townhomes must be set in one foot on the side, which abuts an interior unit and may extend to the outside corner. This separation allows for ease of maintenance and provides a measure of privacy.

Material and Color

All decks must meet Prince William County building codes and require written approval from the Villages of Piedmont I (VOP I) Homeowners Association prior to beginning construction. Additionally, a building permit must be obtained from Prince William County prior to construction. All applications shall specify the materials to be used in construction of a deck and materials shall be wood, composite, or wood composite.

Untreated decks are not acceptable. Walking surfaces of the deck, however, may be left natural pressure treated wood if desired.

Decks must be stained solid white within three (3) months of completion of the deck (weather permitting).

The approved solid white stain for decking is as follows:

Lowes	Olympic Solid Color Stains P/N Outside White
Home Depot	Behr Premium Wood Coatings P/N 5011/211 White
Sherwin Williams	Deckscapes Premium Solid Deck Finishing P/N SW7005 Pure White

White PVC and white composite boards do not need to be stained solid white. They should, however, match one of the approved whites listed above.

Items that are required to be stained solid white or shall be a white PVC or white composite material are listed below (see Figure 2 on page 14 for location of parts):

Wood Balusters/Spindle*	Rim Joist
Top Rail	Beam
Bottom Rail	Overhead Timbers
Support Post	Trellis
Rail Post	Lattice
Stringer	

*When **Wrought Iron** or **Aluminum Balusters/Spindles** are used, they must be black or white and be either square or round shaped without decorative features (see Figure 2 on page 14).

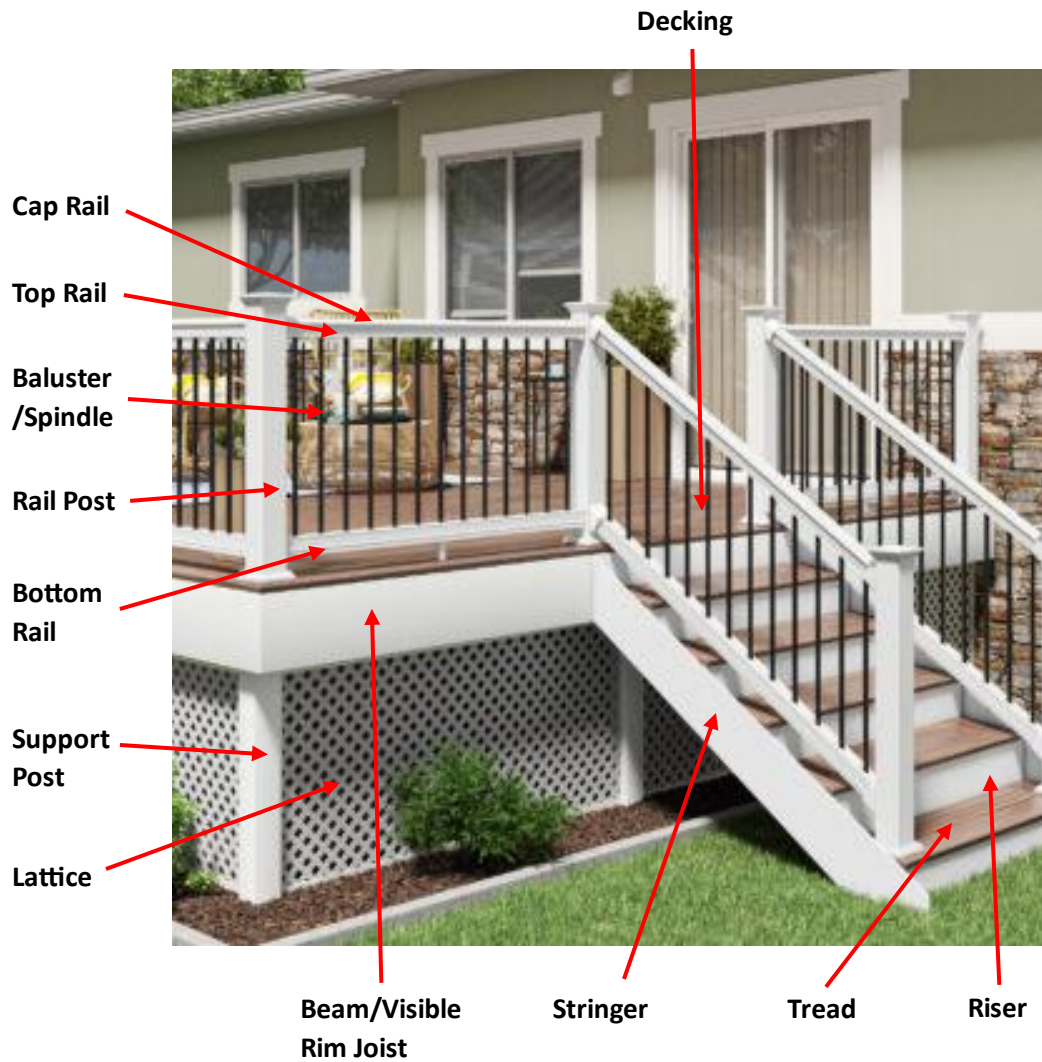


Figure 2: Deck Components - Please consult a licensed deck builder for code compliant diagrams

Items that are not required to be stained solid white (see Figure 2 for location of parts):

- | | |
|------------|---|
| Tread | Cap Rail |
| Riser | Ledger (Horizontal Boards Under Deck that Attach Deck to House) |
| Bench Seat | Joists (Boards Under Deck Used as Structural Base for the Deck) |
| Decking | Aluminum Black Spindles (Wood Balusters must be white) |

The joists and ledgers under the deck that are not visible from the front do not need to be stained solid white; all the other items listed above should be composite, PVC, or stained wood.

Railing and Post Details

Deck railings should be constructed as 'Board Frame' whereas a frame is constructed and boards are added. Railings of decks must be the Windowpane, Traditional, or Chippendale design as shown below (see Figure 3). The maximum permissible railing height is forty-two (42) inches. All other railing designs are prohibited (e.g. Starburst and Sunburst designs). Wood support posts must be a minimum of six (6) inches in diameter.

Post/Spindles used in railings must follow the same design as in pictures. They may be either white wood/composite or black wrought iron/aluminum and must be either square or round shaped without decorative features, such as what is shown in Figure 3.



Figure 3: Windowpane, Traditional, Chippendale, and Iron Spindles (left to right)

Stairs

When the use of stairs is desired, the Covenants Committee encourages the practice of interrupting the flight of stairs with a landing for both safety and appearance. The stairs, as well as tread and riser dimensions, must meet Prince William County building codes and must be the same material as the deck. Stairs may not extend past the side plane of the deck.

Under-Deck Storage

Elevated decks include an under-deck area which has a visual impact on adjacent and nearby areas. When using an under-deck area for informal storage, the visual impact should be kept in mind. Storage must be maintained to present a neat, uncluttered appearance. Lattice or similar screening or landscaping will be required to screen objectionable views.

Under-Deck Landscaping

When the deck design includes other exterior changes, such as removing grass, planting, adding rocks or bark, etc., other appropriate sections of the Design Standards should be consulted prior to application.

If grass cannot be grown under a low elevation deck and the elevation makes mowing impossible, considerations should be given to either include a lattice screening or apply mulch or river rock to prevent weeds.

When rock is desired under the deck, a proposed rock bed under a deck must be shown on the site plan and must consist of river rock variety (see [LANDSCAPING/VEGETABLE GARDENS](#)). The deck plan should detail the proportion of the backyard where a patio, rock bed, or barked area under the deck

is being proposed. Adding rock or bark under a large deck that takes up a substantial portion of the backyard is not allowed since it goes against the landscaping design standards which state that sand, rocks, bricks, timber, mulch and similar materials may only be used minimally as design elements, but should not dominate the landscape (see [LANDSCAPING/VEGETABLE GARDENS](#)). Justification for how the selected rock will blend with the rest of the landscaping around the deck should be provided.

If grass is difficult to grow under a high elevation deck because it is constructed where sun cannot penetrate the area to grow grass, such as a deck that is enclosed by three house walls (e.g., sunroom), consideration should be given to install a patio under the deck. River rock under a high elevation deck may be considered if it is used minimally as a design element.

Drainage

If changes in grade or other conditions might affect drainage, they must be indicated on the application with drainage areas to be shown on the site plan. Approval will be denied if adjoining properties are adversely affected by changes in drainage. Serious consideration should be given in making ground level surfaces of porous material or to provide mulched beds to offset additional impervious deck or patio area.

DOGHOUSE & PET STRUCTURES

Doghouses and pet structures require approval. Doghouses must be located in the rear of the property and must be screened from the view of the street and adjoining lots. Pre-manufactured doghouses may be permitted if of an appropriate style and appropriately placed and screened. Applicant-constructed dog houses should complement the existing home in color and material and should not exceed twelve (12) square feet or be higher than four (4) feet above ground level. Doghouse areas are to be kept free of animal waste and debris. Dog runs are prohibited.

Permanent dog doors require approval. Dog doors in the front entry are prohibited.

Dogs must be leashed at all times when off the owner's property. Dog owners are responsible for cleaning up after their pet on common areas, other lots and their own lot. Dogs must be kept quiet so that they do not create a nuisance for adjoining lot owners.

