

A. ADDITIONS

1. General:
 - a. Any alteration or addition to the exterior of an existing building or any new detached structure must have the approval of the ARC before any work is undertaken. Examples of such projects include a deck, greenhouse, storage shed, fireplace, sunroom, deck/patio enclosure, porch, breakfast/dining nook or other similar bump-out, etc.
 - b. Any addition or exterior alteration to an existing building must be compatible with the design character of the original building. Any new detached structure must also be compatible with the parent structure.
2. Materials and Color:
 - a. Only the exterior materials existing on the parent structure or compatible, in the judgment of the ARC, with the architectural design character of the community will be approved.
 - b. Exterior color changes will be approved only if the proposed color is in harmony, in the judgment of the ARC, with the other existing homes in the community or if the color is similar to the colors originally employed in the community, as determined by the ARC.
 - c. In general, only those areas that are painted may be repainted; only those areas that are stained may be re-stained; unpainted surfaces and unstained areas such as brick shall normally remain unpainted and unstained.
3. NFCA Standards:
 - a. Additions may be made to the rear, front and sides of the house and may, in the case of rear and side additions, be either one, two or three stories but in no case can the roofline of the addition be taller than the current house roofline.
 - b. Additions may be constructed above garages as long as the roofline of the addition does not exceed the roofline on the main portion of the house.
 - c. Additions may extend back from the house by no more than 20 feet.
 - d. Approval of additions on the front or side of a house will be addressed on a case-by-case basis, keeping in mind the architectural character of the community.

- e. All siding, shingles, and windows on the house must match when the addition has been completed.
- f. During construction of additions, the site must be kept in an orderly condition. Roll off dumpsters may be used but must be placed entirely on the driveway of the single-family/detached property, or in the case of a townhome property within the area of the townhome's assigned parking space, and all VDOT or other county regulations must be followed. When roll off dumpsters are used, they must be emptied or replaced as soon as they are full. Small trash must be removed from the site on a daily basis and all equipment must be stored neatly at the end of the work day.
- g. Care must be taken to ensure that neighboring properties are not adversely affected by the construction project.
- h. Association owned sidewalks, curb areas, trails, common areas, courts, or roadways/parking areas that are damaged during construction must be returned to pre-construction status.
- i. All additions must be in harmony with the current architecture of the community in terms of type, size, scale, form, color and material.