

The  
GROVE

**HANDBOOK OF DESIGN  
STANDARDS**

**Revised February 2001**

**PREPARED BY:**

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**DMA**

**DESIGN / MANAGEMENT ASSOCIATES, INC.**

**2400 EAST CARY STREET, SUITE 514**

**RICHMOND, VIRGINIA 23223**

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## **ARTICLE I - POLICIES AND PROCESS**

### **1.1 AUTHORITY TO ESTABLISH STANDARDS AND CONDUCT DESIGN REVIEW**

1.1.1 The General Covenants establish the authority of the Declarant (Developer) and Association Board of Directors to create design standards and maintain The Grove Architectural Review Board. These Standards have been written not only to establish rules that guide design and construction, but also to define the basis and reasoning for those rules, and to assist the builder and homeowner in understanding the rules by providing illustrations and explanations of requirements where helpful.

1.1.2 **AMENDMENTS AND DELETIONS:** The Grove Architectural Review Board reserves the right to modify, add to, or delete from any specific section of The Grove Standards from time to time. All changes must be ratified by the Board of Directors prior to incorporation into these Standards.

### **1.2 RESPONSIBILITY FOR OBTAINING APPROVALS**

1.2.1 **PROPERTY OWNER IS RESPONSIBLE:** Each property owner within The Grove is responsible for his or her property's compliance with these Standards. Any proposed improvements to be made to that property may affect that compliance, and the Covenants require that the Owner obtain approvals from the Association prior to making the improvements, in order to maintain compliance. This is true regardless of whether or not the work is being performed by the Owner directly or by a Contractor.

1.2.2 **PROPERTY OWNER TO COMPLY WITH OTHER LAWS:** In addition to approvals from the Association, other approvals and permits may be required by the County, such as a building permit. It is not the responsibility of the Association, the ARB, or the Developer, to obtain any other permits for you, nor to provide any guarantees or waive any legal requirements for compliance with any state or county law, with the Declaration or with these Standards.

### **1.3 PREPARATION OF SUBMITTALS**

1.3.1 **SUBMITTALS TO BE COMPLETE AND ACCURATE:** Submittals prepared for consideration by the ARB need to be complete and accurate. Submittals for design review must include drawings prepared as described below. The ARB may require that color chips accompany color applications. All requested information on the application forms needs to be furnished. The ARB will reject applications that are incomplete or inaccurate.

1.3.2 **SUMMARY OF SUBMITTAL REQUIREMENTS:** Proper submittals include drawings that are neat, accurate, drawn to scale, and with sufficient detail to adequately explain the entire design. Insufficient explanation of a design including all visible details, is cause for rejection of an application. The ARB, at its discretion, may accept plans that are marked-up in red with late changes to design features. However, the ARB may require that the marked-up sheets be corrected and revised, and re-submitted. As a minimum requirement, one (1) copy of each of the following drawings shall be submitted:

ADDITIONS:                    Site Plan - showing addition location, distances to property lines and tree(s) if any, to be removed. Show any changes in landscaping.  
    Floor plan(s) of Addition  
    All Exterior Elevations of Addition including existing house. (Show finish materials).

ACCESSORY

STRUCTURES:

Site Plan - showing location of new structure and existing house, with distances between each, distances to property lines, and tree(s) if any to be removed.

Floor Plan(s)

All Exterior Elevations (Show finish materials).

OTHER SITE

IMPROVEMENTS:

Site Plan - showing location of improvement, existing structures, distances to property lines, tree(s) if any to be removed.

Plan of Improvement (ex: deck, patio, swimming pool, etc.)

FENCES:

Site Plan - showing location, extent of fence, and tree(s) if any to be removed.

Drawing of fence with heights, materials and sizes identified.

HOUSE COLORS:

For changes to existing house colors, submit application form with manufacturer's names and color names. Submit color chips with application.

1.3.3 **MINIMUM SCALE OF DRAWINGS:** Site plans shall be drawn to scale (min. 1"= 30'-0"). Drawings of structures, houses, or other improvements shall be drawn to scale (min. 1/8"= 1'-0").

1.3.4 **SUBMITTALS KEPT FOR RECORD:** Submittals are kept on file for a record of approved designs. Therefore submitted drawings should be copies of originals, not the originals themselves.

## ARTICLE II - INDIVIDUAL LOT DEVELOPMENT STANDARDS

### 2.1 MINIMUM REQUIRED IMPROVEMENTS TO LOTS

2.1.1 MINIMUM REQUIRED IMPROVEMENTS: The following minimum improvements will be required on each developed lot in The Grove:

- a) PAVED DRIVEWAY AND FRONT WALK: All lots developed in The Grove will include a paved driveway and a walk to the front door, in accordance with pavement standards specified in this document.
- b) POST LAMP: All improved lots in The Grove must have a front yard post lamp. The required style is noted in the *Neighborhood Addendum*.
- c) EQUIPMENT AND UTILITIES SCREENING: Exterior HVAC equipment and Virginia Power Transformers shall be screened in accordance with standards in this document.
- d) FINISHED AND LANDSCAPED YARD: Every improved lot shall be landscaped in accordance with landscape standards in this document. Consult specific neighborhood addenda as well as general standards.

### 2.2 DEFINITION OF YARDS (See Illustrations 2.2a and 2.2b in Appendix A)

2.2.1 FRONT YARD: The front yard is defined as the lot area between the street and a plane in line with the front facade of the house, extending to both side property lines.

2.2.2 CORNER SIDE YARD: On a corner lot, a corner side yard includes all portions of the lot, not a part of the front yard, but fronting on a street and extending to a plane in line with the side facade of the house

2.2.3 SIDE YARD: A side yard is defined as the yard area between the side property line and the house, and extending from the front plane of the house to the rear plane of the house.

2.2.4 REAR YARD: The rear yard is defined as the yard area extending from the rear plane of the house to the rear property line and to both side property lines except in the case of corner lots (See *Corner Side Yard, above*).

### 2.3 LOCATING STRUCTURES ON A LOT

2.3.1 ADDITIONS TO HOUSES - SITING REQUIREMENTS (See also paragraph 3.4 for architectural standards for house additions).

- a) YARDS AND SETBACKS: Additions may be constructed in any yard as defined in 2.2 above, but shall not extend beyond the setback limits established for the house.
- b) EFFECT ON STREETScape: Additions in front or corner side yards will be reviewed in relation to their effect on the visual street scape. Additions that significantly impede the view along the street to adjacent homes, beyond that typical of the neighborhood may not be approved.

- c) EFFECTS OF LOCATION ON PRIVACY OF ADJACENT LOTS: In general the siting of additions shall not create a breach of privacy between neighboring houses. Where this is unavoidable, the ARB may require screening of the view by the Applicant.

2.3.2 ACCESSORY BUILDINGS - SITING REQUIREMENTS (See also paragraph 3.5 for architectural requirements for accessory buildings).

- a) LOCATION IN REAR YARD ONLY: No accessory building may be constructed farther forward on the site than the rear plane of the house.
- b) COMPLY WITH SETBACKS: Accessory buildings shall be located within the minimum setbacks for such structures established by the County except where more restrictive requirements are specified in the *Neighborhood Addenda*.
- c) EFFECTS OF LOCATION ON NEIGHBORING LOTS: In general the siting of accessory buildings shall not create a breach of privacy between neighboring houses, nor shall it create a visual nuisance to neighboring houses. Where this is unavoidable, the ARB may require screening of the view of the structure by the Applicant.

