

Article 5
Architectural Guidelines

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5.4.1 Air Conditioners, Heating Units, and Window Fans

Pre-Approved: Replacement units installed in the same location as the original unit (not to include window units and window fans).

Quick Track: None

Requirements and Restrictions:

Window air conditioning units and window fans may not be installed on the front of any home.

Water's Edge Townhome Association: Window air conditioning units or window fans may not be installed in any window.

5.4.2 Awnings (Both Fixed and Retractable)

Pre-Approved: None

Quick Track: None

Requirements and Restrictions:

Water's Edge Townhome Association: Awnings are permitted over upper-level decks and must be color of townhome siding or white. Awnings are not allowed on front or side windows.

Southlake Landing: retractable awnings are allowed ONLY on rear decks and patios. Color must be compatible with dominant color of house.

Nob Hill Forest Townhomes: Retractable awnings are allowed ONLY on rear decks and patios. Color must be compatible with dominant color of house.

Southlake Cove: Retractable awnings are allowed ONLY on rear decks and patios. Color must be compatible with dominant color of house.

5.4.3 Canopies

Pre-Approved: Freestanding canopies cannot be erected for more than one week in duration.

Quick Track: None

Requirements and Restrictions:

- a. Canopies may not extend beyond the front of the home.
- b. Canopies must be stored out of public view.

Water's Edge Townhome Association: Freestanding canopies may be placed on upper-level townhome decks only and shall match the trim or dominant color of the house or be in an earth tone. Permanent canopies will be considered on a case by case basis and require a PIR. Canopies are not allowed in front, side or rear yard.

Southlake Landing: Canopies are not allowed on any windows.

Nob Hill Forest Townhomes: Canopies are not allowed on any windows.

Southlake Cove: Canopies are not allowed on any windows.

5.4.4 Chimneys, Metal Flues, and Vents

Pre-Approved: None

Quick Track: None

Requirements and Restrictions:

5.4.5 Compost Piles

Pre-Approved: Compost piles that meet all of the following requirements and restrictions:

- a. Containers must be constructed of a wooden frame with wire or block interior and must be screened from adjacent lots and streets.
- b. Piles must not exceed 4' in height and must be located at least 5' from the property lines and to the rear of the house.
- c. Active (organic) piles must have a 6" layer of straw over the top at all times to prevent odors, pests, and vermin.

Quick Track: None

Requirements and Restrictions:

- a. The use of manufactured containers requires submission of a PIR.

Compost piles are not permitted in townhome and cluster home areas.

5.4.6 Decks

Pre-Approved: Repair / Replace deck board, rail, and benches in the existing size, style, and color. Lattice and screening are permitted when placed on a previously approved deck.

Quick Track: None

Requirements and Restrictions: None

Nob Hill: Pre-Approved: Decks may be painted with Behr solid color stains Padre Brown, Wood Chip, Russet, Valise, Chocolate and Sable. Paints from other suppliers that are an exact match to these colors are acceptable. Other colors and materials are subject to Southlake Landing Town Home Association approval.

Southlake Landing: Pre-Approved: Decks may be painted with Behr solid color stains Padre Brown, Wood Chip, Russet, Valise, Chocolate and Sable. Paints from other suppliers that are an exact match to these colors are acceptable. Other colors and materials are subject to Southlake Landing Town Home Association approval.

Southlake Cove: Pre-Approved: Decks may be painted with Behr solid color stains Padre Brown, Wood Chip, Russet, Valise, Chocolate and Sable. Paints from other suppliers that are an exact match to these colors are acceptable. Other colors and materials are subject to Southlake Landing Town Home Association approval.

Water's Edge: Pre-Approved: Decks may be painted with Behr solid color stains Padre Brown, Wood Chip, Russet, Valise, Chocolate and Sable. Paints from other suppliers that are an exact match to these colors are acceptable. Other colors and materials are subject to Southlake Landing Town Home Association approval.

5.4.7 Decorative Objects

Pre-Approved:

- a. Porch furniture located on the front porch (not to include storage benches – see Section 5.4.40).
- b. Movable planters, no larger than 18” x 18” x 18.”
- c. Hanging birdhouses, bird-feeders, chimes, or planters not over 18” in length, 24” in height and 12” in width.
- d. Welcome, name, no soliciting, or similar signs (not advertisements) no larger than 24” x 12” or 18”x 18.”
- e. Door wreaths.
- f. Holiday decorations that are not permanently attached to the dwelling. Holiday decorations must be removed within two weeks after the end of the holiday. Mailbox decorations are not permitted, except for within 30 days of a holiday (see Section 5.4.26).
- g. Decorative house flags and/or banners no larger than 28” x 40” placed in flagpole holders or on flagpoles per Section 5.4.17 Flagpoles.

Quick Track: None

Requirements and Restrictions: None

Southlake Landing: Decorative objects are limited to a total of 2 objects in the front of any property. Up to 3 planters with appropriate living plants are also permitted. Prohibited objects include, but are not limited to, statues, swans, flamingos, ducks, windmills, deer, birdbaths, and lights other than the front door light and landscape lights. Decorative objects are prohibited in side yards.

Southlake Cove: decorative objects are limited to a total of 2 objects in the front of any property – 1 hanging object and 1 sign (i.e. welcome plaque or family name). Hanging objects are limited to wind chimes and flags (American Flag or other National Flags). Up to 3 planters (non-hanging) with appropriate living plants are also permitted. Prohibited objects include but are not limited to statues, swans, flamingos, ducks, windmills, deer, birdbaths, storage benches made of plastic, wood, metal, stone or other material and lights other than the front door light and walkway landscape lights. Decorative objects are prohibited in side yards.

Water’s Edge Townhome Association: Decorative objects are limited to a total of 2 objects in the front of any property - 1 hanging object, and 1 sign (i.e. welcome sign or family name). Hanging objects are limited to wind chimes and flags (American flag or other national flags). Up to 3 planters (non-hanging) with appropriate living plants are also permitted. Prohibited objects include but are not limited to statues, swans, flamingos, ducks, windmills, deer, birdbaths, gliders, swings, window boxes, fire pits, BBQ grills, lawn furniture and chairs, storage benches made of plastic, wood, metal, stone, or other material and lights other than the front door light and walkway landscape lights. Decorative objects are prohibited in side yards.

Nob Hill Forest Townhomes: Decorative objects are limited to a total of 2 objects in the front of any property – 1 hanging object and 1 sign (i.e. welcome sign or family name). Hanging objects are limited to wind chimes and flags (American flag or other national flags). Up to 3 planters (non-hanging) with appropriate living plants are also permitted. Prohibited objects include, but are not limited to, statues, swans, flamingos, ducks, windmills, deer, birdbaths, and lights other than the front door light, walkway landscape lights and one pole light. Decorative objects are prohibited in side yards.

5.4.8 Docks, Piers, and Wharves.

Pre-Approved: Repair / Replace deck board, rail, and benches on the existing size, style, and color.

Quick Track: None

Additional Considerations: RPA provisions apply; County zoning and permitting requirements may apply; see Section 5.4 General.

Requirements and Restrictions:

This guideline applies to docks, piers, wharves, (docks) and shoreline improvements described herein. For the purposes of these guidelines, the word “dock” means anything, including a pier or wharf, whether natural or man-made, used or intended to be used to moor a boat to the shore and to provide access to the boat and the lake. The installation and maintenance of a dock within Lake Montclair is a privilege and shall be permitted only upon strict compliance with the terms of the Amended and Restated Declaration and this section of the Community Guidelines. Prior to approval by the Board of Directors, dock

construction requests must have been reviewed and approved by the Covenants and Lake Management Committees for compliance with MPOA regulations and guidelines pertaining to dock size, design, and location.

- a. Docks shall maintain a low structural profile complimentary to the natural setting of the area so that they minimize any disruption of the natural shoreline and flow of water.
- b. The Lake Montclair Master Dock Listing included in Article 5 of the Montclair Architectural Guidelines identifies those homeowner lots within Montclair for which docks and shoreline improvements may be approved.
- c. There shall only be one dock per authorized lot.
- d. Any current dock approved by the previous owner of the lake, Second Montclair Corporation, shall comply with the requirements for insurance and the annual MPOA Dock and Shoreline Improvement Permit described in this guideline.
- e. Docks and shoreline improvements may convey to subsequent owners provided the new owners comply with all provisions herein.
- f. Chesapeake Bay Preservation Act Restrictions: The Chesapeake Bay Preservation Act of 1988 (the Act) established shoreline protection buffers termed Resource Protection Areas (RPAs) along all waterways that feed into the Chesapeake Bay. Prince William County adopted the Chesapeake Bay Preservation Act into its local ordinance in 1990. Within Montclair, RPAs include the land areas within 100-feet of the Lake Montclair shoreline.
 1. In accordance with the Act as incorporated into the Prince William County Ordinance, any construction within 100 feet of the Lake Montclair shoreline requires approval of the Prince William County Department of Public Works. This approval must accompany PIRs for docks and shoreline improvements.
 2. In accordance with the Act and only upon approval by the MPOA Board of Directors, owners may selectively remove vegetation from their property: for water dependent uses such as docks; to create a water access path; to remove dead, dying or diseased trees and shrubs; to remove noxious weeds or invasive exotic plants; and to provide limited water views provided that removed vegetation must be replaced with other low-growing vegetation to provide equivalent water quality protection.
- g. Dock Dimensions, Placement, Anchoring, and Amenities:
 1. Stationary docks may not extend any further than 12 feet into the lake and be no more than 18 feet wide. (Dimensions must include all structures and railings)
 2. Floating docks may not extend any further than 14 feet into the lake and be no more than 18 feet wide. (Dimensions must include all structures and railings)
 3. Docks may not be located within 12 feet of an Owner's side lot boundary lines extended to the 189-foot elevation contour line of the lakeshore.
 4. Docks shall be secured to the shoreline. Generally, docks should be constructed from the shoreline; floating docks will be reviewed on an individual basis for all properties abutting Lake Montclair. An anchoring system must be submitted with a PIR for a floating dock. Floating docks may not be removed from the water or stored on the shoreline.
 5. No dock shall abut a neighboring dock to create a boardwalk. Joint venture docks are only permitted for certain Island Homeowners Association (IHA) docks as described in the IHA Master Dock Plan.
 6. Docks may have low rails and toolboxes in the form of a solid bench. A single shaded pole light, which shines solely within the perimeter of the dock itself, is permitted.
 7. Stairways and walkways that traverse the 100-foot RPA buffer may not exceed 42 inches in width.

