

BEACON HILL COMMUNITY ASSOCIATION, INC.

COMMUNITY CODE NO. 2

DESIGN GUIDELINES

WHEREAS, the Board of Directors pursuant to the community Declaration of Covenants, Conditions, Easements and Restrictions for the Beacon Hill Community Association, Inc. (the "Association") recorded on December 7, 1999, among the Land Records of Loudoun County, Virginia in Deed Book 1735, Page Number 2024 et seq. (hereinafter referred to as the "Declaration", which term shall include any and all subsequent corrections, modifications and supplements thereof as may be recorded among the Land Records of Loudoun County, Virginia).

WHEREAS, Article 10 of the Declaration authorizes the Board of Directors to promulgate as Community Codes rules, regulations, standards and guidelines governing the Community.

WHEREAS, Article 10 of the Declaration provides that Community Codes shall have the same force and effect and binding nature as the covenants, conditions, easements and restrictions contained within the Declaration and applicable to all Property within the Community.

WHEREAS, the Board of Directors desires to revise certain design restrictions with respect to the Property for the benefit of the Community and its residents.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors hereby amends Community Code 2 which, as may be further modified or amended from time to time, shall be binding on all parties having any right, title or interest in all or any portion of the Community, their respective heirs, personal representatives, successors, transferees and assigns, as well as occupants, guests and invitees, and shall inure to the benefit of each Owner thereof.

Unless otherwise defined herein, capitalized terms used herein shall have the same meanings as are set forth for them in Appendix One of the Declaration.

**BEACON HILL COMMUNITY ASSOCIATION
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A. MINIMUM HOUSE SIZE AND SETBACK

1. Homes in Beacon Hill shall contain, on the first and second floors, a minimum square footage of habitable space as calculated by ANSI Z-765:

Hamlet Lots in Hamlets "B" and "C" and Hamlet Lots F-5 through F-13:	4,000 square feet
All other Hamlet Lots:	3,500 square feet
Estate Lots:	4,000 square feet

2. On Estate Lots, the front corner of the home, including garages, shall be not less than one-hundred feet (100') from the front property line. Exception: Certain lot conditions may dictate house location closer than one hundred feet (100) to front property line. When this occurs, the Design Review and Covenants Committee for the Beacon Hill Community Association, Inc. (the "DRCC") shall approve the citing of the home.

B. ARCHITECTURAL STYLE

Homes constructed in Beacon Hill shall be of traditional style, keeping with the historic nature of western Loudoun County. Colonial Georgian and Greek Revival are preferred, with emphasis on well-proportioned facades featuring the following:

- Homes shall be constructed using gable and hipped roofs. Dormer windows and use of standing seam roofing as an accent are preferred. The minimum roof pitch on "front to back" roofs shall be 7/12. *Note: This does not preclude the use of shed roofs of lower pitch extending from the primary roof.*
- Building massing featuring a central two story box with attached one or two story appendages.
- Porches shall be classically detailed using square or round columns supporting entablatures under flat or pitched roofs.
- Windows with inoperable shutters should appear as though they could close to cover the entire window. *Note: This precludes use of sixteen inch (16') shutters flanking double windows.*
- Windows should be trimmed on the exterior with brickmould, adams casing or a minimum 1x4 stock trim.
- Windows on the front and side facades shall be constructed and maintained with traditional, divided light patterns consistent with the architectural style of the home.
- Cornice trim should be consistent around the home.
- Fireplace construction incorporating chimneys is required. Chimneys must be constructed of brick, stone or stucco. Attached shed structures containing direct vent fireplaces are prohibited.
- End elevations of homes shall contain a sufficient number of windows such that no less than ten percent (10%) of exposed vertical surface, including gables, shall be contained within the sash opening area of windows.

10. Entrance stoops and lead walks shall be constructed with brick or flagstone facing on all exposed horizontal and vertical surfaces.

11. Brick or stone veneer shall be provided from the underside of first floor joists to grade around entire perimeter of the home.

C. GARAGES

Garages shall be sited and oriented according to the approved Homesite Location Plan. Preferred location for garages is side load, angled from main house, or detached. Garage doors shall be a maximum of nine feet (9') wide and eight feet (8') high. No more than three (3) garage doors shall be placed side-by-side without a minimum sixteen inches (16") offset in the exterior wall containing the doors. There shall be no more than twenty-four inches (24") of facade material between the top of the garage door trim and the underside of cornice or band trim above. Garage doors shall be of paneled construction.

D. DECKS & COVERED FRONT PORCHES

All exposed vertical surfaces of decks and covered porches shall be constructed of white or approved off-white vinyl or wood. **Note:** *This includes all railings, band boards, stair stringers, support columns and beams.* **Exception:** *Railings may be of painted metal with white, off white, black, or dark green finish.*

All support columns shall be minimum 6"x 6". Maximum floor height above-grade, measured from the outermost edge of the deck or porch surface, shall be ten feet (10'). Screened porches shall be constructed with black or dark bronze screen color. All deck and covered porch designs must be submitted to the DRCC for approval.