DOORS

Exterior doors require approval. Approved door colors are listed under [PAINTING AND EXTERIOR COLORS](#).

French Glass Doors and Sliding Glass Doors

French glass doors and sliding glass doors are restricted to clear or mullion grid patterns.

Front Doors

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

Applications are needed for any door or door color change (see [PAINTING AND EXTERIOR COLORS](#)).

Garage Doors

Garage doors must remain consistent with the style and color installed by the builder. Garage doors should be left in a fully closed position when not in use. Using a garage as an obvious pet confinement area (leaving garage doors partially open with or without screening) will not be permitted.

Side Doors

Side doors must remain consistent with the style and color installed by the builder.

Storm and Screen Doors

Storm and screen doors require approval. Storm doors should be full view, without significant decorations, ornamentation or edging. For example, half view and cross buck storm doors with scalloping are not permitted. Full view retractable storm doors are permitted. Storm doors should match the color of the entrance door or the trim around the entrance door. Exceptions may be made depending upon the style of the front entrance and façade.

DRIVEWAYS

Driveway extensions or modifications require approval and will be considered only if there is no adverse aesthetic or drainage impact on adjoining lots. Driveway modifications must be constructed of the same material as found in the existing driveway. Driveway extensions must be of a size and scale that will complement the property, rather than become a focal point. Extended driveways may not be used for parking inoperable, commercial, recreational or unused vehicles. Driveway maintenance or replacement of existing material to match the driveway does not need approval.

ELECTRONIC INSECT TRAPS

Electronic insect traps do not require approval. 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 or guests.

EXTERIOR DECORATIVE OBJECTS

Exterior decorative objects exceeding thirty (30) inches in height and eighteen (18) inches in width or depth, including natural and man-made objects, require approval. Decorative objects will be considered based on their size, color, scale, appropriateness with the surrounding area, and their visual impact of adjoining lots and open space. Exterior decorative objects include such items as sculptures, fountains, small decorative pools, stumps, driftwood, stones, rocks, free standing poles of any type, and items attached to approved structures. Lawn ornaments such as fountains, sculptures, bird baths, decorative balls, etc. are discouraged; however, depending upon their size; ornaments may be allowed in a rear yard within the context of an approved landscape design.

FENCES

Fences require approval. Fencing shall be constructed with the “finished” side facing out. The location design, height, material, detailing and color of fencing shall match that of the home and

approved standard. Chain link fences will not be approved under any circumstances. Chain link fencing material MAY NOT be used for any purpose on any lot.

Fences are required to meet Prince William County requirements. Building and zoning approval is required for all fences. Building permits are only required for a fence around a swimming pool.

Prince William County Fence Regulations:

<https://www.pwcva.gov/department/zoning-administration/fences>

The bottoms of picket fences may either step with or be parallel to the ground in the case of steep slopes, with six (6) inches of maximum space between the bottom pickets and the finish grade.

Landscaping should be placed in front of the fencing so that the front elevation is “softened” by the landscaping.

Invisible/Underground Dog Fencing

Installation of invisible/underground dog fencing requires approval. The use of invisible electronic fences is encouraged for the confinement of dogs to a homeowner’s property. Installation in front yards must be at least three (3) feet in toward the front of the house from sidewalk or from curb if no sidewalk and may not include any portion of common area.

The County does not allow the installation of invisible fences between the edge of paved streets and the owners’ property line.

Single-Family Home Fencing

Materials, Colors, and Height

Fences must be constructed of natural wood, wood composite, wrought iron, or aluminum. Fences made of wood or wood composite must be painted or stained white and properly maintained. Wrought iron or aluminum fencing must be painted black and properly maintained. All rear yard fencing must be at least forty-eight (48) inches in height with a maximum of sixty (60) inches in height.

Fencing Styles

Fencing on all single-family homes requires a classic black wrought iron/aluminum fence. Gates are permitted to have such variances as scalloping or dipping. Consideration may be given for a 2” x 2” white picket fencing (pickets may be scallop or dip) in certain locations. When a white picket fence is allowed, the fence gate posts shall be 6” x 6”; all other white picket fence posts shall be 4” x 4” and posts should be topped with smooth square caps.

Fence Location

Fencing must be attached to the rear corner of the home and may extend to the side yard and then proceed back to the rear property lines, making sure no easements or save areas are violated. Consideration for variances to the rear yard location requirement may be given because of the topography, citing of the applicant's house in relation to adjacent houses, rear yard size, to conceal any utilities, and the desire to enclose builder-installed side entry door areas. In no case, when such a variance is granted, may a fence be installed within twelve (12) feet of any front corner of a structure. Consideration for these variances to the rear yard location will be on a case-by-case basis. Exception to this requirement is only in the case where a fence may be located closer to the front corner when required by County ordinance as a connecting link.

Front yard fencing is prohibited. Landscaping (hedging) and masonry front yard edging (brick or stone to compliment the house) will be considered on a case-by-case basis.

Hardware

All hardware should be black polyester powder coated over hot dipped galvanized metal or shall and will be reviewed and approved to be equal by the Covenants Committee. All fasteners are to be galvanized or stainless steel. Chicken wire, chain link and chain link material will not be permitted.

Privacy Toppers

Will not be permitted among single-family detached homes.

Fences Around a Swimming Pool

Swimming pool fencing requires approval. When fencing is immediately around a swimming pool and related pool equipment for safety, a non-climbable classic style black wrought iron or aluminum fence is required. Fencing of this type must be simple in design with no excess ornamentation and must be a minimum of four (4) feet in height and a maximum of five (5) feet in height. Such fencing must meet Prince William County Pool Safety Codes, which are subject to change.

Prince William County Residential Pool Barrier Requirements:

https://www.pwcva.gov/assets/2021-04/005525_1.pdf

Townhome Fencing

Townhome fences are required to meet current Prince William County requirements in regard to height and setback requirements.

Prince William County Fence Regulations:

<https://www.pwcva.gov/department/zoning-administration/fences>

Styles, Materials, Colors, and Height

The fence style and height shall match that installed by each builder, either board on board, or solid board and shall be consistent within each section. The height of the fence shall be no taller than six (6) feet and must follow County regulations. All fencing in townhome sections shall be left in their natural color and protected with a clear sealant to prevent objectionable weathering or “graying” on fences and toppers. Fences may also be fully stained and maintained using Sherwin Williams WoodScapes exterior solid stain in Spicewood, SW3021. No other colored stain is allowed. Fence posts on the side of gates shall be 6” x 6”; all other fence posts shall be at least 4” x 4”. Fence posts should be topped with smooth square caps.

Fence Location

Fencing shall be restricted to rear yard locations. End unit townhomes may request a variance for a side yard fence location. When such a variance is granted, in no case may a fence be installed within twelve (12) feet of any front corner of the house. Fencing location must follow County regulations. For example, per County regulations, fences adjacent to a sidewalk must be setback a minimum of two (2) feet from the edge of the sidewalk or property line, whichever is greater.

Front yard fencing is prohibited. Landscaping (hedging) and masonry front yard edging (brick or stone to compliment the house) will be considered on a case-by-case basis.

Decorative Toppers

On a case-by-case basis, semi-transparent or transparent toppers (decorative lattice, louvers, board on board style) may be considered, but must meet the height requirement.

FIREWOOD

Firewood does not require approval. Firewood shall be kept neatly stacked and shall be located in the rear of the property in such a manner as to avoid adverse visual impacts for adjoining properties or open space. 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.

FLAGPOLES/FLAGS

Temporary flagpoles do not require approval. Permanent, freestanding flagpoles are prohibited. A temporary flagstaff cannot exceed six (6) feet in length and must be attached at an incline to the house or dwelling unit.

Only an American Flag and the flag of any one of the United States may be flown. All other flags are prohibited.

FOUNTAIN/SCULPTURES

Fountain/Sculptures are required to be integrated with a landscaping plan for approval. Lawn ornaments such as fountains, sculptures, bird baths, decorative balls, etc. are discouraged; however, depending upon their size, ornaments may be allowed in a rear yard.

FLUES AND VENTS

Flues and vents require approval. Flues and vents protruding through a roofline must be painted to match the roof color; and they must be located to the rear of the ridgepole. No flues or vents may be visible on any exterior wall of the house.

GARAGES

See [ROOM ADDITIONS/GARAGES/SUNROOMS/SCREENED DECKS](#).

GARAGE DOORS

See [DOORS/Garage Doors](#).

GAZEBOS

Gazebos require approval and must follow Prince William County Regulations for detached structures.

Prince William County Detached Accessory Regulations:

<https://www.pwcva.gov/department/zoning-administration/detached-accessory-structuresheds>

A gazebo, unlike an arbor or pergola, features a full roof structure. Gazebos must be permanently attached to the foundation to which they are placed.

Size and Scale

Gazebos should be appropriate to the size of the home as sited on the lot. They must meet Prince William County minimum setback requirements and should not be constructed across Building Restriction Lines (BRL) shown on the individual plat or site plan.

Location and Style

Gazebos shall be located in the rear yard. Particular attention will be given so that views from adjoining and adjacent lots are not adversely impacted. The Covenants Committee will determine adjoining and adjacent lots at the time of application.

