

**Stoney Glen South Association, Inc.**

**Community Standards**

Updated: January 2012

## Section 1

### IMPROVEMENTS REQUIRING APPROVAL

#### 1.1 General

Each property owner within Stoney Glen South is responsible for keeping his property in compliance with the Covenants and the Community Standards. Certain exterior improvements made to that property must first be submitted by the property owner and approved by the Architectural Review Board (ARB) in order to maintain compliance. This is true whether the work is being performed by the property owner directly or by a contractor. Use the following subsections to determine the applicability in your case. For any proposed construction that is not listed, please contact the Chairperson of the ARB to determine if approvals are required.

- 1.1.1 New Home Construction: Submittals shall be made directly to the Developer, Reads Landing Corp., for approval.
- 1.1.2 Exterior Painting: Approval required when painting existing structures a NEW color. Repainting with the same colors does not require review. See Section 4 for approval guidelines.
- 1.1.3 Exterior Modifications: Examples of these are room additions and porches. Approval required. Refer to Section 4 for approval guidelines.
- 1.1.4 Accessory Buildings: This includes garages, sheds,. Approval required. See Section 5 for approval guidelines.
- 1.1.5 Recreational Structures: This includes decks, deck additions, gazebos, site structures, swimming pools, spas, hot tubs, and any structure that is over four inches above grade level (e.g., patios if built-up). Approval required. See Section 6 for approval guidelines.
- 1.1.6 Fences: This also includes walls and trellises. Approval required. See Section 7 for approval guidelines.
- 1.1.7 Exterior Lighting, Mechanical, and Electrical Equipment: Approval required in certain cases. Refer to Section 8 for approval guidelines.
- 1.1.8 Exterior Play Equipment: This also includes play houses, dog houses and swing sets. Approval not required if guidelines are followed. See Section 8.
- 1.1.9 Landscaping and gardens: Approval not required if guidelines are followed. See Section 8.

#### 1.2 Property Owner Responsibility

In addition to compliance with these Standards, you or your builder may be required to obtain other permits such as a county building permit. It is not the responsibility of the Community Association, the Architectural Review board, or the Developer to obtain other permits for you, nor to provide any guarantees or waive any legal requirements for compliance with any state or county law, or with the Covenants or these Standards.

**End of Section**

## **Section 2**

### **ARCHITECTURAL REVIEW PROCESS**

#### **2.1 Review Meetings**

The ARB reviews all requests submitted on the appropriate application forms together with their supporting drawings and information. Application forms may be obtained from any ARB member. As required by the covenants, the ARB will respond to each application in writing within 30 days of receipt.

#### **2.2 Review Basis**

The ARB bases its review of each application on its interpretation of the Covenants and these Standards only. Due to time constraints, ARB review of all applications occurs without personal presentations by the applicants. Therefore, it is incumbent upon the applicant to provide sufficient and accurate information to the ARB for proper consideration. If, in the applicant's opinion, extenuating circumstances – not caused by the applicant – exist which would require a variance from stated guidelines, this information should be presented with the application.

#### **2.3 Appeals**

Should an application be denied by the ARB on the basis of the Covenants or Standards, and the applicant feels that there are extenuating circumstances which should qualify them for an exception from these requirements, they may contact the ARB Chairperson. If the ARB agrees that a second review is in order, they will place the application back on the agenda for the next board meeting. The applicant may be present at that second meeting to state his or her reasons for appeal.

If an applicant feels that he or she has been unfairly denied approval by the ARB, an appeal may be filed with the Board of Directors by contacting the President of the Community Association. The appeal will be heard at the next regular board meeting. The applicant may be present at that meeting to state the reasons for appeal. The board of Directors will review the actions of the ARB and the circumstances of the request to determine that the ARB acted within its authority with reasonable care and due process. They will also determine if any extenuating circumstances exist which would warrant an exception, in the sole opinion of the Board, to the ARB ruling. The Board of Director's role in an appeal is to take into account the position of the ARB, and, based on the Covenants and Community Standards, make a fair and equitable decision.

#### **2.4 Duration of Approval**

Written approvals issued by the ARB for proposed projects are effective for a period of six (6) months from the date of approval. Applicants who have not completed a project within this time may be required to reapply for approval. Such reapplication for approval will not be unreasonably denied, but may be subject to denial if conditions affecting the applicant's property have changed.

