

Reed's Landing Community Association, Inc.

Architectural Requirements and Review Rules for New Home Construction

[Note: These Architectural Requirements and Review Rules for New Home Construction (the "New Home Rules") apply to any residential lot within Reed's Landing Subdivision on which construction of a new single family home is begun on or after February 25, 2013. Once construction of any such new single family home is completed, inspected and determined to be complete by RLARC (as defined herein), then additional Projects proposed on that residential lot are no longer subject to the New Home Rules, but are subject to the Amended and Restated Architectural Requirements and Review Rules effective December 15, 2011 that were recorded in the Clerk's Office of the Circuit Court of Chesterfield County on January 12, 2012 in Deed Book 9629, Page 848, as the same may be amended (the "Existing Home Rules").

The New Home Rules have no application to residential lots within Reed's Landing Subdivision that were improved with a single family home prior to February 25, 2013. Instead, Projects proposed on such residential lots are subject to the Existing Home Rules.]

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WHEREAS, the Board of Directors of Reed's Landing Community Association, Inc. (the "Board") has authority to adopt Architectural Requirements and Review Rules for New Home Construction (the "Rules") pursuant to (A) Article VI, Section 5, and Article VII of the Addendum Amending and Restating the Declaration of Covenants and Restrictions of the Reed's Landing Community Association, Inc. dated January 7, 1997 and recorded in the Clerk's Office of the Circuit Court of the County of Chesterfield on January 17, 1997 in Deed Book 2989, page 137, which addendum amended and restated (i) the Declaration of Covenants and Restrictions of the Reed's Landing Community Association, Inc. dated October 1, 1981 and recorded in the Clerk's Office of the County of Chesterfield on November 23, 1981 in Deed Book 1569, page 1572, (ii) a Supplemental Declaration of Covenants and Restrictions which was recorded in the Clerk's Office of the Circuit Court of the County of Chesterfield on February 8, 1989 in Deed Book 2001, page 1487, and (iii) a Supplemental Declaration of Covenants and Restrictions which was recorded in the Clerk's Office of the Circuit Court of the County of Chesterfield on June 4, 1990 in Deed Book 2092 page 462 (collectively, the "Declaration"); (B) a Supplemental Declaration of Rights, Restrictions, Affirmative Obligations and Conditions applicable to All Property in Reed's Landing dated October 10, 1996 and recorded in the Clerk's Office of the Circuit Court of the County of Chesterfield on October 16, 1996 in Deed Book 2945, page 752, which Supplemental Declaration assigned certain rights under the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions applicable to All Property in Reed's Landing dated October 1, 1981 and recorded in the Clerk's Office of the Circuit Court of the County of Chesterfield on November 23, 1981 in Deed Book 1569, page 1555; and (C) Assignment and Assumption of Rights Pursuant to Declaration of Rights, Restrictions, Affirmative obligations and Conditions Applicable to all Property in Reed's Landing dated June 25, 2012 and recorded in the Clerk's Office of the Circuit Court of the County of Chesterfield on July 24, 2012 in Deed Book 9826, Page 0984; and

WHEREAS, the Board voted to adopt these Rules as hereinafter set forth at a duly called meeting held on February 18, 2013 at which a quorum of Board members was present.

NOW, THEREFORE, the Rules state as follows:

These Rules apply to the construction of new single family dwelling units on all property within Reed's Landing Subdivision, being all those tracts or parcels of land in Chesterfield County, Virginia, which are more particularly described on Exhibit A attached hereto. These Rules shall continue to apply to such property until the Project (as that term is defined herein) has been completed, inspected and determined to be complete by the Reed's Landing Architectural Review Committee ("RLARC"). These Rules do not apply to any property within Reed's Landing Subdivision that, as of February 25, 2013, is already improved with a single family dwelling unit for which a certificate of occupancy has been issued, nor shall they apply to further improvements to any property on which a new single family dwelling unit is constructed pursuant to these Rules once the Project has been completed, inspected and determined to be complete by RLARC. Projects on properties already improved with a single family dwelling unit as of February 25, 2013 are subject to the Amended and Restated Architectural Requirements and Review Rules effective December 15, 2011 that were recorded in the Clerk's

Office of the Circuit Court of Chesterfield County on January 12, 2012 in Deed Book 9629, Page 848, as the same may be amended.

Reed's Landing is a community of unique character and beauty that is situated on rolling terrain among large mature trees. Key features of the community are its natural beauty and feeling of openness from property to property. These Rules seek to maintain these qualities, and to maintain existing Owners' property values, by ensuring that Projects (as defined in paragraph 1.1 below) are harmonious and compatible in exterior design, appearance and location with surrounding structures, improvements and topography, and conform to a set of architectural standards and requirements adopted and approved by Reed's Landing Community Association, Inc. (the "Association") and administered by RLARC.

PART 1 – GENERAL REQUIREMENTS

Prohibition

No new single family dwelling unit, nor any wall, fence, fountain, swimming pool, or other structure associated therewith, shall be commenced or erected, nor shall any landscaping be done, nor shall a building permit for such improvements be applied for, on any property in Reed's Landing until the plans, specifications, and other documents described herein showing the nature, kind, shape, height, exterior color or finish, materials and location of the same are submitted to and approved in writing by RLARC as to the harmony and compatibility of its exterior design, appearance and location with the surrounding structures, improvement and topography, and conformance to the standards and requirements set forth herein. Any construction, alteration, addition, improvement, replacement, landscaping, etc. described in the preceding sentence shall hereinafter be referred to as a "Project."

PLEASE NOTE THAT ANY PROPOSED PROJECT MAY REQUIRE A COUNTY BUILDING PERMIT OR OTHER REGULATORY APPROVAL IN ADDITION TO THE APPROVAL REQUIRED BY THESE RULES.

Review Process

- A. Any Owner desiring to conduct a Project shall submit a written application to RLARC that includes a written description of the Project, two (2) copies of all site plans, architectural plans (including foundation plan, floor plans, front, side and rear elevations and building sections with cornice and other detail), specifications, related data, samples of exterior materials and a projected schedule (the "Application"). The Application form to be used may be downloaded from the Association's website at www.reedslanding.org or may be obtained by calling the Association's property manager listed on the website. Applications shall be mailed to RLARC at the address for RLARC that is listed on the Association's website.

- B. Site plans shall be professionally drawn on a surveyor's plat, or copied from a surveyor's plat, and shall include the proposed house, any proposed accessory building, and the details thereof including porches, decks and/or patios, driveway, front walk, and any other planned pavements. The plans must show zoning setbacks, easements, existing and proposed grades and directions of drainage from the structures and pavements. Site plans shall be drawn to scale and have a minimum scale of 1" = 20'. The architectural plans shall be prepared by an architect, draftsman or other design professional, and shall show all proposed exterior detail on the house and any accessory buildings accurately and to scale. All design elements intended to be incorporated in the Project must be clearly represented on the documents submitted with the Application. Samples of material and colors are also required. RLARC reserves the right to request additional information from the Owner, including additional detail on drawings and site plans. No Project may be begun without approval by RLARC or, upon appeal, the Board of Directors of the Association. Projects begun and/or completed without approval may subject the Owner to charges imposed by the Association for a violation of these Rules and/or other relief sought by the Association.
- C. In reviewing the Application, RLARC shall consider such things as aesthetic appearance of the Project, harmony and compatibility of the Project with surrounding structures, improvements and topography, and conformance with these Rules. Approval or disapproval of any Application may be based upon any of these criteria. RLARC may disapprove an Application based on one or both of the first two criteria listed even if the Project otherwise conforms to these Rules. Applicants are cautioned that certain style houses may be allowed on one residential lot, but not on another, because of the visual impact or the proliferation of styles in the vicinity of the lot.
- D. Upon receipt of a fully-completed Application with all required attachments and information, RLARC shall review the Application and either approve or disapprove it. RLARC may request an on-site visit, which the Owner shall allow. RLARC shall notify the Owner in writing that the Application has been approved or disapproved by either delivering the decision to the Owner by hand or by mailing the same by certified mail, return receipt requested. If RLARC disapproves an Application but is willing to approve it if certain changes to the proposed Project are made, then RLARC shall notify the Owner in the written notice of disapproval of the changes that, if made, would result in approval of the Application. If the Owner makes the changes and resubmits the Application, RLARC shall then review the Application and approve or disapprove it. RLARC shall notify the Owner in writing that the re-submitted Application has been approved or disapproved by either delivering the decision to the Owner by hand or by mailing the same by certified mail, return receipt requested.

Appeals Process

- A. An Owner may appeal the written decision of RLARC by hand-delivering or mailing a written notice to the President of Reed's Land Community Association, Inc. within ten (10) calendar days of the date RLARC's decision is delivered to the Owner. The notice

shall be hand-delivered or mailed to the President at the address listed for the President on the Association's website at www.reedslanding.org.

- B. If no notice is hand-delivered or mailed within the time allotted, the decision of RLARC shall be final. If such a notice is hand-delivered or mailed within the time allotted, the Board of Directors shall have thirty (30) calendar days to review the decision of RLARC and either affirm or reverse it. In reaching its decision, the Board shall use the criteria set forth in subsection C. of the section on Review Process set forth above.. The Board may, at its option, (i) affirm or reverse RLARC's decision and may impose conditions that the Owner must accept for the Application to be approved, or (ii) for good cause shown, grant a variance from these Rules that allows the Project to proceed. Notwithstanding the foregoing, a variance shall be granted only in circumstances where compliance with these Rules is not technically feasible or is cost-prohibitive when compared to other alternatives acceptable to the Board, or where the Board finds that the goals of these Rules can be achieved without requiring compliance under the particular circumstances presented. The Board shall deliver its decision to the Owner by hand or by mailing the same by certified mail, return receipt requested. The Board's decision shall be final.

Owner's Responsibility to Supervise Construction

Each Owner shall ensure that construction of the Project is conducted in a good and workmanlike manner, that the construction site is maintained in a neat and orderly fashion, and that the contractor and all subcontractors comply with the Contractor Rules adopted by the Board. A copy of this document may be found on the Association's website at www.reedslanding.org.

Completion of Project

All Projects shall be completed within one (1) year of the date of approval. If additional time is needed because of weather delays, material shortage, the size of the Project or some other reason, the Owner may submit a request for the same to RLARC at the address listed on the Association's website at www.reedslanding.org prior to the expiration of the one (1) year period. RLARC's consent to a reasonable extension of time shall not be unreasonably withheld. The Owner shall notify RLARC in writing within ten (10) calendar days after the Project is completed and shall allow RLARC to inspect the Project to ensure it conforms to the Application as approved.

Noncompliance

Failure to comply with these Rules may result in the imposition of civil charges by the Association of up to \$50 per violation, up to \$10 per day per violation for continuing violations, or any greater amounts provided by law. See Declaration at Article VIII, Section 4. Additionally, a violator may be compelled by the Association to remove the Project and/or

reverse any change(s) made. The Association reserves the right to seek any and all relief allowed by law against a violator, including but not limited to specific performance, injunctive relief and the recovery of its attorney's fees and costs in bringing any action to enforce these Rules.

Effective Date

These Rules are effective on February 25, 2013 and shall apply to all Applications submitted on or after that date.

PART 2 - SPECIFIC REQUIREMENTS

House Location on the Lot

Lots in Reed's Landing are regulated by Chesterfield County zoning. All lots are zoned R-40. RLARC generally uses the setback requirements for R-40 zoning as the minimum required setbacks for all houses. However, RLARC reserves the right to require greater setbacks than the minimum on any side of a house or accessory building to improve the relationship between neighboring houses, accessory buildings or other site elements.

In general, houses shall face the street. Houses in cul-de-sacs shall generally face the center of the cul-de-sac. Where site conditions make this unnecessarily difficult (in the opinion of RLARC) then RLARC may approve an alternate site orientation. On corner lots, RLARC may, at its option, approve siting diagonally to the intersection of the streets.

Architectural Design

Houses shall be designed with traditional or transitional/contemporary exterior facades. Facades shall use generally traditional design elements as described below. Primary design requirements for houses include:

- A. **Traditional or Transitional/Contemporary House Styles:** Traditional architectural styles are derived from historical styles, including Georgian, Adam, Greek Revival, and Colonial Revival. Transitional/Contemporary styles include houses of mixed historical styles and/or houses that incorporate contemporary design elements with traditional forms and scale.
- B. **Massing, Scale and Openings:** Exterior walls, planes, and masses shall be of a residential scale consistent with the residential scale of the community. RLARC reserves the right to require that large planes be broken up with additional windows or offsets to maintain appropriate scale. Walls without any openings will generally not be approved. Conceptually, walls should predominate over windows, and all fenestration (window and door openings) shall have a strong exterior organization. Elevations that are exposed to

direct view from streets will be carefully reviewed by RLARC for conformance to style, proportion, window openings, etc. Generally, windows and doors on facades visible from roads must be of traditional design. Contemporary styled windows may be permitted on rear elevations.

- C. **Entrances:** Unless abnormal topographical constraints dictate otherwise, all houses shall have a front-facing main entrance. The design should emphasize the main front entry and de-emphasize the garage entry.
- D. **Trim and Details:** Front and side facades shall generally include appropriate traditional trim and details. Elements such as cornices, fasciae, pediments, columns, window and door moldings, railings, balusters and similar details shall be included in appropriate sizes and styles to support the prevailing traditional design themes of Reed's Landing.
- E. **Roof Pitches:** The minimum roof pitch on the main roof of two-story houses shall be eight in twelve (8/12). The minimum roof pitch on the main roof of one-story houses shall be ten in twelve (10/12). RLARC may require a steeper pitch on any roof for aesthetic reasons. Similarly, RLARC may permit a lower slope roof on certain houses if, in the opinion of RLARC, the architectural style supports this design and it is harmonious and compatible with other houses in Reed's Landing. Secondary roofs shall generally have a minimum slope of three in twelve (3/12). Lower slopes or flat roofs for porches or other limited elements will be considered on a case-by-case basis depending on the architectural merits of the design. Generally, combination mansard and flat roofs will not be approved.
- F. **Unacceptable Designs:** RLARC reserves the right to reject a proposed house style if, in the opinion of RLARC, it is not harmonious or compatible in design, appearance or location with other houses in Reed's Landing. Styles that may be rejected include, but are not limited to houses with overstated or eclectic design elements, contemporary designs, houses with overly mixed styles, or houses with an insufficient stylistic theme or treatment.

Square Footage and Height

The minimum finished floor area shall be 2,800 square feet for a single story house and 3,200 square feet for a two-story house. The following areas may not be used in calculating the minimum finished floor area: garages, basements (finished or unfinished), open or screened porches, terraces, decks, attics, or unfinished "bonus rooms."

Houses shall not be more than 2 ½ stories in height above a crawl space or basement. (½ story is defined as useable floor area under a gabled roof.)

An Application may be rejected if, in the opinion of RLARC, the square footage of the house or any accessory building is excessive in proportion to the size of the lot, their placement on the lot, or in relationship to each other.

Garages

Each house shall have a minimum 2-car garage. Garages shall be integrated into the overall design and massing of the house. Side entry and rear entry garages are permitted. Front loading garages (meaning a garage whose doors are in the same orientation as the front plane of the house) are prohibited. Garage door detailing shall be consistent with the architectural style of the house. Metal garage doors shall approximate the appearance of wood garage doors. RLARC may reject doors that, in the opinion of RLARC, do not adequately meet this standard.

Foundation

All visible portions of exterior foundations shall be constructed of brick or stone. For houses with primary facades constructed entirely of brick, the foundation brick shall match the brick façade and shall incorporate a traditional brick water table. Synthetic stucco foundations may be permitted for facades entirely constructed of synthetic stucco. Foundation vents shall be generally organized in relation to first floor house windows. RLARC may require decorative louvered vents (wood or PVC) on primary facades where appropriate to the design of the house. For houses with walk-out basements or other conditions where the grade drops along a facade foundation, the siding shall not step down below the first floor level over the length of that facade. At the rear facade, siding may continue to the floor level of a walkout basement only if a first floor deck visually breaks the rear facade.

Roof Construction and Materials

Roofs shall to be covered with wood shingles or shakes, natural or manufactured slate, concrete shingles, terra cotta tile, or multi-layer dimensional, fiberglass-based shingles in natural slate or wood shake tones that have a minimum weight of 425 pounds per square. Standing seam copper roofing is permitted. Roofing materials made of any other metal, synthetic rubber, or any other material not expressly described in the preceding two sentences are not permitted. Samples of the roofing material in the color proposed for use shall be submitted to RLARC with the Application.

Roof Flashing, Vents, etc.

Flashing must be natural copper. Stacks, vents and other roof penetrations are not permitted on the front roof plane or any side roof plane facing toward the front of the house, but may be located on the rear of the roof structure. Limited roof penetrations may be permitted on side facing roofs where the floor plan makes it impractical to locate on a rear roof plane.

Gutters and Downspouts

Gutter and downspouts shall be oversized (6"), seamless and painted or made of copper. Downspouts shall be placed on the side of the house whenever possible, and the small dimension of the downspout should face towards the front of the house. If painted gutters and downspouts are proposed, the paint color shall match the color of the fascia on the house.

Cornice and Rakes

All main roofs on traditional house shall have a minimum five (5)-member cornice and eave consisting of frieze board, crown mold, eave, fascia and either second crown or gutter. (*See Cornice Illustration in Appendix A*). Cornices and eaves on other architectural styles shall be appropriate in style and scale to the architecture. Rakes shall be either flat or boxed depending on the architectural style of the house. RLARC reserves the right to require boxed rakes where necessary to be consistent with the architectural style of the house. Boxed rakes shall contain the same members as the cornice.

Dormers

Dormers must correspond to the overall architectural organization of the façade. Details for three dormer types are supplied in the Appendix. These include a single window dormer, multiple window dormer and full rear window dormer. Dormers will be reviewed based on their relationship to the architectural style of the house and their location on the roof. RLARC reserves the right to prohibit dormers or require changes to dormers consistent with the architecture of the house.

Fireplaces, Chimneys and Flues

When chimneys are used, the chimney material shall match the foundation material. All fireplaces capable of burning wood shall have masonry chimneys. Pre-fabricated gas-log appliance fireplaces may utilize either through-roof gas appliance venting, located on the rear roof plane only, or direct through-wall venting located on the rear or side wall not facing a street. (See metal flue requirements below). Any roof vents/flues larger than 8" in diameter require masonry chimneys. The width and depth of chimneys shall be appropriately sized in proportion to the size and height of the house, as determined by RLARC. Chimneys on gable ends of Georgian or Adam styled houses may be required to have multiple washes based on the height of the house.

Unenclosed metal gas flues shall not extend any higher above the roof than the minimum required by code. Exposed flues must be finished in flat black paint, or a color to match the roof color. Direct vent gas fireplace boxes which protrude beyond the exterior plane of the house shall have a foundation to match the house foundation, and all the exterior materials and finishes used to enclose the fireplace box must match the adjacent facade.

Windows

Front and street facing windows should have an approximate size ratio of 2:1 (height to width) with multiple panes. (*see Illustrations in the Appendix*). For traditional houses 9 over 9 double hung units are recommended for first floor windows. This window unit is normally plus or minus 2 ft 8 inches x 5 ft 2 inches. The second floor windows should have a slightly more compact proportion and be plus or minus 2 ft 8 inches x 4 ft 10 inches. Alternate window sizes may be proposed. Wood and wood with vinyl or aluminum clad windows with appropriate trim are acceptable. On traditional houses, a minimum 2 ¼" brick mold must be provided around windows with a minimum sill of 1 ½" wood or shaped brick. Appropriate trim will be required around windows in other architectural styles.

Windows are required on all elevations. Window head heights shall be uniform except for special windows, circle heads and transom windows. Circle and elliptical head windows are permitted. RLARC reserves the right to require different styles, sizes or locations of windows when, in its opinion, these changes are necessary to maintain the aesthetic quality of the facade. RLARC may reject windows that do not meet this aesthetic standard. Where window grills are approved or required by RLARC, they must be installed as part of the original construction and may not be removed unless later approved by RLARC in writing.

Windows on rear facades shall be consistent with windows on other facades except that sunrooms and other specially glazed areas may have specially designed windows upon approval by RLARC. RLARC may require relocation of windows or additional windows where necessary to improve the visual organization and massing of rear facades.

Shutters

Shutters shall be raised-panel or louvered wood, or a synthetic material that has the appearance of wood, and shall be proportional to the windows (*see Illustrations in the Appendix*). Shutters shall be painted or stained.

Bay Windows

On street facing facades, bay windows must meet the following requirements (*see Illustrations in the Appendix*):

- A. Windows must be wide enough to fill each bay facade without using siding infill.
- B. Cantilevered bays and bays on foundations shall utilize raised panel facades below windows. No lap siding may be used. Bays elevated at one (1) story above grade shall have finished decorative trim or brackets under the bay.

Front Entrances

All front entrances shall be shown on the plans and elevations. Because the front entrance is the focal point for architectural organization, appropriate detail and design of the front entrance and all architectural elements that surround it must be shown. Standard painted six-panel doors will generally be permitted for the main front door of the house. Six panel doors may be permitted as part of a larger unit with side-lites and transom. Double front doors, doors with double side-lites, special design panel doors, and doors with half-lites will also be considered. Door styles must be submitted for approval. Single full-lite doors, ornate leaded glass doors, or doors considered inappropriate to the style of the house will generally not be approved.

Storm doors shall be compatible with the units they cover and with the style and color of the house. Excess ornamentation not consistent with other ornamentation on the house is prohibited. In general, single full-lite doors or traditional multiple-lite doors which match the design characteristics of the doors they cover will be approved.

Front Steps

Front steps must be brick, slate or cemented stone. When the grade of the lot is severe, the design of the house must keep the number of risers in the front steps to a minimum. Straight runs shall be limited to eight (8) risers without a break.

Walkways

Front walkways must be paved. Pavements for walkways must be constructed of brick, slate, cemented stone or exposed aggregate concrete. Loose gravel or stone walkways are not permitted for front walks. The Application must show the location, material, size, shape and grade of all walkways.

Driveways

Driveways shall be held a minimum of 15' off the side property line. A landscape buffer may be required along the side of driveway pads opposite garage doors where they face adjacent houses or front yard areas. Driveways must be paved. Pavements for driveways must be constructed of asphalt, exposed aggregate concrete, brick, paving blocks or cemented stone. Loose gravel or stone driveways are not permitted. The Application must show the location, material, size, shape and grade of all driveways.

Columns or Gates

Columns, gates or other structures at driveways or walkways are not permitted, whether made of brick, stone or otherwise. Such structures detract from the natural look and feeling of openness in Reed's Landing. Plantings and landscaping may be used in lieu of these structures.

Porches

All covered stoops and porches shall be constructed of finished materials to match the house. Band boards, handrails and railings shall be painted wood or metal railing of a design to match the character and style of the house. Columns supporting roofs of porches and covered stoops on primary facades shall be tapered round columns or square box columns of a width appropriate to the character of the house. Colonial turned posts and solid square posts may be permitted at these locations as appropriate for a specific architectural design. Front porches shall be a minimum of five feet (5') wide from the house face to the porch floor edge. Stoeps and extended front porches shall be supported on continuous masonry foundations. Front porch floors shall be brick, stone, tile, or concrete bordered with approved masonry. Alternate foundation designs using a minimum 12'X12' brick or stone piers with framed lattice panels between, may be proposed for houses of historic design where such a porch was integral to that historic style. For these houses, porch floors constructed of tongue-in-groove wood, stained or painted, will be considered. These requests will be reviewed on a case-by-case basis. Side, rear and screened porches shall meet the same requirements as front porches, except that rear screened porches may have approved wood or synthetic decking.

Decks

Decks should be presented in a detailed plan specifying materials, structures, coating and the location of the deck on the site. Brick, wood, masonry, or synthetic wood is acceptable for decking. Brick piers are to be used; wood piers are not permitted. Railings are to be brick, wood, masonry, synthetic wood or metal. Stairs shall have closed risers. All exposed vertical and horizontal members are to be finished, and stain or paint colors for the decking and railings shall be submitted with the Application unless the decking or railing is manufactured in a finished color, in which case a sample of the decking and/or railing must be submitted with the Application. No unfinished wood or other material may be visible from the street.

Exterior Colors

Approval is required for all paint and stain colors. In general, the number of colors used shall be limited to one for siding, one for trim, and a compatible accent color. The colors selected shall complement the roof color. Traditional house colors from "Williamsburg" or similar color charts are preferred for traditional houses. Samples of all proposed paint and/or stain colors are to be provided to RLARC with the Application. RLARC may require a large (4 ft x 4 ft) section of the siding as well as a sample of the trim to be submitted with proposed colors painted on them.

Landscaping

Landscaping shall be presented in a detailed plan with the Application specifying plant materials and the locations of all plantings. All portions of lots not containing approved structures, pavements, or other permanent improvements, shall be landscaped with vegetation utilizing a combination of the elements defined below. No areas of exposed, non-landscaped soil, as opposed to natural areas, are permitted on any lot.

- A. **Lawns:** Sod shall be installed in all front and side lawn areas between the street and the rear house corners. All other open yard areas not otherwise landscaped shall be seeded or sodded to create a uniform lawn, using a turf grass appropriate to the soil and climate conditions.
- B. **Shrubs, Planting Beds and Mulched Areas:** Areas that are not landscaped as lawn or as natural areas shall be landscaped as planting beds or mulched areas. The distinction between lawn and planting beds or mulched areas shall be clearly and neatly defined on the landscape plan. Planting beds may include spreading groundcover, shrubs and trees. Open soil between plants shall be maintained with pine needles, pine bark, or shredded hardwood mulch. Large expanses of mulch beds bordering driveways or streets are generally prohibited. When mulched areas are near open surfaces, they should be designed so as to minimize washout of mulch.
- C. **Foundation Planting:** Foundation planting is required along any facade of the house that faces the street and along other areas as designated by RLARC, such as decks, fenced enclosures, or other highly visible foundation areas. Foundation beds at the front of houses shall meet the following criteria unless otherwise approved by RLARC:
1. Foundation beds shall be a minimum of four feet (4') wide from the house foundation or paved ground gutter.
 2. Foundation beds shall contain a mixture of small and medium shrubs and one other type of material shown below in the required size and density:

PLANT TYPE	MINIMUM SIZE	TYP. SPACING
Groundcover (e.g. periwinkle, lirioppe, pachysandra)	2 1/4" pots	12" staggered rows
Small shrubs (e.g. euonymous, helleri holly, azalea)	18" - 24"	36" (when in rows)
Larger shrubs (e.g. hollies, boxwood, pyracantha, arborvitae)	24" - 30"	48"

Evergreen, flowering or specimen (ornamental) trees (e.g. Nellie Stevens holly, redbud, Japanese red maple)	5' – 6'	Individually placed
Flowers, bulbs		Supplemental planting only

D. **Minimum Tree Requirement and Tree Replacement:** Front yards and street-facing side yards of corner lots shall maintain a minimum number of mature trees equal to a total density of one (1) tree per 1500 s.f. of open yard including pavement areas. Where existing conditions or clearing leaves the front yard or side yard of corner lots with fewer trees than this required density, new nursery grown trees shall be planted as required to meet this density. Trees may be planted individually throughout the yard areas or in groupings in clustered areas. New trees that are to be counted toward the required minimum number of trees shall be a minimum of two and one-half inch (2½") caliper hardwood trees and/or eight to ten feet (8'-10') evergreen, flowering or specimen trees.

Unnatural materials such as plastic fencing, decorative objects, lawn ornaments, artificial flowers and painted rocks are not permitted. All landscaping shall be completed within thirty (30) days of issuance of a certificate of occupancy for the house.

HVAC Equipment and Generators

Equipment must be placed at the rear of the house or on either side towards the rear plane of the house. No equipment may be placed near the front plane of the house. Landscape screening is required around exterior mechanical, gas powered, or electrical equipment or machinery. Finished fence screening is also permitted using a finished (stained or painted to match house trim) vertical board fence, that is properly supported, trimmed, level, and plumb. Equipment shall be screened on all visible sides.

Accessory Buildings

One accessory building, such as a pool house or garden shed, is permitted on a lot. The architectural style of accessory buildings shall generally match the style of the house, but shall be proportionately smaller so that the accessory building will not overpower the house. Roof styles and slopes shall be similar, i.e., gable roof shed with gable roof house, etc., and architectural elements such as dormer and rake boards, soffits, eaves, window and door trim, and shutters shall match the style of the same elements on the house. Windows and doors shall be of matching material as those of the house; however, exceptions may be granted at the discretion of RLARC for greenhouse or other specially glazed areas of accessory buildings. All exterior finishes and colors shall match the house.

Carports are not permitted. Freestanding Rubbermaid, vinyl or metal sheds are not permitted. Accessory buildings may not be used as living quarters.

Play Equipment and Structures

The following items are examples of play equipment and structures for purposes of these Rules: swing sets, sliding boards, jungle gyms, climbing structures, forts, tree houses, play houses, basketball backboards, trampolines, and large soccer goals. Forts, tree houses, play houses, or other enclosed play buildings with an interior height of six (6) feet or less floor-to-ceiling, and with a total floor area of less than thirty-six (36) square feet shall be considered play structures. Buildings exceeding either of these limits shall be considered accessory buildings. Any play equipment or structure must be detailed in the Application. Play equipment and structures shall be located in rear yards only (except basketball backboards which may be located in side yards next to the driveway) and shall be finished in muted colors or in natural materials (galvanized steel, treated wood, etc.). They shall be located at least ten (10) feet away from property lines, suitably screened, and kept away from the direct view of neighbors where possible. Home-built play equipment and structures should be neat and orderly in appearance and finish. Play structures may not be used as a storage building.

Exterior Lighting

Approval is required for the style, size, shape and color for all exterior lighting fixtures. Pictures of the same shall be submitted with the Application. All exterior lighting shall be installed in such a manner that it will not shine on adjacent properties or streets. Vapor light bulbs, such as mercury vapor bulbs commonly used in street lights, are not permitted in any exterior light fixture. Low-intensity type accent lighting may be used to highlight shrubs, trees, or the house. In no case should accent lighting fixtures be highly visible or should the lighting be directed toward the street or adjacent properties.

Fences

The openness of Reed's Landing is a feature that makes the subdivision different than most subdivisions, and fences detract from that sensation. Thus, there is a presumption against the construction and use of fences, and the burden is on the Owner to present a compelling need why a fence is needed. If approved by RLARC, a fence may be constructed only in the rear yard. All fences shall be constructed entirely on the Owner's property. Fences shall not be placed closer than one (1) foot to the property line, and if a fence connects to the house, it must connect to the rear corners of the house. A fence that is visible from the street or adjacent neighbors' yard shall be attractive, and the fence style shall be appropriate to the house style. Wood, brick or ornamental metal are preferred materials, but RLARC may also consider salt-treated natural wood or a composite of wood fiber and plastic. Wire or chain link is not permitted. Gates shall match the fence in material, color, style and height. Except for salt-treated natural wood, fences must be painted or stained, and the paint or stain color shall be subject to the approval of RLARC. The maximum fence height shall be four (4) feet measured from the ground to the top of the picket unless local ordinances require a greater height. With a neighbor's written consent, fences may be connected.

Swimming Pools, Ponds, Reflecting Pools, Fish Ponds

Professionally created plans are required for the approval of a swimming pool or pond, and must be submitted with the Application. All proposed pool and ponds plans must include proposed landscaping (plantings and fencing) and the plans for any proposed accessory building, such as a pool house. Aboveground pools are not permitted. A fence compatible with the design of the house must enclose a swimming pool and be in accordance with all state and county ordinances. Approval is not required for temporary, portable children's wading pools no more than six (6) feet in diameter and less than twenty-four (24) inches deep located in the rear yard.

Hot Tubs, Whirlpools and Spas

An Application shall show all exterior hot tubs, whirlpools and spas. They shall be located to the rear and between the side walls of the house, and be adequately screened from adjacent properties. Professionally created plans are required for the approval of any "in ground" hot tub, whirlpool or spa, none of which may protrude more than three (3) feet above ground level. A fence compatible with the design of the house must enclose any "in ground" hot tub, whirlpool or spa and be in accordance with all state and county ordinances.

Tennis Courts

Professionally created plans are required for the approval of a tennis court, and they must be submitted with the Application. The plans must include location on the lot, composition of materials, a description and location of all lighting, construction plans and landscaping plans (plantings and fencing). Applicants are advised that most lots in Reed's Landing are unlikely to be able to accommodate both a house and a tennis court, and that any Application proposing construction of a tennis court may be denied on that basis.

Flagpoles and Flags

Each lot may contain one flagpole no more than 6 feet in length that is attached to a dwelling. Any flag, including the flag of the United States, may be flown on this flagpole as long as the flag is not of a profane or commercial nature. In addition, each lot may contain one freestanding flagpole to be used exclusively for the display of the flag of the United States. The freestanding flagpole (i) shall be no more than 20 feet in height, (ii) must be constructed of long-lasting material with a finish harmonious with the dwelling, and (iii) must comply with all applicable zoning ordinances, easements and required setbacks. An Application is required for the erection of any freestanding flagpole. All flags displayed and the flagpoles used to display them shall be maintained in good condition. Any deteriorated flag or deteriorated or structurally unsound flagpole shall be repaired, replaced or removed. The flag and flagpole shall be maintained such that no noise generated by a halyard or other hardware on the flagpole can be heard beyond the boundary of the lot. No flag may be displayed greater in size than 3 feet x 5 feet.

Fountains

Fountains are not permitted in front yards, but small fountains may be installed in rear yards provided the design, construction, and installation of the same are acceptable to RLARC. In all instances, fountains shall be part of a landscape plan coupled with plantings. The Application shall include a design plan showing height, type, lighting, and site location. For purposes of these Rules, a fountain includes any lawn ornament or other object that has the appearance of a fountain regardless of whether it contains water and regardless of whether it is operable.

Gardens

Approval is not ordinarily required for vegetable gardens. However, plots shall be limited to 150 square feet and must be located behind the rear sight lines of the house. Houses on corner lots or on lots at an angle must make an Application to RLARC for location of the plot. The location of the plot for these houses will be evaluated on a case-by-case basis. Failure to adequately maintain these plots is a violation of the maintenance provisions of the Declaration. After the first hard frost, all dead plants shall be removed. No vegetables or flower garden may be planted or maintained by an Owner on Common Property.

Screening for Trash Receptacles

To the extent that trash receptacles will be kept outside, the location of the trash receptacles must be shown on the site plans, and the receptacles must be screened by plantings or other materials proposed in the Application and approved by RLARC.

Birdhouses

Approval is not required for a birdhouse provided it is installed in the rear yard.

Mailboxes

All mailboxes shall be of the same wood, color, size, design and construction of mailboxes currently in use in Reed's Landing. All mailboxes, and any replacement thereof, shall be purchased by the Owner from the Association and installed by the Association. The Association shall charge the Owner a reasonable fee, to be set by the Board, for materials and labor to install, the mailbox.

Signs

Security signs, no trespassing signs and other signs (except "For Sale" signs) are not permitted to be posted on any property. "For Sale" signs may be posted on property for sale provided the sign post is constructed of wooden 4" x 4" post and the sign is painted maroon with gold lettering. These signs have been, and are now, commonly in use in Reed's Landing. "For Sale" signs shall face the street in front of the property only and shall be parallel to the street. If a sign is posted in violation of these Rules, the sign may be removed by the Association. The Association shall not be responsible for loss of, or damage to, any sign removed.

Solar Collectors and Wind Turbines

Solar collectors are not permitted on any Owner's property. [Note: This prohibition was effective prior to July 1, 2008. See Virginia Code § 67-701.C.] Wind turbines are not permitted on any Owner's property.

Storage Tanks

Aboveground storage tanks for the storage of any substance, including fuel oil and propane, are not permitted on any Owner's property unless they are approved as to size, location and screening by RLARC. The Application must describe the size, proposed location of the tanks, and the type and location of the screening to be used. Applications and screening are not required for small propane tanks attached to outdoor grills.

Television Antenna/Satellite Dish

Television antennas may be installed without describing the same in the Application unless the antenna will be visible from the street. In addition, satellite dishes one meter (39.37 inches) or less in diameter designed to receive direct broadcast satellite video signals or other video programming services may be installed without describing the same in the Application, unless the dish will be visible from the street. If the antenna or dish will be visible from the street, the Application must demonstrate that the placement of the dish or antenna in some other less conspicuous location unreasonably increases the cost of its installation, maintenance or use, or precludes reception of an acceptable quality signal. A satellite dish attached to a house is preferable to a freestanding dish. Freestanding dishes must be suitably screened. Satellite dishes greater than one meter (39.37 inches) in diameter are not permitted.

Woodpiles

Approval is not required for woodpiles that are neatly stacked wholly within an enclosed or semi-enclosed area, that are immediately adjacent to the house, or that are stored in the woods, provided that woodpile is not readily visible from the street or adjacent properties, and provided


the wood stored does not exceed one and one-half (1 ½) cords. Stacking of wood on walkways or driveways is not permitted.

Air Conditioning Units

Air conditioning units or other appliances or equipment protruding from windows are not permitted.

Clotheslines


Clotheslines are not permitted.



Raymond Lepper
President of Reed's Landing Community
Association, Inc.

State of Virginia)
) to-wit:
City of Richmond)

The foregoing instrument was acknowledged before me, Wendy Lash,
Notary Public, this 19th day of February, 2013, by Raymond Lepper, who has presented
identification of a state issued driver's license. Raymond Lepper voluntarily acknowledged this
instrument as President of Reed's Landing Community Association, Inc., on behalf of Reed's
Landing Community Association, Inc.



Notary Public

Registration Number: 329214

My commission expires: 1/31/2015



EXHIBIT A

PARCEL I

ALL those certain tracts or parcels of land lying and being partially in Midlothian Magisterial District, Chesterfield County, Virginia, and partially in the City of Richmond, Virginia, containing 295.16 acres, more or less, shown as Parcel A containing 288.842 acres, more or less, and Parcel E containing 6.678 acres, all as shown on a certain plat of survey entitled "Plat Showing Five Parcels of Land Lying West of Old Gun Road East" dated April 13, 1981, made by J.K. Timmons & Associates, Inc., Engineers & Surveyors, Richmond, Virginia, which plat is recorded in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia, in Plat Book 38, page 80, reference to which is made for a more particular description.

BEING the same property made subject to the Declaration dated October 1, 1981 and recorded in the Clerk's Office of the County of Chesterfield on November 23, 1981 in Deed Book 1569, page 1572.

PARCEL II

ALL that certain piece or parcel of land lying and being in Midlothian Magisterial District, Chesterfield County, Virginia, containing 30.000 Acres, shown as Parcel D, all as shown on a certain plat of survey entitled "Plat Showing Five Parcels of Land Lying West of Old Gun Road East" dated April 13, 1981, made by J.K. Timmons & Associates, Inc., Engineers and Surveyors, Richmond, Virginia, which plat is recorded in the aforesaid Clerk's Office, in Plat Book 38, page 79, reference to which is made for a more particular description.

LESS AND EXCEPT:

A parcel of land containing 2.01 acres conveyed to J.K. Timmons & Associates, Inc. by deed from Oliver D. Rudy, Trustee, etc., dated September 17, 1981, and recorded September 29, 1981, in the aforesaid Clerk's Office in Deed Book 1565, page 1402.

BEING the same property made subject to the Declaration dated October 1, 1981 and recorded in the Clerk's Office of the County of Chesterfield on November 23, 1981 in Deed Book 1569, page 1572.

PARCEL III

ALL that certain piece or parcel of land, lying and being in Midlothian Magisterial District, Chesterfield County, Virginia, containing 5.134 acres, all as shown on plat made by J. K. Timmons & Associates, P.C., Engineers-Surveyors-Planners, Richmond, Virginia, dated January 16, 1989, a copy of which is attached to and made a part of the below mentioned deed.

BEING the same property first made subject to the Declaration by a Supplemental Declaration of Covenants and Restrictions which was recorded in the Clerk's Office of the Circuit Court of the County of Chesterfield on February 8, 1989 in Deed Book 2001, page 1487.

BEING a part of the same property conveyed to Oliver D. Rudy, Trustee, under the provisions of a trust agreement dated April 21, 1981, by deed from E. Eugene Cooke and Mary Jane Prillaman

Cooke, husband and wife, dated January, 1989 and recorded in the Clerk's Office of the Circuit Court of the County of Chesterfield.

PARCEL IV

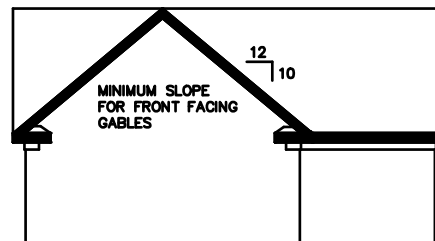
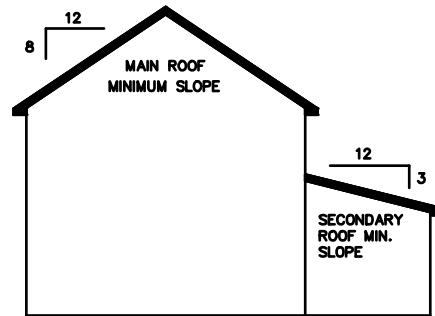
ALL that certain piece or parcel of land, lying and being in Midlothian Magisterial District, Chesterfield County, Virginia, containing 11.072 acres all as shown on plat made by J.K. Timmons & Associates, P.C., Engineers-Surveyors-Planners, Richmond, Virginia, dated June 27, 1989 a copy of which is attached to the Supplemental Declaration referenced below.

BEING the same property made subject to the Declaration by a Supplemental Declaration of Covenants and Restrictions which was recorded in the Clerk's Office of the Circuit Court of the County of Chesterfield on June 4, 1990 in Deed Book 2092 page 462.

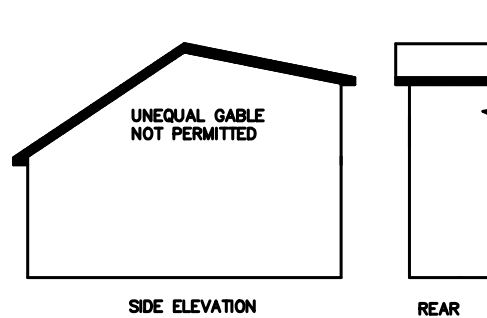
BEING the same property conveyed to Oliver D. Rudy, Trustee, under the provisions of a trust agreement dated April 21, 1981, by deed from E. Eugene Cooke and Mary Jane Prillaman Cooke, husband and wife, dated November 30, 1989, recorded December 28, 1989, in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia, in Deed Book 2064, page 595.

20466317_2

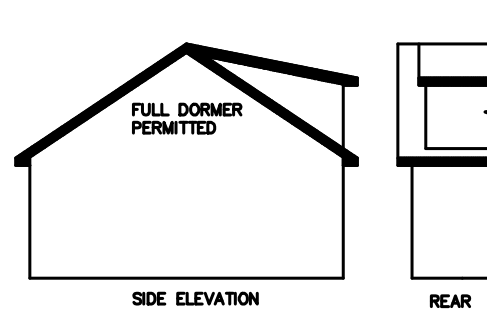
Reed's Landing – Appendix A Illustrations



ROOF SLOPES

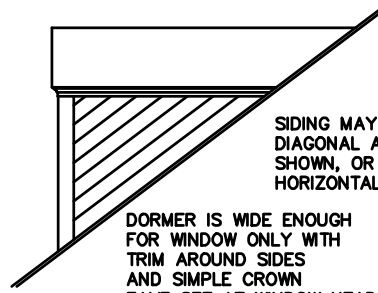


INCORRECT FULL DORMER



CORRECT FULL DORMER

FULL DORMERS

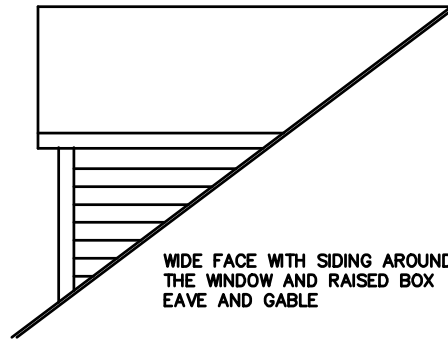
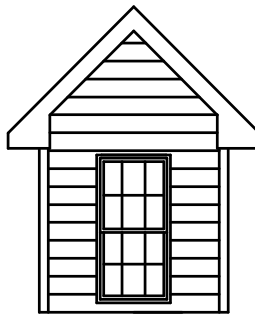


SIDING MAY BE
DIAGONAL AS
SHOWN, OR
HORIZONTAL

DORMER IS WIDE ENOUGH
FOR WINDOW ONLY WITH
TRIM AROUND SIDES
AND SIMPLE CROWN
EAVE SET AT WINDOW HEAD

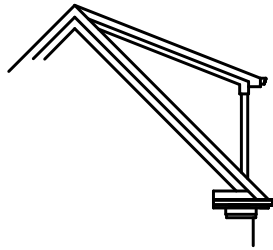
TRADITIONAL ROOF DORMER

TRADITIONAL DORMERS



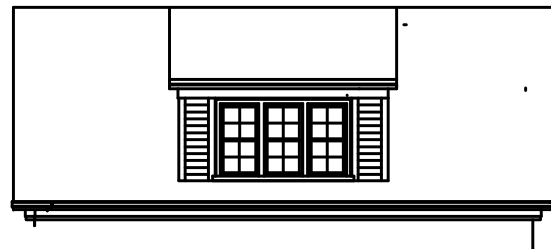
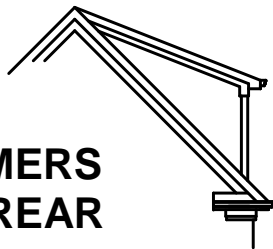
WIDE FACE WITH SIDING AROUND
THE WINDOW AND RAISED BOX
EAVE AND GABLE

UNACCEPTABLE ROOF DORMER

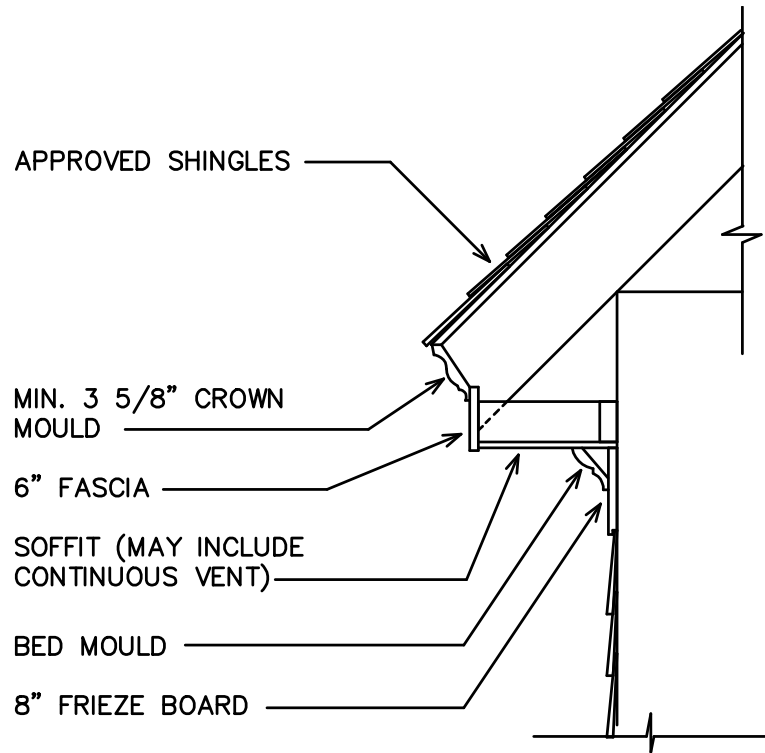


UNACCEPTABLE DESIGN - INADEQUATE WINDOW AREA, INSUFFICIENT
TRIM AND DETAIL

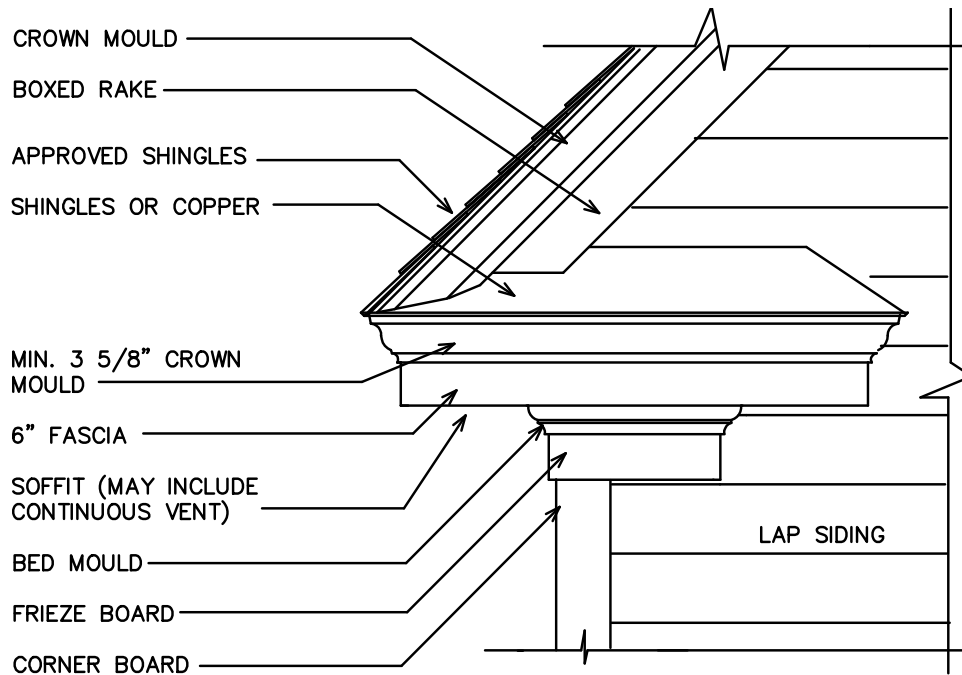
ALCOVE DORMERS FOR SIDE OR REAR ROOFS



ACCEPTABLE DORMER - MAJORITY OF FACE IS WINDOW AREA, USE
OF WIDE TRIM.

