

Hunters Ridge Homeowners Association Architectural Review Committee Guidelines

Introduction

The Hunters Ridge Architectural Review Committee (ARC) is held responsible under the Declaration of Covenants, Conditions and Restrictions (Covenants) for assuring adherence by homeowners to the architectural standards of Hunters Ridge as defined under Article VIII of the Covenants. The ARC is also responsible for reviewing, approving or disapproving homeowner written requests for improvements to their property, in advance of any such improvements, focusing on the “harmony of external design and location in relation to surrounding structures and topography” (Article VIII, Covenants). In order to apply consistent and repeatable standards the ARC has developed Architectural Review Guidelines to be used in evaluating proposals. Hunters Ridge homeowners should adhere to these guidelines on all projects.

ARC Contact: Jim White 703-791-6264

ARC Address: Hunters Ridge Architectural Review Committee
12161 Coloriver Rd.
Manassas, VA 20112

ARC Forms: http://www.huntersridgeva.net/documents/property_improvement_request.doc

ARC Approvals

Homeowners must seek written ARC approval for improvements including, but not limited to, buildings, shed, garages, decks, gazebos, porches, pools, spas, hot-tubs, room additions, new or modified driveways, playground equipment, fences, privacy panels, animal enclosures, antennas, satellite dishes, walls, roofs, solar panels, mail boxes, storm doors or any other decorative or structural change including changes to the original, builder-provided color schemes for paint, shingles, siding and brick or stone. Guidelines for each are discussed below. All approvals and disapprovals will be made in writing and delivered via the U.S. Postal Service. Electronic delivery is not offered.

Approval Duration

Improvements approved by the ARC must be started and completed within a six (6) month timeframe starting from the date of the approval letter. If the improvement project is not started in this timeframe the approval is rescinded and voided and the homeowner must resubmit plans when the improvements are more certain. If the improvement project can not be completed within the six-month timeframe it is the homeowner’s responsibility to notify the ARC prior to the expiration of the original six months to seek an extension and avoid penalty. Approvals are non-transferrable to subsequent homeowners or renters even if time remains on the approval.

Other Approvals

Homeowners may also be required to adhere to local or state zoning ordinances or permitting requirements as improvements are considered. It is the homeowner’s sole responsibility to assess these requirements and determine their applicability. Approval by local or state authorities is not a surrogate for ARC approval. Separate ARC approval is required in most cases. As a general guideline Prince William County Zoning and Planning Offices require the following:

Zoning Approval – Exterior projects may require approval from the County Zoning Office, whether or not a Building Permit is required. Zoning approval will always be required for decks, additions, garages or carports, fences and swimming pools. Zoning approval may be required for retaining walls depending on the height and the amount of area being disturbed. Contact the Zoning Office at 703-792-6830.

Permits – Permits are always required for (a) porches or decks that are higher than 16 ½” above finished grade (b) additions (c) garages or carports (d) finishing your basement (e) sheds greater than 150 square feet or higher than 102” (f) fences over 6’ (g) retaining walls over 24” (h) retaining walls of any height that support a “surge” (i) pools or spas deeper than 2’ (j) removing or altering structural support members or any work involving alterations to plumbing, electrical or mechanical systems (k) lawn irrigation systems (l) Prefabricated fireplace or woodstove inserts (m) Door or window replacements that require structural modifications (n) replacing gas furnaces or logs (o) installing a new electrical circuit, fixture or receptacle, and (p) new appliances in a new location and upgraded appliances requiring electrical, plumbing or mechanical system upgrades.

Permits are generally not required for: (a) re-roofing or siding repair (b) Sheds less than 150 square feet (c) painting (d) replacing gutters and downspouts (e) re-glazing windows (f) replacing kitchen cabinets (g) replacing existing plumbing fixtures (h) replacing existing light fixtures (i) replacing appliances in-place (j) fences less than 6’ (k) patios on-grade not designed to support future load (l) replacing electric water heater in-place (m) replacing electric furnace, heat pump or air conditioner in-place with like model (n) low voltage wiring (o) Non-bearing retaining walls under 24”

For questions and clarification call the Planning Office at 703-792-6830. **It is the homeowner’s responsibility to assess the need for, and secure any required permits or zoning approvals.**

ARC Guidelines

The following guidelines are intended to provide clarity to Article VI (Exterior Maintenance), Article VII (Architectural and Color Control) and Article VIII (Restrictions) provided in the Covenants. These guidelines are not considered all-inclusive and are subject to periodic change and modification. To the extent the Covenants are unequivocal on a restriction; these guidelines may not address them further.

Animal Enclosures (HOA Pre-Approval Required)

- Any structure or enclosure for the care, housing, or confinement of domestic pets shall be located to minimize the visual and noise impact on surrounding properties. Related fencing must adhere to fence guidelines discussed below.
- Appropriate landscaping should be placed around an enclosure to provide screening from the neighboring properties.