8. Items such as sheds, gazebos, boat-landing covers, electronic insect traps, tires used as bumpers, and speaker systems are not allowed on docks.
 9. The owner is solely responsible for the safety and structural integrity of the dock.
 10. Dock owners are responsible for displaying an MPOA assigned Dock Number, clearly visible on the dock from waterside approach.
- h. Dock Construction and Repair Provisions:
1. MPOA PIRs are required for all docks on Lake Montclair.
 2. Prince William County Building and Electrical permits are required and must be on file with MPOA prior to beginning construction of a new dock; whenever structural changes are made to an existing dock; or the dock is being rebuilt or re-anchored.
 3. Information to be included with PIRs for construction for docks:
 - a) Site plan and survey of the property abutting the lake, annotated with 189-foot elevation contour and showing the relationship of dock to the property boundaries and adjacent docks.
 - b) Drawing of the proposed dock.
 - c) Description of materials, including color; natural earth tones preferred (Oil-based paints or stains are not permitted).
 - d) Proof of \$1,000,000 liability insurance coverage with MPOA listed as additional insured and certificate holder.
 - e) MPOA Dock and Shoreline Improvement Permit Application.
 4. Information to be included with PIRs for refinishing, resurfacing and refurbishing an existing dock:
 - a) Site plan, denoted with 189-foot elevation contour, and showing relationship of dock to the property boundaries and adjacent docks.
 - b) Drawing of existing dock.
 - c) Description of materials, including color; Natural earth tones preferred (Oil-based paints or stains are not permitted).
- i. Shoreline Improvements: Shoreline improvements include all improvements other than docks between the property boundary lines of a lot eligible for a dock and Lake's water surface. All such improvements are subject to provisions in this section to include: Chesapeake Bay Preservation Act Restrictions; general liability insurance requirements; and annual MPOA Dock and Shoreline Improvement Permit requirements. This provision includes, but is not limited to: stairways, walkways, fences, landings, irrigation systems, boat racks, etc. between the property boundary lines of a lot eligible for a dock and the Lake's water surface, regardless of whether or not a dock is in place. As with docks, PIRs are required. A single MPOA Dock and Shoreline Improvement Permit may include an owner's dock and any associated shoreline improvements approved under provisions of this section.
- j. Insurance Requirements: All dock owners (including sub-associations that request community docks) and owners of shoreline improvements described herein will be required to provide MPOA with proof of valid general liability insurance coverage of not less than one million dollars (\$1,000,000), and must list the MPOA as a certificate holder or as additional insured when available through the insurance carrier.
1. Owners with insurance carriers providing the necessary coverage but unable to have MPOA listed as a certificate holder or additional insured will be required to provide MPOA a copy of a letter signed by the Insurance Provider addressed to the Owner indicating that coverage is in place for a current annual period, and that the carrier will not provide the requested services (certificate holder or additional insured), and that the Insurance Provider will provide MPOA with notice of any change to or cancellation or renewal of the policy. Property owners will obtain all applicable county permits and will accept liability for any damages that may occur to sewer lines, other utilities, or other MPOA property.

2. In the event of a lapse of the \$1,000,000 liability insurance, the MPOA will take immediate legal action requiring the homeowner to remove the dock and/or shoreline improvements, or may take action to have these removed at the homeowner's expense, or take any other action as authorized by law or the Association documents. The lot owner will be responsible for all costs, including attorneys' fees, in the event of any such action.
 3. This \$1,000,000 insurance must remain in force for the entire duration of ownership of the lot if a dock and/or shoreline improvements are in place.
- k. Dock and Shoreline Improvement Permits:
1. MPOA Dock and Shoreline Improvement Permits are required for all docks on Lake Montclair and any Common Area improvements between the property boundary lines of a lot eligible for a dock and Lake's water surface. This permit constitutes a license agreement between MPOA and the homeowner for the dock and other shoreline improvements, and is intended to be temporary in nature.
 2. MPOA may terminate or modify the license hereby granted at any time in the event of any violation of this permit or in the event the Board of Directors, in its sole discretion, determines it necessary or in the best interest of the Association to do so. In the event of termination of the license or this permit, the Owner shall promptly remove all docks and/or shoreline improvements and restore the licensed area to its condition prior to the modifications contemplated by this permit.
 3. The MPOA Dock and Shoreline Improvement Permit must be renewed annually. Owners must be current in annual assessments and have no outstanding dock or shoreline improvement violations at the time of renewal. Owners must submit the renewal permit between October 1st and October 31st. Renewal fee is \$5.00 (no cash accepted) when renewed by October 31. There will be a \$200 late fee unless there is proof by November 10 that insurance was in effect since November 1st of that year. An owner who fails to submit a complete annual Dock and Shoreline Improvement Permit Application, pay the annual renewal fee, and/or provide proof of required insurance by November 10th will be referred to legal counsel for immediate action to cause the removal of the owner's dock from Lake Montclair and all shoreline improvements from the Common Area. Additionally, the Association shall be entitled to recover all unpaid fees and all costs, including attorneys' fees, associated with the removal and with any legal actions to affect removal.
 4. Upon initial or renewal permit application, homeowners must submit proof of at least \$1,000,000 liability insurance in the form of the declaration page, and must list the MPOA as a certificate holder and as additional insured when available through the insurance carrier as described above.
 5. Per the terms of the Dock and Shoreline Improvement Permit, owners must agree to waive any claim against the MPOA from any liability relating to the dock and/or Shoreline Improvements, including but not limited to personal and property damage, and damage due to raising or lowering the water level in Lake Montclair.
1. Failure to comply with these guidelines shall be grounds for forfeiture of permission to have and maintain a dock upon Lake Montclair and or shoreline improvements described herein, with the removal of same to be at the option of the MPOA with all costs and fees at the owner's expense. Acceptance of the terms of the MPOA Dock and Shoreline Improvement Permit shall be sufficient proof of acknowledgment of these restrictions and liabilities.

Island Homeowners Association: The Island Homeowners Association (IHA) Master Dock Plan allows certain joint venture docks with a maximum allowable size of 12 feet by 14 feet. No walkways to docks are allowed. Low voltage

walk lights (such as Malibu lights) are allowed along the descending stairs leading to docks. The IHA Master Dock Plan limits dock size dimensions to 8 feet by 12 feet. IHA dock owners must comply with both MPOA and IHA restrictions.

Water's Edge and Southlake Landing Townhome Associations: Southlake Landing and Water's Edge Townhome Associations may have community docks, which shall be approved on an individual basis.

5.4.9 Dog Houses and Dog Runs.

Pre-Approved: Non-permanent dog house with a base located in the back yard.

Quick Track: None

Requirements and Restrictions:

- a. Dog runs constructed with chain link fencing must be located inside solid privacy fencing. Any visible dog run shall meet the criteria for fencing Community Guideline 5.4.13 - Fences.

Water's Edge Townhome Association, Dog houses and dog runs are not permitted.

5.4.10 Doors, Entry/Storm and Garage

Pre-Approved: Full or split view, clear glass storm doors that are white or match the front door color or trim color of the house and doors.

Quick Track: Replacement of garage doors which are like for like except for new materials.

Requirements and Restrictions:

Southlake Cove and Southlake Landing: Only full view glass doors in white or the dominant color of the house are permitted. Full view storm doors with one small dividing bar through the middle are permitted. All changes to exterior doors in Southlake Landing and Southlake Cove Townhomes Association which differ from the original door require advance PIR approval of the MPOA and Townhome Association.

Northside: Applications will be reviewed on an individual basis regarding the style and color of the proposed storm door.

Island Homes: Only full view glass doors in white are permitted on cluster homes.

Water's Edge Townhome Association: Only full-lite, hi-lite, full view with kick plate and self-storing storm doors are authorized. Storm doors must be white or the color of the front door. Only these styles are authorized for solid panel, French, or full glass paned doors. Doors are to be painted as close to the original color as possible or white.

Nob Hill Forest Townhomes: Exterior doors may not deviate from the original solid door style and door color. Only full view glass storm doors or full view storm doors with one small dividing bar through the middle are permitted. Storm door color must be in white or the dominant color of the house.

5.4.11 Driveways

Pre-Approved: Replacement driveway in the same size, color, and material.

Quick Track: None

Requirements and Restrictions:

- a. The concrete apron is the responsibility of VDOT. Any changes to the apron must be either completed by VDOT or the homeowner must have approval from VDOT.
- b. Stamped concrete driveways will be considered on a case by case basis.

5.4.12 Electronic & Propane Insect Traps

Pre-Approved: All portable units in the rear yard.

Quick Track: None

Requirements and Restrictions:

5.4.13 Fences for Single Family Homes

Pre-Approved: None

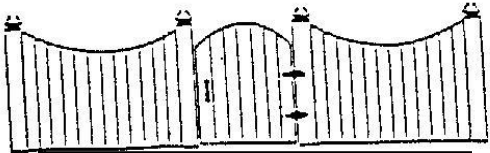
Quick Track: None

RPA Considerations: RPA provisions apply; see Section 5.4 General.