Materials and Color

Gazebos shall be constructed of wood and must be painted to match the trim of the home or in white. When incorporated with a deck, the gazebo must match the color of the deck railing. Roof material shall be the same as that of the existing home. Screen material must be a dark nylon or aluminum type. Natural tones will be considered in nonattached gazebos. Refer to [ROOM ADDITIONS/GARAGES/SUNROOMS/SCREENED DECKS](#) for rules related to screening in decks or gazebos attached to the back of the house.

GENERATORS (PERMANENTLY INSTALLED)

Only one (1) permanently installed generator is allowed per lot. Backup generators require approval by the Covenants Committee. The permissible noise output should adhere to the Prince William County Code of Ordinances. The noise output of an operating generator may blend with the ambient noise level. In order to minimize this, location must be considered, and approvals will be based on lot size and the impact on neighboring lots. Again, the Covenants Committee reserves the right to approve the location of the generator on a case-by-case basis. All generators must follow Prince William County Regulations.

Prince William County Residential Generator Regulations

<https://www.pwcva.gov/assets/2021-04/pp164.pdf>

Location

Typically, the location of most generators is installed near the gas line which is located by the A/C and heat pump. To accommodate the different home layouts and townhomes the location of the generators will be chosen by the homeowner. Generators must be located in such a manner to reduce noise for neighbors while the generator is in operation. The location of the generator should also consider the aesthetic impact on their neighbors. The homeowner must also identify the location of the generator on the plat.

Size and Scale

The size of the generator must be in scale with the home and lot.

Materials and Color

The generator must be earthen tone color or match the homeowner's exterior house color.

Fuel Used

Fueled only by natural gas. Other fuel types will be approved only on a case-by-case basis. In ground and above ground fuel tanks are not permitted.

Required Documentation

Homeowners must submit the following documentation along with the Design Review Application:

- A statement demonstrating the need for a permanently installed generator.
- Platt showing the dimensions and the planned location of the unit. The drawing shall show the relationship between the selected location and sleeping rooms of neighboring dwellings.
- A copy of the Prince William County permit.
- The name, license, and phone number of contractors.
- Documentation showing that the noise output of the permissible sound levels dictated by the Prince William County Code will not exceed those limits.
- Applications should also include the manufacturer's specifications to include advertised noise levels and testing times.

GREENHOUSES/SCREENED DECKS

Greenhouses/Screened decks require approval. Greenhouses will be reviewed as room additions, with special attention given to visibility of interior activities.

Location

Greenhouses and screened decks shall be located on the rear of the house or lot.

Size and Scale

Greenhouses and screened decks should be appropriate to the scale of the home as sited on the lot. They must meet Prince William County minimum setback requirements and should not be constructed across Building Restriction Lines (BRL) as shown on individual plat or site plans.

Material and Color

Greenhouses shall be a glass enclosure. Screened decks should match the existing house in materials and color. Screened decks shall be constructed with black or dark bronze screen color. The use of a shed type of roof is prohibited. In all cases, the screened deck roof must be shingled to match the existing house.

GREENHOUSE WINDOWS

Greenhouse windows require approval. Greenhouse windows may be installed on the rear area of a home so long as the color and materials in the window match those in the existing house.

GUTTERS

Gutters require approval. As part of new construction by a homeowner, gutters must match or complement the existing trim color or area of the home to which they are attached. Extensions of downspouts at ground level are discouraged because of drainage considerations on adjoining properties and open spaces. All downspout extensions must be buried in such a manner to adequately manage runoff, according to correct engineering practices and local codes.

HEATING

All outdoor heating devices, such as chimneys, require approval and will be considered on a case-by-case basis. Construction design, scale and materials should complement the existing house and lot.

HOT TUBS/SPAS

Hot tubs/Spas require approval. 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 of decks and/or patios is encouraged. The exterior finish of an elevated hot tub should blend with the exterior finish of the home, deck or patio to which attached or most closely related. Landscaping or other proper screening will be required.

HOUSE NUMBERS

House numbers, house number plaques and house number plaque signs require approval. House numbers should be legible and be of a size and color appropriate for the applicant's house.

LANDSCAPING/VEGETABLE GARDENS

Landscaping/Vegetable gardens require approval.

An application is required when plant materials are planted as hedges, fences, barriers, or screens, or which meet or exceed (either at installation or at maturity) twenty-four (24) inches in height. An application is also required when the use of landscape timbers or stone as garden edging is contemplated.

Sand, rocks, bricks, timber, mulch, and similar materials may be used minimally as design elements but must not dominate the landscape design. Monolithic paving or covering front or side yards or portions thereof with gravel, stones, pebbles as the principal design element will not be permitted. Citing difficulty to maintain viable turf will not be considered in support of violating the aforementioned landscape design guidelines.

Garden Edging/Retaining Walls

Visible garden edging and garden retaining and decorative walls require approval. The tops of all approved edging must be level and step down to accommodate grade changes. Garden edging, retaining or decorative walls must not adversely impact drainage and may require landscaping to soften the visual impact. The size of any retaining or decorative wall should relate well to adjacent structures and its surrounding and shall not dominate the front yard or act as a front yard barrier.

Mulch

Shall be brown, black, or red in color and is limited to flower beds and the surrounding base of all trees on the property. Mulch needs to be maintained throughout the year. Adding or replacing mulch to existing areas is recommended once to twice a year (in spring and fall). Mulch should be maintained at a depth of a minimum of one (1) inch and should be free of weeds and debris.

Decorative Rocks/Stone

Decorative rocks or decorative stones will be considered if they are used minimally in the design element of the overall landscaping scheme. Decorative rocks/stone is limited to a river rock variety consisting of natural colors (brown, white, beige, etc.) and cannot exceed one (1) inch in diameter unless incorporating a dry riverbed design which may have varied sizes of river rock to make the riverbed look natural. Decorative rocks/stones are not permitted to replace turf or grassy locations or used as the principal design element when creating a landscape design. Gravel rock or construction gravel will not be permitted.

Location

Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular and pedestrian traffic, as well as to preserve views of open space areas. Hence, shade and branch patterns of larger trees should be carefully considered. Landscaping may not be installed on Association open space. **Trees and shrubs must be planted to ensure when they reach maturity the plants do not infringe on adjacent properties.** As an example, if a mature tree species will grow to twenty (20) feet diameter, the tree must be planted not less than ten (10) feet from the property line.

Scale

Care must be exercised in selecting plant materials, which, upon maturity, will be an appropriate size in height and breadth for the intended location. Mature size, in height and diameter, should always be considered especially when planting close to walkways and houses. Consideration will be given to the effect plantings will have on views from neighboring lots.

Trees should be clustered rather than widely spread. A three-dimensional appearance of planting is improved by augmenting trees and taller shrubs with low spreading shrubs and/or ground cover.

Vegetable Gardens

Such gardens shall be neatly maintained throughout the growing season, including removal of all unused stakes, trellises, weeds and dead growth.

Location

All such gardens must be confined to the rear of the property, out of view of adjacent and nearby streets. **The view of adjacent and nearby residents must be considered when planning a garden.** Gardens may not be installed on Association open space.

Runoff

Gardens should not be planted on a grade exceeding a ratio of five (5) feet to one-hundred (100) feet; runoff patterns should be considered prior to installation and care must be taken to prevent damage to property below it through the flow of water onto lower property, including common areas.

Size

Vegetable gardens should not exceed one-hundred twenty (120) square feet or be greater than a ten (10) feet x twelve (12) feet area.

Removal and Replacement of Trees and Foundation Plantings

Tree removal requires approval. Removal of trees with a diameter of six (6) inches or more at a point of one foot above ground level, or flowering trees with a diameter in excess of two (2) inches similarly measured require approval. Replacement of trees may also be required if the removal of the tree alters the overall intended design of the neighborhood. Removal of foundation shrubbery and large foundation plantings require approval. Replacement of foundation plantings may be required in order to ensure foundations are adequately softened as the builder intended.

Revisions to Existing Landscape Beds

Shrubbery that is dying, diseased, or overgrown should be replaced as part of landscape maintenance. Flowering plants that are over twenty-four (24) inches in height that are diseased, not thriving, or have died should also be replaced as part of landscape maintenance. Replacements can be a different plant that occupies a similar bounding box as the original plant at maturity (example: a boxwood could be replaced with another evergreen shrub).

Subtle changes in existing landscaping that serve the original purpose of the previous landscaping design (e.g., soften the home's foundation) require a **notification form**, not an **application for**

exterior modification. The notification form prevents management from unknowingly giving a violation for significant garden maintenance and allows homeowners a method of verifying that the work they are doing does not necessitate an application for exterior modification.

The **notification form** needs to show a picture of the original landscape and details regarding what will be removed and replaced. Signatures from neighbors are not needed for a notification form. Once submitted, the homeowner will be notified within two (2) business days that their work can proceed without an application for exterior modification.

An **application for exterior modification** is needed if (1) an existing landscape bed is substantially altered in size, (2) a new landscape bed is being added to the property, (3) a garden border is to be added or altered, (4) rocks are being added, or (5) plants are added that will be larger than original plants, such as the addition of a tree to a landscape bed.

LAWN FURNITURE

Lawn furniture does not require approval. The use of interior furniture, particularly overstuffed furniture, on patios, decks, porches and in yards is prohibited. Furniture left outdoors must be kept in good repair. Outdoor furniture must be of a scale and style, which does not detract from the appearance of the area.

