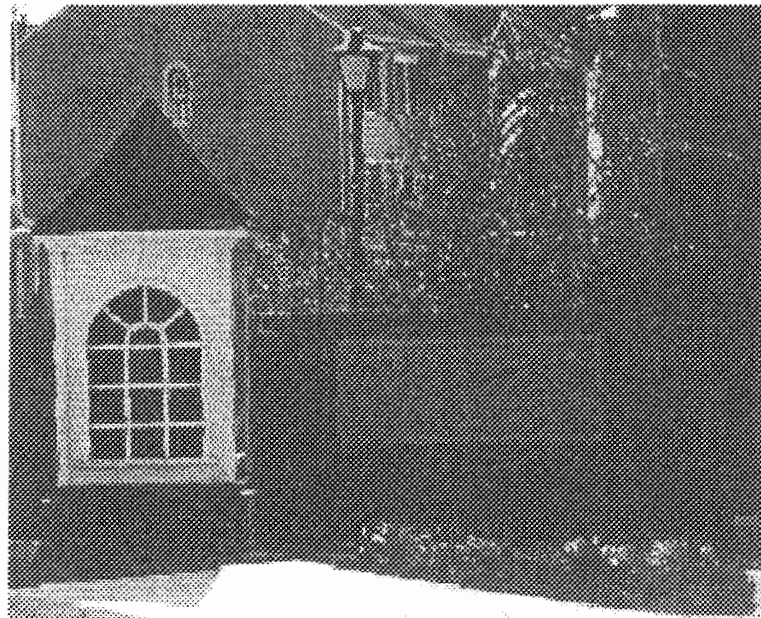


**Summer's Grove
Homeowners Association, Inc.**



**Architectural Review
Board Guidelines**

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General

Purposes of the Architectural Guidelines

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These guidelines are intended to indicate the Architectural Review Board's (ARB) ^{*use full title*} policy on certain exterior features. They neither extend nor supersede the Restrictions & Covenants. Decisions of the ARB may be appealed to the Board of Directors of the Summer's Grove Homeowners Association. The ARB notes that the Developers provided a certain amount of distinctiveness between homes in Summer's Grove and encourages individuality as long as it is done in good taste and in keeping with the visual environment of the community.

Meetings

The Architectural Review Board normally meets at 8 p.m. on the second Thursday of each month.

Architectural Guidelines Review & Revisions

Homeowners may propose changes to the Architectural Guidelines at any time, subject to approval by the ARB and the Summer's Grove Homeowners Association Inc. (HOA). Changes will be incorporated annually or sooner if deemed urgent.

Application Approval and Modification Execution Process

Applicants should submit their request, in writing, together with supporting material such as drawings, pictures, catalogue data, renderings, etc. Incomplete applications will be returned.

Applicants are requested to submit requests at least five days before the monthly meeting date. In most cases the ARB will process applications at its next meeting after receiving a request. The ARB shall act upon written applications within 45 days. All applications not acted upon within 45 days shall be deemed approved. Approvals are valid for six months from the date of ARB action; work not begun within that time may require an extension of the ARB approval. Approved work shall be completed expeditiously.

Submit complete applications to:

Summer's Grove Architectural Review Board
c/o Armstrong Management, Inc.
Attn: Joyce Helms
6074 Franconia Road
Alexandria, VA 22310

Proposed modifications must fully comply with the City of Alexandria zoning and building codes; also applicable state and national codes. ARB has no authority to waive any city, state, or national code. Homeowners are responsible for obtaining all necessary permits prior to construction.

Construction shall not commence until the homeowner has received written approval for the work from the ARB. Work not approved by the ARB may have to be returned to its former condition at the homeowner's expense. Work must be done in a professional manner and in accordance with the ARB approval and is subject to inspection during the work and upon its completion. The ARB is not a technical authority and its approval does not imply any approval of a project's structural or electrical soundness.

Standard Applications

Summer's Grove has standard application forms for the more routine requests for decks, storm doors, etc. Use of the Standard Applications will make it easier for the ARB to process requests. A standard application form is attached to these Guidelines.

Goals of the Architectural Review Board

The Architectural Review Board exists to protect the quality of life for residents of Summer's Grove and to protect the investment of those who own homes in this development. These guidelines are provided to assist residents and homeowners in complying with the Restrictions and Covenants established by the developers when Summer's Grove was built. In all construction work homeowners should be aware as

well of the need to comply with the municipal codes of the City of Alexandria. The Architectural Review Board shall review any exterior improvement visible from ground level unless a blanket approval for a particular feature has been issued. No change to the Common Area shall be made without written approval of both the ARB and the Homeowners Association.