2.3.3 SWIMMING POOLS - SITING REQUIREMENTS

- a) LOCATE DIRECTLY BEHIND HOUSE: In-ground and above-ground swimming pools shall be located in the rear yard and no closer than 20' to any property line.
- b) PRESERVE PRIVACY: The ARB may require additional screening of swimming pools to insure the privacy of the pools owner and of neighbors.
- c) FENCING REQUIRED: Swimming pools shall be fenced in accordance with state building codes, and in conformance with Article II, section 2.10 - "Fences".

**2.4 LANDSCAPING**

2.4.1 MINIMUM LANDSCAPING REQUIREMENTS: All homes shall have foundation plantings located along the front facade at a minimum. All cleared yard areas not otherwise specified in accordance with any *Neighborhood Addendum*, shall be landscaped with a combination of seeded or sodded lawns, planting beds for shrubs, trees, groundcover or flowers with mulch or otherwise landscaped in accordance with an approved landscape plan.

2.4.2 NATURAL AREAS: Areas of yards which contain mature natural vegetation and are permitted to be left in a natural state should be maintained free of dead and diseased trees.

2.4.3 REMOVE ALL TRASH AND DEBRIS: No new landscaping shall commence until all trash, stones, gravel, branches, weeds, and construction debris have been removed from the lot.

## 2.5 LANDSCAPE ACCESSORIES

2.5.1 **MAILBOXES** (*See Illustration 2.5.1 in Appendix A*): Mailboxes must be installed utilizing the standard The Grove post, and the approved size box. Boxes shall be metal with a gloss painted finish as specified in the illustration. Wood posts shall be painted with gloss paint as specified. Numbers shall be as specified.

### 2.5.2 FLAGS AND FLAGPOLES

- a) **FLAGS MOUNTED ON HOUSES:** Decorative flags and sovereign flags (USA, Virginia, Chesterfield County) are permitted to be flown from flag standards of 6' or less in length, mounted on the house.
- b) **VERTICAL FLAG POLES:** Permanent vertical flag poles are not permitted in front yards. Flag poles not exceeding 15' in height, may be permitted in rear yards directly behind the house, and no closer than 20' to any property line.

### 2.5.3 SIGNS

- a) **PERMITTED SIGNS:** No signs other than one temporary real estate sign.
- b) **REAL ESTATE SIGNS:** Real estate signs shall be placed in the front center of the yard only. Rear yard signs are not permitted.

## 2.6 PAVEMENTS

2.6.1 **DRIVEWAYS:** Every improved lot in The Grove shall have a single paved driveway that conforms to the following criteria (See also Neighborhood Addenda for any special requirements):

- a) **PAVEMENT:** Driveways must be hard surfaced using asphalt or concrete. Gravel is not permitted. Upgraded pavements may include brick pavers, exposed-aggregate concrete, interlocking concrete pavers or patterned concrete.
- b) **SETBACKS:** Driveways shall be held a minimum of 3' off of side property lines.

2.6.2 **FRONT WALKS:** All front walks shall be hard surfaced. Upgraded walks will generally be permitted, of brick, exposed aggregate concrete, concrete pavers, embossed concrete, or cut stone (mortar-set). Walks shall be between 3' and 4' in width, widening as required to the front steps width.

## 2.7 TRASH, MECHANICAL, ELECTRICAL AND COMMUNICATIONS EQUIPMENT

2.7.1 **TRASH ENCLOSURES:** Trash, garbage and other waste shall be kept in sanitary containers located and screened so as to be concealed from view of the neighboring lots and the street. A screening enclosure for trash is required on all lots and shall be built to match the condenser screening enclosure (see below). It shall be located at the back side or rear of the house to screen the container from the street and neighboring lots. It must be the same height as the sanitary container. (*Ammended 2/01*)

2.7.2 **CONDENSER SCREENING:** Required screening of heat pump or air conditioning condensers may be by finished or unfinished (salt-treated) vertical board fence enclosures, or lattice enclosures, properly supported, trimmed, level and plumb. Equipment shall be screened on all sides with allowance for one



3' wide opening, not visible from the street. Spaces between vertical boards shall be 2" max. The height of the screening enclosure shall be at least as high as the equipment screened, but not more than 1' higher.

### 2.7.3

#### SATELLITE ANTENNAS

- a) **PERMITTED ANTENNAS:** The following antennas are permitted by the Federal Telecommunications Act of 1996:
  1. An antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter (39") or less in diameter.
  2. An antenna that is designed to receive video programming services via multi point distribution services, including multichannel, multi point distribution services, instructional television fixed services, and local multi point distribution services, and that is one meter (39") or less in diameter or diagonal measurement.
  3. An antenna that is designed to receive television broadcast signals.
- b) **LOCATION:** To the extent feasible, antennas should not be visible from street. The following priorities shall be observed in determining antenna locations:
  1. Mounted directly on the rear of the house, on a roof plane facing the rear, or on the back side of a chimney.
  2. Mounted on the ground, on a pole, an existing other structure, or a tree in the rear yard.
  3. Mounted on the side of the house or on a side facing roof plane.
  4. If no clear signal may be obtained in any of the above locations, mounted on the ground in the front yard, or on the front plane or front roof plane of the house.
- c) **APPEARANCE AND SCREENING:** Insofar as possible, the visibility of antennas should be minimized using one or both of the following methods:
  1. Screen the antenna from view from the street with natural plantings, trees and shrubs, to the extent they do not comprise the signal reception.
  2. Use antennas with a dark or muted color, or paint the antenna a muted color to blend with the background surface or with the surrounding landscape.
- d) **LIMITED REGULATION BY THE ASSOCIATION:** Antennas permitted under this section must be submitted for approval as to type and location. The preferred location(s) in (b.1) above will be permitted in all cases. Locations in (2), (3), and (4) above are less desirable with (4) being the least desirable. For approval of an antenna in any of these locations, the applicant must furnish evidence that acceptable reception can not be achieved in a preferred location. Under Federal law, antennas that meet the requirements of this section may not be further regulated by the Association. Residents are encouraged to use care in the selection and placement of antennas to preserve the appearance standards and character of The Grove.

## **2.8 EXTERIOR LIGHTING AND FIXTURES**

2.8.1 **REQUIRED POST LAMPS:** A standard post lamp is required in each neighborhood. The post shall be 7' long, 3" dia. black aluminum with a traditional ladder rest (crosspiece). Lamp fixtures for most neighborhoods are manufactured by the Progress Lighting. The lamp fixture for Hawkins Wood is manufactured by Kichler Lighting Company. See the individual *Neighborhood Addendum* for required fixture style in each neighborhood.

### **2.8.2 OTHER PERMITTED FIXTURES**

- a) **GENERAL TYPES PERMITTED:** Other exterior light fixtures shall be limited to lights at entrances, at garage doors, low intensity landscape or driveway lights, and side or rear (only) eave-mounted floodlights directed completely within the applicant's lot area.
- b) **FACADE FLOODLIGHTING:** Floodlighting of front facades will be permitted by the ARB on condition that floodlights use only incandescent fixtures, and the fixtures are concealed in landscape beds.

2.8.3 **PROHIBITED FIXTURES:** High intensity house or pole mounted area or security lights are prohibited. "High intensity" refers to ballasted light fixtures using high or low-pressure sodium, mercury vapor, or metal halide lamps.

## **2.9 FENCES**

### **2.9.1 FENCE CLASSIFICATIONS**

There are two classifications of fences that may be used in The Grove - Yard Fences, and Privacy Fences. Each classification has different requirements and limitations which are defined below. Applicants for fence approval should review each classification and determine what type of fence they wish to erect, then apply under the appropriate classification.