E. FACADE MATERIALS

1. Front facade materials shall be used in a consistent and continuous manner on side elevations.

2. Acceptable materials are brick, stone, stucco, and siding. Siding may be of wood, wood composite, or cement composite, in either a horizontal or shingle pattern, provided such siding terminates into corner boards, not less than 1"x 4" nominal size, covering both faces of all outside corners. **Exception:** Shingle siding, as described above, may be bevel laid at outside corners.

3. Trim must be painted wood or vinyl.

4. Chimney surface material is based upon dominant facade material:

<u>DOMINANT FACADE MATERIAL</u>	<u>CHIMNEY SURFACE</u>
Siding	Brick or Stone
Brick	Brick
Painted Brick or Stone	Painted Brick or Stone
Stone	Stone
Stucco	Stucco, Brick, or Stone

F. ROOFING

Roofing shall be slate, cedar shake or shingle, approved synthetic slate, approved architectural grade asphalt composition (30 year or more), or standing seam metal. Vents, skylights, and other roof projections shall be mounted to minimize their visibility from the front facade and shall be painted a neutral color.

G. COLORS

Colors of exterior facade, including siding, masonry, trim, roofing, shutters, and doors shall be coordinated to promote the traditional character of the development. All trim work, including around windows and doors, cornice work and porches, shall be white or approved off-white or neutral color. Brick shall be of natural earthtones. **Exception:** If the architectural style uses a combination of painted brick and natural stone, brick shall be painted white or off-white. Accent trim color for shutters and doors shall be black, charcoal, dark brown, dark green or dark burgundy red. Doors may be of natural wood with a satin finish. Siding shall be white or pastel tones of tan, taupe, gray, or yellow. Stained natural wood siding may be used as an accent in no more than one hundred (100) square foot areas. Stucco shall be finished to a tan, taupe, or warm gray finish.

H. DETAILS

1. Fencing

- Fencing design and location must be approved by the DRCC.
- Fencing is prohibited between the front property line and the rear corner of the home.
- All fencing shall be a maximum of five feet high with a traditional horizontal three or four board rail fence with “Duron Georgetown Green” or Black finish. **Exception:** *Pool fencing may and Sports Court fencing shall be vinyl coated metal with “Duron Georgetown Green” or Black finish and must be screened with landscaping to minimize its visual impact from neighboring properties and roads.*
- Fencing may be installed with wire mesh between rails inside the fence. **Exception:** *Mesh between rails may be installed outside the fence for use as required pool fencing. Mesh is to be painted to match the fence finish, i.e. Duron Georgetown Green, or Black.*

2. Stonework shall be fieldstone native to the Virginia and Maryland region.

3. Detached Structures, conforming to the requirements of the Architectural Style and Garage sections within these Design Guidelines, shall be permitted according to the contained provisions herein:

- a. Detached Garages shall be a minimum of three hundred (300) square feet of enclosed area and located within fifty feet (50’) of the home.
- b. Pool houses shall contain a minimum of three hundred (300) square feet of enclosed space and be located within one hundred feet (100’) of the home.
- c. A single doghouse shall not exceed sixteen (16) square feet and four feet (4’) in height at the highest point. It shall be constructed of materials and colors consistent with the home.
- d. All other storage facilities shall be directly attached to the home and constructed of compatible and consistent materials and style.

4. Driveways may be constructed of asphalt, concrete (including stamped concrete), brick pavers, or concrete pavers. They shall be a maximum width of fourteen feet (14’). All driveway colors must be approved by the DRCC.

5. Swimming pools and hot tubs shall be located in the rear yard of the home. Waterline level shall not exceed twelve inches (12") above surrounding grade or deck. Landscaping is required to minimize impact on neighboring properties.
6. Recreation and outdoor play systems shall be located in the rear yard of the home or as approved by the DRCC. Exposed wood shall be stained to a dark natural finish. Recreation and play equipment must be adequately screened with masses of plantings to minimize visual impact between neighboring properties and from the golf course.
7. Solar Panels shall be prohibited.
8. Antennas and satellite dishes shall be a maximum diameter of one (1) meter and shall otherwise be in accordance with the Beacon Hill Community Association Rules for the Installation of Antennas.
9. Storm and screen doors shall be "full view", i.e., no panels. Door shall be painted or finished to the same color as the door to which it is attached.
10. Exterior air conditioning units, i.e., 'thru wall' or 'window' are prohibited.
11. Exterior decorative objects, including bird houses, bird baths, free-standing poles and other structures of all types, water features, stone placement, and sculpture must be approved by the DRCC. The application fee is waived.
12. Pier lamps are to be turned on and burn daily from dusk to dawn. Light bulbs used in driveway pier lamps must be the following type (or another type expressly approved in writing by the DRCC): **Sylvania MP50UMED-M11OR 50 Watts**. Product replacement information can be found on the Association's website at www.beacon-hill.us.

I. LANDSCAPE GUIDELINES

The public and private landscape of Beacon Hill shall be designed to blend newly constructed homes into the rural and historic farm landscape of western Loudoun County. All site plans and landscape plans shall be reviewed and approved by the DRCC for conformance with these Design Guidelines.

1. Estate lots shall be developed with stone piers on both sides of the drive. The piers will include a top-mounted decorative coach light. They shall match the approved pier design.
2. Hamlet lots shall be developed with a stone pier on the right side of the drive. This pier is to include a top-mounted decorative coach light. It shall match the approved pier design.
3. All mailboxes shall be post mounted. Approved Mailbox and Mailpost color and design options are as follows (any similar deviations must be approved by the DRCC.)

APPROVED MAIL SYSTEM DESIGN

- **HOUSE NUMBERS**
 - House numbers on post are to be 4” or 5” script Black Metal Nail-On and preferably posted on both sides of the supports.
- **BOX REPLACEMENT: (Color: Black) Note--You Have STYLE Options**
 - Walpole Black Premium Steel, Liberty Model, OR
 - Walpole Black Strong Steel, Twinstar Model, OR
 - *Approved Variance:* Black Postmaster Ironsides Rural Mailbox, Anti-Vandal (available at Lowes or Home Depot)

***Paint maintenance of mailboxes is to be as necessary using a Glossy Black exterior paint (for metal)*

- **POST REPLACEMENT:(Color:White) Note—You Have STYLE Options**
 - Walpole, Liberty Model (*no newspaper box*), Cedar
 - Walpole, Liberty Model (*no newspaper box*), Azek Cellular PVC
 - Walpole, Twin Star Model (*with newspaper box*), Cedar
 - Walpole, Twin Star Model (*with newspaper box*), Azek Cellular PVC

***If you choose the cedar post, it is to be maintained as necessary using Behr Ultra Pure White Solid paint, or comparable.*

4. Street trees will be planted along some streets of Beacon Hill. Homeowners shall be required to maintain these trees in good condition, and shall not prune, remove or plant around or adjacent to these trees without approval of the DRCC. Homeowners or builders may add street trees to individual lots with the approval of the DRCC. In addition to or in lieu of street trees, builders shall provide plantings on the lot frontage as defined in the Lot Landscaping section of this document.

5. Ornamental and screen plantings shall be planted throughout the community, including adjacent to individual lots. Homeowners shall not prune, remove or plant around or adjacent to these plantings without approval of the DRCC. Homeowners may plant additional trees on their lots with DRCC approval.

J. LOT DEVELOPMENT

1. Tree Preservation: Specimen trees, those greater than twenty-four inches (24”) caliper in wooded areas within ten feet (10’) from the edge of proposed development envelopes, shall be field located by builders and evaluated by the DRCC. Highly visible and well- anchored tree protection devices installed prior to clearing and grading shall protect individual trees or wooded areas to be saved. They shall remain in place until occupancy. Specific actions to save specimen and other trees shall be undertaken by certified arborists or other trained licensed professionals.

2. House citing and lot grading: Homes with the same elevation or color scheme shall be prohibited to be either beside one another or directly across the street from one another. Builders shall carefully design site grading schemes to employ existing drainage patterns where feasible, and to minimize the number of drain inlets and drainage structures on each lot. House

plans shall be selected for appropriateness on a given lot and sited to take advantage of its natural features and views. Walkouts shall be constructed only when they can be created from existing grade and in accordance with the Design Guidelines. Walkout conditions created by reversing the slope of existing terrain, or by filling the front of a home site to be significantly above preexisting grade, shall be prohibited.

3. Driveways shall be aligned to minimize long, straight tangents. Turn-around areas and auto courts shall be located away from public view. They shall be screened by berms or landscaping, to avoid unsightly views of large parking areas. Circular drives shall be required on all corner Estate Lots except where prohibited by grade.

a. *Driveway Drainage Culvert Headwall*

- The property owner is responsible for securing advance approval from the HOA and any permit as may be required from Loudoun County or VDOT.
- Construction is to be of 'wet' stacked stone of color to match driveway stone entry piers, or as may otherwise be approved by the DRCC in advance of construction.
- Headwall may not extend more than 3" above natural grade.
- All repair and maintenance of the structure is the responsibility of the property owner.
- Any damage sustained to the structure during a road maintenance operation by VDOT or an agent of the BHCA is not within their responsibility to replace/repair.
- Any necessary repairs to the headwall are to be completed within a reasonable period or the structure is to be disassembled and removed at the expense of the owner.
- Should equipment sustain damage during a road maintenance operation the property owner may be required to remove the structure at the expense of the owner.