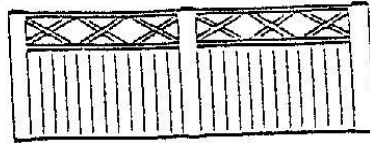
Requirements and Restrictions:

- a. Fences constructed of pressure treated wood are to be left to either weather naturally or stained in a semi-transparent stain in a natural wood color. Redwood stains, paint or solid stains of natural wood color which aesthetically blend with the home and neighborhood will be considered on an individual basis. Wrought iron, aluminum and vinyl/composite fences and gates will be considered on an individual basis.
- b. Fences must be constructed so that the finished side faces the surrounding properties.
- c. Fences must tie into neighboring fences, if applicable.
- d. Fences must be placed against the property line or a minimum of five feet inside the property line. The property owner, not MPOA, is responsible for locating the property lines. A professional survey is strongly encouraged prior to construction.
- e. Fences shall be restricted to the side and rear yards, with none extending beyond the front of the house.
- f. Fences greater than four feet in height must have a symmetrical dip, scalloped top, decorative lattice portion at the top of the fence, dog-eared straight top, or flat straight top.
- g. No fence can be positioned to hinder traffic visibility.
- h. Only vinyl coated green, brown, or black wire security liners that do not extend above the fence line can be used for split rail fences.
- i. Fences must be installed so that the top of the fence is parallel with the contour of the land.
- j. Fences shall be properly maintained, and the Association may require repair or replacement of broken, deteriorated, or discolored fences.
- k. Grandfathered fences not meeting current guidelines must be replaced with an approved style fence when replacement is requested or needed.
- l. For lake front fences:
 1. Only split rail fences with two or three rails are permitted.
 2. The lot line parallel to the water may not be fenced.
 3. Construction of a fence twenty-five feet from the water may be considered. Appropriate landscaping is required for these fences.
 4. The use of vinyl coated green or brown wire, no taller than 18" high and no farther than 12" from the shoreline, is permitted to deter wildlife encroachment.
- m. Double fencing: Double fencing is not permitted except in the following situations:
 1. Double fencing may be considered if the inset fence was previously approved by the Covenants Committee and installed as approved. In this case, the owner of the approved inset fence is responsible for maintaining the corridor between the two fences.
 2. Double fencing may be considered if the owner of a split-rail fence is unwilling to have their fence section replaced or unwilling to install wire lining (for a split-rail fence) by a fence used to contain pets or children.
 3. Existing, previously approved, double fencing will be allowed to remain until one of the fences needs to be replaced.

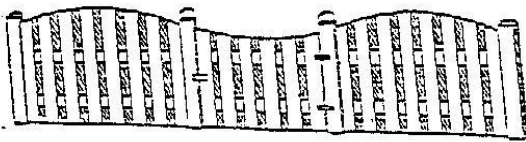
Examples – Fences for Single Family Homes



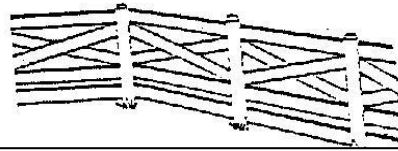
Style #1 – Solid Board 4-6 feet tall. 6 feet must be cut with symmetrical dip or scalloped top



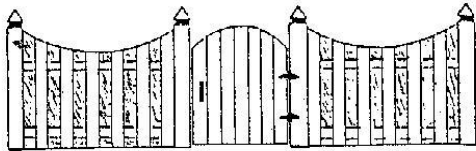
Style #2 – Solid Board with criss-cross top. May not exceed 6 feet in height.



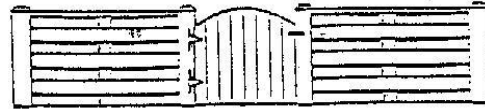
Style #3 – Alternating board with scalloped or rolling top 4-6 feet.



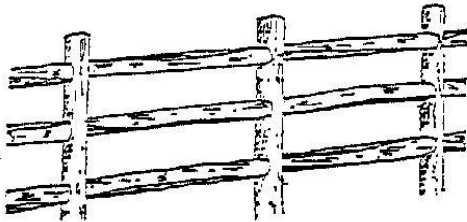
Style #4 – Cross buck/estate 4 feet tall



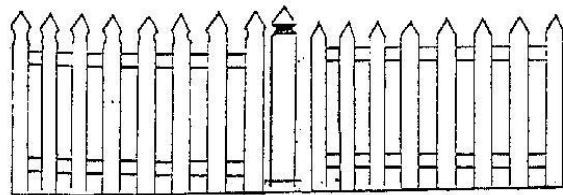
Style #5 – Alternating board with symmetrical dip top 4-6 feet tall



Style #6 – Basket weave 4 feet tall



Style #7 – 2 or 3 rail split rail 4 feet tall



Style #8 – Gothic Picket 4 feet tall

Style #9 – Standard Picket 4 feet tall

5.4.14 Fences for Townhomes and Cluster Homes

Pre-Approved: For Nob Hill Forest Townhomes, Southlake Landing Townhomes, Southlake Cove Townhomes, and Water's Edge Townhomes: Fences may be painted with Behr solid color stains Padre Brown, Wood Chip, Russet, Valise, Chocolate and Sable. Paints from other suppliers that are an exact match to these colors are acceptable.

Quick Track: None

Requirements and Restrictions:

- a. Fences are to be constructed of wood and are to be left to either to weather naturally or stained in a semi-transparent stain in a natural wood color. No redwood stains will be acceptable. Paint or solid stains of natural wood color which aesthetically blend with the home and neighborhood will be considered on an individual basis.
- b. Fences should be placed against the property lines.
- c. Fences must be constructed so that the finished side faces the surrounding properties.
- d. Fences must tie into neighboring fences, if applicable.
- e. Fences must have at least one gate to allow for removal and storage of trash containers.
- f. Fences may not exceed 6' in height at any point.
- g. Fences must be installed so that the top of the fence is parallel with the contour of the land.

Alexander Square Townhomes: Fence style is 6', alternating board-on-board with a straight top.

Island Homes: Single-family homes may have fences which comply with the guidelines for single-family homes. Cluster homes are not permitted fences.

Nob Hill Forest Townhomes: Fence style is 6', alternating board-on-board with a straight top. End unit townhome fencing may only begin midway between the front and rear corners of the unit or at the rear corner. Fencing cannot extend into or block the ingress-egress utility easements between end townhome units. All colors must be approved by the Townhome Sub association.

Northside Townhomes: Fence style is 6', alternating board-on-board with a straight top. No redwood stains, paint, or solid stains will be acceptable.

Water's Edge Townhomes: Landscaping alternatives to the use of fences are encouraged. All fences must be 6', alternating board-on-board with a straight top. Gates must match the style and height of the fence. For units that back to a wooded area or to Lake Montclair, the rear lot line may have a three-foot fence with a symmetrical dip at the two corners that abut the 6' side sections.

Southlake Landing Townhomes: Fence style is 6', alternating board-on-board with a straight top. For units that back to a wooded area, the rear lot line may have a three-foot fence with a symmetrical dip at the two corners that abut the 6' side sections. Townhomes whose rears are exposed to the rear of other townhomes are restricted to a 6' fence on the rear fence line. End unit tri-level (units with basements) townhome fencing is restricted to the rear of the building. It may extend from the rear of the building to the side property line, but may not extend forward along the side property line past the rear corner of the building. Waterfront townhomes are only authorized a fence with 6' tall sides extending twelve feet from the rear corner of the house, then symmetrically dipping to three-feet to the rear fence line, then continuing at three-feet across the rear. Gates will be of the same height and style as the fence. All colors must be approved by the Townhome Sub association.

Southlake Cove and Knolls Townhomes: Fence style is 6', alternating board-on-board with a straight top. Townhomes with their rear facing a wood line are authorized fences with 6' height on sides and rear, or the rear may symmetrically dip from 6' in height at the corners to three feet in height. Townhomes whose rears are exposed to the rear of other townhomes or whose rears face a roadway are restricted to a 6' fence height. End unit townhome fencing is restricted to the rear of the building. It may extend from rear side property line to the midway point of the building. Waterfront or water view townhomes are authorized a fence with 6' tall sides extending 12' from the rear corner of the house, then symmetrically dipping to three feet out to the rear fence line, then continuing at three-feet across the rear. Fence gates are required in an enclosed back yard. Gates will be constructed at a height within six inches of the height of the fence on either immediate side. Townhomes whose rear yard faces a retaining wall (as in the Knolls) shall construct their fence so that no part of the fence or other structure extends into the three-foot maintenance easement on either side of the retaining wall, as specified by the plat. For the special case of "split-end units" in Southlake Knolls (double end units with two doors on the end of the building): Units with the side windows facing the street and/or on the front of the block and no backyard fence of any sort will be permitted. Split-end units with the side of the home facing the back of the building, and/or the rear of the block—the yard parallel to the other backyards may be fenced. The fence may extend from the side of the building to the property line but may not extend forward past the front of the unit (the side with the front door). All other colors must be approved by the Southlake Cove Townhomes Association.

5.4.15 Fire Pits, Grills, Cookers and Patio Heaters

Pre-Approved: Portable ones. (Permanent structures require a PIR)

Quick Track: None

Requirements and Restrictions:

- a) All grills must be stored in the rear of the house.
- b) Permanent grills cannot be located within 10 feet of the rear or side property lines.

Southlake Landing: Fire pits, both portable or in-ground, are prohibited in townhome yards or common areas. Portable grills and cookers are limited to rear yards and not allowed in front yards, on sidewalks, streets or parking spaces

Nob Hill: Fire pits, both portable or in-ground, are prohibited in townhome yards or common areas. Portable grills and cookers are limited to rear yards and not allowed in front yards, on sidewalks streets or parking spaces.