### **2.9.2 YARD FENCES (See *Illustration 2.9.2* in Appendix A.)**

- a) **DEFINITION:** Yard fences are defined as any open picket fence or a board rail fence. Fences may be constructed of finished or unfinished treated wood or naturally decay resistant wood. All fences shall be constructed of dimensional lumber, not rough split wood. Simple square posts are permitted. Supported fence rails may run on the outside of the post. Pickets shall face the outside of the lot. 2" x 4" mesh galvanized welded wire may be used on the inside of rail fences to contain small children or dogs.
- b) **LOCATION AND USE:** Yard fences shall be permitted in rear yards only and shall not extend any farther forward than the rear plane of the house. Front yard fencing is not permitted. *Except as noted below*, the fence may extend up to any property line that abuts another lot, or directly up to any property line that abuts common area or property not in The Grove. Rear yard fences may extend into corner side yards up to 15' from the corner side property line.

*Exception: Where rear yards narrow to a point (no rear lot line) or to a very short rear lot line, the ARB may require that the rear fence line be set in from the rear lot line or point at a reasonable distance to avoid very narrow fenced yard areas.*

- c) HEIGHTS: Yard fences are limited to 48" in height from the ground to the top rail or to the top of the pickets.
- d) ADJOINING FENCES: Where a fence has been constructed on an adjoining lot up to a side or rear property line that abuts your lot, you may construct an approved fence of the same or different design on your lot that meets (abuts) the adjoining fence. You may not construct your own fence on the property line that has already been fenced by a neighbor.

2.9.3 PRIVACY FENCES (See *Illustration 2.9.3* in Appendix A.)

- a) DEFINITION: Privacy fences, shall include any solid board or lattice fence. Fences may be constructed of finished or unfinished treated wood or naturally decay resistant wood. Simple square posts are permitted. Boards or lattice shall face the outside of the lot.
- b) LOCATION AND USE: Privacy fences shall be limited to an area directly behind the rear plane of the house, and extending no closer than 7.5' to any property line, unless otherwise permitted in the *Neighborhood Addendum*. Privacy fences may not extend closer than 15' to any corner side property lines.
- c) The ARB may require screening shrubbery or trees along the outside of privacy fences, or in front of any fence where noticeably visible (in the opinion of the ARB) from the street or neighboring properties.
- d) Privacy fences are limited to a maximum height of 84" to the top of the fence.

2.9.4 PROHIBITED FENCE TYPES: The following fence types are prohibited for use in any area of The Grove: split rail, turned rail, or any other rough-cut rail fences, chain link fences, barbed wire fences, fences with metal posts, stockade style solid picket fences and post and wire fences. Any fence type not described in this article, shall be submitted for review by the ARB to determine if it may be used, and under which classification.

## 2.10 PLAY EQUIPMENT AND STRUCTURES

### 2.10.1 DEFINITIONS

- a) PLAY EQUIPMENT: Play equipment are often highly visible, and depending on their design and application, they may defeat many of the aesthetic and environmental goals that the community has sought to achieve. For this reason, the Association requires approval of all exterior play equipment prior to placement on the lot. For the purposes of this article, play structures and equipment shall include but not be limited to the following:

SWING SETS  
 SLIDING BOARDS  
 JUNGLE GYMS - CLIMBING STRUCTURES  
 BASKETBALL GOALS  
 TRAMPOLINES

- b) ENCLOSED STRUCTURES: Forts, Treehouses, Playhouses, or other enclosed play buildings with an interior height of 6'-0" or less floor-to-ceiling, and with a total floor area of less than 36 square feet shall be considered to be Play Structures. Dog houses are also permitted under this

section. Larger buildings are considered to be Accessory Buildings regulated under Article III, Section 3.6 of these Standards.

#### 2.10.2 PLACEMENT AND SCREENING

- a) **PLACEMENT:** Play Equipment shall be located in rear yards only, away from property lines adjacent to other houses or streets and away from neighbors direct view where possible.
- b) **SCREENING:** The ARB may require that certain play equipment be screened from view. The standard requirement for screening will be to provide densely shaped evergreen shrubs or trees of a height when planted of at least 2/3 the height of the structure, and so placed as to provide a continuous screen on the stipulated side. Planting can be in a continuous row or staggered. A variety of shrubs/trees may be used in addition to single species solutions. It shall be the responsibility of the homeowner to submit to the Board a plan and proposed plant types for review. Privacy fences may also be proposed by the homeowner for construction as screening.

#### 2.10.3 BASKETBALL GOALS

Basketball goals may be installed adjacent to driveways in accordance with the following criteria:

- a) The structure may not directly face the street unless otherwise approved by the ARB. Basketball goals may be mounted on the side or rear face of garages, except when such location faces a street, or on a pole mounted on the side of the driveway facing the house and no farther forward than the front corner of the house.
- b) The mounting pole must be black pre-finished metal or painted a neutral earth tone.
- c) The backboard must be grey, white, or clear acrylic. Specifically, colored backboards are not permitted.

#### 2.10.4 PLAY EQUIPMENT CONSTRUCTION AND USE

- a) Factory built, pre-finished equipment is preferred but not required. Home-built Play Equipment should be neat and orderly in appearance and finish.
- b) Homeowners should exercise care and common courtesy in using Play Equipment that creates noise (i.e.: basketball goals).
- c) Play equipment which has fallen into disrepair or has been outgrown by children should be removed from the property.

## ARTICLE III - ARCHITECTURAL GUIDELINES

### 3.1 ARCHITECTURAL GUIDELINES - CONSTRUCTION

3.1.1 FOUNDATIONS AND MASONRY: 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 facade. Synthetic stucco foundations may be permitted for facades entirely constructed of synthetic stucco.

3.1.2 FOUNDATION VENTS: Consult *Neighborhood Addendum* for special requirements for foundation vents in each neighborhood. If not special requirements are stated, standard metal foundation vents are permitted.

#### 3.1.3 FIREPLACES, CHIMNEYS AND FLUES

a) PERMITTED CHIMNEY TYPES: All chimneys shall have foundations of materials that match the house foundation. Cantilevered frame chimneys are not permitted.

b) METAL FLUE REQUIREMENTS: Unenclosed metal flues shall not be visible from the front of the house unless painted to match the color of roofing material.

c) DIRECT VENT FIREPLACES: For direct vent gas fireplace boxes which protrude beyond the exterior plane of the house, the frame structure must 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.

3.1.4 EXTERIOR SIDING: Facades shall be faced with one or more of the following materials: brick, stone, synthetic stucco, or approved horizontal lap siding.

a) APPROVED HORIZONTAL LAP SIDING: Horizontal lap siding may be manufactured from natural wood, hardboard, pre-finished seamless steel, or pre-finished vinyl (see below).

b) CRITERIA FOR VINYL SIDING: The submitted product must be the manufacturer's premium grade vinyl product as evidenced by manufacturer's printed literature, in order to be considered by the ARB for approval. Minimum product thickness shall be .044".

c) OTHER MATERIALS: Materials other than those listed above will be considered on a case by case basis by the ARB.

d) COMPATIBILITY OF MATERIALS: Where siding materials are used in combination they shall be aesthetically compatible with each other as determined by the ARB.

3.1.5 EXTERIOR TRIM: Exterior architectural detailing shall be consistent with the overall design theme of the house. Eaves, bandboards, cornices, rakes, columns, pilasters, corner boards, vents, window and door trim shall be consistent with the style of the house and sized appropriately to the scale of the house. The ARB reserves the right to require modifications to the facade to accommodate appropriate trim.

