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STONELEIGH SUBDIVISION
LOUDOUN COUNTY, VIRGINIA
---DESIGN STANDARDS GUIDE---

December 10, 1989
Ft. Beauregard Associates, Inc.
305 Harrison Street
Leesburg, Virginia

STONELEIGH DESIGN STANDARDS GUIDE

INTRODUCTION

The Stoneleigh Design Standards Guide has been prepared to provide each homesite owner with a valuable reference for the design and development of Stoneleigh by insuring that the preservation of the natural beauty and balance of each dwelling and site blends with and/or accentuates the surrounding properties. We are not attempting to judge what we feel is or is not beautiful, but to promote design excellence consistent with the high standards built into Stoneleigh.

ARCHITECTURAL CONTROL

No building, improvement, construction, excavation, landscaping, fence, wall, swimming pool or spa or other structure shall be commenced, erected or maintained upon any lot, nor shall any exterior addition to or change or alteration therein be made until two (2) sets of plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing by the Architectural Control Committee in accordance with the Stoneleigh Design Standards presented in this document.

Our ultimate goal is to achieve and maintain a high standard of design and also encourage individual expression. This will serve to protect your investment in Stoneleigh.

The Stoneleigh Design Standards Guide consists of three basic sections:

- I. THE HOMESITE
- II. THE DWELLING UNIT
- III. LANDSCAPING

An Information Checklist is included at the back of the Design Standards Guide to provide the homesite owner with a detailed list of items that must be delivered for approval to Ft. Beanregard Associates, Architectural Control Committee, 305 Harrison Street, S.E., Leesburg, Virginia 22075.

Note: Please refer to the Stoneleigh Restrictive Covenants for further restrictions and more information.

I. THE HOMESITE

Each lot in Stoneleigh consists of its own set of distinctive,

natural qualities and characteristics that should be utilized with a carefully designed dwelling and landscaping plan to create a harmonious balance of lot and home.

Each lot owner is required to submit two (2) copies of the site or plot plan indicating proposed house locations, existing lot elevations, floor grades, floodplain designations when applicable, all setbacks and easements, and proposed deck and patio locations prior to breaking ground. One copy of the site plan will be returned marked "Approved" or "Not Approved" within fourteen (14) days. Site plans marked "Not Approved" shall be revised and resubmitted until approved.

The following set of guidelines and recommendations will provide the property owner with some tools needed to maximize individual scenic views and visual impacts of your home on surrounding properties.

GUIDELINES

1. The use of the lot is restricted to single family use only.
2. All dwelling structures and improvements must be placed on or behind the minimum building setback lines and/or easement lines as shown on the most recent plat. All Dwelling Units must be located within the building restrictions lines shown on the record plats. If such lines are more restrictive than required by the Loudoun County Zoning Ordinance, they may be modified only on a case by case basis by the Architectural Control Committee. Dwelling Units adjacent to the golf course shall be located no nearer than fifty (50) feet to a rear property line, unless otherwise indicated on the plat.
3. No structures or improvements should be placed in a utility or drainage easement. All such easements should be maintained in an unobstructive condition prior to, during and after construction. This is particularly important as not to cause you or your neighbors storm water drainage problems.
4. No lot will be permitted to become overgrown. It is the responsibility of each lot owner to maintain the lot regardless of whether any improvement has been constructed on the lot. In those instances where no construction has taken place on the lot, the owner should expect to pay the developer a maintenance charge for seeding and mowing.
5. The minimum width for driveways is twelve (12) feet.
6. Culvert piping lying underneath driveways is to be installed prior to on-site construction at the owner's expense. Culvert piping may be installed only for the width of the driveway and not the entire lot. All culvert piping under driveways is to be capped at both ends with tapered end sections.

7. The existing grades and slopes of each lot should be maintained in its natural state. Any alterations to the grade is strongly discouraged, but if necessary, detailed grading plans must be submitted to the Architectural Control Committee for approval.

8. Erosion in all circumstances is to be controlled.

RECOMMENDATIONS

1. The natural existing topography should be preserved and the delicate system of natural drainage structures, creek beds, and swales should be unobstructed and maintained prior to, during, and after construction.