Southlake Cove: Fire pits, both portable or in-ground, are prohibited in townhome yards or common areas. Portable grills, smokers, cookers, and the like, are limited to rear yards and not allowed in front yards, on sidewalks, streets or parking spaces.

5.4.16 Firewood

Pre-Approved: Firewood stacks that meet all of the following requirements and restrictions do not need a PIR.

Quick Track: None

Requirements and Restrictions:

- a. Firewood must be neatly and inconspicuously stored in a stack of six feet or less in height.
- b. Firewood stacks may not contain logs over four feet in length.
- c. Stacks must be located to the rear or side of the residence.
- d. Firewood stacks may not be placed in contact with a perimeter fence.
- e. Firewood stacks must be located at least 5 feet from rear and side property lines if there is no fence on that property line.
- f. Stacks of more than two cords of wood per single family home and one cord for town homes require a PIR and may also require screening.

Island Homes: Firewood may not be stacked or stored in common areas, except in the area behind The Island Homes cluster homes.

Southlake Landing, Southlake Cove and Nob Hill: Firewood must be stored to the rear of the townhome. End unit townhomes must screen these items from front and side view.

Water's Edge Townhouse Association: Firewood is to be stored as far away from the townhouse as possible. If the yard is fenced, the wood is to be placed inside the fence. If the yard is not fenced, the wood is to be placed at the furthest point away from the townhouse on the common fence or near the townhouse rear property line. Wood is not to be stored in front yards, side yards, or common ground property.

5.4.17 Flagpoles

Pre-Approved: No approval is required for holders for temporary flags or banners provided such holders attach to the residence or an approved addition. The maximum number of temporary flagpoles, including garden flag holders is 2 for any lot.

Quick Track: None

Requirements and Restrictions:

- a. Permanent, freestanding flagpoles must be installed and maintained in a vertical position.
- b. Only two freestanding flagpoles are permitted per lot or dock.
- c. See Community Guideline 5.4.7-Decorative Objects for information on flags.

Water's Edge Townhouse Association: Freestanding flagpoles are not allowed in this community.

5.4.18 Garage Sales/Yard Sales

Pre-Approved: Garage sales and yard sales are restricted to the confines of that owner's lot.

Requirements and Restrictions:

- a) A homeowner may conduct a garage sale or a yard sale up to four times per 12-month period. (Montclair-Sponsored Community Yard Sales do not count toward the four garage sales per year limitation.)
- b) Homeowners must follow all MPOA signage guidelines when advertising the garage/yard sale.

5.4.19 Fruit/Vegetable Gardens

Pre-Approved: Gardens that meet the following requirements and restrictions do not require a PIR.

- a. Located between the rear line of the dwelling and the rear property line and covers less than 25% of the open area;
- b. Located on the side of the house and does not exceed 4 feet out from the foundation;
- c. Does not adversely impact or damage abutting property in terms of weed growth, unsightliness, adverse drainage, etc.; and
- d. Raised gardens can be no more than 12" above the grade of the surrounding area;

For vegetable gardens, animal deterrent materials may be used up to a height of the plant's full maturity but must be removed at the end of the growing season.

Quick Track: None

Requirements and Restrictions:

For potted fruits/vegetables see Community Guideline 5.4.7 – Decorative Objects.

Water's Edge Townhome Association: Butterfly and ornamental landscaping are permitted in front, rear, and side yards. Vegetable gardens are limited to backyards only.

5.4.20 Gazebos

Pre-Approved: None

Quick Track: None

Requirements and Restrictions:

- a. Gazebos must be located in the rear yard and meet all county setback requirements.
- b. ~~Exterior finish and roofing colors should be compatible with the main dwelling.~~
- c. Gazebos cannot extend higher than 12 feet at the peak.

For Water's Edge Townhome Association, Gazebos are not permitted.

5.4.21 Gutters and Downspouts

Pre-Approved: Replacing the gutters and downspouts in the existing style, material, and color.

Quick Track: Gutters and downspouts meeting the Requirements and Restrictions below.

Requirements and Restrictions:

- a. Corrugated plastic tubing in lengths over six feet, used to direct downspout flow, must be concealed.
- b. Gutters and downspouts shall match the color of the trim or the dominant color of the house.
- c. Downspouts and tubing may not be placed so as to cause damage and/or interfere with the use of sidewalks and adjacent properties.

For Water's Edge Townhome Association, gutters and downspouts must be white and in the existing style and material.

5.4.22 Hot Tubs and Spas

Pre-Approved: None

Quick Track: None

Requirements and Restrictions:

- a. Hot tubs and spas must be located to the rear of the dwelling;
- b. A locking cover is required for any hot tub or spa that is located in a rear yard that does not have a 6' fence;
- c. A hot tub or spa must be an integral part of the deck, patio, or landscaping and may require screening;
- d. Spas and hot tubs may not require a six-foot fence if the deck or platform on which it is located is at least three feet above the ground, has three-foot rails, and is secured with a locked gate above the steps that lead to the deck from the ground level.
- e. Hot tub and spa owners should contact Prince William County regarding the correct procedure for dumping water from their hot tub or spa. Hot tub and spa water shall not be dumped into Lake Montclair, the storm water drains, or common area.

5.4.23 House Numbers

Pre-Approved: Numbers four to six inches in height, placed on the house, and meet all the following requirements and restrictions do not require a PIR.

Quick Track: None

Requirements and Restrictions:

- a. House numbers are required on both the mailbox and the house itself and are highly recommended to be painted on the curb for emergency/medical reasons.
- b. House numbers should be legible, easily visible from the street, and a color appropriate for the mailbox and house.
- c. Decals or press-on numbers are not permitted on houses

5.4.24 Landscaping

Pre-Approved:

- a. Landscaping
 1. Foundation planting (bed areas surrounding the home)
 2. Planting trees or shrubs
 3. Any plantings in the rear yard.
 4. Plantings that cover less than 25% of the front yard;
 5. Mulch
 6. Low growing plant materials used for the purpose of ground cover.
 7. Natural colored stone or mulch used under a raised deck in an area the same dimensions as the deck above.
- b. Landscape Edging
 1. Natural wood timbers no greater than twelve inches high;
 2. Natural wood edging with straight top edge installed no higher than four inches above ground level;
 3. White, gray, and dark earth tone brick installed horizontally or on the diagonal, no higher than four inches above ground level (this does not include construction grade brick i.e. with holes through them);
 4. Natural rock borders or brick borders less than 24" high; and
 5. Lawn edging when installed so that no more than five inches is exposed.

Water's Edge Townhome Association: Bushes in front of townhomes must be replaced with Evergreen foundation plants/shrubs (i.e. boxwoods, azaleas, holly and arborvitae bushes) and must be present along the entire length of the front facing windows of all townhomes. Shrubs/bushes should be neatly trimmed at all times and cannot be higher than the bottom sill of the windows or block walkways. Lawns must not exceed 6 inches in height. Only edging of wood, stone, or mulch is acceptable in front or side yards.

Southlake Cove, Evergreen foundation plants/shrubbery are required and must be present along the front facing foundations of all townhomes. Plant/shrubs should be neatly trimmed at all times and cannot be higher than the bottom sill of the windows or block walkways. Lawn turf must not exceed 6 inches in height. Only edging of wood, stone or mulch is acceptable in front and side yards. If shrubbery is removed along the foundation, it must be replaced with shrubbery. Only one tree is allowed in each front yard, but not required.

Quick Track: None

Requirements and Restrictions:

- a. Bare ground, cement, or asphalt in lieu of grass, mulching, or ground cover, is not permitted.
- b. Edging of wire, metal, and/or plastic, above 5 inches will be evaluated on an as-needed basis.
- c. No tree, hedge, or shrub may be planted or maintained in such manner as to obstruct pathways, sidewalks, or sight lines for vehicular traffic or to interfere with the purpose for which easements are established, as to installation, maintenance, or access.
- d. No tree, hedge, or shrub may be planted or maintained in such a manner as to encroach on any neighboring property or common area.
- e. No plantings of any kind are permitted on MPOA common ground without PRIOR express written approval from the MPOA BOD.
- f. Foundation plantings are required in the front of any home whose foundation wall is exposed more than 18 inches.
- g. All plants/shrubs within view from the curb shall be neatly trimmed and well maintained.

Water's Edge Townhome Association: Evergreen foundation plants/shrubs (i.e. boxwoods, azaleas, holly and arborvitae bushes) are required and must be present along the entire length of the front facing windows of all townhomes. Plants/shrubs should be neatly trimmed at all times and cannot be higher than the bottom sill of the windows or block walkways. Lawns must not exceed 6 inches in height. Only edging of wood, stone, or mulch is acceptable in front or side yards.

Southlake Landing: Evergreen foundation plants/shrubbery are required and must be present along the entire front facing windows of all townhomes. Plant/shrubs should be neatly trimmed at all times and cannot be higher than the bottom sill of the windows or block walkways. Lawn turf must not exceed 6 inches in height. Only edging of wood, stone or mulch is acceptable in front and side yards. If shrubbery is removed along the foundation, it must be replaced with shrubbery. Only one tree is allowed in each front yard.

Nob Hill Forest Townhomes: Evergreen foundation plants/shrubbery are required and must be present along the entire front facing windows of all townhomes. Plant/shrubs should be neatly trimmed at all times and cannot be higher than the bottom sill of the windows or block walkways. Houses with full length front porches must trim plants/shrubs to below the bottom horizontal railing on the porch. Lawn turf must not exceed 6 inches in height. Only edging of wood, stone or mulch is acceptable in front and side yards. If shrubbery is removed along the foundation, it must be replaced with shrubbery. Only one tree is allowed in each front yard.