### 3.1.6 WINDOWS AND DOORS

- a) **STORM DOORS:** Storm doors shall be compatible with the units that 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.
- b) **WINDOW AIR CONDITIONERS:** Window and through-wall air conditioning units are prohibited on primary (street-facing or street visible) elevations.
- c) **AWNINGS AND TRELLISES:** Sun control devices such as awnings and trellises must be compatible with the architectural style, character, and color of the house. The ARB reserves the right to prohibit the use of such devices on the front of any home.
- d) **SHUTTERS:** Shutters should be compatible with the style, materials and colors of the house and should be of proper proportions to the windows they adjoin.
- e) **GARAGE DOORS:** Garage door detailing shall be consistent with the architectural style of the house. Metal garage doors shall approximate the appearance of wood garage doors. The ARB may reject doors that do not adequately meet this standard.
- f) **BAY WINDOWS:** Bay windows are permitted on all facades, either cantilevered or with a foundation.
  - 1) Windows must be wide enough to fill each bay facade without filling with siding.
  - 2) Siding may be used under windows, with a bandboard and drip cap at the base of the siding.

### 3.1.7 ROOFS AND ROOF ACCESSORIES

- a) **ROOF MATERIALS:** Approved roofing materials vary by neighborhood. Other materials will be judged on their own merits, but are subject to disapproval by the ARB. See the *Neighborhood Addendum* to determine the specific roofing materials permitted for each neighborhood. In general only one material may be used on all roofs on the same house, except that porch roofs may be of a different material than the main roof.
- b) **SHINGLE COLORS:** Composition shingle colors are recommended to be in the medium to deep brown or grey ranges. Very light colors, and black or white shingles will not be approved.
- c) **GUTTERS AND DOWNSPOUTS:** Gutters and downspouts shall be pre-finished to match the adjacent building material color. Downspouts shall include short turnouts at their outlets. If extensions are required, they shall utilize corrugated pipe below grade.
- d) **FLASHING:** Highly visible roof flashing shall be copper or pre-finished to match the adjacent building material color. Painting is acceptable for less visible flashing, however no exposed mill finished flashing is permitted. Imitation copper will not be permitted.
- e) **ROOF VENTS:** Attic ventilators and other roof penetrations shall be low profile designs.

- f) **ROOF DORMERS:** Dormer windows and eyebrow windows are permitted as consistent with the style of the home.
- g) **SKYLIGHTS:** Skylights will not be approved for the front roof planes of houses. Where skylights are permitted, they shall be trimmed in pre-finished metal similar to the roof color.

### 3.1.8 PORCHES AND DECKS

- a) **FRONT PORCH CONSTRUCTION:** All front entry stoops and extended front porches shall be constructed of finished materials to match the house. Bandboards, 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 finished columns, or square posts, appropriate to the character of the house. Colonial turned posts and solid square posts are permitted. All front porches must be built on brick piers or solid foundations.
- b) **REAR DECK CONSTRUCTION:** Rear patio decks shall be constructed of quality exterior grade or pressure treated wood, including steps with closed risers and railings. Grade level patios and terraces are encouraged. The space beneath all decks higher than 2' above grade but less than one story above grade shall be enclosed with lattice or other approved screening material.
- c) **DECK FINISH:** Decks constructed at or below the first floor level of a house may be constructed entirely of unfinished treated lumber, however staining or painting of decks is acceptable. Decks or balconies constructed above the first floor level shall be finished to match the house except for deck flooring which may be unfinished.
- d) **SECONDARY PORCHES:** On secondary facades, open porches, stoops and screened porches shall all be constructed of finished materials to match the house, except for deck flooring.
- e) **SPAS:** Spas and hot tubs are permitted on attached rear decks. Remote decks for spas and hot tubs, or free standing units must be located behind the house so as not to be visible from the street, and no closer than 10' to any property line.

## 3.2 ARCHITECTURAL GUIDELINES - COLOR

### 3.2.1 TYPES OF APPROVED FINISHES

- a) All exterior colors must be approved by the ARB prior to painting or the application of pre-finished materials.
- b) Painted siding shall be painted with an oil or latex based exterior house paint. Semi-transparent stains and clear finishes are not permitted.
- c) Vinyl siding shall be pre-finished with an integral color, as approved, and shall not be painted

### 3.2.2 CRITERIA FOR JUDGING COLOR

- a) The same or very similar color schemes may not be used on adjacent houses nor on houses directly across from each other. The ARB may also reject a proposed siding color if it determines that the color has been used on too many houses in the same neighborhood.

- b) Color selections are not limited to a restricted list, however, colors should generally be muted in hue, especially for large areas such as siding. Stronger colors may be approved for focal points such as doors and shutters. Colors selected must be harmonious with each other and with other finishes such as masonry foundations, and roof colors. Shingle and metal roof colors shall be submitted at the same time as house colors. Provide a sample or color chip for approval.
- c) Additions and accessory buildings must be finished in the same colors as the house.

### **3.3 ADDITIONS TO HOUSES**

3.3.1 **CONSISTENCY OF DESIGN:** To insure consistency in the design of the house and minimize visual disruption of the neighborhood, additions must match the design characteristics of the house. Specifically:

- a) The architectural style shall match the style of the house. The massing of the addition shall be similar in the use of shapes to that of the house, but proportionately smaller so to not overpower the house. Roof styles and slopes shall be similar.
- b) Openings shall be required in additions, including windows and doors, in a similar fashion and extent (min.) as in the original house. Windows and doors shall be of matching material as those in the house. In general windows and doors should match the style of those in the existing house. Exceptions may be granted at the discretion of the ARB for sun rooms or other specially glazed areas.
- c) Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters shall match the style of the same elements on the house.
- d) All exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is not acceptable.
- e) The space beneath any structure constructed on piers (including decks) higher than 2' above grade but less than one story above grade shall be enclosed with lattice or other approved screening material.
- f) Solarium additions shall be constructed of finished wood framing or of a pre-finished metal consistent with the house exterior color scheme.

3.3.2 **EFFECTS OF DESIGN ON PRIVACY OF ADJACENT LOTS:** New windows or access created by the addition or modification should not create a breach of privacy between neighboring houses. The ARB reserves the right to reject certain openings or require screening by the applicant in situations where, in the opinion of the ARB, it is required.

### **3.4 ACCESSORY BUILDINGS (SHEDS)**

3.4.1 **DESIGN LIMITATIONS:** Sheds shall match adjacent houses (at a minimum) or may be specially designed in a unique style, to the extent that it enhances the over-all design of the house and lot in the opinion of the ARB. Economy kit sheds from home-improvement stores are not permitted. Except for special designs, minimum requirements include:



- a) The architectural style shall match the style of the house. Roof styles and slopes shall be similar, i.e: gable roof shed with gable roof house, etc. Shed roofs shall be constructed at a minimum 8 in 12 slope.
- b) Windows and doors in accessory buildings shall be similar in style to those in the house. (Alternate styles of shed doors may be approved at the discretion of the ARB.)
- c) All exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is not acceptable.
- e) Accessory buildings may be set on foundations which match the house, or may be set directly on the ground on skids. When skids are used, the shed must be set level and plumb. Any space visible under the shed must be concealed with lattice or planting.
- f) The maximum floor area of any shed shall be 160 square feet (ex: 10' x 16'), unless otherwise approved by the ARB. Exceptions to this limit will be judged on the basis of exceptional design merit and building location that does not significantly impact adjacent properties or the visual streetscape.
- g) The maximum interior height of a shed shall be 8', measured at the eaves (exclusive of sloped roof height).

3.4.2 EFFECTS OF DESIGN ON NEIGHBORING LOTS: New windows or access created by the accessory building shall not create a breach of privacy between neighboring houses. The ARB reserves the right to reject certain openings or require screening by the applicant in situations where, in the opinion of the ARB, it is required.