LIGHTING

All exterior lighting requires approval except for the preapproved lighting replacements listed on the next pages. Applications for exterior lighting should include wattage, height of light fixture above ground, and a complete description of the light fixture and its proposed location on the property.

Individual property light fixtures including post lights must match or be compatible with the fixtures originally installed by the builder. Exterior lighting (flood lighting, motion sensors, entrance lighting, etc.) shall not be directed outside the applicant's property. All rear yard security lighting should be provided with wall-mounted decorative fixtures (with or without motion detectors).

Light sources must be a "white" light or incandescent light. High-pressure sodium (yellow orange) or any other color lights are prohibited. Seasonal colors are permitted but must be removed within thirty days (30) after the holiday.

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

All lamp posts are required to be functional and working and adhere to the above requirements. Lights should be maintained such that they do not appear severely tarnished or faded.

Preapproved Lighting Replacements – Single Family Homes Only

Option 1: Sea Gull Lighting (see Figure 4) is available from Home Depot, as well as other retailers.

- Sea Gull Lighting 8239-12 Lancaster Outdoor Post Lantern Outside Fixture, 24-inch-in Black
- Sea Gull Lighting 8040-12 Lancaster 3-Light Traditional Black Outdoor Wall Lantern Sconce



Figure 4: Preapproved Lighting Fixtures (Sea Gull Lighting)

Option 2: Progress Lighting (see Figure 5) is available from Lowes as well as other retailers.

- Progress Lighting New Haven 60-W 23-in-Black Traditional Post Light Model #P6433-31
- Progress Lighting New Haven 3-Light 21.88-in Black Outdoor Wall Light Model #P6612-31



Figure 5: Preapproved Lighting Fixtures (Progress Lighting)

Preapproved Lighting Replacements – Townhomes Only

Option 1: Special Lite Plantation Series Lights (see Figure 6) is the exact replica light and is available from Budget Mailboxes by using the following links. When ordering, choose BLK – Textured Black.

- Special Lite Plantation Post Mount Model #F-2950, which can be purchased at: <https://www.budgetmailboxes.com/plantation-medium-post-lantern-set-lighting-fixture>
- Special Lite Plantation Bottom Mount Model #F-2957, which can be purchased at: <https://www.budgetmailboxes.com/plantation-medium-bottom-mount-wall-bracket-lighting-fixture>



Figure 6: Preapproved Lighting Fixtures for Townhomes (Special Lite Plantation)

Option 2: Kitchler Townhouse Lights is available at Lowes, as well as other retailers (see Figure 7).

- Kitchler Townhouse 24.5-in Black Traditional Post Light Item #1253907; Model #9992BK
- Kitchler Townhouse 1-Light 21.5-in Black Outdoor Wall Light Item #1253852; Model #9790BK



Figure 7: Preapproved Lighting Fixtures for Townhomes (Kichler Townhouse)

MAILBOXES

The mailbox style and color in The Villages of Piedmont I (VOP I) was selected to create a unifying appearance in the community. Mailboxes are required to be maintained as installed by the Builder (see Figure 8). Mailbox systems and mailbox parts should be replaced with those that are from the Imperial 888 mailbox system, which can be found by searching sites that carry the Imperial Mailbox. Replacement support scrolls can be found by searching for *Mailbox S Scroll*. Replacement numbers must be Times New Roman two (2) inch reflective gold vinyl numbers which can be obtained through Addresses of Distinction at <https://addressesofdistinction.com/2-reflective-gold-vinyl-numbers-times-new-roman-bold/>. Any deviations from exact replacement parts require approval.



Figure 8: Imperial 888 Mailbox

If your mailbox is faded or chipped, the mailbox should be repainted with either a satin black exterior spray paint (Rustoleum is recommended) or Sherwin Williams oil based, brush-on, satin, outdoor paint in Tricorn Black SW6258. Gloss paint is not allowed. The flag part can be sprayed using Rustoleum Heritage Red spray paint. Brass knobs can be polished using Brasso.

Instructions for successfully refurbishing your mailbox can be obtained at the Village of Piedmont I (VOP I) main office.

PAINTING AND EXTERIOR COLORS

Changes in exterior colors require approval. An application is not required for re-painting or re-staining a specific object to match its original builder color unless the original color changed due to environmental changes, such as some builder installed foundation colors turning pink in the community, or was at some point painted a non-approved color. If your door and shutter have faded to the point that none of the approved colors match, you should apply for approval to ensure you are using the correct color. Paint sticks of approved colors are available for checking out at the Villages of Piedmont I (VOP I) main office.

Exterior colors have been selected and approved to present a uniform architectural theme for the community. Change of exterior color for both single-family and townhomes should relate to and complement the colors of the houses in the immediate area. Single-façade townhomes must be painted the original builder-applied color, unless all other owners in a particular building agree on a change. That change must still complement the homes in the adjacent area.

Addressing the following items on the application will expedite the review process:

- State the brand (McCormick or Sherwin Williams), color name, and color number.
- State the color of your exterior painted items (shutters, front door, and/or trim).
- State the color of your siding or brick/stone.
- Provide a picture of the color swatch next to your door, shutters, or trim to be painted.
- If you are trying to coordinate with your house brick or stonework, also include a picture of the color swatch next to that exterior surface.

Exterior Trim and Garage Door Colors

Exterior trim and garage doors must be painted in the approved colors listed below and should either match the home’s fascia color (e.g., metal trim on roof eaves) or be Colonial White. That is, fascia that is creamy white should be painted Colonial White; fascia that is bright white can be Colonial White or Alabaster. Homes on Noyes Avenue and Kedzie Street with a darker tan fascia can use Colonial White, Amber White/Polar Bear, Naturel or can submit a color they believe best matches their existing trim or garage door color.

McCormick Approved Colors	Sherwin Williams Approved Colors
N/A	Naturel (SW7542) – only for Noyes Ave & Kedzie Street
Amber White (101)	Polar Bear (SW7564)
Colonial White (118)	<i>Duron</i> Colonial White *
N/A	Alabaster (SW7008)

*“Duron” is listed in front of Colonial White because many of the original paint colors were manufactured by Duron, which was taken over by Sherwin Williams. You need to state “Duron” Colonial White when requesting Colonial White at the Sherwin Williams store. Naturel is the darkest trim color, followed by Polar Bear, Colonial White, and Alabaster. Alabaster is the whitest trim color.

Front Door and Shutter Colors

Front doors and shutters must be painted in one of the approved colors listed below.

McCormick Approved Colors	Sherwin Williams Approved Colors
Black (200)	Tricorn Black (SW6258)
Old Colonial Red (225)	Sommelier (SW7595) or <i>Duron</i> Old Colonial Red *
N/A	<i>Duron</i> Farm House Red *
Foxhall Green (202)	Foxhall Green (SW9184)
Georgetown Green (220)	Jasper (SW6216) or Rockwood Shutter Green (SW2809)
N/A	Needlepoint Navy (SW0032)
N/A	<i>Duron</i> Aspiration *
N/A	Mount Etna (SW7625)
Cobblestone Grey (215)	Porpoise (SW7047)
Smokey Pewter (470)	Westchester Gray (SW2849)
Hearthstone (216)	Roycroft Pewter (SW2848)
N/A	Rockweed (SW2735)

*“Duron” is listed in front of some of the color names because many of the original paint colors were manufactured by Duron, which was taken over by Sherwin Williams. You need to state the color is a “Duron” color when requesting the color at the Sherwin Williams store. Duron Aspiration is an original blue color for our community and is a darker blue than Needlepoint Navy and similar to Mount Etna.

Foundation Colors

Foundations previously painted should be painted periodically. An application is not required for repainting a foundation that is the original color **and** coincides with the house color. However, if your current foundation color is one that the builder installed that changed over time to an inappropriate color, such as pink, the foundation must be repainted with a color that is an appropriate match to your siding and not the color that currently exists due to environmental changes. Decorative unpainted brick and stone at the front of the house should not be painted. An application is required for the placement of any natural or veneer stone/brick on foundations that is not maintenance related.

PATIOS

Patios require approval and must not dominate the landscape of the backyard. Patios should be designed to create an intimate residential scale with unit identity. Privacy screens may be used for creating privacy if consistent with the architectural style but must be approved prior to construction. Patios and wing walls should be an integral part of the design and should not appear as separate or add-on elements. Patios provide a means for ground-level extension of indoor space with less visual impact than elevated decks. Patios should be located in the rear yard and should be installed within Prince William County setback required limits and not across Building Restriction Lines (BRL). Depending on the topography, patio access can be provided from either the back door of the basement or no more than 5 steps down. Patio screening should not appear as a separate or added-on element but should be integrated with the architectural design. Patios may be constructed of wood, concrete, brick, landscape slate, flagstone, etc.

When patio design schemes include other exterior changes, such as fencing, lights, plantings, etc., other appropriate sections of the Design Standards should be consulted prior to application.

PERGOLAS

Pergolas require approval. A pergola is an outdoor structure supporting an open framework roof, typically composed of cross-beam or open lattice (see Figure 9). A pergola shall not exceed twelve (12) feet in height and shall not be enclosed to create a solid barrier. A pergola must be permanently adhered to the ground surface for safety in wind situations. Pergolas may only be constructed in the rear yard and must be of an appropriate size for the area in which they are located. Pergolas may be constructed in conjunction with a deck or patio. When a pergola is attached to the house or deck the pergola material and color must match. When a pergola is not attached to the house, the color should complement the existing house or use natural tones to blend in with the surroundings.



