Architectural/Community Standards

Lakewood Hills No. 2
Homeowners' Association

January 2001

ARCHITECTURAL / COMMUNITY STANDARDS

LAKEWOOD HILLS NO. 2 HOMEOWNERS' ASSOCIATION

P.O. BOX 2711

SPRINGFIELD, VIRGINIA 22152

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I. INTRODUCTION:

A. The homes of King's Grant are built on property originally given to Lord Fairfax from King Charles II in the middle of the seventeenth century. The prominent Fairfax family was among many who built elegant townhouses in Old Town Alexandria, many of which still stand today. Theirs was a world of lavish entertaining and socializing with the likes of George Washington, John Carlyle, William Ramsay and other notables. The Georgian townhouses of these famous settlers were distinctly different both in exterior design and interior woodwork and strongly influenced the townhouses that were built by the Carr Organization at King's Grant. The artistry that went into each painstakingly crafted detail of such historic homes as the Ramsay House, the Carlyle House and the Wellington House has given us the names of our models and has influenced their authentically Old Town appearance both inside and out—a concept that has been successful and has attracted buyers since the founding of the community. The developers realized the wisdom and necessity for exercising some measure of control over the community to maintain the aesthetic integrity of the original concept, to ensure continuance of a well-kept appearance, and to protect the homeowners' investment. Consequently, the Declaration of Covenants provides for the Association to approve exterior changes to the properties in King's Grant, and enforce maintenance standards.

B. To attain the desired objectives, architectural and maintenance standards have been established and the Board of Directors appoints an Architectural Control Committee. In enforcing these standards, it is the policy of the Association to maintain the architectural integrity of the community.

II. GENERAL INFORMATION:

A. Purpose: The overall purpose of this booklet is to inform owners and residents of the Architectural/Community standards. These standards address changes for which homeowners must submit applications to the Architectural Control Committee. The specific objectives of this booklet are:

1. To define the standards set forth in the Declaration of Covenants, Conditions and Restrictions.

2. To clarify what property changes are permissible, what changes do and do not require approval and the standards to be met.

3. To serve as the standards to the architectural requirements of the Association Bylaws and Covenants.

4. To describe the organization and procedures involved with the architectural/ community standards.

5. To describe architectural and maintenance standards which will aid owners and residents in maintaining their property in a manner which promotes and preserves the appearance of the community. These standards will also assist owners in developing and completing exterior changes that are in harmony with the community as a whole.

6. To assist owners in preparing an acceptable application to the Architectural Control Committee.

7. To provide uniform standards to be used by the Architectural Control Committee in reviewing applications for changes and enforcing architectural/community standards.

B. Protective Convenants:

The basic authority for maintaining the quality of design and maintenance in King's Grant is contained in the Declaration of Covenants, Conditions and Restrictions (DOCCAR), which are a part of the deed to every property in King's Grant. The intent of Covenant enforcement is to assure residents that standards of design, quality and maintenance will be maintained. This, in turn, protects property values and enhances the community's overall environment. All property owners have been provided a copy of the Covenants at settlement. Since these covenants, "run with land" and are part of the deed filed among the land records of Fairfax County, they are binding on all owners whether or not an owner was provided a copy or read them. All owners should periodically review and fully understand the Covenants. The Covenants establish the Association and provide for the Architectural Control Committee.

C. Role of the Association:

1. The role of the Association, of which every owner is a member, is not only to own and maintain the Common Area, but also to conserve and enhance the resources of the total community. The Association accomplishes these functions in a variety of ways, one of which is by ensuring, through the Architectural Control Committee, the retention of harmonious design qualities and high maintenance standards of the community. Surveys of planned unit development communities such as King's Grant show that providing this assurance is reflected in the preservation and enhancement of real estate property values and is of prime importance to owners and residents.