## 3.5 GAZEBOS

### 3.5.1 DESIGN AND CONSTRUCTION

Acceptable gazebos shall generally be octagonal (8) sided structures consisting of a base deck, decorative columns or posts, optional railings, and a sloped roof. Stepped roofs and/or cupolas may be added. Structures of other shapes such as square structures will be considered on the basis of equal architectural merit. Additional standards include:

- a) The maximum width of a gazebo across flat sides shall be 14'-0". The maximum height from gazebo deck to eave edge shall be 8'-0". Gazebos shall have roof slopes generally of at least 8 in 12. Slopes shall be appropriate to size and style of gazebo.
- b) Gazebos shall be constructed of weather resistant wood, preferably western red cedar, cypress, or redwood, although pressure treated southern yellow pine will be the acceptable minimum. All exposed wood members, except decking, shall be surfaced (finished smooth) on all exposed sides. Posts, railings, and other open wood members shall be turned, edged, or worked into shapes consistent with traditional gazebo designs. Unfinished, dimensional lumber will not be approved for exposed open or free-standing members.
- c) Additional trim, detailing, brackets, cupolas, etc. shall be appropriate to the design and size of the gazebo. The ARB reserves the right to deny gazebo designs with excessive and inappropriate detail, as well as with insufficient detail.

- d) Gazebos may be built on site or assembled from kits. Applications for approval must include either scale drawings of plans and elevations, or manufacturer's brochure showing the exact gazebo being purchased, with dimensions and specifications.

### 3.5.2 COLORS AND FINISHES

Gazebos constructed on decks attached to the primary house shall be painted to match the trim color of the house, and roofed with shingles that match the house shingles. Free-standing gazebos set away from the house may be painted to match the house trim or finished with a clear finish. Roofing shall match the house or be cedar shake.

## **ARTICLE IV - OTHER STANDARDS**

### **4.1 YARD STORAGE**

- 4.1.1 **VEHICLES:** The following vehicles may not be parked or stored on any lot (except in an approved garage), common area, or street in The Grove: campers, house trailers, horse and utility trailers, recreational vehicles, boats, motorcycles, school buses, or commercial vehicles over 6,000 lbs net vehicle weight, or with dual wheels, inoperable vehicles, vehicles without current registration, or similar items. These vehicles must be parked in an area designated by the Association, or if no such area is designated, they must be parked outside the development. Major vehicle repairs may not be undertaken except in enclosed garages. Minor emergency repairs such as battery charging or changing, replacing a flat tire, and jump starting are permitted in the open on any lot.
- 4.1.2 **WOOD PILES:** Firewood may be stored on lots in the rear yard only, and no closer than 10' from any side property line. The ARB will consider the design and location of covered structures for wood piles. Fabric tarpaulins may not be used for continuous cover of wood piles.
- 4.1.3 **TEMPORARY MATERIALS STORAGE:** Temporary storage of construction, yard work, or landscape materials is permitted in the rear yard only. Material may be covered with natural (green, tan or brown) colored tarpaulins. Bright colored tarpaulins are not permitted.

## APPENDIX A

### ILLUSTRATIONS

The illustrations on the following pages are referenced to the Design Standards by paragraph number. Please refer to the designated paragraph number (also the illustration number) for the paragraph containing requirements relating to the specific illustration.

#### List of Illustrations

|  |    |
|--|----|
| ILLUSTRATION 2.2a - DEFINITION OF YARDS .....              | A1 |
| ILLUSTRATION 2.2b - DEFINITION OF YARDS - CORNER LOT ..... | A2 |
| ILLUSTRATION 2.5.1 - REQUIRED MAILBOX DESIGN .....         | A3 |
| ILLUSTRATION 2.9.2 - STANDARD YARD FENCE STYLES .....      | A4 |
| ILLUSTRATION 2.9.3 - STANDARD PRIVACY FENCE STYLES .....   | A5 |