Figure 9: Pergolas Example

PORCHES

Porches require approval. Porches may be considered on case-by-case basis; however, the structure must complement and be compatible with the existing house in style, scale, and design. All materials and colors must match the existing house. Screened in front porches are not allowed. Refer to [ROOM ADDITIONS/GARAGES/SUNROOMS/SCREENED DECKS](#) section for screened decks.

RECREATION AND PLAY EQUIPMENT

Permanent recreation and play equipment, including but not limited to playhouses, swings, and climbing equipment requires approval. Temporary recreation and play equipment do not require approval. Creatively designed play equipment is encouraged. These standards are provided to reconcile the need for play equipment with the goal of minimizing its visual impact. Careful thought should be given to location and kinds of equipment to be installed since neighborhood facilities will be of a larger scale and have greater usage. Play equipment must be made of wood with natural color tones to blend with the natural surroundings. Aluminum play sets are prohibited.

Location and Site

Permanent and temporary play equipment, including but not limited to playhouses, swings, portable basketball hoops, and climbing equipment must be placed in rear yards in such a location where it has a minimal impact on adjoining lots and is not visible from the adjacent or nearby street. Consideration will be given to lot size, equipment size and design, amount of visual screening proposed or required, etc.

Basketball Hoops

Basketball backboards attached to homes or garages are not permitted. With approval, a basketball backboard may be located on a permanent pole at the top portion of the driveway of a single-family home lot, which is seventy (70) feet wide or wider. The equipment must be installed on the side of the driveway such that loose balls from missed shots fall into the yard of the applicant, rather than the yard owned by an adjacent neighbor. Consideration will be given to the configuration of the driveway and proximity of the equipment to the street. No play lines may be painted on the driveway. Basketball play is limited to daylight hours and street play is prohibited. Portable basketball equipment is not allowed in the front yard.

Trampolines

Trampolines are prohibited within Villages of Piedmont I (VOP I).

Temporary/Portable Play Equipment

Temporary/Portable play equipment, including plastic playhouses, small sliding boards, sand boxes, and portable basketball hoops, does not require an application, but must be used in the rear yard and stored out of sight when not in use for extended periods. Consideration must be given to the visual impact of adjacent and nearby residents when using such equipment.

ROOFS

An application is not required for replacing a like-for-like roof or for using upgraded roofing material that does not alter the appearance of the original roof. However, an Exterior Application must be submitted for any change to the roof's color or style. All roofs must use architectural style shingles to match the homes in the community. Damaged areas of roofing that require minimal repair do not need approval but must use material consistent with the existing roof.

ROOM ADDITIONS/GARAGES/SUNROOMS/SCREENED DECKS

Room additions/Garages/Sunrooms/Screened decks require approval and must meet Prince William County requirements.

Prince William County Addition Regulations:

<https://www.pwcva.gov/department/building-development-division/residential-buildingaddition>

Room additions are considered to be those which substantially alter the existing structure and become as an original fixture of the existing home.

Location

The location of major alterations should not impair views or the amount of sunlight and natural ventilation on adjacent properties. Room additions and garages must meet Prince William County setback requirements and may not be constructed across Building Restriction Lines (BRL). Depending upon lot sizes, detached garages will be considered on a case-by-case basis and generally will require a covered breezeway to the home.

Use

Model homes using a garage as an office or showroom must be converted back to a garage for the parking of vehicles prior to occupancy by a purchaser. Garages may not be converted to living spaces.

Design and Materials

The design of room additions or garages should be the same or compatible in design, scale, materials and color with the applicant's house and adjacent houses. The design of screened decks must follow County regulations and be compatible with the Design and Maintenance Standards for decks (see DECKS). Roof pitches must match or be compatible with the roof slope on the applicant's existing house. Roofing materials must match that of the existing house; siding must match existing siding in color, material, size and style. Windows and doors must match those used in the existing house and should be located in a manner which relates well to the location of other exterior windows and doors in the existing house. Screen material for screened decks must be a black or dark bronze.

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.

Colors

The colors of all such improvements must match the colors used on the existing house.

SECURITY DEVICES

Security devices require approval. Any security equipment including cameras, 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 and appearance. Barred or ornate metal security doors or grilles are prohibited.

SEASONAL HOLIDAY DECORATIONS

Seasonal holiday decorations are temporary decorations that must be removed following the seasonal holiday that they represent.

1. Seasonal decorations may not be installed or displayed any sooner than forty-five (45) days prior to the holiday and must be removed within thirty days (30) after the holiday.
2. Blinding and distracting lights that are placed in a such a manner that would be considered a nuisance to neighbors or vehicles are not allowed.
3. Audible music must comply with Prince William County noise ordinances.

SHEDS

Sheds require approval and must meet the list of criteria listed below. Any shed has an aesthetic impact on neighboring lots. Sheds shall be maintained at all times to the same standards as those of the primary residence. Inconsiderately placed or poorly designed sheds can visually and functionally negate an otherwise desirable residential area. Therefore, it is important to note in choosing and locating a shed that there are needs other than storage which must be considered.

Community Shed Design Criteria

1. Must be located in the rear of the yard, behind the rear-most point of the main dwelling and not interfere with property drainage.
2. No prefabricated, metal sheds, Quaker or barn type shed will be permitted.
3. Design: the architectural design of the shed should be compatible with the design of the home.
4. Materials: the finished materials must be identical to those for the home.
5. Color: The color scheme must be the same as for the home.
6. Doors: No roll up doors.
7. Only one shed per lot.
8. The shed cannot be used as a living space (for humans and/or animals).
9. Prince William County zoning approval is required for all sheds.

Complete county code, process and permit information can be found here:

<https://www.pwcva.gov/department/zoning-administration/detached-accessory-structuresheds>

Shed Design Criteria for Townhomes

1. **Location:** In townhomes, sheds must be designed as an integral part of fencing; either solid or semi-transparent fence type is required. The architectural design of the shed must be compatible with the design of the fence, whether the fence is existing or to be built with the shed.
2. **Size:** The size should not exceed thirty-six (36) square feet (e.g., 6' x 6'). The height of the shed in a townhome may not exceed the height of the fence to which it is an integral part.
3. **Materials:** The finished material of the shed should be the same as the finished material of the fence; except that roof shingles must match the existing house.
4. **Roof:** The pitch of the roof shall be designed to allow for drainage.

Shed Design Criteria for Single-Family Homes Less than ½ Acre Class

The shed should be attached or designed to appear as part of the house (not to exceed six (6) feet from house to shed) or may be part of a gazebo, deck or other outdoor improvement. The materials and color of the shed must match that of the improvement to which it is attached.

1. **Location:** Must be located in the rear of the yard, behind the rear-most point of the main dwelling and not interfere with property drainage. All sheds must comply with current county guidelines regarding property setbacks.
2. **Size:** The maximum size of a shed is one-hundred twenty (120) square feet (e.g., 10' x 12'). The maximum height of the shed is eight (8) feet. The height of a shed is measured from the floor to the highest point of the roof.
3. **Materials:** The architectural design of the shed should be compatible with the design of the house, i.e., same materials, same color scheme, same detailing.
4. **Roof:**
 - a. Shed roof styles must match the roof styles of the Single-Family Homes in Villages of Piedmont I (VOP I). Homes have either gable or hip-roof styles (see Figure 10).
 - b. Sheds are only allowed to have a single roof pitch/angle creating a 3-point triangle between the peak of the roof and the two bottom ends (see Figure 11 and Figure 12).

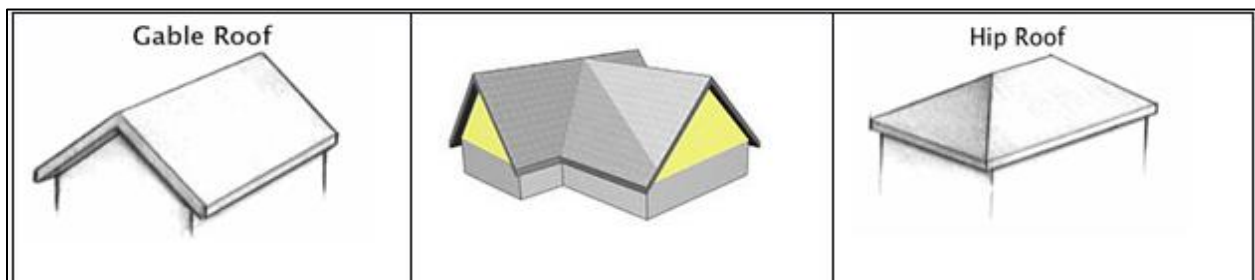


Figure 10: A two gabled structure, although only one can be seen (left). A three gabled structure, although only two are seen (middle). A hip-style has a pitched roof from corners in place of gables (right).