5.4.25 Lighting

Pre-Approved:

- a. Low voltage landscape lights not higher than 18", evenly spaced, with concealed wiring.
- b. Spotlights on the rear of the house that must be directed to shine inside the property line (may operate on a motion detector).
- c. Lighting, intended to illuminate an American Flag, not directed toward another resident's property.
- d. A single-pole lamp post in black or oiled bronze with a single light fixture on the post (can have multiple light bulbs within single fixture)
- e. Replacing existing lighting in the same style, color and material.

Quick Track: None

Requirements and Restrictions:

No exterior lighting shall be directed outside the applicant's property.

Island Homes: Replacement of the exterior lamppost for cluster homes should conform to the original fixture as closely as possible. This requires a black lamppost with a lighting fixture combining clear glass with polished brass approximately 16 inches high by 9 inches wide. A PIR for replacement of the exterior lamppost is required.

Water's Edge Townhome Association: Replacement of exterior lights should conform to the size and color of the original fixture as closely as possible. Motion detection replacements similar to the original lights are encouraged to enhance security within the community.

Southlake Landing: Replacement of exterior lights should conform to the size and color of the original fixture as closely as possible. Motion detection and Photo-sensor replacements similar to the original lights are encouraged to enhance security within the community.

Nob Hill Forest Townhomes: Replacement of exterior lights should conform to the size and color of the original fixture as closely as possible. Motion detection and Photo-sensor replacements similar to the original lights are encouraged to enhance security within the community. Yard lights must be maintained and operational with only non-color bulbs.

Southlake Cove: Replacement of exterior lights should conform to the size and color of the original fixture as closely as possible. Motion detection and Photo-sensor replacements similar to the original lights are encouraged to enhance security within the community.

5.4.26 Mailboxes and Supports

Pre-Approved: Mailboxes and Supports meeting the Requirements and Restrictions below.

Quick Track: None

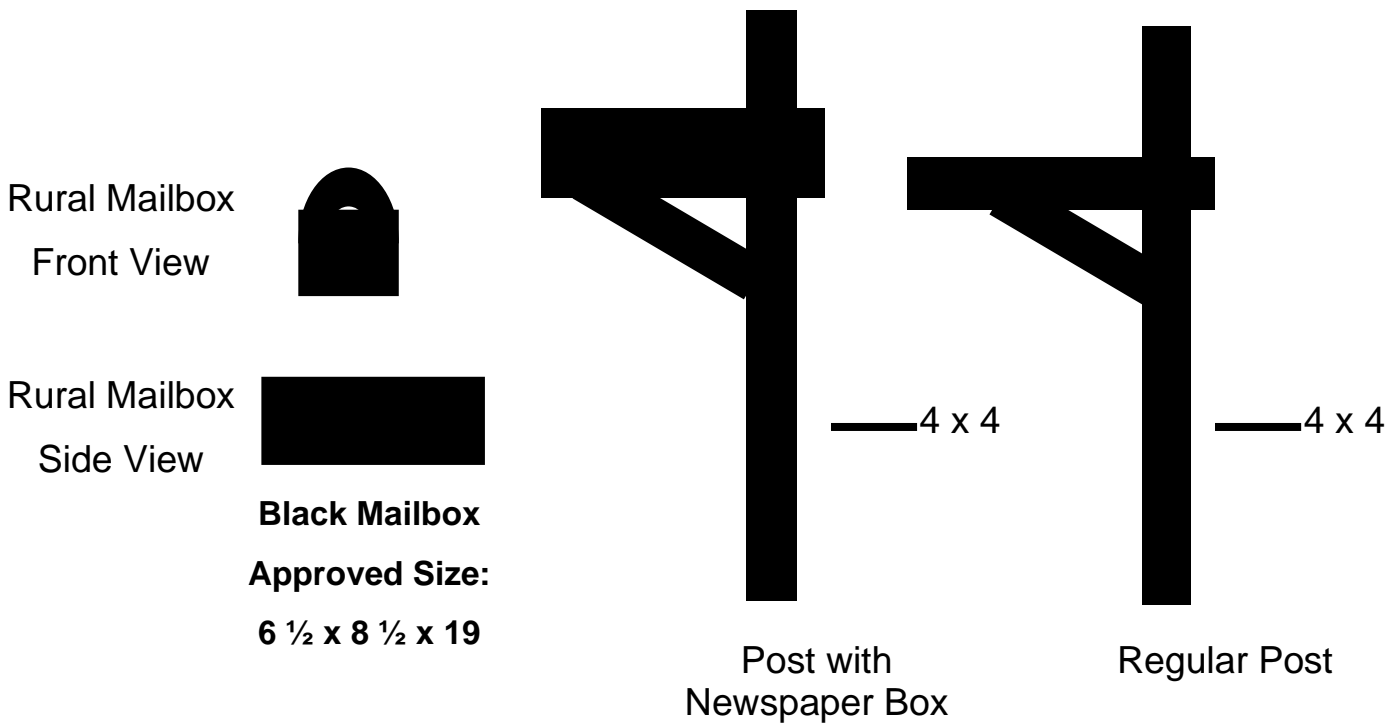
Requirements and Restrictions:

- a. Mailboxes shall be standard manufacture, black, metal or plastic, and size as recommended by the US Postal Service.
- b. Mailbox supports for single family homes shall be made of pressure treated wood, or a wood naturally resistant to rot and decay and must be of the approved style indicated in Appendix B.

- c. Mailbox support size and height must be in compliance with USPS Regulations as defined in the USPS Mailing Standards Domestic Mail Manual, section 632.524, May 2007. (41” to 45” in height from the street surface and setback 6” to 8” from the curb face or edge of road to the mailbox door)
- d. Supports may have a “paper” box similar to that shown in Appendix B.
- e. The wood may be left to weather naturally, treated with a clear sealant, stained dark brown, or painted flat dark brown. No other finishes are acceptable.
- f. Decorative boxes or mailbox decorations are prohibited, except within 30 days of a holiday.
- g. For single family homes with cluster mailboxes (single support post housing multiple mailboxes), at a time when the mailbox support falls into disrepair and must be replaced, the homeowners have the option of installing an individual mailbox support post for their mailbox.
- h. House numbers must be attached to mailbox or mailbox post. See Community Guideline 5.4.23 – House Numbers.

Examples - Mailboxes and Supports

MONTCLAIR MAILBOX & SUPPORTS



5.4.27 Major Alterations

Major alterations include, but are not limited to room additions, porches, greenhouses, driveways, garages, and carports, enclosing an existing patio or deck, and other additions to the dwelling.

Pre-Approved: None

Requirements and Restrictions:

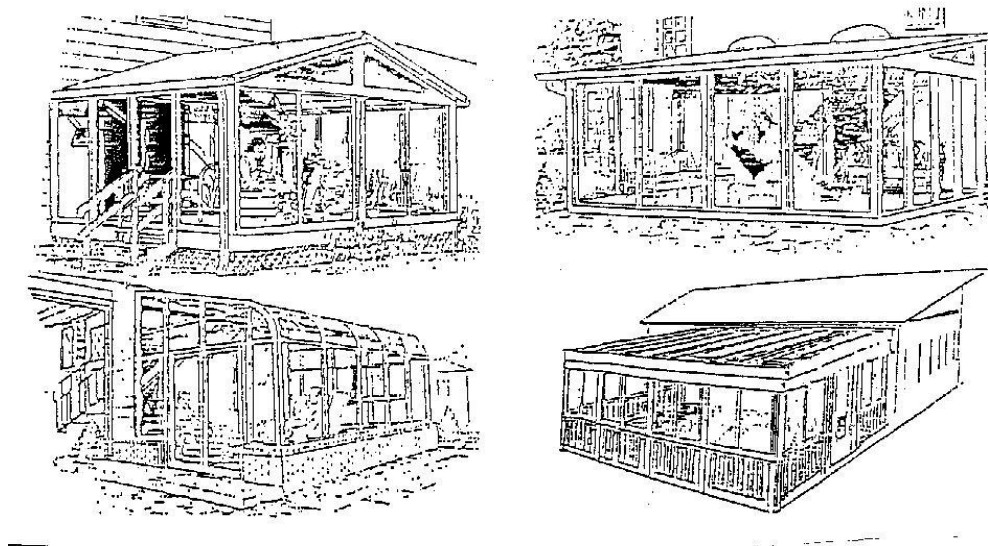
- a. PIR must include a construction plat.
- b. Drawings for the alteration must list the dimensions, materials, elevations of the alteration.
- c. PIR must include a plan for storage and
- d. Reference MPOA Declaration, Section 6.7, Foundation and Masonry Walls for all major alterations that require a solid foundation.

All Sub-Associations: all requests for major exterior alterations and additions must be approved by the Sub-Association Board

Water's Edge Townhome Association: front stoops/porches may be enclosed with railings or lattice on a case-by-case basis.

Heritage Series Homes, any accessory additions must be completed in the same exterior materials, colors, and style of the house, i.e. garages, non-temporary outbuildings.

Examples – Room Enclosures



5.4.28 Outdoor Storage Containers

Pre-Approved:

- a. Storage containers 36” in height and a maximum quantity of two. (Any quantity over 2 or greater than 36” in height require that a PIR be submitted)
- b. Any furniture (benches, seats, etc.) which contain storage space are not subject to these requirements. They will be considered moveable furniture and do not require a PIR.

Quick Track: None

Requirements and Restrictions:

- a. An outdoor storage container is defined as a non-framed structure made from or molded in plastics. Brand names like Rubbermaid, Black and Decker, Home Depot, Suncoast, and similar brand containers fit this category.
- b. Permitted for use only in the rear yard.
- c. Screening or landscaping may be required to minimize the effects on surrounding properties.