2. The Architectural Control Committee (ACC) performs its task of ensuring aesthetic quality of the homes and their environs by establishing and monitoring the architectural review process and the maintenance inspection program. The ACC ensures that proposed exterior alterations comply with the objectives set forth in the Covenants. This involves regular and systematic review of all applications for exterior alterations submitted by owners. As part of the Association's commitment to preserving and enhancing the appearance of the community, the ACC conducts a semi-annual community-wide inspection of all properties in King's Grant. A report, with a request for corrective action, is provided to all owners whose property does not conform to these architectural /community standards.

D. Changes Requiring Approval:

1. The Covenants state that ALL exterior alterations of a property, permanent or temporary, must be first submitted in writing to the ACC and be approved by the ACC. The ACC's approval shall also be in writing. It is important to understand that ACC approval is not limited to major alterations, but is also required for such items as color, door, window, and front light fixture changes. Further, upon approval of a proposed alteration or project, the project must be must be executed as approved. Any modification to the project shall be subject to the same approval process through the ACC as the original plan or design. Approval is also required when an existing item is to be permanently removed. Work on a proposed project shall not commence until the project is approved in writing by the ACC. Approval by the ACC shall not be presumed. Any work undertaken by an owner or resident prior to receiving written approval therefore by the ACC is entirely at the risk of the owner or resident.

III. HANDICAPPED ACCESS:

1. The Association will permit reasonable variances to the architectural standards to accommodate handicapped residents in the community. However, the plans for such changes to a property still must be submitted to the ACC for approval. The Committee shall have the discretion to judge the reasonableness of the change, variance, the style, color, ...etc.

2. Whenever possible, changes to permit handicapped access which are at variance with the Association architectural standards should be temporary. If a ramp is required for access, it should be made of wood erected over the existing concrete steps rather than removing the concrete steps and building a permanent concrete ramp. Most variances will be granted, with the condition that the change will be removed and the property restored to comply with architectural standards by the owners of the property when the need for handicapped access no longer exists.

IV. REVIEW CRITERIA:

A. The Architectural Control Committee (ACC) evaluates all submissions on three criteria:

1. How the proposed change looks on the individual house

2. How the proposed change will look in relation to the adjacent homes

3. How the proposed change will look in the context of all of the homes in the row

B. The following criteria must be met before an application will be approved.

1. Color: A color scheme for each home was selected by the builder at the inception of the community. Each homeowner must maintain those original colors unless they or a previous owner have sought and obtained written permission to alter the colors. If unapproved changes have been made, the house must be restored to the original color scheme at the next regular exterior painting, if the home goes on the market, or no later than May 2004. While there is no requirement to use McCormick brand paint, the McCormick colors must be matched.

2. Materials: Continuity is established by use of the same or compatible materials as were used in the original construction of the house.

3. **Workmanship:** Workmanship is another standard applied to all exterior alterations. The quality of the work should be equal to or better than that of the original construction. Poor practices, besides causing the owner problems, can be visually objectionable to others. Concrete and masonry replacement work, in particular, can be an expensive eyesore if not done properly and in good design. Poor workmanship can also create safety hazards. In addition to approval by the association, all work must meet the standards of the Fairfax County Building Code and Zoning Law requirements and a building permit issued if required by the County.

4. **Timing:** Projects that 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 estimated completion dates. If such time period is considered unreasonable, the ACC or the Board may not approve the application.

V. ARCHITECTURAL CONTROL PROCEDURES:

A. **Requests for exterior changes:** The following procedures shall be followed regarding all exterior changes to King's Grant properties:

1. **Procedures for Owner Submissions:** Any owner desiring to make an exterior change (except replacing with an item consistent with ACC Guidelines) to a property shall, prior to commencing work, submit the plans and the specifications therefor to the ACC in accordance with the following criteria:

   a. Plans and specifications shall include a description of the nature, kind, shape, dimensions, color, materials to be used, and location of such proposed change.

   b. The ACC may issue conditional approval for a proposed exterior project or alteration. The ACC shall not issue final approval of a conditionally approved project until the applicant has complied with all relevant local ordinances and state and federal statutes.

   c. Requests for the installation of manufactured items, such as, but not limited to, windows, doors, shutters, light fixtures, and roof shingles must be accompanied by the manufacturer's brochure containing a picture, and specifications, including color, of the item to be installed.