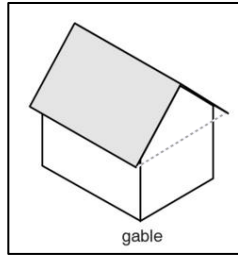


Figure 11: A single pitch roof that creates a triangle view from the side

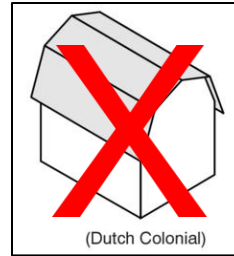


Figure 12: A multi-pitched roof is not allowed

Shed Design Criteria for Single-Family Homes ½ Acre Class or Greater

The following standards apply only to lots that meet the following conditions: The lot is ½ acre class or greater AND the lot abuts a densely wooded area.

1. **Location:** Must be located in the rear of the yard, behind the rear-most point of the main dwelling and not interfere with property drainage. All sheds must comply with current county guidelines regarding property setbacks.
2. **Size:** The maximum size of a shed is one-hundred twenty (120) square feet (e.g., 10' x 12'). The height of a shed is measured from the floor to the highest point of the roof. The maximum height of the shed is eight (8) feet.
3. **Materials:** The architectural design of the shed should be compatible with the design of the house, i.e. same materials, same color scheme, same detailing.
4. **Roof:**
 - a. Shed roof styles must match the roof styles of the Single-Family Homes in Villages of Piedmont I (VOP I). Homes have either gable or hip-roof styles (see Figure 10).
 - b. Sheds are only allowed to have a single roof pitch/angle creating a 3-point triangle between the peak of the roof and the two bottom ends (see Figure 11 and Figure 12).
5. **Landscaping:**
 - a. Landscaping must be used around the shed to soften the visual impact to neighboring properties.
 - b. Sheds not located within a wooded area must include a landscape screening plan.
 - c. Landscaping and associated screening shall be maintained at all times to the same standards as those of the primary residence.

SHUTTERS

Shutter colors and style must be of a style and color compatible and complementary with the style of the home and existing colors of the applicant's home. Replacement shutters must be compatible with those installed by the builder. Shutters that are faded must be repainted in an approved color (see [PAINTING AND EXTERIOR COLORS](#)) so all shutters match in color. Missing shutters must be replaced.

SIDEWALKS AND PATHWAYS

Sidewalks and pathways require approval. The installation of sidewalks or pathways on a lot will be considered if they are appropriate for the intended use and are appropriate to the size and scale of

the lot. Stone, concrete, slate, flagstone or brick pavers would be appropriate materials. Pathways or sidewalks must be set back from any VDOT rights of way and out of any easements.

SIDING REPAIRS

Necessary repairs to siding due to damage must match the color, finish, profile, and size of the original siding as closely as possible. If a seamless match of the original siding cannot be made, the damaged side of the home must be replaced with siding of the same finish, profile and size. Replacing damaged siding with like-for-like siding does not require approval.

SIGNS

No signs may be posted on any lots, other than one real estate sign listing a property For Sale, or a security sign posted within ten (10) feet to the immediate left or right of, and/or extending two (2) feet forward of the front and rear entrance of a home. Real estate signs and security signs do not require approval. Signs, either temporary or permanent, advertising products or services, whether provided by the homeowner or others; announcing events; or signs denouncing another person, place, entity, or thing; are prohibited. Only signs advertising a property for sale may be displayed in the front yard of the available property. Such signs must meet applicable County regulations with respect to size, content, and removal. Additional placement of bandit and directional signs are prohibited in the community. During any HOA Board approved community event where signage is requested by the planning committee as part of the event, residents are allowed to display temporary signs specifically related to the event. Residents shall display signs on the day of the event only. Residents shall remove signs at the end of the event. If not removed, resident will be charged \$20 towards their account without notice. Residents shall mark all signage with their address.

SKYLIGHTS

Skylights require approval. Skylights may be mounted on a rear roof location, parallel with the roof plane. Bubble or elevated types of skylights are not permitted. The glass or surface material should be clear or dark tinted. White tinted material is not permitted.

SOLAR PANELS

Solar panels require approval and must meet all applicable federal, state and county regulations.

STAIRS OFF THE REAR ENTRANCE OF A HOUSE

Stairs (temporary or permanent) are required to be painted or stained. **Untreated stairs** are NOT acceptable.

Stairs, as well as tread and riser dimensions must meet Prince William County building codes. **Permanent stairs** will be the same material and color of the deck. Stairs will not extend past the side plane of the deck.

The approved solid white stain for stair parts is as follows:

Lowes	Olympic Solid Color Stains P/N Outside White
Home Depot	Behr Premium Wood Coatings P/N 5011/211 White
Sherwin Williams	Deckscapes Premium Solid Deck Finishing P/N SW7005 Pure White

White PVC and white composite boards do not need to be stained solid white. They should, however, match one of the approved whites listed above.

Items that require to be stained solid white are listed below (See Figure 2 on page 14 for location of items that require treatment):

Wood Balusters/Spindles*	Rail Post
Top Rail	Support Post
Bottom Rail	Stringer

*When Wrought Iron or Aluminum Balusters/Spindles are used, they must be black or white and be square or round and not contain decorative elements.

Items that do not require to be stained solid white to match the trim of the existing house:

Tread
 Riser
 Cap Rail (provided it is white PVC or Trex)

STORAGE OF BOATS, TRAILERS, CAMPERS, MOBILE HOMES OR RECREATIONAL VEHICLES

No recreational vehicle may be parked or stored in open view of residential property, residential streets or open space, or any common area. Further, the Board of Directors has defined "recreational vehicle" as follows:

1. Any boat or boat trailer, canoe, jon-boat, paddle boat, jet skis, sailboats, catamarans, rafts or inflatable and the like.
2. Any motor home or other self-contained camper.
3. Any camper slip-ons where the camper backs are twelve (12) inches or higher than the roofline of the cab of the truck.
4. Any mobile home, trailer, fifth-wheel trailer or horse trailer.
5. Any pop-up camper/tent, trailer or other similar recreation oriented portable or transportable facility or conveyance.
6. Any other vehicle not defined above which could not normally or regularly be used for daily transportation, including dune buggies or non-operative automobile collections or other automotive equipment not licensed for use on the highways of Virginia.

The following vehicles shall be treated in the same manner as recreational vehicles:

1. Any vehicle or trailer that is included in a State Code or County Ordinance as being defined as commercial, except that a normal passenger vehicle used for commercial purposes but not modified for commercial purposes may be permitted on a case-by case basis. (For example, passenger vehicles, a pickup truck not exceeding 1/2 ton, or a passenger van - used also for commercial purposes and having the name of the business written on the front doors in an area not exceeding 2.25 square feet may be permitted. Any vehicle described above having exterior equipment/ladder racks, compartments, fixed boxes, or the like will not be allowed.)
2. Any private or public school or church bus.

Motorized vehicles, other than Association owned and operated vehicles, are not permitted on the trails and common areas within the community.

Motorized watercraft is not permitted on the waterways of the community.

A temporary RV Parking Waiver may be obtained from the Property Management office for any of the aforementioned recreational vehicles as long as resident adheres to specific guidelines :

1. A waiver may only be granted to load & unload for a trip/vacation or winterization.
2. A waiver may only be granted for a period of time not to exceed an accumulated 48 hours.
3. A waiver may only be granted if the beginning dates and times for the loading and unloading and winterizing are included on the waiver request.
4. A waiver may be granted as long as RV is parked in the residents' driveway of a single-family home. An RV parked in a driveway cannot extend into the road, impede sidewalks, or encroach on neighbor's property or common area.
5. A waiver granted for RV parking does not grant parking privileges in common areas or community parking areas.
6. If a waiver is granted, the RV will not be used for temporary housing, or any other purpose not included in these guidelines during the waiver period.

SUN CONTROL DEVICES

Sun control devices require approval. The manner in which sun control is implemented can have a significant effect on the exterior appearance of a house and the desirable benefits of sun exposure in the winter, fall and spring. Materials are available for application on inside of windows to reduce thermal transmission and glare; however no shiny surfaces may be visible to the exterior of the home. These materials may provide effective and economical alternatives to awnings and trellises. Effective sun control can often be provided by such simple measures as planting deciduous trees to shade windows from undesired sun exposure.

1. Sun control devices should be compatible with the design character of the house in terms of style, color, and materials.
2. Awnings should be solid in color, which are compatible with the color scheme of the house. Stripes or patterns are not permitted (see [AWNINGS](#)).
3. Awnings and trellises should be consistent with the visual scale of the houses to which they are attached (see [AWNINGS](#)).

Location

The location of any awning or trellis may not adversely affect views, light, winter sun or natural ventilation of adjacent properties. Awnings or trellises must be located in the rear yard and incorporated into a deck or patio design.

Material and Color

Solid earth tone colors are permitted. Trellis work should match the trim or dominant color of the applicant's home or be constructed of natural wood. Pipe frames and mechanical devices for awnings should be painted to match trim or dominant color of the house. If awnings are removed for winter storage, frames should be secured or removed to the extent possible.

SWIMMING POOLS

Swimming pools require approval. The Villages of Piedmont I (VOP I) amenities are designed to provide swimming opportunities for all residents through association and community facilities. It is not anticipated that many of the lots in the Villages of Piedmont I (VOP I) will be of a sufficient size to accommodate a swimming pool, however, when a swimming pool is desired, only in-ground swimming pools will be considered. Swimming pools must be located in the rear of the property and must meet all Prince William County building and health codes. Comment from surrounding and/or affected owners may be solicited by the Covenants Committee to determine if a swimming pool is appropriate for the lot in which it is proposed.