Architectural Guidelines

(1.) TV Antennas/Satellite Dishes/Wireless Cable Antennas:

The ARB approves the installation of small (less than 1 meter in diameter) parabolic dishes for the reception of satellite television signals. Antennas for the reception and transmission of amateur radio signals must comply with the provisions of the Federal Telecommunications Act and Virginia state law and should be constructed, as far as possible, of a color and material that will blend with the exterior materials of the home. Refer to the FCC Fact Sheet on "Over-the-Air Reception Devices Rule" at www.fcc.gov for further information.

(2.) Attic Ventilators:

Attic ventilators will be approved if they are painted to match the color of the roof or the siding if so-mounted. They should be mounted, where possible, on the rear-facing slope of the roof.

(3.) Awnings:

Awnings are not permitted on the front side of houses. They are discouraged on the rear of homes, though the ARB recognizes the occasional necessity for an awning on west facing rear rooms where the afternoon sun is a problem. Any awning installation shall require ARB approval.

(4.) Clotheslines:

Clotheslines are not permitted on the front of homes; (temporary, portable drying racks may be used on second-floor decks without application to the ARB.)

(5.) Decks:

Decks, which are added to existing houses, must be located in the rear. Decks must be of a scale and style compatible with the home to which attached, adjacent homes and the Summer's Grove Development. Unless otherwise approved, all of the visible components of a deck shall be treated only with transparent stain or preservative that

does not substantially alter the appearance of the wood. ~~Changes in color may be allowed with ARB approval.~~ All wooden members of decks shall be constructed of pressure-treated wood to ensure its survival and protect it against insects and rot. Privacy screening of decks shall be done only of cedar, redwood or other pressure-treated lumber, in keeping with the appearance of the deck itself. Hanging plants are allowed. Privacy screens are allowed with ARB approval.

(6.) Air Conditioners:

Window type air conditioners that extend beyond the wall of a home are prohibited. Existing central air conditioners / heat pumps may be replaced with units of essentially similar size and appearance without permission of the ARB. Such existing central air conditioners / heat pumps may be re-located if necessary so long as they are not placed closer to adjoining units, do not impede traffic if on ground level and the installation is of the scale as the original installation.

(7.) Decorative Objects:

Except for minor objects, natural or man-made freestanding decorative objects including bird- baths, flagpoles, sculptures, weathervanes, fountains, etc. shall be reviewed by the ARB. The ARB as a matter of policy is unlikely to approve large or garish objects, as not keeping with the appearance of the Community. Small window boxes containing plants or flowers do not require approval. Temporary flagstaffs, no longer than six feet attached to a wall, do not require approval of the ARB. ARB approval is not required for seasonal wreaths or similar temporary displays. Large, permanent door plaques or other permanent decorations require ARB review.

(8.) Exterior Lighting:

The addition or modification of permanent exterior lighting requires ARB approval. Temporary lighting for religious holidays or other recognized holidays does not require ARB approval but residents are requested to use good taste and to take down such lighting after the holiday is over.

Temporary or permanent lighting which unreasonably creates glare in adjoining or opposite houses is discouraged and the ARB may request that such lighting be reduced or eliminated.

(9.) Exterior Colors:

ARB approval is NOT required for refinishing a house so long as the original color is not substantially changed, or in the case of small elements like a door, the tone (dark or light) is not substantially changed. Approval is required for substantial changes of color and/or tone of siding, shutters or roof.

(10.) Fences:

Fences, aside from low decorative structures in the front of houses, shall not be permitted. Such low decorative structures require approval as under (7.) Above.

(11.) Firewood Storage:

Exterior storage of firewood shall not be permitted.

(12.) Grills:

Residents are cautioned as to the risk of fire when grilling on decks or on ground level in the rear of homes. No grill shall be left unattended when in use and disposal of ashes and coals shall be made only in metal containers. City ordinances may affect use of grills on decks.

(13.) Prohibited Objects:

Newspaper tubes, dog runs, storage sheds, fences, hot tubs, spas, greenhouses, and patios and ground level decks are prohibited.

(14.) Landscaping:

Refer to the Summer's Grove Declaration of Covenants, Conditions, and Restrictions.

see page 1.

(15.) Maintenance of Property:

All buildings and their appurtenances in Summer's Grove shall be maintained by their homeowners and residents in a good state of repair. It shall be the responsibility of each homeowner to prevent the development of any unclean, unsightly or unkept condition that shall tend substantially to decrease the beauty of the Community. All residents and homeowners are responsible for maintaining their property in good order and removing trash and other debris from both their property and, as far as possible, from Common Areas.

(16.) Real Estate Signs:

Signs advertising a property for sale or rent may be displayed in front yards or attached to rear walls without ARB approval. Such signs shall meet applicable codes of the city of Alexandria.