Southlake Cove: Change in siding materials, color or style requires approval of the Sub-association.

5.4.29 Painting.

Pre-Approved: Repainting or staining a specific object to match a previously approved color.

Quick Track: None

Requirements and Restrictions:

Color changes require a PIR and apply not only to the house siding, but also to doors, shutters, trim, stoops, porches, steps, and/or other related structures.

<p>Island Cluster Homes: Only the original siding stain and trim paint colors will be used on Island Cluster Homes. The gray stain is McCormick Fairfield 911. The trim paint is McCormick Exterior Luster Latex, Amber White. Other brands are acceptable, but they must match the McCormick colors. No other colors are acceptable. To ensure a match for all stain and paint brands, Island Residents must use sample boards that display these colors available from IHOA Officers. Docks, decks, and steps may be left natural or stained the McCormick Fairfield 911 color. Clear sealers may be applied, but no sealant that contains staining properties, other than McCormick Fairfield 911, is acceptable.</p>

<p>Water’s Edge Townhome Association: Exposed foundation is to be painted the color of the vinyl or white siding on the townhouse. Wood trim around windows, roofline, and front door shall be painted white. Cladding of wood trim is recommended but may be replaced with vinyl and authorized in white only. Front concrete stoops (front porches) are not to be painted or covered with outdoor carpet. Front concrete stoops (front porches) are not to be painted or covered with outdoor carpet.</p>
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<p>Southlake Cove: Paint colors must be chosen from the McCormick Colonial Exterior Color Collection (formerly McCormick Williamsburg Exterior Color Collection). Other brands are acceptable, but they must match the McCormick Colonial colors. When repainting, shutters must be painted in the same style,</p>

size and color as the door. Paint colors must be chosen from the McCormick Colonial Exterior collection (formerly McCormick Williamsburg Exterior Color Collection). Other paint brands are acceptable, but they must match the McCormick Colonial exterior colors.

Southlake Landing: When repainting, shutters must be painted in the same color as the door. Paint colors must be chosen from the McCormick Colonial Exterior collection (formerly McCormick Williamsburg Exterior Color Collection). Other paint brands are acceptable, but they must match the McCormick Colonial exterior colors.

5.4.30 Patios.

Pre-Approved: None

Quick Track: None

Requirements and Restrictions:

- a. Patios should be located in the rear or side yards, but front locations will be evaluated on an individual basis;
- b. A PIR is required for any paint, stain, or colored sealant applied to any wood patio;
- c. If changes in grade are anticipated, they must be indicated.

Southlake Landing: Screening is required around all ground level patio/decks constructed of, but not limited to concrete, gravel, brick, stone or other material which is in keeping with the strict aesthetic theme of Southlake Landing Town Home Association. Screening will consist of hedging, fencing or other plantings, provided it is consistent with these guidelines and has been approved by the Sub association. Concrete patios are subject to review by the Sub association; and must be surrounded by permeable surfaces to dissipate water flow and prevent water flow into adjoining yards and surrounding common areas.

Nob Hill Forest Townhomes: Screening is required around all ground level patio/decks constructed of, but not limited to concrete, gravel, brick, stone or other material which is in keeping with the strict aesthetic theme of Nob Hill Forest THA. Screening will consist of hedging, fencing or other plantings, provided it is consistent with these guidelines and has been approved by the Sub-association. Concrete patios are subject to review by the Sub association; and must be surrounded by permeable surfaces to dissipate water flow and prevent water flow into adjoining yards and surrounding common areas.

Water's Edge Townhome Association: Rear yard concrete patios are subject to review by the Sub association, and must be surrounded by permeable surfaces to dissipate water flow and prevent water flow into adjoining yards and surrounding common areas. Patios not permitted in front or side yards.

Southlake Cove: Concrete patios are subject to review by the Sub-association; and must be surrounded by permeable surfaces to dissipate water flow and prevent water flow into adjoining yards and surrounding common areas.

5.4.31 Permanent Grills

Pre-Approved: None

Quick Track: None

Requirements and Restrictions: Permanent grills must be placed in the rear of the house and cannot be located within ten feet of the side and rear property lines.

Water's Edge Townhome Association: Permanent grills and fire pits not permitted. Portable grills permitted on upper deck and rear yard only.

5.4.32 Privacy Screening

Pre-Approved: None

Quick Track: None

Requirements and Restrictions:

- a. Privacy screening will only be approved on a small portion of a lot.
- b. Upper level deck partitions on townhomes are permitted and must be painted or stained to match the deck.
- c. Privacy Screen styles six feet high are appropriate for privacy screening.

Water's Edge Townhome Association: Privacy wood lattice partitions/screens are permitted on the sides of upper decks. Color must match deck color. Screening made from plastic, vinyl, metal, or solid wood is not permitted.

5.4.33 Propane Tanks

Pre-Approved: None

Quick Track: Propane tanks meeting the Requirements and Restrictions below.

Requirements and Restrictions:

- a. Propane tanks will be located to minimize the visual impact on surrounding properties.
- b. Submission of a screening plan with a PIR is required for homes where the propane tank will not be appropriately screened by existing vegetation, fences, or structures.
- c. Propane tanks must not exceed 150 gallons in capacity.
- d. The number of propane tanks permissible per lot will be considered on a case-by-case basis.

5.4.34 Recreation and Play Equipment

Pre-Approved:

- a. Trampolines in the rear yard of single-family homes.
- b. Portable basketball goals following the criteria noted below.

- c. Portable play equipment in the rear yard of single-family homes.

Quick Track: None

Requirements and Restrictions:

- a. With the exception of basketball goals and single seat tree swings recreation and play equipment will only be allowed in rear yards and must be stored out of public view when not in use. Exceptions may be made for topography issues on a case by case basis. **Basketball Goals:** For safety reasons, neither portable nor permanent basketball goals may be placed in a street or within 15 feet of the curb. **When placing a basketball goal safety precautions are to be taken to prevent possible damage to neighboring yards, landscaping and parked vehicles.** No basketball goals of any type are permitted for townhomes, cluster homes and semi-detached (duplex) homes.
- b. **Play complexes:** Play complexes will be considered on a case-by-case basis.
- c. **Playhouses:** Electrical connections, electrical lines, and plumbing are not permitted in playhouses.
- d. **Hammocks:** Hammocks in the rear yard of single-family homes.
- e. **Skateboard Ramps:** No permanent skateboard ramps may be constructed on lots or common areas within Montclair. Portable skateboard ramps must be stored out of public view when not in use.
- f. **Swing Sets:** Must be painted in an earth tone or, if wooden, left natural in color.
- g. **Trampolines:** Trampolines are permitted for Single Family Homes and must be placed in the rear yard. Trampolines are not permitted in Sub-Associations (townhomes or cluster homes).
- h. **Tree Houses:** Tree houses are not allowed in Montclair.

Water's Edge Townhomes: Metal play equipment must be painted in earth tones. Playhouses, swimming pools and other play equipment, permanent or temporary, may only be in fenced rear yards, never in common areas or front or side yards.

Southlake Landing and Southlake Cove, it is recommended that residents of Southlake Landing use the abundant play areas within their sub-association instead of constructing or purchasing their own equipment. In cases where the member insists on having his or her own items, the items must be enclosed by a fence and the highest point of the playhouse, play complex, or swing set must be no taller than the fence. This will obviously be almost impossible where a three-foot fence is installed, or along lakefront properties. No skateboard ramps are allowed on lots or common areas. No basketball backboards or other play equipment are allowed on common areas, to include sidewalks, streets and parking spaces. *For Southlake Cove:* no skateboard ramps are allowed on Lots or common areas. No basketball backboards or other play equipment are allowed on common areas to include, but not limited to, sidewalks, streets, and parking spaces.

Nob Hill Forest Townhomes: Playhouses, temporary removable swimming pools and play equipment may only be placed within rear yards, must not exceed six feet in height, and must be screened by a six-foot rear fence. No skateboard ramps are allowed on lots or common areas. No basketball backboards or other play equipment are allowed on common areas, to include sidewalks, streets and parking spaces.

5.4.35 Retaining Walls

Pre-Approved: None

Quick Track: None

Requirements and Restrictions:

- a. Retaining walls must be constructed of railroad ties, landscaping timbers, stones, brick, or reinforced concrete with brick veneer.
- b. Walls may not adversely affect drainage.
- c. No wall shall be maintained in such a manner as to obstruct sight lines for vehicular traffic or as to interfere with the purpose for which easements have been established as to installation, maintenance, or access.
- d. Must meet all county permit and guideline requirements.

5.4.36 Roofing

Pre-Approved: A PIR is not required to replace the roofing in the existing style, material, and color while also meeting the criteria listed below under Requirements and Restrictions.

Quick Track: None.

Requirements and Restrictions:

A change of roofing for single-family homes shall be compatible with the color schemes of the houses in the immediate area.

Island Cluster Homes: Only cedar shake roofs or Enviroshake synthetic shakes (MT100) to be installed at staggered widths on Island Cluster Homes are acceptable. The Island Board of Directors can provide names of installers.

Water’s Edge Townhome Association: Shingles must be standard 3-tab style forest or medium gray, as close to the original color as possible.

Southlake Landing: Shingles must be original style and color of the existing roofing, or match as closely as possible to the original roofing.

Nob Hill Forest Townhomes: Shingles must be original style and color of the existing roofing, or match as closely as possible to the original roofing.

Southlake Cove: Shingles must be original style and color of the existing roofing, or match as closely as possible to the original roofing.

