

WOODED GLEN SECTION I HOMEOWNER'S ASSOCIATION, INC.

ARCHITECTURAL GUIDELINES:

(Including revisions through July 2022).

1. No Living Unit or other structure or improvement shall be commenced, erected, placed, moved, or altered, and no exterior addition to or change in color or alteration shall be made, until complete plan and specifications therefore, together with such other information as shall be requested by the Architectural Control Committee, shall have been submitted to and approved in writing by the Architectural Control Committee as to harmony of external design, color and location in relation to surrounding structures, natural vegetation and topography (Art. X, 10.01, Book 6187 at Page 729 of Fairfax County Land Records). Applications shall be submitted to the Committee in an original plus five copies or via email to the Association's Common Interest Community Manager, PMI-Prince William info@pmiprincewilliam.com. Applications shall contain detailed drawings of changes to be made. Such drawings shall clearly indicate the location of existing structures, and property boundary lines.
2. No work on the proposed changes, additions or improvements may commence until written approval of the Architectural Control Committee has been received.
3. Once approved, construction must be completed within six (6) months and must be done in a way that does not unreasonably disturb or interfere with neighboring units. Applicant has the responsibility for the timely removal of any debris resulting from the construction.
4. Construction must meet all zoning, building codes and laws of the County of Fairfax. Approvals granted by the Architectural Control Committee shall not be construed as a waiver or modification of any such code or law.
5. Where applicable, utility easements are to be marked before any excavation is started. This service is provided free of charge by agencies involved and is required in order to provide for your safety. For locations of underground telephone, electric, cable TV, gas, water and sewer lines, REMEMBER - 48 HOURS BEFORE YOU DIG - CALL "Miss Utility" at 1-800-552- 7001 or dial "811." There is a FINE if underground cables or conduits are severed.
6. Fencing. Fencing is considered an appropriate addition at the discretion of the individual homeowner. All new fence construction shall be required to conform to the following: a) It is to be confined along the property lines with the sides of the fence extending no more than four (4) feet forward of the rear of the house; b) Fences may be constructed of wooded materials, and not exceed six (6) feet in height; c) Chain-link and wire only type fencing will not be considered; d) All fencing must be maintained, intact, and in good repair at all times; and, e) The materials, construction design and color must be consistent with that of the house and be approved specifically by the Architectural Control Committee
7. Decking. All decking is to be confined to the rear of the house. A small wrap-around deck along a portion of the side of the house will be considered. The construction designed must be approved specifically by the Architectural Control Committee. Requests for construction of decks will be reviewed as to size, location, specifications, and general conformance with governing documents.
8. Swimming Pools. Pool construction will meet or exceed the specific codes of Fairfax County. The construction design must be approved specifically by the Architectural Control Committee.

9. Misrepresentation of any items in an architectural request, either oral or written, may void approval by the Committee.

10. Antennas. Subject to the provisions of 47 C.F.R. § 1.40001 (“the FCC rule”), applications for antennas to be used for the purposes described in the FCC rule will generally be promptly approved by the Architectural Control Committee as a matter of course provided: (i) the receiving antenna shall not exceed one meter in diameter or diagonal measurement, (ii) the antenna must be placed no closer to the front of a lot than the mid-point between the front and the rear of the principal residential structure on a lot, and (iii) a supporting mast for an antenna must be no higher than necessary to avoid the impairment of the use of such antenna. Further, an antenna must be harmonious with the external design, color and location in relation to surrounding structures, natural vegetation and topography. The installation of any other antennas continue to be subject to the prior approval of the Architectural Control Committee.

11. For sale signs. One (1) temporary for sale or rent sign not in excess of two feet square may be erected on the front lawn of a lot, provided, however, such a sign shall be removed as is required by Section 8.01 (j) of the covenants.

12. Repairs to or changes of roofing and siding materials: All changes to roofing materials and siding materials must be visually and substantively uniform with existing materials. Combinations of materials (e.g., The use of combinations of Vinyl siding and metal siding on a structure is prohibited.)

13. Free standing outdoor lighting fixtures must use lamp sources that comport with the requirements of the Fairfax County Zoning Ordinance (OUTDOOR LIGHTING STANDARDS, Part 9, 14-901, et., seq.). Unless otherwise approved by the Architectural Control Committee, lamp sources will be of a warm color, a Correlated Color Temperature (CCT) between 2100°K and 3,000°K, with a lamp intensity of 1000 lumens or less.

14. Sheds. Are permitted in the rear of residence so long as the shed is not visible from the sidewalk. Shed can be blocked from view with natural vegetation such as shrubs, plants, and/or trees. The exterior of the shed cannot be constructed of metal. Composite (plastic and/or PVC) or wood exteriors are acceptable. The exterior color of the shed must be consistent with color scheme of neighborhood. Sheds cannot exceed 8ft x 12 ft x 7 ft tall. Any county guidelines must be followed. Prior to installation, ACC approval must be obtained.

15. Solar energy collection devices to include, but not limited to rooftop solar panels and/or solar roof shingles(collectively referred to as “devices”) must be installed according to Fairfax County requirements and by a licensed and insured electrician or contractor. The frame color of devices shall be black, or match or be compatible with the roof color.. The devices shall have a low profile and lie flat on the roof, parallel to any roof ridges and/or edges. Devices are limited to existing rooftop and not on any other structure or property on the owner’s lot. Devices are not permitted to move or adjust automatically after installation. All cabling must be hidden from plain sight. A digital color photograph of an actual similar home installation by the contractor should be included in the ACC application. Prior to installation, ACC approval must be obtained.

15.a Variance to solar energy collection guidelines: If an owner's proposal does not conform with the restrictions set forth in this policy, the owner may request a variance from the ACC from the restrictions if, and only if, the restrictions in this policy for that particular Lot:

- a) Increase the cost of installation of the solar energy collection device on the Lot by five percent over the projected cost of an installation if the restrictions were not in place; or
- b) Reduce the energy production by the solar energy collection device by 10 percent below the projected energy production of an installation on the Lot if the restrictions were not in place.

The owner shall provide documentation prepared by an independent solar panel design specialist, who is certified by the North American Board of Certified Energy Practitioners and is licensed in Virginia, to the ACC that one or both of these criteria is met as part of any request for a variance for ACC review.

Approved by Action of the Architectural Control Committee on July 6, 2022.

Signed: Roger Kang

Signed: Linda Cherry

Signed: Gail Levenson

Signed: Amy Regala

Signed: Tri Tran