Building and zoning approval is required for all in-ground swimming pools and pool fencing.

Prince William County Residential Swimming Pool Regulations:

<https://www.pwcva.gov/department/zoning-administration/swimming-pools>

Temporary summer wading pools may not exceed six (6) feet in diameter and/or one (1) foot in height and do not require an application, but must be used in the rear yard, emptied and removed from view on a daily basis.

TRASH/RECYCLING CONTAINERS

Trash/Recycling containers do not require approval. Trash cans and recycling containers must be always stored out of view of the street or adjoining properties, except on scheduled pickup days. Containers should be placed out at curbside very early in the morning on pick up days or after dark the evening before. Screened areas for trash and recycling container storage may be incorporated into a deck design.

TRASH/RECYCLING RECEPTACLE ENCLOSURES (Single-Family Homes Only)

1. Trash/Recycle Receptacle Enclosures shall be a permanent structure abutting the home on the driveway side and no closer than five (5) feet from the front edge of the house.
 - a. Enclosure must match the aesthetics of the house and may have a matching lid/top to protect the receptacles from the weather.
 - b. Enclosures shall utilize concrete footers or a concrete pad/base for the enclosure.

- c. Enclosures shall be white or match the paint scheme of the home.
- d. Enclosures are encouraged to be obscured from the street view from in front of the home with landscaping.
- 2. Enclosure shall hide trash/recycling receptacles from the street from all visible angles.
- 3. Enclosure shall not be used as a shed alternative or overflow trash/recycling holding areas.
- 4. Enclosures shall be removed if there are documented occurrences of the following:
 - a. Enclosures found being utilized for storage of items other than provided trash/recycling receptacles.
 - b. Enclosure utilized to store trash or recycling not in a provided trash/recycling receptacle.
- 5. Enclosures in the townhomes will not be permitted.

TREE REMOVAL

Tree removal requires approval. No live deciduous or evergreen tree with a trunk six (6) inches or more in diameter at a point one (1) foot above ground level, nor live ornamental or flowering tree with a trunk two (2) inches similarly measured, may be removed without specific approval from the Covenants Committee and notification to the County unless there is imminent danger to people or property. The Covenants Committee shall have the right to require an Owner to replace trees removed in violation within thirty (30) days.

WATER GARDENS

Water gardens require approval. The location of such a feature should be in the rear yard; however, the applicant should seriously consider the location and installation of water gardens so that the safety of household members and neighbors are considered.

WINDOWS

An application is not required to replace existing windows when replacement windows are identical to the original windows (i.e., same size, shape, and style that match the requirements below).

An application is required for replacement windows which are not identical to the original windows. The architectural design, character, and size of the proposed windows must be harmonious and consistent with the design and character of the existing house, adjacent houses and structures.

Glass Window Standards

The following standards pertain to replacement of existing windows and installation of new windows:

1. New windows must match the type installed by the builder in the applicant's house.
2. Individual replacement windows must match or be compatible with existing windows in design, configuration, material, frame width, and color.
3. Window frames and mullions must be white or match the existing trim color of the house.
4. Change in original building tinting requires approval and any tint change should match windows on the same side of the house. For instance, if a change in window tint is done to one west facing window, all west facing windows should be changed. Window tinting should not let in less than 50% of the light and no shiny surfaces may be visible to the house exterior.

Tint and Other Protective Window Films

Approval is required for installation of protective window films. Tinting films applied to windows follow the same standards as tinted glass, such that no film should be applied that lets in less than 50% of the light and no mirror or shiny surface film is acceptable.

Turf protection window films that protect grasses, landscaping, and vinyl siding that is adhered to the exterior window will be considered on a case-by-case basis and should be limited to clear or black.

Screen Window Standards

The following standards pertain to replacement of existing screen mesh and screen windows.

1. Screen windows must be kept in good repair.
2. Screen windows must not substantially alter the appearance of the existing windows.
3. Exterior screen frames must be white or match the color of the exterior window trim.
4. Replacement screen mesh should be either charcoal or black.

Storm Window Standards

Storm windows require approval. Exterior storm windows may be considered where the style of the windows and frames match the style and color of the existing window. White colored frames may be acceptable in certain specific cases.

SECTION 9 – LOT MAINTENANCE STANDARDS

Property ownership includes the responsibility for maintenance of the lot and all improvements constructed as part of the property. Each Owner or resident shall at all times keep his or her premises in a safe, clean, neat and sanitary condition. Appropriate maintenance includes, but is not limited to, items such as watering and mowing of lawns, seeding, the reasonable pruning of any trees and shrubbery, removal of trash and painting (or other appropriate external care) of all dwellings and other improvements in a manner and with such frequency as is consistent with an upscale residential community. Maintenance affects the visual character and economic values of the property and neighborhood and, in some cases, safety.

All repairs and replacements shall be substantially similar to the original construction and should be of first-class quality, but may be made of contemporary materials.

EXTERIOR APPEARANCES

Residents are responsible for maintaining the exterior of their dwellings and any other structures on their lots such as decks, fences, sheds and playground type of equipment. The following represent some (but not all) of the conditions which will be considered a **violation**:

1. Peeling or severely faded paint from trim, doors, or shutters in need of repainting.
2. Concrete or masonry block foundations that are discolored, faded, or chipped.
3. Broken faded, missing, or mismatched shutters in need of repainting or replacing.
4. Damaged or discolored gutters or downspouts in need of repainting, repair, or replacement.
5. Cracked or broken siding, flashing, or capping in need of replacing.
6. Siding with mold, algae, or discoloration from exhaust on siding needing power washed.

7. Ripped, torn, or worn screens that need to be replaced or repaired; broken windows in need of replacement.
8. Missing shingles. *Inspection of shingles should be done on a regular basis and any missing shingles should be replaced to match existing shingles.*
9. Decks, gazebos, arbors, pergolas, and lattice in need of staining, repainting or repairing.
10. Fences and decks in need of maintenance or cleaning. *Fences and Decks should be power washed when mold, algae or discoloration occurs and is recommended a minimum of once every two years. Fences and decks should be free of rotting wood, mold, algae or discoloration. When mold, algae or discoloration occurs the recommended procedure is to power wash and re-stain or paint in accordance with these guidelines.*
11. Fences with broken or missing parts or which are leaning in need of repair.
12. Mailboxes that are faded, missing parts, or have numbers that cannot be seen.
13. Broken exterior lights or faded light posts needing to be repaired and repainted.
14. Recreation equipment in poor condition. *Recreation equipment should be maintained and repainted as needed to keep in like-new condition.*
15. Asphalt driveways that are faded, stained, or cracked. *Asphalt should be oiled or sealed on a regular basis, with cracks repaired. Concrete driveways in townhomes must be maintained.*

Most residents would not allow any of the above conditions to exist as they seek to preserve and protect the investment in their homes and to limit their personal liability by keeping all improvements on their lots in good condition. The Association expects that all residents will do this necessary maintenance to prevent any of the cited conditions from occurring in the Villages of Piedmont I (VOP I).

LOT MAINTENANCE

Turf Maintenance

Turf areas should be mowed at regular intervals, maintaining a maximum height of four (4) inches, and a minimum height of 2 ½ inches. Turf areas must be free of substantial weed growth and should be over-seeded when needed to prevent bare spots and weed growth.

Lawn Watering

Watering is recommended during extended dry periods, typically once a week if there has been no significant rainfall. For trees, water flowing from a hose at a slow to medium rate should be applied to a tree mulch ring for about 30 minutes at a time, about once per week. This should wet the soil to a depth of between 4" and 6". This usually requires the equivalent of 1" and 2" of rainfall. Consult your nursery professional.

Edging

Edging and trimming around plant beds, sidewalks, foundations, decks, lattice, mailboxes, etc. must be performed on a regular basis.

Lawn and Garden Fertilization

All soil should be tested before fertilizer is added, especially in areas where drainage will flow into waterways and ponds. Special care should be taken not to over-fertilize. Lawns and gardens should

be fertilized when there is the least chance of run-off. Soil test kits are typically available free of charge from the County libraries or County Extension office.

Pesticides and Herbicides

Pesticides and herbicides may be applied according to label instructions for a specified problem. Emphasis should be placed on organic/biodegradable materials to ensure the least harm to the natural environment. Care in application is extremely important along ponds and waterways, near neighborhood play areas and tot lots, and near adjacent residences. Avoid the use of pesticides and herbicides, if possible. When necessary, use with caution and follow the manufacturer's instructions.

Landscape Beds

Landscape beds must be kept in a neat and orderly manner, free of significant weeds and debris. Refer to Section [REVISIONS TO EXISTING LANDSCAPE BEDS](#) for guidance on revising existing gardens.

- Mulch needs to be maintained throughout the year and adding mulch to existing areas is recommended once to twice a year (Spring and Fall).
- Flower beds are to be free of weeds and debris year-round.
- Bushes must be trimmed and dead plants removed.
- Flowering plants that are over twenty-four (24) inches in height that are diseased, not thriving, or have died should also be replaced as part of landscape maintenance.
- Approved decorative rock/stone are to be maintained free and clear of weeds and debris. If any washout has occurred, replacement decorative rock/stone is required so that no underlying soil is visible.
- Maintenance activities involving similar pre-approved plants can be initiated after submission of a **notification form** and do not need an **application for exterior modification**.