2. Place the dwelling structure on the lot maximizing the views while minimizing the alteration of the topography and vegetation.

II. THE DWELLING UNIT

Each prestigious home in Stoneleigh reflects an individual's distinctive tastes and needs. The intent of the following guidelines is to encourage individual expression, blended with sound architectural practice and good design, to achieve a final product that complements or enhances the unique, natural setting and surrounding homes.

Each property owner must submit two (2) sets of house plans and specifications including floor plans for each level, elevations for all sides identifying exterior materials, square footage for each level including the basement and garage, prior to any construction. One copy of the house plan will be returned marked "Approved" or "Not Approved" within fourteen (14) days. House plans marked "Not Approved" shall be revised and resubmitted until approved.

A. BUILDING SIZE

All dwelling units must meet minimum square footage requirements as indicated in the Restrictive Covenants. Dwelling units may not exceed a height of 2 1/2 stories, without special dispensation by the Architectural Control Committee. The general shape of the home, roof, walls and appendages should conform with the land and be compatible with neighboring homes. Garages must be rear or side load with a minimum of 650 square feet. Exceptions to this must be approved by the Architectural Control Committee. Storage buildings, campers, trailers, boats, etc. are not permitted on any lot.

B. EXTERIORS

The intent in Stoneleigh is for homes to have all natural exteriors, such as wood, stone, brick or a combination of these. Samples of exterior materials must be submitted to the Architectural Control

Committee for approval prior to their application.

The use of aluminum siding will not be permitted. The use of vinyl siding, wrought iron trim and artificial stone is discouraged, and will be permitted only with approval from the Architectural Control Committee. For the use of vinyl siding, actual samples of the material and color must be submitted to the Architectural Control Committee for approval. The application of the siding and trim detail will need to be described in detail and may require a meeting with the Committee prior to approval.

If exterior material changes from side to side are necessary, special detailing (like corner boards, wide returns, or brick/stone wraparounds) are required.

- All exterior fireplace chimneys must be of masonry construction.

C. ROOFS

In general, roof slopes should be from a minimum of 3/12 to a maximum of 12/12 pitch. Roof shapes should be compatible with the surrounding homes. Gable and hip roofs and combinations or variations of the two are preferred. Shed roofs are acceptable only if designed in a sensitive manner. Flat, gambrel and mansard roofs are discouraged. Wood shingles, shake, metal, tile, and high quality heavy asphalt shingle are preferred roofing materials.

D. WINDOWS

All types of windows (casement, double-hung, horizontal sliding, etc.) are acceptable only if they have been carefully selected and proportioned to enhance the walls in which they are placed. Mill finished aluminum window frames are not permitted. The same window type should be used on all sides of the home.

Inoperable shutters are discouraged unless they are essential to the style and design of the house. In most cases, wide trim should be used to provide adequate window detail. Awings are not acceptable unless they are cloth and blend with the house.

E. DOORS and ENTRIES

Great care should be taken to select aesthetically pleasing arrangements and materials to enhance dwelling unit entries. Again, natural materials are preferred (wood, brick, stone, glass). Aluminum storm and screen doors, if used, must blend with the home (no unpainted aluminum).

F. COLORS

The intent of the Stoneleigh Design Guide is to retain the natural beauty of the development. Individual color schemes for each home

should be carefully selected to complement the natural colors of the land, lakes, vegetation, etc...Earth tones (browns, tans, dusty greens, warm greys, rusty reds) are strongly recommended because they blend well with the trees, golf course and ponds.

G. DECKS AND POOLS

Decks must be built from natural materials similar to or compatible with those of the house. Wood decks should be stained to match the house or permitted to weather naturally. Awnings used on patios and decks may be of wood or canvas. No metal or fiberglass products are permitted.

Swimming pools are permitted within fenced (wood, brick, or stone) areas and must conform to building codes. No above ground, portable pools are permitted. Swimming pools are to be visibly screened. All swimming pool plans must be approved by the Architectural Control Committee.

H. DRIVEWAYS

Driveways from the street to the garage are to be poured concrete, masonry, asphalt or a blend of these materials and not less than twelve (12) feet wide.