   Submissions of requests with plans and specifications must be provided on the approved form (See Attachment "A") and addressed to:

   Lakewood Hills No. 2 Homeowners' Association
   Architectural Control Committee
   PO Box 2711
   Springfield, VA 22152

2. **Procedures for Review:** Upon proper submission of a proposed change, the Committee shall take the following steps.

   a. The ACC will review all requests in accordance with the architectural/ community standards. Requests that do not include sufficient information, upon which the ACC may base a decision, will be disapproved.

b. Applicants will be afforded the opportunity to meet with the ACC to discuss the submission.

c. The ACC will approve or disapprove a request for change within thirty (30) days after receipt. However, failure by the ACC to approve or disapprove any request within thirty (30) days after receipt shall constitute approval.

d. In the event of disapproval, the ACC shall notify the owner of the property of its decision, in writing and shall specify the reasons for disapproval.

e. In the event of approval, the owner shall be notified of the decision of the ACC in writing.

f. If a request is not approved, the homeowner may appeal the decision of the ACC to the Board of Directors. The appeal should be in writing and should set forth the reasons why the homeowner believes the ACC's decision to be erroneous or unreasonable. The Board of Directors shall decide the appeal within thirty (30) days from the date of the appeal.

B. Violations

1. Enforcement Procedures: Upon discovery by the Committee or the Board of any exterior change to a property, either completed or in progress, that has not been previously approved by the ACC, the following procedures will be followed:

   a. The ACC shall review and evaluate the unauthorized change and notify the owner of the property that the Association has noted the unauthorized change.

   b. If the work is in progress, the ACC will request that work cease and the owner submit a request for exterior change, as described under the Procedures for Review

   c. Failure by an owner to restore the property as directed by the ACC shall be deemed to be a breach by the owner of the Covenants, which run with the property. In the event of failure by the owner to restore the property as directed by the ACC, the Board may pursue the remedies provided by the Covenants. The Association has the authority to file a lien or notice, as allowed by law, on a property determined by the Board to be in violation of the architectural provisions of the Covenants. The owner will be notified by certified mail, return receipt requested, of the Board's decision and proposed course of action in such cases. The owner shall be afforded the opportunity to appear before the Board of Directors at a regularly scheduled Board meeting to present his or her case prior to any penalty being enforced or legal action taken against the owner.

   d. Architectural changes and violations, which violate the Fairfax County Building Code or Zoning Laws, may also be reported to the appropriate county enforcement authority.

2. Maintenance Violations: Upon discovery by the Committee or Board of any violations of the Association's maintenance standards, the following procedures will be followed:

   a. The Committee or the Board shall notify the owner of the property concerning the maintenance violation and request that the violation be corrected within a

given period of time. The Committee or the Board shall take weather and seasonal conditions and job size into consideration when applying the time limit.

b. Failure by the owner to maintain a property as directed by the ACC shall be deemed to be a breach by the owner of the Covenants, which run with the property. In the event of failure by the owner to correct maintenance violations as directed by the ACC, the Board may pursue the remedies provided in the Covenants. The owner will be notified by certified mail, return receipt requested, of the Board's decision and proposed course of action in such cases. The owner shall be afforded the opportunity to appear before the Board of Directors at a regularly scheduled Board Meeting to present his or her case prior to any penalty being enforced or legal action taken against the owner.

c. Violations of the community's maintenance standards, which violations also violate the Fairfax County Building Code, Zoning Ordinance or other applicable ordinance or statute, may be reported to the appropriate enforcement authority.

C. **Fines:**

If a homeowner does not come into compliance by the requested date, rule violation charges may be assessed at a daily rate of up to a maximum of Ten Dollars ($10.00) per day for a maximum period of 90 days. Charges will be assessed in accordance with Va. Code 55-513 (Virginia Property Owners Association Act- Adoption and enforcement of rules).