Tree and Shrub Maintenance

Trees must be kept pruned so that dead or dangerous limbs do not cause damage to property or injury to persons should they fall or impede sidewalk access. Tree branches overhanging sidewalks and walkways must be pruned to allow eight (8) feet of clearance in height from the ground level. Suckers and low hanging branches should be removed regularly. Shrubbery should be pruned when necessary to obtain a neat appearance around the house foundation. Shrubbery that is dying, diseased, or overgrown should be replaced as part of landscape maintenance

Trash Removal

Each lot owner is responsible for keeping all trash secured in containers designed for such trash storage. Trash containers must be stored in garages or otherwise out of view of adjoining lots, common area, and adjacent and nearby streets. Trash may be placed out for pick up after dusk the evening prior to a scheduled pick up or early in the morning of scheduled pick up. Emptied trash containers should be removed from public view as soon as possible after pick up and in no case should they remain in public view after dusk the evening of a scheduled pick up.

Residents are responsible for picking up litter on their own lot and preventing wind-blown debris from originating on their lot.

At no time is the Association open space to be used as a dumping ground for any debris. Organic debris such as leaves, grass clippings and branches may not be dumped on open space. These materials take many years to decompose and do not create good habitat for wildlife. Yard waste is required to be recycled according to County specifications.

Removal of accumulated trash and debris from Association common areas will be completed as necessary. Removal of trash and debris costs the Association dollars. Voluntary resident and neighborhood clean-up, in addition to controlling the litter at the source, saves Association resources.

Snow Removal

Residents are required to clear snow and ice from their own driveways and from the sidewalks in front of or adjacent to their homes. Sand should be used as an abrasive when necessary. The use of any rock salt or any other deicing salts or chlorides, which cause deterioration to concrete, brick or mortar surfaces, is prohibited.

Application for Exterior Modification

The Villages of Piedmont I Homeowners Association Required Information

Revised and Adopted XXXXX 2026

The Covenants Committee meets the **3rd Thursday of every month** to review and render a decision on applications. The below information is required to assist the Covenants Committee in reviewing plans for your proposed alteration or improvement. Incomplete information will delay your application until all information is provided.

Name: _____ Phone (W): _____

Email: _____ Phone (H): _____

Property Address: _____

Section: _____ Lot: _____ House Color Scheme: _____

Proposed Improvement: _____

Style: _____ Color: _____ Dimensions: _____

Materials: _____ Location: _____

CONSTRUCTION SCHEDULE - Applications must contain the proposed construction schedule indicating both a commencement and completion date. All alterations or improvements must be commenced within six (6) months and completed within twelve (12) months of the approval. Projects not started within the six (6) months and/or completed within twelve (12) months of approval are in violation and a new application must be submitted.

Commenced Date: _____ Completion Date: _____

DESCRIPTION

The application form requires a complete description of the alteration or improvement. This includes a complete listing of materials to be used; overall dimensions – height, length, width, height above ground level, etc.; colors of the existing house, trim and roof colors; and colors of the proposed alteration or improvement.

PLAT/SITE PLAN

The plat is the official scaled drawing of your lot showing dimensions of the property, adjacent properties if applicable, and all existing improvements on your lot. You must draw your proposed improvement on this plat and include it with your application. Contour lines may be required where drainage is a consideration and more complex applications may require larger scale (10 to 20 feet to the inch scale) engagements of the site plan of County approved development or site plans.

DRAWINGS/PHOTOGRAPHS AND OTHER NECESSARY SUPPLEMENTAL MATERIAL

Complete scaled drawings showing all dimensions, elevations and details of the proposed improvement or alteration are required. If a prefabricated structure (e.g., pergola, storm door, etc.) is being proposed, include a catalogue/manufacturer’s photograph, description, dimension, material, and color to clarify what the Committee members are approving. Manufacturer’s “cut sheets” are acceptable for prefabricated items. The installation of trees, shrubberies, or other plants must state the plant name, include a picture, and state the size at maturity. Drawings should show the relation of the improvement or alteration to the existing home. Drawings, which are unclear slow the process, and may be returned to the applicant for clarification.

DECK APPLICATIONS

Deck materials shall consist of approved Prince William County building materials (wood, composite, or wood composite). Untreated decks are not acceptable. Support posts, and the items listed below, must be stained solid white or use white PVC/composite. Refer to page 14 for further clarification of deck parts that must be white. Walking surfaces of the deck may be left natural pressure treated wood if desired. Decks must be stained solid white within three (3) months of completion of the deck (weather permitting).

Items that are required to be stained solid white or use white PVC/composite are:

- Wood Balusters/Spindles (Black Aluminum do not need to be white) _____
- Top Rail _____
- Bottom Rail _____
- Rail Post _____
- Support Post _____
- Beam _____
- Rim Joist (If Visible) _____
- Stringer _____
- Overhead Timbers _____
- Trellis _____
- Lattice _____

On each line above, state what white stain or white product you will use for each deck component from the following approved list. If your deck doesn’t include an item, such as lattice, write N/A.

Lowes	Olympic Solid Color Stains P/N Outside White
Home Depot	Behr Premium Wood Coatings P/N 5011/211 White
Sherwin Williams	Decksapces Premium Solid Deck Finishing P/N SW7005 Pure White
	White PVC or White Composite

SIGNATURES

The applicant is required to sign the application form. In addition, the signatures of all adjoining and/or affected property owners are required on all applications. The signatures do not constitute approval or disapproval of the proposed project; rather they indicate that the adjoining and/or affected property owners are aware that soil alteration or improvement is contemplated.

Homeowners or neighbors concerned about the proposed project must submit written notice within ten (10) days after signing the document. The written concern must be delivered to The Villages of Piedmont I (VOP I), 16080 Market Ridge Boulevard, Haymarket, VA 20169.

Applications received without signatures will not be reviewed.

Signatures of Adjoining and/or Affected Neighbors (those visually impacted by proposed project)

_____	_____	_____
Printed Name	Signature/Date Signed	Lot #/Address
_____	_____	_____
Printed Name	Signature/Date Signed	Lot #/Address
_____	_____	_____
Printed Name	Signature/Date Signed	Lot #/Address
_____	_____	_____
Printed Name	Signature/Date Signed	Lot #/Address

I hereby certify that the information I have provided is accurate to the best of my knowledge. I further certify that, once approved, I shall construct the proposed improvement according to the approved plans, schedule, and specifications. I understand that it is my responsibility to account for the anticipated natural growth of existing trees on adjacent land when proposing the location of fencing or other exterior modifications so that a tree's trunk and roots can continue to grow without the need to either remove the tree or cut back the roots to the point of harming the tree. By placing a fence or other exterior modification close to a tree, I assume the risk of potential damage to that fence or other modification caused by the natural growth of the tree and will hold the Association harmless from any responsibility for that damage. Permission is hereby granted to members of The Villages of Piedmont (VOP I) Homeowners Association Covenants Committee, and its representatives, to enter on my property as necessary to review the proposed project.

Owner Signature: _____ Date: _____

Mailing Address: _____

(If different from Property Address)

THE VILLAGES OF PIEDMONT I (VOP I) HOMEOWNERS ASSOCIATION, INC.
RESPONSE TO DESIGN REVIEW APPLICATION

Date Action Taken: _____

- Application Approved
- Application Disapproved Additional
- Information Requested

Date Reconsidered: _____

- Application Approved
- Application Disapproved

Stipulations and Conditions:

1. All exterior modifications must meet the requirements of the Prince William County Zoning/Building codes.
2. All exterior modifications must meet Prince William County minimum setback specifications and may not be constructed across Building Restriction Lines (BRL) shown on individual site plans (plats).
3. All exterior modifications must meet the requirements of The Villages of Piedmont I (VOP I) Homeowners Association Design and Maintenance Standards.
4. The proposed improvement must be constructed according to the approved plans, schedule, and specifications.

Signature of Covenants Committee Member

Date _____

Printed Name of Covenants Committee Member

Landscape Maintenance Notification Form

The Villages of Piedmont I Homeowners Association Required Information

Instructions: Complete the following form and submit to Management at 16080 Market Ridge Blvd, Haymarket, VA 20169 prior to starting your landscape maintenance. Management will be in touch with you within 2 business days to let you know your landscape maintenance and/or minor modification does not need an Application for Exterior Modification and can begin.

Name: _____ Phone: _____

Email: _____

Property Address: _____

Attach a picture of the original landscape and circle the items to be removed. Indicate if the item(s) will be replaced or not. If a replacement is to be made, state the plant that will replace the item removed. You may include pictures to better explain what is being added.

Describe the basic changes in the space below.

Construction Schedule

Commenced Date: _____ Completion Date: _____

Signature of Owner

This is to give notice to Management that landscaping maintenance is about to be started that is believed to be basic maintenance, rather than a modification needing approval. I understand that altering the size of the landscape bed and/or adding hardscape such as a garden border or rocks requires submission of an Application for Exterior Modification. I also understand that the project cannot be started until I get confirmation that the project described does not require an Application for Exterior Modification. I further certify that the information I have provided regarding the landscape maintenance is accurate to the best of my knowledge.

Owner Signature: _____ Date: _____