Circular drives are permitted and curved or s-shaped drives are encouraged. Such driveways permit interesting landscaping treatments and represent a gentle approach to the home.

Trash cans should be placed at the end of the driveways only when trash is to be picked up. Otherwise, they should remain inside the dwelling unit or concealed with a screening wall (structure or landscaping) constructed of materials matching or compatible to the home.

III. LANDSCAPING

The spectacular natural setting of woodlands, rolling terrain, stone walls and ponds provide the backdrop for homesites in Stoneleigh. Preserving the intrinsic beauty and character of this property as well as enhancing the residential homesites is the goal of these landscape guidelines.

A. OBJECTIVES

Landscaping Plans will be reviewed with two major concerns in mind:

1. Landscaping must be adequate to properly complement the house and site. Experience indicates that a realistic guideline for landscaping expenditure is six to seven percent of the house construction cost.

2. Landscaping must be harmonious with the natural environment. To achieve this, the following areas will be specifically addressed:

- a) Unwarranted removal of trees will not be permitted.
- b) Plantings near or at property lines should be coordinated with adjacent property owners to create a pleasant flow, not to accentuate property "lines".
- c) Extensive use of plants with forms or colors not native to the area should not be included in the design. Plant material should be of proven hardiness and of suitable characteristic growth habit to achieve the natural look desired.
- d) Earth fill that threatens existing trees must be avoided.
- e) Trees and shrubs should not be planted over underground drainage and need to be placed far enough away from storm, sanitary sewer and water lines to avoid roots entering the line.
- f) Design of the landscape should be such to preclude large unplanted windowless walls.
- g) New plant material (trees and shrubs) will have minimum caliper and size requirements.

B. LANDSCAPE REVIEW PROCESS

1. Landscape drawings prepared by a Landscape Architect or Landscape Designer shall be submitted to the Stoneleigh Architectural Control Committee for review and approval prior to the beginning of any landscape work. (Please submit landscape drawings 30 days in advance of desired date of installation or within six (6) months following house plan approval).
2. Two (2) copies of each set of drawings, scale 1 inch = 10 feet should be provided. Drawings shall indicate size or caliper of new plant material, species or variety, quantity of plant material, existing trees on site, an estimate of total installed cost (materials and labor) and identification of landscape contractor.
3. One copy of the drawing will be returned marked as follows:
 - a) Approved
 - b) Not Approved, with comments and/or suggestions.

Drawings marked "Not Approved" shall be revised and resubmitted until approved.

C. EXISTING PLANT MATERIAL

Every attempt should be made to protect and preserve existing trees on property. Existing trees should be identified and noted on submitted landscape drawings.

D. NEW PLANT MATERIAL

New plant material shall be nursery grown, well formed and free of disease and infestation. Trees shall be long lived, pest resistant varieties. They should be spaced appropriately to achieve normal mature growth. Plantings at driveway entrances should be arranged to allow a permanent, clear, safe site distance for all vehicles. The use of stone pillars or large masses at the end of driveways should be avoided. All areas of disturbed ground must be planted with grass and appropriate ground cover.

1. Use of Trees

- Trees provide the framework of the landscape and should receive first consideration. New individual trees or groups of trees can be used to extend or reinforce existing trees, to soften or frame views of the house, provide privacy or screen unsightly areas.

Each lot in Stoneleigh is unique, differing in topography, trees and vegetation. Particular attention should be paid to the landscape design on lots currently without trees so the end result blends with and complements existing trees and woodlands.

To insure that the landscaping at Stoneleigh will have the mature look desired with a new planting, MINIMUM SIZE OR CALIPER OF THE FOLLOWING TREES WILL BE REQUIRED: (sized according to American Standard for Nursery Stock 1988).

Flowering Ornamentals: 2" caliper

Deciduous Shade Trees:

Large 3" - 3 1/2" 12' to 14' B & B (30%)
Medium 2 1/2" 10' to 12' B & B (70%)

Evergreen:

Stagger sizes of evergreens to include a range of 5' to 10' trees.

It is also required that approximately 30% of all trees be evergreen to provide color and form in the winter months.

2. Use Of Shrubs:

- a) Shrub plantings around the perimeter of the building will accent or create focal points.
- b) Shrubs planted away from the building will:
 - 1) Enhance views from the home.
 - 2) Provide privacy.
 - 3) Screen unsightly areas.
 - 4) Define outdoor spaces.

These effects can be accomplished with informally arranged shrub groups that vary in height, width and alignment.

- c) Planting large windowless portions of the structure: vary the height of shrubs (or small trees). Use material open enough to allow some of the wall to be seen through them.
- d) Variety and monotony: Shrub plantings should have harmony which is accomplished by allowing two or three kinds of shrubs to predominate with a few others introduced for variety. Using too many kinds of shrubs can be distracting.
- e) Shrub spacing: Try to avoid spotty use of plants. Arrange shrubs in informal groups spaced so they will mass (grow together) in at least two years.

THE MINIMUM SIZE FOR CONTAINER EVERGREEN SHRUBS ARE:

TWO (2) GALLON, or 15" to 18" for B & B.

BUSH TYPE SHRUBS SHOULD BE AT LEAST 24" - 30" B & B OR FIVE (5) GALLON CONTAINERS.

3. Use of Earth Mounds

As with plant materials, use of earth forms should be drawn from the natural setting. Artificial looking mounds rising abruptly out of a flat landscape can detract from the setting. Care must be taken to create a gentle slope that blends naturally back into the existing topography of the site.

E. LAWNS

Lawns shall be planted according to good horticultural practices with acceptable lawn grasses by seeding or sodding in a manner which will result in a satisfactory stand of permanent grass. (Specify blend of bluegrass in landscape plan.)

F. LIGHTING

Exterior lighting which provides diffused light both for aesthetic displays and subtle security will be permitted, but needs to be designed to appear as an accent to the existing landscape.

INFORMATION CHECKLIST

The following checklist provides the homeowner and/or builder with the items needed for submission to the Architectural Control Committee for approval. All items submitted must be approved in writing by the Architectural Control Committee, in accordance with Stoneleigh Design Standards prior to their construction or application.

1. _____ Submit two (2) sets of house plans and specifications including: (a) floor plans for each level, (b) elevation for all sides including exterior materials identification (c) square footage for each level including basement and garage, (d) lot owner's name and lot number. Allow fourteen (14) days for Architectural Control Committee approval.
2. _____ Submit two (2) copies of the site or plot plan which indicate (a) its proposed house location, (b) its proposed deck and/or patio location, (c) its existing lot elevations and floor grades (d) its flood plain designation when applicable, (e) all setbacks and all easements. Allow fourteen (14) days for Architectural Control Committee approval.
3. _____ Submit samples and/or specifications of exterior construction materials labeled on all four (4) elevations identifying:
 - a.) Roof - shingle type, manufacturer, color (sample)
 - b.) Trim - material, color (sample)
 - c.) Siding - material, color (sample)
 - d.) Windows - type, color (specs)
 - e.) Chimney - material, color (specs)
 - f.) Driveway, entrance walks, patio - material (specs)

- g.) Outdoor lighting attached to house and front yard light (specs)
- h.) Deck, if applicable - material, color (specs)
- i.) Pool and/or spa, if applicable (specs)

Allow fourteen (14) days for Architectural Control Committee approval.

4. Submit two (2) copies of the landscaping plan (scale 1 inch = 10 feet) drawings thirty (30) days prior to installation or within six (6) months following house plan approval which indicate:

- a.) Location of existing trees on the site, its specie or variety, its size or caliper. On extremely wooded lots, a general location, specie mix and average caliper size is acceptable.
- b.) Location of proposed new plant material, its quantity, its specie or variety, its size or caliper.
- c.) Exterior lighting locations and specifications, if applicable.
- d.) Mounding, screening, fences, walls location and specifications, if applicable.
- e.) Total cost estimate.
- f.) Name of landscape contractor and/or designer.

Important:
Every proposed homesite, dwelling unit and landscaping plan must be reviewed and approved in writing by the Stoneleigh Architectural Control Committee prior to any construction.