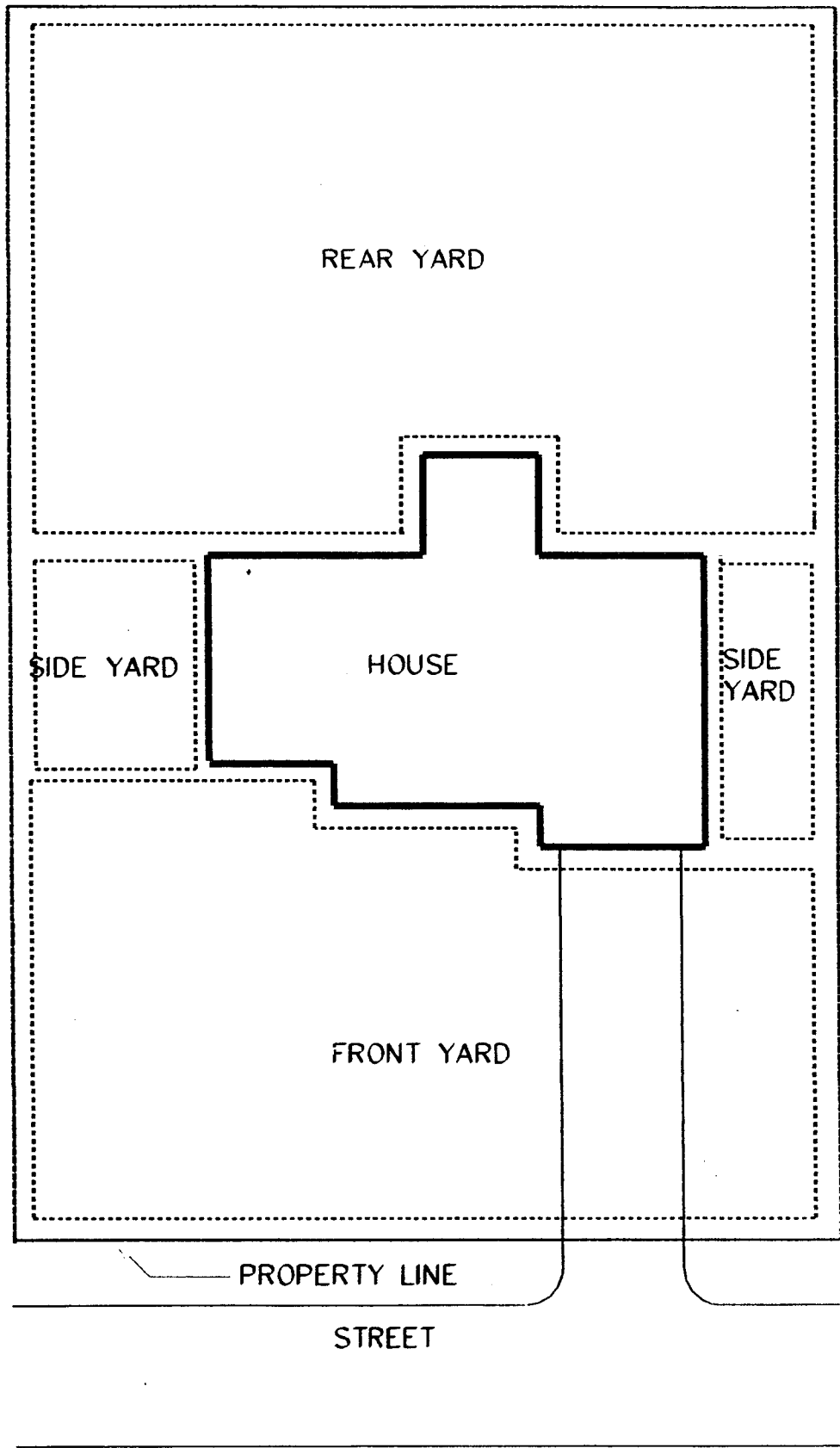


Illustration 2.2a - Definition of Yards

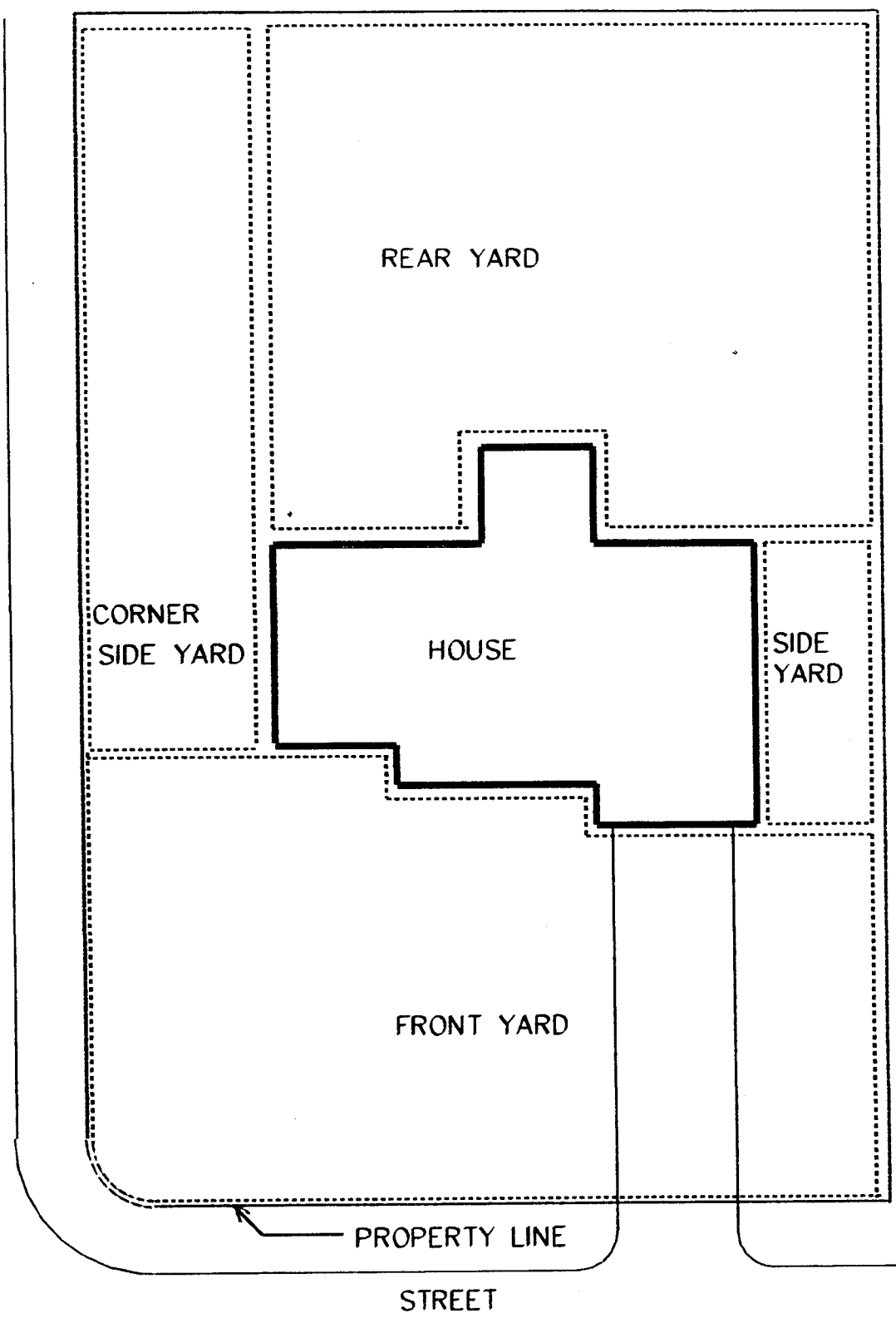
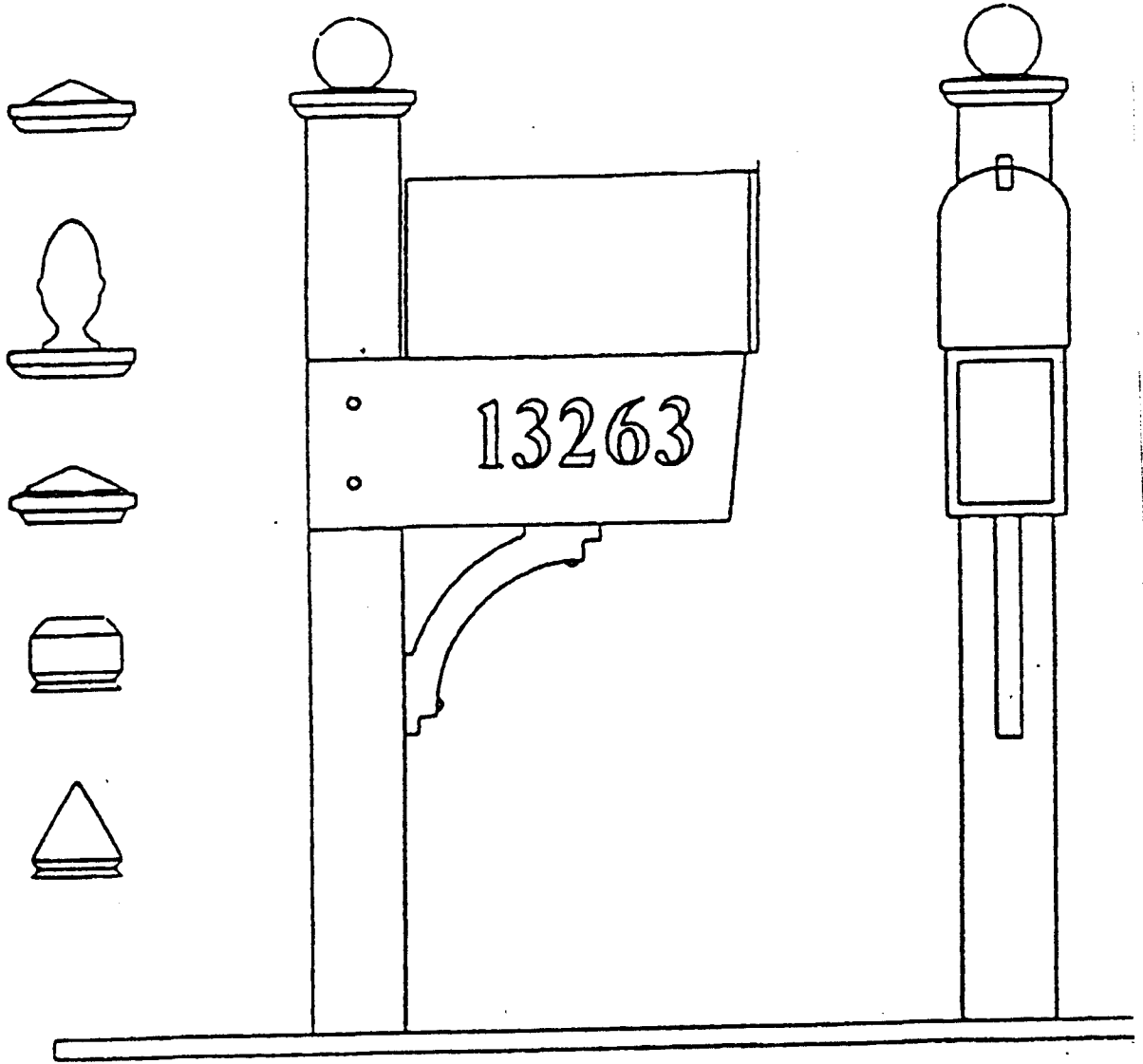
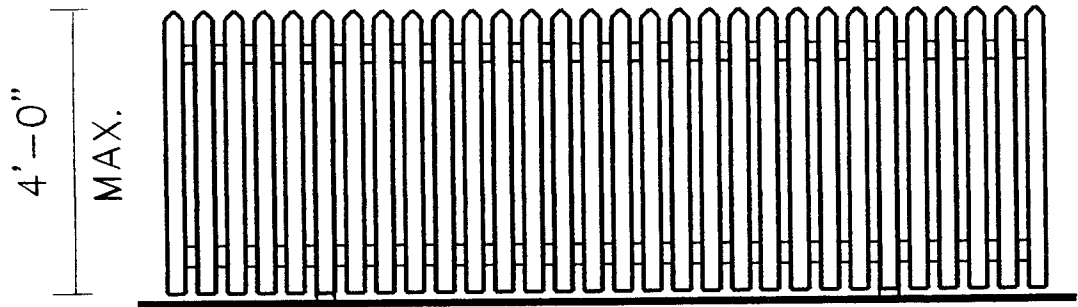