(17.) Security Bars:

Bars or gratings on ground level windows are discouraged. Where possible, security bars should be placed on the inside of windows, but exterior installations may be permitted, subject to review by the ARB.

(18.) Solar Panels:

Solar panels may be installed only where they lie flat on rear-facing roofs, subject to approval of their design and appearance by the ARB.

(19.) Storm/Screen Doors:

Storm or screen doors leading to second floor decks do not require ARB approval. Such doors on ground level entrances shall be approved by the ARB and shall be in keeping with the appearance of the Community. Doors must be "full view" consisting of glass or screen allowing a clear view of the underlying door. Split-view doors will not be approved. Storm or screen doors should match the color of the underlying door or of the surrounding trim.

(20.) Wires, Cables & Plumbing:

Wires, cables, pipes, etc. for utilities, including television, gas, telephone, electric power, etc. should wherever possible, be concealed or painted so as to minimize their visibility. The ARB recognizes that the developers, in many cases, did not minimize the visibility of the utilities, but the ARB encourages residents to do what they can to conceal such unsightly plumbing/wiring by plantings or other means.

(21.) Basketball and other sports paraphernalia:

Basketball backboards or other similar sports items are prohibited.

(22.) Storage of Vehicles:

Storage of recreational vehicles (including boats) for longer than 48 hours is not allowed. (See Use Restrictions, Art. VI Sect. 6)

(23.) Chimneys:

Chimneys must be of the same finish material as the developers used elsewhere in Summer's Grove

(24.) Door Hardware:

Installation of standard doorknockers, deadbolt locks and peepholes are permitted without review.

(25.) Applicant if Not Homeowner:

If the applicant is a lessee the application must also be signed by the owner and contain a written indication that the owner supports the application.

SUMMER'S GROVE HOMEOWNERS ASSOCIATION, INC.

Appendix A - Architectural Modification Form

Please submit, in duplicate, the completed form and all documentation to Summer's Grove Homeowners Association, Inc., c/o Armstrong Management Services, 6074 Franconia Road, Alexandria, Virginia 22310. One copy reflecting the action taken by the Architectural Review Board (ARB) or the Board of Directors (Board) will be returned to you for your records. All owners must sign this request. Modifications may not commence without approval.

NAME OF OWNER(S): _____

SUMMER'S GROVE ADDRESS: _____

TELEPHONE NUMBERS: _____ (H) _____ (W)

Date proposed modification is to commence and to be completed: _____

In accordance with the Declaration of Covenants, Conditions and Restrictions covering the property described above, I/we hereby apply for written consent to make the following modification(s) or addition(s).

DESCRIPTION/DIAGRAM OF MODIFICATION REQUESTED: Please include a description and diagram (if applicable) of the addition or modification being requested and, if appropriate, a copy of your plat with the location of the modification(s) indicated. If more space is needed, please attach a separate sheet.

Acknowledgment by all adjacent property owners is needed. Their signatures (below) indicate an AWARENESS of intent and do not constitute approval or disapproval.

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

OWNER'S ACKNOWLEDGMENT: I/we understand that:

1. Material herein contained will represent alterations that comply with the zoning and building codes of the local jurisdiction to which the above property is subject. Further, nothing herein contained will be construed as a waiver or modification of such ordinances. The owner is responsible for obtaining the necessary permits prior to commencement of construction.
2. No work will commence until the owner has received written approval from the ARB or the Board. Any construction or exterior alteration before approval of this application is not allowed and, if alterations are made, I/we may be required to return the property to its former condition at my/our own expense; and that I/we may be required to pay all legal expenses incurred.
3. Approval is contingent upon all work being completed in a professional manner and any alteration or modification that is not finished in such a manner and in accordance with the approval granted herein may be required to be removed or repaired at the unit owner's risk and expense, including any legal fees required to enforce this acknowledgment. Members of the ARB or the Board may make routine inspections. Approval, if granted, is solely meant as a waiver from the restrictions in the Declaration and is not meant to comment or advise on the fitness or safety of any proposed alteration or modification.
4. This request is subject to restrictions by the Declaration and a review process as established by the Board. Any variation from the original application must be resubmitted for approval. A copy of this request will be returned to me/us after review by the ARB or the Board.

5. I/we acknowledge and agree that I/we will be solely liable for any claims, including without limitation, claims for property damage or personal injury which result from the requested addition or modification. I/we hereby indemnify the Association, the ARB and the Board from and against any and all such claims. Moreover, I/we accept responsibility for all maintenance, repair and upkeep of said addition or modification.

Signature of Owner

Signature of Owner

Date received by the Association

ACTION BY THE ARB OR THE BOARD

Authorized Signature

Date

Approved as submitted **Denied**

Approved subject to the following conditions:

