



ARCHITECTURAL GUIDELINES

*(These Architectural Guidelines are in addition to
The Declaration of Covenants, Conditions and Restrictions for Parkside Village)*

Parkside Village has been planned as a “Neighborhood Model” community with individual structures which will harmonize with rural Virginia vernacular styles of architecture. It is not the intent of these guidelines to limit design by requiring a specific "traditional" style, but rather to encourage designs that harmonize with the community through scale, materials, massing and architectural spirit.

These guidelines are adopted by the Architectural Review Board pursuant to Article X of the Declaration of Covenants, Conditions and Restrictions for Parkside Village dated November 7, 2000, First Amendment to Declaration of Covenants, Conditions and Restrictions for Parkside Village dated October 2, 2001, and the Supplementary Declaration of Covenants, Conditions and Restrictions for Parkside Village dated October 1, 2002 (“Covenants”) in an effort to serve as a guide to aid members of the Architectural Review Board (“ARB”) and residents in maintaining and enhancing Parkside Village’s carefully designed environment. These guidelines are effective May 28, 2004 and supersede any previously dated guidelines. These guidelines will remain in effect until such time as the ARB shall amend or replace them.

All projects reviewed by the ARB are evaluated with consideration of the Covenants and guidelines for subject property, aesthetics and current policy. These guidelines shall not be construed to limit the matters subject to review by the ARB. Although these guidelines cover most issues, there may be items that have not been specifically included herein; in that event, the ARB shall make its determination based upon the goals and objectives of the ARB. The ARB is concerned with all aspects of aesthetics. The ARB is not responsible for the enforcement of building codes, structural details, accuracy of drawings and techniques of construction. Submissions may be disapproved for purely aesthetic reasons deemed contrary to the goals and objectives of the ARB. Each application is reviewed on an individual basis. For example: a homeowner who wishes to construct a deck identical to one already approved by the ARB is still required to submit an application.

1. ARCHITECTURE AND BUILDING MATERIALS

- a. Roofs must have a minimum pitch of 7/12. Flat roofs or roofs with a lesser pitch will be considered when they are integral parts of the overall house design such as porch roofs.
- b. Roofs: slate, metal, cedar shingles, or a minimum 25-year architectural shingle. All roofs are subject to material and color review by the ARB.
- c. Exterior wall surface: Aluminum and plywood siding are not permitted.
 - i. Phase 1 (Lots 1 through 18): Vinyl siding is not permitted. Other materials such as Hardiplank, brick and stucco are encouraged.
 - ii. Phase 2 (Lots 19 through 42; and all “Townhouse” Lots): Vinyl siding may be Monogram siding by CertainTeed or other equivalent or better grade. Other materials such as Hardiplank, brick and stucco are encouraged.
- d. Paint: Colors which promote harmony within the community including earth tones, pastel tones and colors that would be found in older neighborhoods are required. Adjacent homes are encouraged to have different and complementary paint colors. Transparent or natural wood finishes are not permitted. Any color change of house siding, doors, shutters, trim, foundation, roofing, etc. is subject to ARB review. Repainting to match original color(s) need not be submitted to ARB.
- e. Foundations: All exposed foundations must be finished in brick, stone and stucco. Poured concrete with brick pattern painted is acceptable. Colors must be complementary to the house.



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- f. Style of storm doors/screen doors must be approved by the ARB. No unpainted (mill finished) or galvanized finish is permitted.

2. PORCHES/DECKS

- a. All houses are required to have covered front porches with a minimum depth of 8'
- b. Front and side porches: All wood elements other than the decking are encouraged to be painted and not left natural. All porch steps are to have painted risers.
- c. Under-porch or under-deck storage areas are to be screened and landscaped.

3. LANDSCAPING

- a. All front and side yards are to be landscaped. Major revision to existing landscaping, including any change to existing grading, is subject to ARB review.
- b. Foundation planting is required along all facades.
- c. Removal of live trees larger than three inches (3") in diameter measured at two feet (2') above ground level requires ARB review.
- d. All installation of Exterior Lighting is subject to ARB review. Impact on adjacent properties and common open space will be considered.