D. **Appeals**:

Decisions of the Architectural Control Committee may be appealed to the Board of Directors. The appeal shall be heard at the next regular scheduled meeting of the Board following receipt of the request for appeal. The Board of Directors are the final arbiters of architectural and maintenance decisions within the Association.

E. **Board/Committee Participation**

Owners/residents not in compliance with community architectural or maintenance standards and who have a current lien placed on their property by the Association, may not serve on the Board of Directors.

VI. ARCHITECTURAL/ COMMUNITY STANDARDS

A. The Architectural/ Community Standards are intended to inform owners and the Architectural Control Committee as to what changes to King's Grant properties are permissible and the standards to be met. These architectural/community standards cover the most common situations that arise; however, since no document could reasonably anticipate every situation, there may be situations that are not included in them. The absence of a particular situation from these standards does not imply that the change would be permissible. Pursuant to the Covenants, ***ALL CHANGES*** must be approved by the ACC unless specifically and expressly exempted from such approval by the Covenants or by these Architectural/Community Standards.

B. The following Architectural / Community Standards apply to King's Grant properties:

1. AIR CONDITIONERS:

Central air conditioner units and heat pumps may be installed only at the rear of a home inside the privacy fence. Installation or replacement does not require approval.

Window Air Conditioners: Window air conditioners and fans may not be installed in windows or walls. Exception to the above guidelines will be granted during periods of repair or replacement of central air conditioning system, not to exceed thirty (30) days.

2. ANTENNAS:

Satellite dish antennas and other antennas designed to receive video programming signals from direct broadcast satellites, wireless cable providers and/or television broadcast stations shall be in compliance with the Federal Communication Commission's Over-the-Air Reception Devices Rule (C.F.R. Section 1.4000). No other exterior antennas, other than those covered by the aforementioned rule, shall be erected or permitted on any building, lot or common area of the community. The over-the-air antennas, when possible, should be on the rear slope of the roof below the ridgepole so as not to be visible from the front of the property. Placement should be as inconspicuous as possible. All cable/ satellite wiring should not be visible from the front of the property.

3. AWNINGS/CANOPIES:

Awnings, canopies, or covers of any type may not be installed over doors, windows, or porch

4. CLOTHES LINES:

Clotheslines of any type may not be installed.

5. DECKS:

Ground Level Deck: Ground level decks, that is, a deck which does not exceed the height of the doorsill, must be constructed of pressure treated lumber or equivalent and within the privacy fence. Construction must meet or exceed Fairfax County Building and Zoning Regulations and Standards. Construction of a deck may not adversely affect the drainage of adjacent properties or cause an erosion or run-off problem and must be maintained in good condition. It is important to note that the privacy fence may not be placed on top of the deck. As with all privacy fences, a privacy fence must be installed at ground level and may not exceed six (6) feet in height from the ground to the top of the fence. Lattice, or other deck privacy screening, which extends above the top of the privacy fence is not permitted. Construction of a Ground Level Deck requires prior approval of the ACC as well as a Fairfax County Building Permit.

Elevated Deck: An elevated or raised deck, that is, a deck at the first floor level of a house over the walkout basement, must be constructed of pressure treated lumber or equivalent (example—no wrought iron). Construction must meet or exceed Fairfax County Building and Zoning Regulations and Standards. All elevated decks that are stained, sealed, or tinted should be in wood tone colors to maintain harmony of the neighborhood appearance (example—no decks may

be painted). All decks must be cleaned and maintained in good condition. No permanent fixtures such as canopies, awnings, or lattice are to be attached to elevated decks. Construction of an Elevated Deck requires prior approval of the ACC as well as a Fairfax County Building Permit.

6. DOORS:

Front Doors: Replacement front doors may be wooden or metal; however, they must be six panel, colonial style to maintain the continuity of the neighborhood. Hardware should be brass tone. Approval of the ACC is required prior to installation.

Patio/Deck Doors: Patio sliding glass doors may be replaced with french, atrium or sliding glass doors. The door may be installed with or without windowpane mullion grids. Aluminum sliding doors must be mill finished aluminum; vinyl-clad doors may be mill finish white or painted the color of the house trim. The door may be replaced without ACC approval.

Storm Doors: All storm doors shall be full panel glass or security style. Plain glass is preferred for the storm door, however, other types may be approved by the ACC. Storm doors, either vinyl or aluminum, are to be painted to match the front door color. Approval of the ACC prior to installation is required.

7. GUTTERS & DOWNSPOUTS:

All houses must have properly installed and maintained downspouts and rain gutters. Gutters and downspouts are to be McCormick color Old Carriage Brown or equivalent. Replacement does not require prior approval of the Association.

Downspout Extensions: Downspout extensions longer than two feet must be buried. Extension pipes across the top of the lawn are not permitted.

8. FENCES:

Fence Requirements: All privacy fences must be unpainted wooden stockade, six (6) feet in height unless granted a waiver due to topography. Exceptions will be made for installation of retaining wall due to the pitch of the land. All privacy fences must be installed at ground level. A privacy fence may not be placed on top of a patio or ground level deck. Fences can be stained or tinted in wood tone shades.

Fence Restrictions: Privacy fences may be installed in the rear of a home only. No chain link, wire mesh, storm, basketweave, alternating board-on-board, picket or solid fences are permitted on a lot.

Privacy Fences: Privacy fences may be constructed within the property lines at the rear of the house. Privacy fences are to be wooded stockade in style. This style fence was selected by the builder for the community because it complements the traditional colonial character of the community and provides maximum privacy and security. Privacy fences must not exceed a maximum height compatible with adjacent fences, which are in compliance, and consistent with terrain elevation. Fences may not be placed on top of decks or patios, they must be installed at ground level. No fence may exceed six (6) feet measured from the ground to the top of the fence. Privacy fences may not be painted. Prior approval of fence installation is required.

Gates: Gates are required for utility access. Virginia Power must have access to the meters. Gates must be wooded stockade and shall not be painted. Hardware must be black or brass in color. No house numbers, nameplates or light fixtures may be attached to the outside of the gate. All relevant details and a description of the gates shall be included in any fence application submitted to the ACC.

Ornaments and Flower Boxes: Ornaments and flower boxes may not be mounted on the top of the fence. Flower boxes, plant hangers and ornaments that are mounted inside the fence and do not project above the fence top do not require approval of the association.

9. HOUSE NUMBERS:

House numbers are required for both convenience and safety in assisting the police, rescue squad or firemen in reaching a residence in an emergency. They should be easily visible from the street and prominently displayed. The house number facing the street must be in numerals. They are to be brass tone or black, and if mounted to the brick, they are to mounted on wood with a contrasting color so the numerals stand out. Stick on numbers printed on a metallic colored background are not permitted. Prior approval by the ACC for house numbers, which meet these criteria, is not required.

10. LIGHT FIXTURES:

Replacement light fixtures at the front entrance of the house are to be of colonial style and either brass tone or black tone. Flood/spot light and lampposts are not permitted on the front or side of the house. At the back door and/or outside elevated deck doors, within the privacy fence, a colonial style light is preferred but not required. If a flood or spotlight is installed within the privacy fence, it must be directed so that only the area within the fence is illuminated. Such lights must be redirected or removed if they shine on other property or homes. Additional flood/spot lights may be approved on an individual basis. All outside lighting should be kept in good condition for the safety of each house and the community. Broken lights, burnt out bulbs, should be replaced as soon as possible. If there are two front light fixtures, both fixtures must match.

11. PATIOS:

Rear patios may be constructed inside the privacy fence, and do not require approval of the ACC. The patio and landscaping must not adversely affect the drainage of adjacent properties or cause an erosion or run-off problem.

12. PORCHES/STOOPS/SOLARIUMS:

No roofed porches, stoops or solariums may be added to the front, back or sides of a house. Front stoops may not be enlarged, enclosed or roofed. Porches and stoops may not be painted or carpeted. Porches, as part of the original design of the house, may not be enclosed with glass or screen.