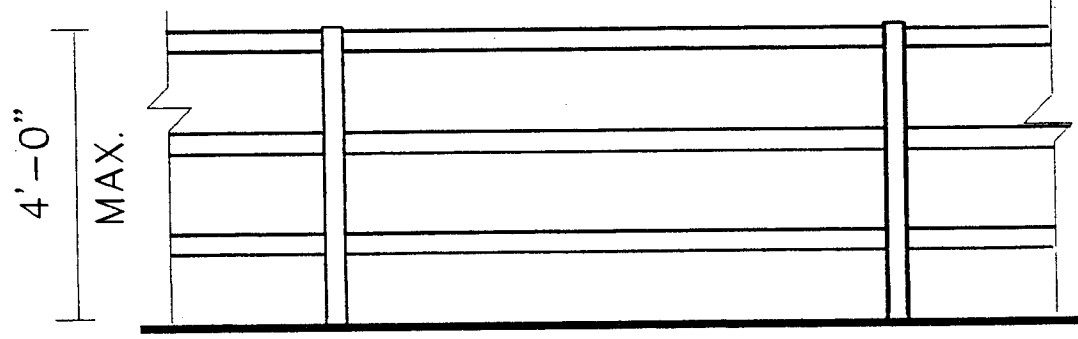
Illustration 2.2b - Definition of Yards - Corner Lot



*Illustration 2.5.1 - Required Mailbox Design*

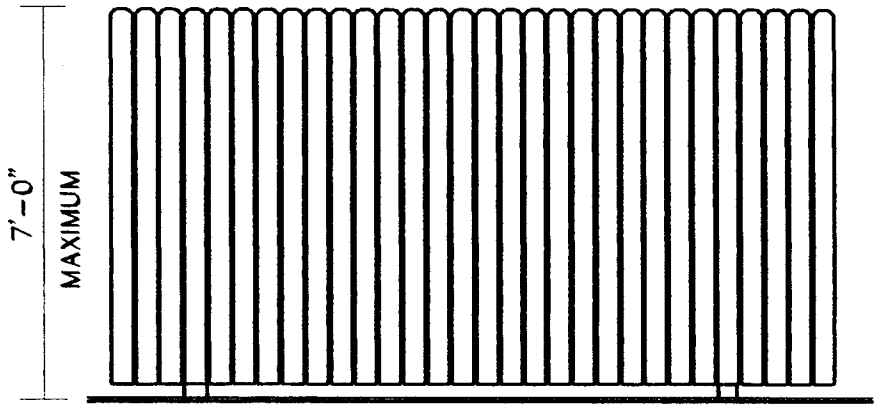


TYPICAL PICKET FENCE

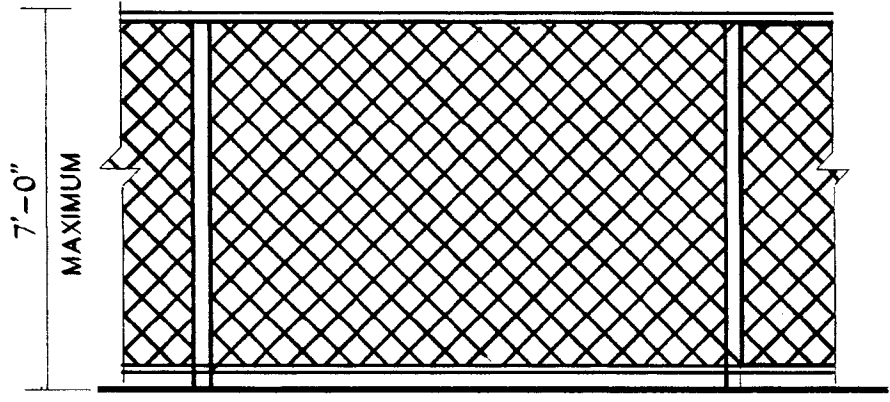


TYPICAL BOARD RAIL FENCE





SOLID BOARD PRIVACY FENCE



LATTICE PRIVACY FENCE

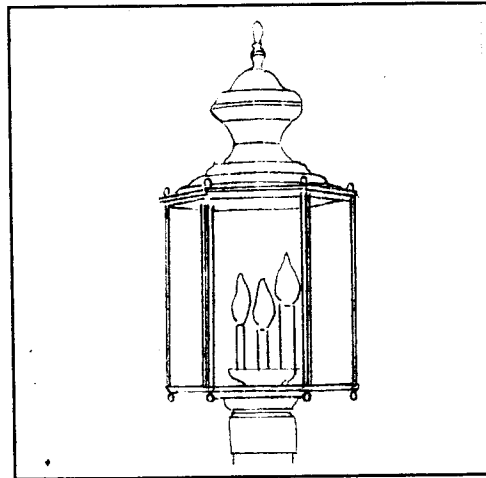
**APPENDIX B**  
**NEIGHBORHOOD ADDENDUM SHEETS**

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# BIGGIN POND

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POST LAMP STYLE  
P5432-10



## HOUSE REQUIREMENTS

- MINIMUM FINISHED FLOOR AREA: ..... 2850 SF
- MAXIMUM FINISHED FLOOR AREA: ..... N/A
- GARAGE STANDARDS: ..... TWO-CAR ATTACHED
- FOUNDATION REQUIREMENTS: ..... DECORATIVE LOUVERED VENTS ON STREET  
FACING ELEVATIONS
- MINIMUM ROOFING REQUIREMENTS: ..... 25 YEAR DIMENSIONAL ASPHALT SHINGLE

## YARD REQUIREMENTS

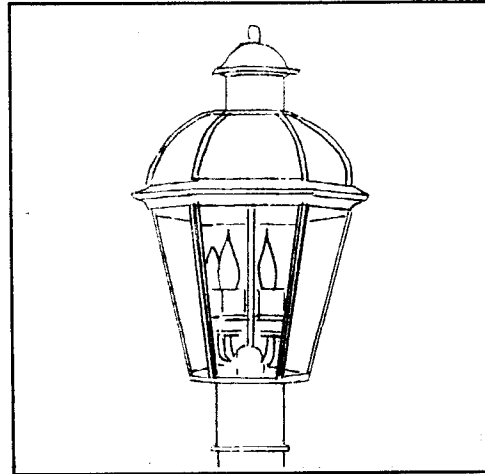
- MINIMUM SHRUBBERY ALLOWANCE: ..... \$750.00
- SOD AND IRRIGATION REQUIREMENT: ..... OPTIONAL

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# GRAVITY HILL

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POST LAMP STYLE  
P5427-10



## HOUSE REQUIREMENTS

- MINIMUM FINISHED FLOOR AREA (TWO STORY HOUSES): ..... 2750 SF
- MAXIMUM FINISHED FLOOR AREA (ONE STORY HOUSES): ..... 2400 SF
- GARAGE STANDARDS: ..... TWO-CAR, SIDE OR REAR ENTRY ONLY
- FOUNDATION REQUIREMENTS: ..... BRICK FOUNDATION, DECORATIVE LOUVERED  
VENTS ON STREET FACING ELEVATIONS
- MINIMUM ROOFING REQUIREMENTS: ..... 25 YEAR DIMENSIONAL ASPHALT SHINGLES