5.4.37 Seawalls, Bulkheads, Rip-rap, and Culverts

Definitions: A “seawall” is any structure that is placed onto or into the ground for the purpose of preventing soil erosion caused by surface or sub-surface wave action. A “bulkhead” is any structure that is placed onto or into the ground for the purpose of preventing soil erosion caused by natural or man-made water flow upon the surface of the ground. “Rip-rap” is a sustaining wall of loose stone used to prevent erosion. A “culvert” is a channel of rock, cement, or other material, which serves to drain a section of land.

Pre-Approved: Vegetated shorelines only.

Quick Track: None

RPA Considerations: RPA provisions apply; see Section 5.4 General.

Requirements and Restrictions:

- a. **Construction:** A number of options are available for managing shoreline erosion and one size does not fit all. Some of the considerations include: the severity of the existing shoreline erosion, access to the lake, the slope / depth of the existing shoreline/bottom, sun exposure /orientation, aesthetics and budget.
 1. Vegetated shorelines can provide erosion protection while allowing the natural shoreline ecosystem to flourish. There are effective alternatives to shoreline hardening with rocks and rip rap. Vegetative and bioengineering solutions (biologs) stabilize the shoreline, provide aquatic wildlife habitat, and create beautiful landscapes of varied textures, colors, and flowers. Vegetated shorelines also filter lawn runoff and uptake nutrients prior to the runoff entering the lakes. This nutrient uptake will help to reduce algal growth.
 2. Shoreline hardening practices such as bulkheading have several drawbacks. The structure may only absorb 20 percent of the wave's energy, which means the majority of the energy is forced back out toward the lake and bottom, thus creating scour at the bottom of the structure, or creating accelerated erosion across from or adjacent to the structure.
 3. Riprap (rocks/stone), under most circumstances, adequately stabilizes shorelines and does not share all the negative characteristics of bulkheading, however, it does not provide optimal wildlife and water quality benefits as vegetated shorelines. It is important to always install filter fabric under riprap to prevent soil from washing out from underneath the rocks. Class 1 or Class A1 rip-rap is recommended.
- b. MPOA's primary interest is protecting and improving the long-term health and usefulness of the lake. Extensive vegetated shoreline buffers are essential to maintaining good aquatic habitat and fisheries. Because of the benefits to the lakes' ecology, MPOA places a strong emphasis on the use of vegetative or bioengineering stabilization techniques and encourages the use of these techniques when possible. Riprap will continue to be the preferred application in situations where "softer" solutions are not adequate. However, it is recommended that riprap should be used in combination with vegetation to improve the aesthetic appearance and habitat value. The use of bulkheads is discouraged and will typically be allowed in extreme situations where no other method will adequately stabilize the shoreline, or in short sections to accommodate high usage or access areas.
- c. **Inspections:** The General Manager shall ensure that inspections of seawalls / bulkheads are conducted annually. Deficient structures and those in need of repair shall be reported to the Covenants Department and the property owner. The property owner has 30 days to submit a plan of corrective action to the Covenants Department. The Covenants Department, upon receipt of the deficiency report, will enter the case in its roster of cases pending resolution.
- d. **Replacement:** When shoreline stabilization materials needs replacement, the property owner must submit a PIR, outlining replacement plans, for approval of the design, materials, and construction.

5.4.38 Security Cameras

Pre-Approved:

- a. No more than 8 cameras may be installed per lot.
- b. The camera portion of flood lights, doorbells, and other fixtures must not be larger than six (6) inches in any dimension.
- c. Cameras should only monitor the lot on which they are installed.

Quick Track: None

Requirements and Restrictions:

Cameras not meeting the pre-approved criteria can be requested with a PIR.

5.4.39 Sheds

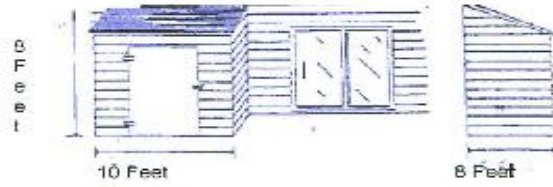
Pre-Approved: None

Quick Track: None

Requirements and Restrictions:

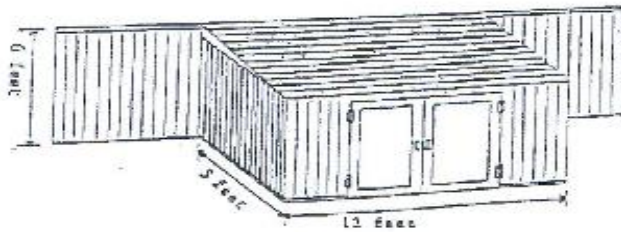
- a. A shed is defined as a free-standing framed structure (using wood, metal or aluminum studs), with a continuous solid or fully grouted masonry or concrete foundation. Plastic sheds will be considered on a case by case basis and must meet the foundation requirements in as noted above. All other structures will be considered outdoor storage containers. (See Community Guideline 5.4.27 – Outdoor Storage Containers)
- b. Exterior finish and roofing colors should be compatible with the main dwelling.
- c. Any structure that is attached to a townhome, cluster home, or single-family home will be considered an addition and reviewed under those guidelines. (See Community Guidelines 5.4.27)
- d. Only ONE shed is allowed per lot.
- e. Sheds will NOT have plumbing but may have electricity only with proper permits and inspections from the County.
- f. Sheds will NOT be used for dwelling purposes, only for storage.
- g. Sheds may require screening or landscaping to minimize the effect on surrounding properties.
- h. Resource Protection Area (RPA) provisions apply to sheds. (See section 5.4)
- i. Location and Size Requirements:
 1. Single Family Homes
 - i. Must comply with all county zoning requirements for sheds.
 - ii. Located in the rear yard a minimum of 5’ from both the side and rear property lines
 - iii. Located a minimum of 8’ from the primary dwelling (includes decks, patios, concrete pads, and HVAC units).
 - iv. The maximum shed size is 120 square feet (e.g. 10’ X 12’) and shall not be more than 11 feet high at the peak of the roof.
 2. Townhomes
 - i. Must comply with all county zoning requirements for sheds.
 - ii. Located in the rear yard and can be placed up against the fence on the side or rear property line.
 - iii. The maximum shed size is 60 square feet (e.g. 5’ X 12’) and shall not be more than 6 feet high at the peak of the roof.

Examples – Sheds for Townhomes/Cluster Homes

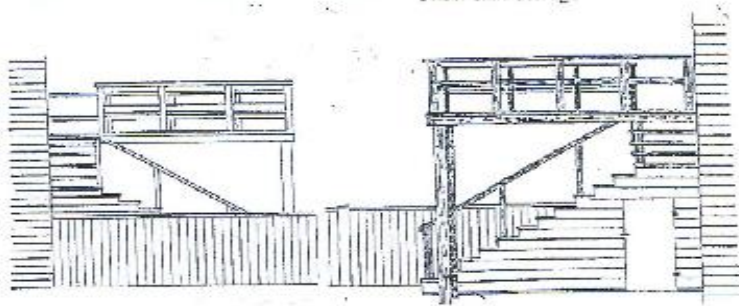


Attached to the Rear of the House

Integral with the Fence



Under stair Storage



5.4.40 Shutters

Pre-Approved: None

Quick Track: None

Requirements and Restrictions:

Southlake Landing: Shutters must be maintained in good repair; and may not be permanently removed from the townhome.

Nob Hill Forest Townhomes: Shutters must be maintained in good repair; and may not be permanently removed from the townhome.

Southlake Cove: Shutters pre-existing on townhomes must be maintained in good repair; and may not be permanently removed from the townhome.

5.4.41 Siding

Pre-Approved: Replacement siding in the existing style, size and color.

Quick Track: None

Requirements and Restrictions: None

Southlake Cove: All changes to exterior siding, exterior doors and windows in Southlake Landing and Southlake Cove Townhomes Association which differ from the original siding, doors and windows with mullions or grids, require advance PIR approval of the MPOA and Townhome Association

Nob Hill Forest Townhomes: Exterior siding, exterior doors and shutters may not deviate from the original colors. Siding replacement must be in the original lap-style siding and match as closely in color as possible. Change in siding material requires approval of the Sub association.

Southlake Landing: Change in siding materials or style requires approval of the Sub association.

Water's Edge Townhome Association: Painting of vinyl siding is permitted if kept to existing color and paint used must be specifically formulated for vinyl siding.

5.4.42 Signs

Pre-Approved:

- a. Home security signs not exceeding 12 inches by 12 inches may be placed near the front door. Only one is permitted per property.
- b. Real Estate/Rent signs that meet county specifications and are placed only on the property for sale or rent. The sign shall be promptly removed when the property is sold, and settlement of the sale occurs, or the property is rented. These signs must not be placed to hinder the sight of pedestrians or vehicular traffic.
- c. "For Sale/Rent by Owner" signs must be the same quality as and may not exceed the size of real estate signs and removed once the property is sold or rented.
- d. Signs the display of which is required by county ordinance incident to construction, reconstruction or other permitted use of any property within Montclair is permitted for the period required by ordinance. Such signs shall be removed at the end of the required period of display.

- e. “Open House” signs are permitted on the day of the open house. They may be placed in common areas within the Montclair community. Balloons and flags may be used if they do not obstruct vehicular sight lines and are securely fastened. Open House signs shall be removed at the end of the day on which the open house is held.
- f. Yard/garage sale signs are permitted for Montclair residents only. They may be posted on the day of the sale. Yard/garage sale signs may not be nailed, glued, or stapled to the road, street, or directional signs in Montclair. All signs shall be removed at the end of the day of the yard/garage sale.
- g. Special occasion signs such as “Happy Birthday” or “Welcome Home” are permitted on any lot or dwelling unit but not on the common areas and must be removed in 24 hours of erection. No more than one such sign is permitted at any one time on any property.