13. RAILINGS:

All homes in King's Grant were built with wrought iron railings. These railings are to be kept in good condition and are to be painted McCormick color Old Carriage Brown or equivalent.

14. ROOFS:

Only shingle styles and colors compatible with the colonial architecture of the community are permitted. Only Class A fire retardant material may be used on the roofs. Wooden shingles are not permitted since they do not blend well with the existing shingles and present a fire safety and insurance problem to the community. Any and all rotting and/or mildewed wood should be repaired and repainted. Approval of the ACC is required for roof colors.

15. EXTERIOR OPENINGS:

Because of health and safety concerns, any and all exterior openings are to be repaired within 30 days to prevent animals/birds from entering homes.

16. SECURITY BARS:

Security bars and ornamental grillwork may not be installed on exterior windows or patio/deck doors, except below rear fence line. Security bars may be installed if part of a storm door. Security bars, which are part of a storm door, must be painted the color of the front door. Approval prior to installation is required.

17. SHEDS:

Sheds may be constructed only in the rear yards within the privacy fence. Sheds will be as inconspicuous as practicable, roof peak rising no more than 18 inches above the fence, unless granted a waiver due to topography. Approval is not required if built within above guidelines.

18. SHUTTERS:

Shutters must be either louvered, colonial two panel or arched. They must be architecturally compatible with the colonial style shutters installed by the builder. All front and side windows, except the second story windows of gambrel style roofs and bay windows, must have shutters. Shutters may not be permanently removed from the windows and must be kept in good repair. Shutters may be wood or a synthetic material. Shutters are to be painted the same color as front doors.

19. SIGNS:

Signs advertising a business, regardless of the location from which the business is conducted, shall not be posted on the exterior surface of a house, in windows, on the lawn or in any other exterior place on the property. Real estate signs that advertise a home is for rent or sale, which meet County regulations with respect to size, content and removal may be placed on the front lawn of a house.

20. STEPS AND WALKS:

Front steps, stoops, porches and walks must be concrete construction. Steps must meet Fairfax County Building Code. Replacement with the same size, style, material and workmanship does not require prior approval by the ACC. Uneven steps and/or poorly finished concrete work can be a danger, for which the homeowner may be liable, and must be replaced at the request of the ACC. Dimensions of the original steps/stoops/porches and walks may not be changed, painted or carpeted.

21. STORAGE:

Trash cans, toys, tools, grills, firewood, boxes, garden equipment, lawn mowers, auto parts, old appliances, etc., may not be stored by the front door, on the front or side lawn, common area or outside the area of the privacy fence. Nothing may be stored on shed roofs. The rear yards/patios/decks may not be used for storing commercial or business equipment, supplies, materials. Firewood is to be stored inside privacy fences and not on common property.

22. TRASH:

Trashcans may not be stored by the front doors, on the front or side yards, common areas, or outside the area of the privacy fence. Trashcans may not be stored on elevated decks. Trash stored in the rear yards may not be stored in plastic bags or open containers. The Fairfax County Code requires that all trash be stored in sanitary, fly proof containers with lids. Trash receptacles are to be taken in the same day as trash collection.

23. TOPOGRAPHIC CHANGES:

Topographic alterations may not be made without the prior approval of the Association. Changes may not adversely affect drainage, water run-off, soil erosion etc. Changes that may or will affect adjacent property owners must have the written consent of the adjacent property owners prior to the approval by the Association.

24. WINDOWS:

Replacement Windows: Replacement windows, except for the fixed bay/boxed windows, must be double hung windows (no casement or sliding windows) with pane mullion grids, which match the original colonial style windowpanes in the community. Casement windows are permitted in window wells. Screens are to be either full or half window. Screens must be maintained in good repair; cannot be torn, have holes, or be bent. If installing white vinyl replacement windows, the vinyl-clad trim should be matched as close as possible to the house trim. The Association requires prior approval of replacement windows.

Security Bars: Security bars and/or ornamental grillwork may not be installed on exterior windows, except below rear fence line.