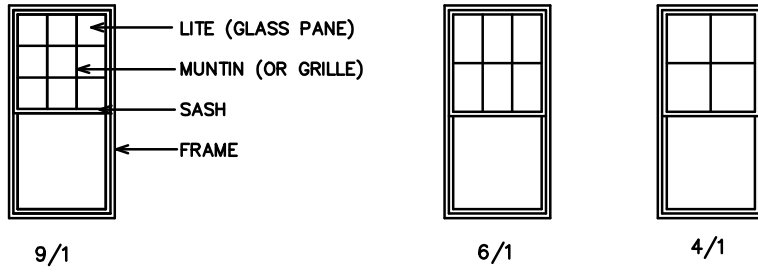
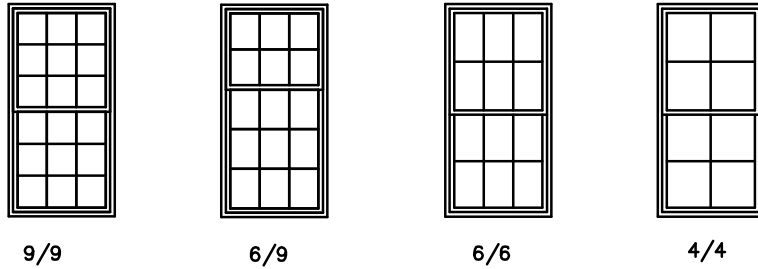


TYPICAL 5-MEMBER CORNICE



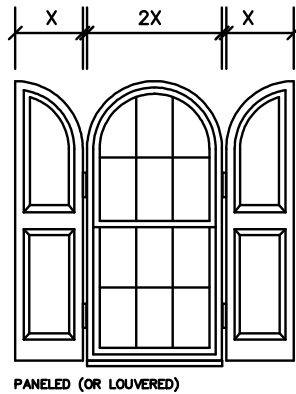
EXAMPLE OF CORNICE WITH RETURN, BOX RAKE, AND CORNER BOARD

CORNICE DESIGN

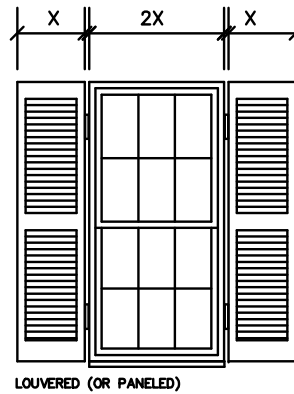


WINDOW STYLES

THE WINDOWS SHOWN ABOVE ARE DOUBLE-HUNG STYLE (MEANING BOTH SASHES SLIDE UP AND DOWN). THEIR PROPORTIONS ARE 2:1 (MEANING THAT THEY ARE TWICE AS HIGH AS THEY ARE WIDE). THE DIVIDERS BETWEEN THE LITES WITHIN A SASH ARE CALLED MUNTINS.

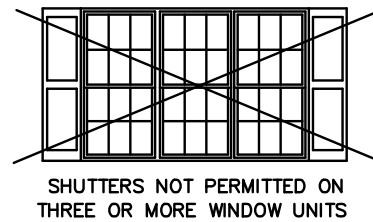
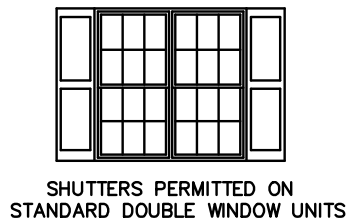


ARCHED WINDOW WITH SHUTTERS

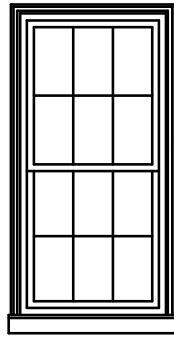


STANDARD WINDOW WITH SHUTTERS

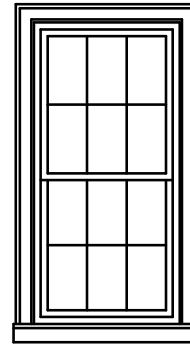
SHUTTER SIZING AND USAGE



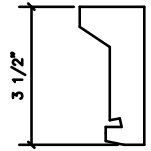
WINDOW TRIM



WINDOW WITH BRICK MOLD



WINDOW WITH WIDE TRIM

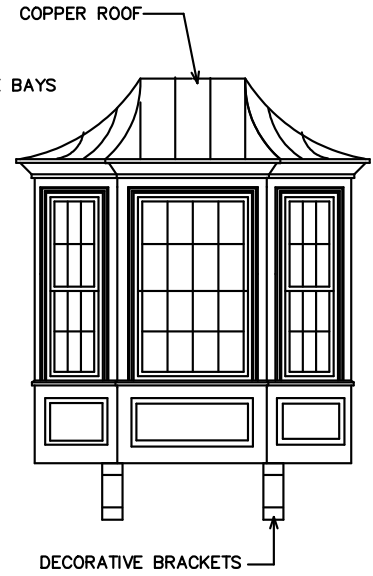
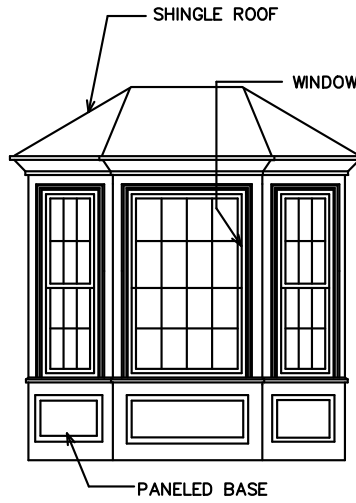


3 1/2" "RICHMOND" TRIM



2" BRICK MOLD

BAY WINDOW DESIGN



Reed's Landing

Architectural Review Committee

Submit to: Reed's Landing Architectural Review Committee
 c/o Community Partners of Virginia, 10800 Midlothian Turnpike, Suite 305, Richmond, VA 23235
 Attention Community Administrator – 804-378-5000 x210

New Home Application/Property Information Sheet

Section # _____ **Lot #** _____

Property Address: _____

Property Owner Name: _____

Mailing Address: _____

Telephone: _____ **E-Mail:** _____

Builder Name (if different from above): _____

Mailing Address: _____

Telephone: _____ **E-Mail:** _____

All submittals shall include: (1) Engineered site plan showing location of structure, setbacks, easements, walks, drives, and clearing limits; (2) Architectural drawings showing all house elevations, floor plans, and typical wall section; (3) Landscaping plan. **2 copies of each plan must be submitted - 1 physical copy and 1 .pdf format.** The review fee is \$500.00 payable to Reed's Landing Community Association, Inc.

	Product/Material w/ Manufacturer Name if applicable	Color Name or Number
Brick*	_____	_____
Roof*	_____	_____
Siding*	_____	_____
Trim*	_____	_____
Shutters*	_____	_____
Doors*	_____	_____
Windows*	_____	_____
Driveway	_____	_____
Walkways	_____	_____

* Sample or color chip may be required

Application: Approved as Submitted Not Approved
 Approved with Limiting Conditions (see memo) Preliminary Review

Signature: _____ Date: _____
 (for the Architectural Review Committee)

Approval is limited to design criteria established by the Reed's Landing Architectural Review Committee and should not be interpreted as approval of any variation from restrictions or conditions imposed on the property owner by Reed's Landing Covenants, Chesterfield County or other Jurisdiction. Approval of siting does not assure compliance with applicable zoning or environmental requirements by other Jurisdictions.