4. FENCING

- a. A 3' high "picket" style fence is required in the front of all houses. The fences must be white and a variety of vertical fencing (i.e. rounded, gothic, straight) is encouraged.
- b. Hedges are encouraged between lots as an alternative to fencing.
- c. Rear and side yard property line fencing may be permitted with a 4' max. height. Rear and side yard fence shall match front "picket" style fence in design, material, and color. The side yard fence that tapers or steps into the front setback is limited to 3' like the front fence. Gates should be compatible to fencing in design, material, height and color.
- d. Closed "Privacy" fencing is prohibited along lot lines for single-family homes. Any "privacy" fencing or other screening wall/trellis limited to a small patio area must be approved by the ARB.
- e. Trash container enclosures or screening with a maximum height of 4' are encouraged; style, material and color are to be reviewed by ARB.
- f. For all fencing/screening:
 - i. the ARB will review each fence application on an individual basis and in its sole discretion will determine whether the fence will be approved. Factors taken into consideration by the ARB regarding fencing will include, but are not limited to: visibility from the road, impact on adjacent owners and/or common space, visual impact on the community, continuity of community style, and style of fence in relation to the design of the home.
 - ii. the unfinished side of fencing (showing posts and other supporting members) shall face the interior of the lot on which the fence is erected.
 - iii. planting is considered an integral part of the fencing plan.
 - iv. stockade fencing, mesh (chain link), plastic mesh, vinyl coated or other galvanized metal wire fencing are not permitted whether "stand-alone" or within picket fencing.
- g. Underground ("Invisible") fence for animal control is permitted.

5. ANCILLARY STRUCTURES AND GARAGES

- a. All ancillary structures are to be designed to be consistent with the main house and will be subject to all of the same ARB covenants. Plastic or metal (e.g. aluminum) ancillary structures are not permitted.



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- b. Ancillary structures in addition to detached garages may include storage shed and gazebos.
- c. Garages attached or detached are highly encouraged.
- d. Garages oriented to the street should deemphasize the garage doors by using roofs or trellis over doors.
- e. Two 8' or 9' doors are encouraged where possible (as opposed to one 16' door).
- f. All garages on the Lots 6 through 18 are to be built off of Indigo Alley
- g. All paving is to be asphalt, brick or concrete. Gravel driveways are not permitted.

6. SATELLITE DISHES, ANTENNAS

- a. For the purposes of these Guidelines, the term "Antenna" includes any direct broadcast system (DBS) satellite dish or wireless cable antenna system (MDS or MMDS) and any component of or addition to such antenna, including, without limitation, poles, masts, brackets, cables, or wiring. These Guidelines apply to DBS, MDS and MMDS antennas that are one meter (39.37 inches) or less in diameter or diagonal measurement. Larger antennas are not permitted. A notice of installation and documentation of the size, location and color of Antenna is required. No fee is required. Antennas must be installed within the boundaries of the Owner's Lot and may not be installed on Common Area or adjacent lots. Antennas must be reviewed by the ARB for location. The criteria for location approval are reception ability and screening from view. The device should not be seen from normal external viewing areas of the street or neighbors' views. If placed on the ground, proper landscape screening is required. The homeowner is strongly encouraged to blend the Antenna into the background against which it is mounted.
- b. All other antennas not defined above are not permitted.
- c. Underground cable for television reception and Internet service is available within Parkside Village.

7. MISCELLANEOUS

- a. Storage tanks for propane must be underground.
- b. There is no minimum square footage required.
- c. Vacant lots are to be maintained including lawn cutting.
- d. Mailboxes: replacement mailbox and mailbox structures shall be consistent with existing mailboxes within each Phase and placed in same location as original mailbox. Permanently decorated mailboxes are prohibited. It is the responsibility of the homeowner(s) to repair/replace the structure and/or mailbox when necessary.
- e. Small portable plastic pools with maximum depth of 2 feet for small children are permitted in back or side yards only. Any larger in-ground or above-ground pool is not permitted.
- f. Play equipment permitted in back or side yards only. Fixed play equipment structures (e.g. "tot lots") subject to ARB review.
- g. Hot Tubs/Spas are subject to ARB approval for design, placement and screening.
- h. Awnings are discouraged; all awnings or other permanent external sun control devices are subject to ARB review and should be consistent with the visual scale and style of the house.
- i. Window-mounted air conditioning units are prohibited.
- j. Removal of existing structures subject to ARB review.
- k. All structures within the common space are subject to ARB review.