Storm Windows: Storm windows may be installed. However, the trim must be the same color as the house trim or painted to match the color of the house trim. Mill finish aluminum color is not permitted. Prior approval of the ACC is required.

Window Fans: Window fans are not permitted. Exception to the above guideline will be granted during period of repair or replacement of central air conditioning system, not to exceed thirty (30) days.

Window Boxes: Window boxes on front windows are prohibited.

25. LAWN AND LANDSCAPING:

Decorative Objects: Decorative objects such as, but not limited to, statues and figures, crystal balls, driftwood, wagon wheels, fountains, sundials, bird baths are not permitted in front or side yards or any part of the common area.

Hoses: Hoses must be kept out of sight

Landscaping: Installation of brick, stone or garden landscape timbers in the front yard requires approval of the ACC.

Lawns: The selection of shrubs, trees, and ground covers (including grass) around a house, which makes up the landscape scheme of the private property, is the personal choice of the owner. Landscaping must be maintained in an attractive condition, must be in keeping with the colonial style of the community, and harmonious with adjacent properties and the common area. Anything other than grass or ground cover should be limited to foundation or walkway plantings. Dead shrubs/plantings are to be either removed or replaced.

Flower Pots/Containers: Any painted containers, such as flowerpots, must be painted to match the color of the house. Flower pots/containers are permitted only on steps and stone stoops. Only one hanging planter may be installed from the front overhang of the house. One pole hanger may be placed near foundation plantings. Pots hanging from trees are not permitted. No containers may be placed on leadwalks or in yards. One flower box may be attached on one railing and must be painted Old Carriage Brown to match the railing. All containers and boxes must be removed when they no longer contain live plantings.

Tree Stumps: When a tree is removed from a front yard, the stump must be either ground out or removed.

Foundation Shrubbery: Foundation shrubbery must be maintained (trimmed and shaped) to maintain a neat appearance. Foundation shrubbery shall not overhang sidewalks, leadwalks, or the property of the adjacent homes and should not grow through railings or encroach upon front steps/stoops/porches. Tress in front yards should be trimmed so those limbs do not impede foot traffic. Shoots and suckers are to be removed from the base of trees periodically to maintain a neat appearance.

Vegetable Planting: Absolutely no vegetable plants may be grown or located on the front or side lawns or on any part of the common area owned by the Association.

Holiday Decorations: Yuletide/Holiday decorations and lights are to be put up no earlier than Thanksgiving and must be down by January 15th. Holiday decorations such as Easter, Halloween, are to be removed within 15 days from the holiday. Decorative flags are to be limited to one.

Rear Yards: Backyards with grass should be maintained regularly (mowing, raking, etc.). Shrubbery and plantings should also be maintained and not grow over or under privacy fences. Trash and other unsightly items should not accumulate in the backyard. A reasonable appearance should be maintained for the courtesy of neighbors and to prevent any fire, safety or infestation hazard.

26. PAINT:

Approved Colors: All exterior paint must be in conformity with the traditional color design chosen to complement the brick colors of Kings Grant and in harmony with neighboring homes. Color combinations must be compatible and approved by the ACC. Homes that are next to each other may not be painted the same color. While there is no requirement to use McCormick brand paint, the McCormick colors must be matched. All exterior painting, including repainting must be approved by the ACC unless the color has been previously approved and is on record with the ACC. When requesting approval to paint, including repainting the same color, you should include a paint sample with your request.

Door Colors: Front doors must be painted a solid color. The door and shutters must be the same color. Storm/screen doors are also to be the same color.

Trim & Window Colors: Exterior trim and window colors must be consistent throughout the house.

Coppertone Roofs: Coppertone roofs are to remain coppertone and be maintained in good condition.

27. MISCELLANEOUS:

Common Area Property: Woods and common grounds are not to be used for dumping of trash, debris, yard waste etc. Leaves from individual homes are not to be blown into woods or common areas. Leaves should be bagged for removal, not raked or blown onto curbs, woods, or common areas.