Quick Track: None

Requirements and Restrictions:

- a. Political campaign signs are not permitted.
- b. Signs with any type of advertisement other than those listed above are not permitted.
- c. The MPOA is not responsible for vandalism to or the upkeep of any approved sign. If a sign falls into disrepair, the MPOA has the authority to ask for its removal or, if located on common property, remove the sign.
- d. Signs for Community Service Organizations – Community service organizations, which meet the following criteria, may submit a request to display logo signs adjacent to the MPOA bulletin boards:
 - 1. Must be a registered non-profit community service organization in the Montclair community; and
 - 2. A majority of the membership must be comprised of Montclair residents.
 - 3. The following guidelines apply to community service organization signs:
 - i. The framework or support for the sign must match the MPOA bulletin board;
 - ii. The logo must be the standard logo for the organization, and its installation must be reviewed by the Covenants Committee; all signs placed on common area must be approved by the Board of Directors.
 - iii. The installation and upkeep of the sign are the sole responsibility of the organization, subject to modification on the instructions of the General Manger; and
 - iv. No information other than the organization name and logo may be displayed.
- e. Any Non-Profit Organization wanting to advertise a specific event, for a maximum of 2 weeks, in a calendar year, must submit a PIR. If multiple properties are involved, one PIR per property must be submitted. Provide a copy of the 501c3 as part of the PIR.

5.4.43 Solar Panels/Collectors

Pre-Approved: None

Quick Track: Solar panels may be installed as per manufacturer design. County permits must be included with the PIR submission.

Requirements and Restrictions: None

5.4.44 Swimming Pools

Pre-Approved: None

Quick Track: None

Requirements and Restrictions:

- a. Above ground swimming pools are not permitted.
- b. Swimming pools must be located in the rear yard.
- c. Swimming pools must be enclosed per county guidelines.
- d. Swimming pool fencing must meet MPOA solid board fencing criteria, as outlined in Community Guidelines 5.4.13 - Fences for Single Family Homes.
- e. Swimming pool water must not be dumped into Lake Montclair, storm water drains, common areas, and adjacent lots.

5.4.45 Trash Storage Containers

Pre-Approved: Privacy screens that completely hide the trash and recycle containers may be used and placed on the side or rear part of the home.

Quick Track: None

Requirements and Restrictions:

- a. Trash and recycling containers must be stored out of public view from streets.
- b. Trash and recycling containers may not be stored in the front of any dwelling or on front porches.
- c. Trash in other than covered containers may not be stored outdoors.
- d. Trash and recycling containers, trash bags, and yard waste shall not be placed at curbside before dusk on the day prior to pick-up and must be removed the following day.

Southlake Cove: Trashcans must be stored to the rear of the townhome, or in the garage. End-unit townhomes must screen these items from front and side view. Exterior trash must always be stored within covered containers in the rear of the townhome. Trash containers must not be stored inside yards or front yards. Trash in confined containers, recycling containers and yard waste shall not be placed at curbside before 4:00 p.m. on the day prior to trash pick-up and must be removed before 11:59 p.m. the same day as trash pickup. Containers may not be stored on front porches.

Water's Edge Townhome Association: Trash must always be stored within covered containers in the rear of the townhome. For end-unit townhomes, trash containers must be screened from front and side view. Trash in covered containers, recycling containers and yard waste shall not be placed at curbside before dusk on the day prior to pick-up and must be removed prior to the following day.

Southlake Landing: Exterior trash must always be stored within covered containers in the rear of the townhome. Trash containers must not be stored inside yards or front yards. Trash in confined containers, recycling containers and yard waste shall not be placed at curbside before dusk on the day prior to pick-up and must be removed prior to the following day. Containers may not be stored on front porches.

Nob Hill Forest Townhomes: Exterior trash must always be stored within covered containers in the rear of the townhome. Trash containers must not be stored inside yards or front yards. Trash in confined containers, recycling containers and yard waste shall not be placed at curbside before dusk on the day prior to pick-up and must be removed prior to the following day. Containers may not be stored on front porches.

5.4.46 Tree Removal

Pre-Approved: Removal of trees with a diameter (caliper) less than six inches, measured six inches above the ground except for any live vegetation within 100 feet of Lake Montclair (reference Section 5.4.8, a regarding RPA requirements).

Quick Track: In emergencies, the Covenants Director can grant approval for tree removal, provided that he/she inspects the tree to be removed and deems it an imminent threat to life or property.

RPA Considerations: RPA provisions apply; see Section 5.4 General.

Requirements and Restrictions:

- a. The Covenants Committee must grant approval PRIOR to removal of any tree greater than six inches in diameter (caliper).
- b. No live vegetation marked “no-cut” areas on the original plans may be cut without PRIOR approval from the Covenants Committee.
- c. The Covenants Committee shall allow the removal of a tree that is obviously dead or diseased beyond recovery. A comprehensive report on the tree’s condition, health, safety, and/or value by an arborist, urban forester, or other competent tree professional prior to approving or denying a removal request may be required.
- d. Pruning may be recommended in lieu of removal.
- e. Removal of tree stumps in the front yard is required. Removal of tree stumps in the side yard of a corner lot is required.
- f. A copy of the appropriate County Permit or written authorization must be submitted to the MPOA for any tree removal within the RPA buffer zone.

Southlake Cove: Lot owners are responsible for the removal and replacement of dead trees on their property. Replacement is limited to only one smaller-caliber tree in front yard, i.e. Crape Myrtle or Japanese Maple tree, for example.

Water’s Edge Townhome Association: Replacement of trees is required for any trees removed within Water’s Edge Townhome Association. Replacements must either be of the same species or a Virginia native tree. Limited exceptions to this rule may be considered by the Water’s Edge Townhome Association Board of Directors based upon extenuating circumstances, e.g. limited light and survival potential, likely damage to utilities or property, or unavoidable encroachment on neighboring yards. The tree replacement approval is to be completed by the WETA Covenants Committee or the WETA Board of Directors. Suggested replacements include: Eastern Redbud, Flowering Dogwood, Southern Hawthorn, Alleghany Serviceberry, American Hornbeam, and Sweet Bay Magnolia. Not recommended replacements include: Leyland Cypress, Silver Maple, Ash, Quaking Aspen, Poplar, Willow, Bradford Pears, Mulberry, Black Walnut.

Southlake Landing: Lot owners are responsible for the removal and replacement of dead trees on their property. Replacement is limited to only one smaller-caliber tree in front yard, i.e. Crape Myrtle or Japanese Maple tree.

Nob Hill Forest Townhomes: Lot owners are responsible for the removal and/or replacement of dead trees on their property. Replacement is limited to only one smaller-caliber tree in front yard, i.e. Crape Myrtle or Japanese Maple tree.

5.4.47 Trellises, Arbors and Pergolas

Pre-Approved: None

Quick Track: None

Requirements and Restrictions:

- a. Free-standing trellises shall not be placed on common property.
- b. Free-standing trellises and arbors must be placed in the side and/or rear yard and may not extend beyond the front of any home. They may be integral to a fence, and if so, must match the fence in material and color.

Water's Edge Townhome Association: Trellises, arbors, and pergolas are not allowed in front or side yards.

Southlake Landing: Trellises, Arbors and Pergolas are not allowed in front yards.

Nob Hill Forest Townhomes: Trellises, Arbors and Pergolas are not allowed in front yards.

Southlake Cove: Trellises, Arbors and Pergolas are not allowed in front yards.

5.4.48 Walkways and Paths (to include Stairs and Steps)

Pre-Approved: None

Quick Track: None

Requirements and Restrictions:

- a. Walkways and paths must be set back at least five feet from the property line and be installed flush to the ground.
- b. Walkways and paths on sloping ground with steps not exceeding 6 inches will be considered to be flush with the ground.
- c. Permeable walkways and paths within five feet from the property line will be considered on a case by case basis, must be installed flush to the ground, will include County approval.

Water's Edge Townhome Association: Walkways and paths constructed of pavers and brick approved for rear yards only and must be ground level – preapproved. Walkways and paths in front or side yard requires a PIR. No walkways or paths shall be constructed or permitted on common grounds.

5.4.49 Windows

Pre-Approved: Replacement windows in the same color and location.

Quick Track: None

Requirements and Restrictions:

- a. All windows on any side of the home must be uniform to exclude picture windows.
- b. All window coverings must be conventional shades, blinds, shutters, curtains or draperies.

Southlake Cove: All changes to windows in Southlake Landing and Southlake Cove Townhomes Association which differ from the original windows with mullions or grids, require advance PIR approval of the MPOA and Townhome Association. All replacement windows on front or side of home must have grids. All changes to window styles which differ from the original windows, with mullions or grids, require advance approval of the Sub-association.

Southlake Landing: All replacement windows must have grids. All changes to window styles which differ from the original windows, with mullions or grids, require advance approval of the Sub association.

Nob Hill Forest Townhomes: All replacement windows must have grids. All changes to window styles which differ from the original windows, with mullions or grids, require advance approval of the Sub-association.

Water's Edge Townhome Association: Replacement windows in the existing style, color, grid pattern and location are permitted. All changes to windows which differ from the original windows with mullions or grids, require advance PIR approval of the MPOA and Townhome Association.

5.4.50 Conformity with County Regulations

The procedures outlined for the exterior alterations or home business/occupations, are solely within the purview of MPOA. **MPOA approval of a Property Improvement Request or Home Business or Occupation Application does not constitute Prince William County approval, nor does it imply conformity to all County regulations.** Any action requiring County approval, permits, or licenses, must be submitted by the applicant property owner to the County directly. For more information regarding County ordinances and regulations, you can visit the Prince William County website at www.pwcgov.org or call the Prince William County Department of Public Works.