4. Utility services for each lot shall be sited to minimize clearing. Site utilities such as air conditioning units, pool equipment, meters, and other items shall not be visible from the street, and shall be screened with fences, walls, trellises or landscape plantings, as approved by the DRCC.

5. Site fences and retaining walls located in the front yards shall be constructed of local fieldstone. Brick may be used if the front facade of the home is brick. Timber, pre-cast concrete block or concrete retaining, or freestanding walls or planters may not be constructed in front yards. No site retaining wall may be taller than four feet (4').

K. LOT LANDSCAPING

Plant material shall be provided to create outdoor spaces, frame views, provide privacy, and help define driveway entrances. Plant materials native to the Beacon Hill setting or compatible in color, texture and form are encouraged, as determined by the DRCC.

- 1 (a). Each Estate Lot shall be planted with the following minimum number of landscape plants.
- 5 shade trees at least 2-3 inches caliper

- 3 ornamental trees at least 12 feet in height
 - 7 evergreen trees at least 8 feet in height
 - Shrubs, perennial and groundcover beds shall be planted in foundation plantings covering fifty percent (50%) of the home's perimeter.
 - Plantings are also encouraged at the drive entrance and in other locations.
 - Shrub and other plantings shall total a minimum of six hundred (600) square feet in area. Shrubs, (with the exception of dwarf varieties) shall be a minimum of twenty-four inches (24") in height and spread and planted to provide full cover.
- 1 (b). Each Hamlet lot shall be planted with the following minimum of plants.
- 4 shade trees at least 2 1/2- 3 inches caliper
 - 2 ornamental trees at least 12 feet in height
 - 5 evergreen trees at least 8' in height
 - Shrubs, perennial and groundcover beds shall be planted in foundation plantings covering fifty percent (50%) of the home's perimeter.
 - Plantings are also encouraged at the drive entrance and in other locations.
 - Shrub and other plantings shall total a minimum of three hundred fifty (350) square feet in area. Shrubs, (with the exception of dwarf varieties) shall be a minimum of twenty-four inches (24") in height and spread and planted to provide full cover.
2. Additional trees shall be planted in an informal, random arrangement, within a thirty-foot (30') wide area behind the right-of-way line in a manner that does not unreasonably block golf course or vista views from neighboring properties. The street frontage of each lot shall be planted with the following plant materials:
- one shade, one ornamental, and two evergreen trees shall be planted for every one hundred feet (100') of lot frontage. Trees shall meet the size requirements of 1(a). and 1(b). above;
 - this requirement shall count towards the minimum lot planting requirements of 1(a) and 1 (b) above.
3. The requirement for a minimum number of shade, ornamental or evergreen trees may be reduced on wooded lots with DRCC approval.
4. Plantings that occur near common boundaries shall be massed in natural, irregular forms of plant materials, consisting of beds or drifts of the same materials planted 12-15 feet apart.
5. Masses of plantings shall be used to screen play equipment, pool, service areas, utilities, parked automobiles and any other objectionable views from the street, when required by the DRCC.
6. Homes shall have maintained lawns from the rear of the home to the street, with the exception of existing wooded areas, which have been retained. Landscape beds, consisting of perennials, annuals or shrubs, are required around the driveway entry piers.
7. Deer Management: Black mesh may be wrapped around individual plants for the purpose of deer protection between November and March. Dark colored posts no taller than 2/3 the height of the individual planting and no greater distance than one foot from the individual planting may be used to stake the mesh protective covering.

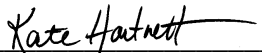
***NOTICE:**

- *The Design Guidelines are subject to modification by the Design Review and Covenants Committee and as approved by the Board of Directors.*
- *Pursuant to Article 7 of the Declaration, the Design Review and Covenants Committee may, in its sole discretion, but shall not be required to, authorize waivers or variances from compliance with any of the provisions of the Design Guidelines when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations, architectural merit, or other reasonable considerations warrant such a waiver or variance. Such variances shall be granted only if and when, in the reasonable judgment of the DRCC, unique circumstances exist.*

IN WITNESS WHEREOF, the undersigned, on behalf of the Board of Directors and as approved at a regular meeting of the Board of Directors held September 30, 2008 at the Thomas Balch Library, Leesburg, VA, cause this Community Code to be revised effective November 1, 2008.


Secretary
Board of Directors
BEACON HILL COMMUNITY ASSOCIATION

WITNESS:


Kate Hartnett, Managing Agent