## YARD REQUIREMENTS

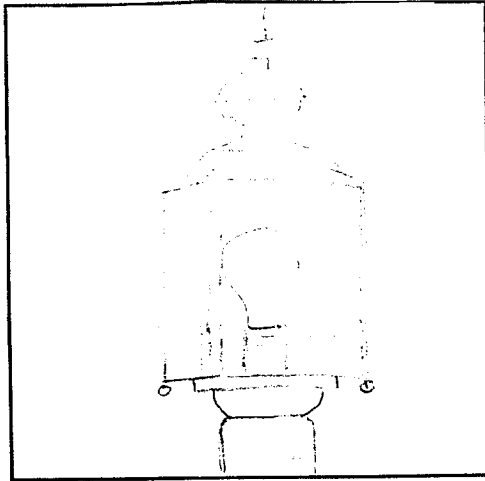
- MINIMUM SHRUBBERY ALLOWANCE: ..... \$1,000.00
- SOD AND IRRIGATION REQUIREMENT: ..... ALL FRONT AND SIDE YARDS

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# HAWKINS WOOD

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**POST LAMP STYLE  
K-9445**



**HOUSE REQUIREMENTS**

- MINIMUM FINISHED FLOOR AREA:** ..... 2500 SF
- MAXIMUM FINISHED FLOOR AREA:** ..... N/A
- GARAGE STANDARDS:** ..... N/A
- FOUNDATION REQUIREMENTS:** ..... **BRICK FOUNDATION STANDARD**
- MINIMUM ROOFING REQUIREMENTS:** ..... 20 YEAR STANDARD ASPHALT SHINGLE

**YARD REQUIREMENTS**

- MINIMUM SHRUBBERY ALLOWANCE:** ..... \$500.00
- SOD AND IRRIGATION REQUIREMENT:** ..... **OPTIONAL**

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**The Grove**

The standards illustrated on this sheet are in addition to the minimum written design standards for The Grove, and are requirements that apply only to all homes in this neighborhood.

**Neighborhood Addendum**

Issue Date 6/99 (supercedes all previous issues)

**APPENDIX C**

**SAMPLE APPLICATION FORM**

**CONTAINS:**

Home Improvement Application

Fence Application

THE

**GROVE**

# Architectural Control Committee

Developed by:

Realty Ventures Group, Inc., 5407 Patterson Avenue, Suite 100, Richmond, VA 23226 Phone (804) 897-8433

Architectural Review Managed by:

Design Management Associates, Inc., 2400 E. Cary Street, Ste. 514 Richmond, Va 23223 Phone (804) 644-6404

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## APPLICATION FOR FENCE APPROVAL

Neighborhood and Lot# : \_\_\_\_\_

Property Address: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Phone No.: Home: \_\_\_\_\_ Work: \_\_\_\_\_

The following must be included with your application:

1. A survey showing the proposed fence on the lot with dimensions to the property lines.
2. A description of the type of fence, materials and finishes.
3. If the fence is a privacy fence, a scale drawing of the design.

Date work will be completed: \_\_\_\_\_

---

**Do Not Sign Below. For Use of The Grove ACC Only**

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- Application: ( ) Approved as submitted  
( ) Approved with limiting conditions  
( ) Not Approved  
( ) Preliminary Review ( Additional Information Required)

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

(for the Architectural Control Committee)

Approval is limited to design criteria established by the Architectural control Committee and should not be interpreted as approval of any variation from restrictions or conditions imposed on the property owner by The Grove Covenants or Chesterfield County, Approval of siting does not necessarily imply compliance with County zoning requirements.





**Restrictions regarding "For Sale" Signs**

**The Grove Homeowners Association**

## Restrictions regarding "For Sale" Signs

Section 9.02 of Article IX of the Declaration of Covenants, Conditions and Restrictions for The Grove reads in part:

...one sign of not more than two (2) square feet or as regulated and permitted by the County Code advertising the property for sale will be allowed on each Lot.

*- will allow 2'13'*

Section 2.5.3 of The Grove Handbook of Design Standards sets forth:

### SIGNS

- a) **PERMITTED SIGNS:** No signs other than one temporary real estate sign.
- b) **REAL ESTATE SIGNS:** Real estate signs shall be placed in the front center of the yard only. Rear yard signs are not permitted.

## **Restrictions regarding Flag Displays**

**The Grove Homeowners Association**

## Restrictions regarding Flag Displays

Section 2.5.2 of The Grove Handbook of Design Standards sets forth:

### **FLAGS AND FLAGPOLES**

**a) FLAGS MOUNTED ON HOUSES:**

Decorative flags and sovereign flags (USA, Virginia, Chesterfield County) are permitted to be flown from flag standards of 6' or less in length, mounted on the house.

**b) VERTICAL FLAGPOLES:** Permanent vertical flagpoles are not permitted in front yards. Flagpoles not exceeding 15' in height, may be permitted in rear yards directly behind the house and no closer than 20' to any property line.

These charges will go into effect after the annual meeting.

1.2.1 **PROPERTY OWNER IS RESPONSIBLE:** Each property owner within The Grove is responsible for his or her property's compliance with these Standards. Any proposed improvements to be made to that property may affect that compliance, and the covenants require that the Owner obtain approvals from the Association prior to making the improvements, in order to maintain compliance. This is true regardless of whether or not the work is being performed by the Owner directly or by a Contractor. Each Owner shall maintain their property at the same level of maintenance as the Homeowners Association maintains the common areas.

2.5.1 **MAILBOXES** (See Illustration 2.5.1 in Appendix A): Mailboxes must be installed utilizing the standard The Grove post, and the approved size box. Boxes shall be metal with a gloss dark hunter green finish. Specified wood posts shall be painted with gloss white paint. Numbers shall be raised and painted gloss dark hunter green to match box.

# CENTEX HOMES

3951 Westerre Pkwy., Ste 160  
Richmond, VA 23233  
804-521-3355

## Scotter Hills/Ridgemoor Fence Guidelines, 7/16/04

- Approval:** ACC approval is required
- Fence Height:** Fences greater than 42" tall are not permitted with the exception of 6' privacy fences to match in style and color of the fences installed by the Declarant.
- Materials:** White Vinyl picket, posts set in concrete
- Color:** White
- Location:** See below

1. No fence shall impede the drainage or natural flow of surface storm water or to conflict with utilities or utility easements.
2. No front yard fences are permitted. All fences shall not be taller than 42" tall with the exception of 6' privacy fences to match in style and color the fences installed by the Declarant. All fences must be white PVC.
3. All fences must not be located closer to the front yard than the rear-building corner.
4. The enclosed portion of the fenced area shall not extend beyond the rear property line. Drainage and utility easements may not permit a fence to be constructed to the rear property line.
5. All fences shall follow County requirements as it relates to fences in easements. It is the responsibility of the homeowner to obtain all municipal approvals and permits if required.
6. Areas enclosed by fencing, landscaping or by other barriers will not be maintained by the association. It is the homeowner's responsibility to maintain an enclosed area.

**Orientation:** Posts shall be exposed to the interior of the lot. The best visually appealing side of the fence shall be facing the street or neighbor's lot.

### Zoning:

Any fence must comply with applicable governmental regulations. Any governmental regulation shall take precedent over these guidelines. It is the homeowner's responsibility to check with the governmental authorities as it pertains to locating fences in easements, obtaining permits etc.