Antennas

- External VHF/UHF antennas of any size are prohibited.
- Tower structure antennas are prohibited.
- Satellite dishes (DBS) that are 30 inches or less in size may be installed. It is recommended that they be placed in a manner that is the least obtrusive to any neighboring property and preferably not on the front roofline of the house. This may include, but is not limited to, the rear of the roof and below the peak.
- All wiring must be properly installed and out of sight, and appropriate landscaping should be used for ground mounted dishes to minimize the visual impact to neighbors and from street level.

* Prohibited by Hunters Ridge Covenants (see below)

Decks, Porches, Gazebos and Patios (HOA Pre-Approval Required)

- Decks and deck railings will be constructed of wood or wood facsimiles. Earth-tone colors are preferred however other colors will be considered as part of the approval process.
- Porches and patios will be constructed of materials compatible with the existing structure.
- Deck, gazebos, porches and related roofing or covering of any type will match identically with the roofline, material, color, texture, and style of the existing residence. Visual impact on surrounding properties will be considered in approving decks, porches, and patios.

Exterior Energy Saving Devices (HOA Pre-Approval Required)

- Raised or tilted solar panels will only be installed on the rear roof.
- Front roof solar panels will only be flush mounted.
- Panels will be boxed in and finished to blend with the color of the roof. The highest point of a solar panel will be lower than the ridge of the roof where it is attached.
- Piping and electrical connections will be located directly under and within the perimeter of the panel and invisible from all street angles.

Fences (HOA Pre-Approval Required)

- Only fences four feet in height will be approved.
- All fence material will be wood, wrought iron, vinyl or cast aluminum construction.
- If adjoining property is already fenced, fence should be of the same type and color. Other types will be considered if they compliment the existing fence.
- Chain link is strictly prohibited.
- Chicken wire or aluminum post construction with other wire-type fencing material is prohibited.
- Fences around the entire perimeter of a property will not be approved.
- Fencing must be placed at the rear or side of the property and be tied (beginning and end) into the homeowner's house as much to the rear as possible. No fencing, extensions, or free-standing fencing will be approved that protrudes beyond the front corners of the house.
- Neighbors in adjoining properties should be notified prior to submitting plans for fences.

Garages (HOA Pre-Approval Required)

- Detached garages will conform to the same architecture design and color combination as the house.
- Detached garages will not protrude beyond the front elevation of the residence.
- Color, shingles, siding, brick or stone must be identical to the residence for attached and detached garages.
- Only one detached structure (garage or shed) will be approved per residence.

Recreational and Playground Equipment (HOA Pre-Approval Required)

- Recreational and playground equipment will be considered based on location, style, material, size, and color. Recreational and playground equipment will be located in the rear of the lot. Subdued earth-tone colors are preferred.
- Skateboard ramps will be denied approval.
- Basketball backboards will be considered based on location, method of installation, and materials. Backboards and their poles will be of standard commercial quality.
- Basketball backboards that are secured to houses, carports, or garages will be painted to match or blend with the mounting surface.

Sheds (HOA Pre-Approval Required)

- Sheds should be wood frame construction. The exterior of the shed should match the exterior of the house in color, including the color of the shingles. Matching siding covering the wood is permitted so long as the siding matches the residence.
- Storage sheds should be placed at least five feet from any property line. (PWC Ordinance)
- Sheds should not be placed on septic drain fields. (PWC Health Department requirement)
- Sheds should be placed so they are visually unobtrusive to neighbors and generally to the rear and back of a lot.
- No shed of a height greater than 10 feet will be approved.
- Metal sheds will not be approved.
- If the shed can be seen from street-level, shrubs/trees should be planted to screen the shed.
- Only one detached structure (garage or shed) will be approved per residence.

Storm Doors (HOA Pre-Approval Required)

- Storm doors should conform to the external color scheme of the house generally matching the trim. Other colors may be considered.
- Security doors (bars, metal lattice work, etc.) are not permitted.

Mail Boxes

- The preferred mail box configuration is a standard black box on an unpainted, natural pressure treated post as provided by the original builders. Certain other combinations will be considered including white posts with black or earth tone mail boxes. Loud color combinations will not be approved.

Swimming Pools/Hot Tubs (HOA Pre-Approval Required)

- Only in-ground pools will be considered. Above ground pools will not be approved.
- The area around an in-ground pool should be enclosed and landscaped providing adequate screening from neighboring properties.
- All pumps, heaters and other hardware related to the pool must be attractively screened from street view and neighboring properties in a shed or fence like structure, matching the architecture and color of the residence.

Trash Containers

- Trash containers should be stored out of sight. This can be accomplished by storing them in garages, basements, or rear yards.
- Trash containers may be stored in side yards if appropriately screened by evergreen landscaping, or an enclosure or partition that has been approved.
- Trash containers may not generally be stored in front of dwellings or on front porches.