#### **2.5 Preparation of Submittals**

Submittals prepared for consideration by the ARB shall be complete and accurate. Submittals for design review must include drawings prepared as described below. Submittals for color review must include color chips. In every case all requested information on the application form shall be furnished. The ARB may return applications that are incomplete.

For consideration by the ARB, drawings must be neat, accurate, drawn to scale, and with sufficient detail to adequately explain the entire design. Insufficient explanation of a design, including all visible details, is cause for rejection of an application. As a minimum requirement, the following drawings shall be submitted.

2.5.1 Additions: Site Plan – showing Addition location and distances to property lines, Floor plan(s) of Addition, Elevation of Addition including existing house.

2.5.2 Accessory Structure: Site Plan – showing location of new structure and existing house, with distances between each and distances to property lines Floor Plan(s) Elevations. .

- 2.5.3 Other Site Improvements: Site Plan – showing location of improvement, existing structures, and distances to property lines. Plan of Improvement (ex: deck, patio, swimming pool, etc.)
- 2.5.4 Fences: Site Plan – showing locations and extent of fence and elevation view of fence.
- 2.5.5 Drawing Quality: Site plans shall accurately describe the lot and may require, at the Board's discretion, a scale drawing.
- 2.5.6 Submittals Not Returned: Only one copy of each drawing is required for submittal and is kept on file as a record of approved designs. Submittals will not be returned.
- 2.5.7 Complaints: The ARB does police the neighborhood seeking violators to the standards. We are responsible for acting on written complaints from residents regarding violations and disrepair of homes in Stoney Glen South. Our goal is to have an aesthetically pleasing neighborhood and keeping property values up while maintaining the Community Standards.

**End of Section**

## Section 3

### PRIMARY DESIGN GUIDELINES

#### 3.1 Purpose of Standards

This document sets forth many guidelines that should be considered rules to follow when making improvements to property in Stoney Glen South. These rules are not arbitrary but are based on primary guidelines of good design as it relates to single family residential communities. Further, it is not possible nor is it advisable to make a rule for every potential situation. As a result, the Architectural Review board (ARB) uses these primary guidelines in the judgment of each design submittal. To the greatest extent possible, this eliminates review based on subjective viewpoints and provides a means of testing every decision. This benefits the ARB, the community, and the applicant by ensuring a continuity of approach regardless of how the membership of the ARB changes over time.

Each of the primary guidelines is defined below. On the pages that follow, specific guidelines are provided for common situations that occur for property improvements. The specific guidelines for each type of improvement are organized under sub-sections that relate to the primary guidelines. The ARB shall be the sole judge of compliance with these principles in questions of appearance, aesthetics, or infringement upon the rights of other residents.

#### 3.2 Primary Guidelines of Architectural Review

- 3.2.1 Form and Context (Specifications): All structures shall be of a size and use that is consistent with the standards of the community. All structures and site improvements shall be designed in styles, materials, products, and colors that are harmonious with each other, supportive of the architectural style, and appropriate to the residential architecture in the community.
- 3.2.2 Siting Guidelines: Each structure or site improvement shall be located to create a proper setting within each lot, consistent with the density and setbacks of the community, so as not to unduly restrict the view from neighboring properties, and so as not to compromise the privacy of any other lot below the general level enjoyed by other members of the community.
- 3.2.3 Environmental Considerations: Approval for clearing and alteration of existing lots shall be made only for approved structures, site improvements, landscaping, and access. Clearing and lot alteration may not be performed in a way that will result in erosion of soils, excessive water runoff, waste discharge into soil or water, stagnation or standing water, or substantial removal of indigenous vegetation. All regulations regarding protected lands (Wetlands), should be followed.

#### 3.3 Quality of Workmanship

- 3.3.1 All construction must be performed in a workman-like manner in material, style, and form. The work must remain true to the original approval in quality and workmanship.
- 3.3.2 Any screening shrubbery required as part of an approval is to be maintained in a viable manner. Any plant material that dies after installation shall be replaced.

**End of Section**

## Section 4

### ADDITIONS AND EXTERIOR MODIFICATIONS

#### 4.1 General

All additions and exterior modifications to homes must be approved by the Architectural Review Board (ARB). This includes any new construction, demolition, or changes to existing finishes (repainting). This does not include routine maintenance work or repainting with the same colors.

The following guidelines apply to additions and modifications to existing houses. They are specific requirements that are in support of the Primary Guidelines defined in Section 3. The ARB has the authority to waive requirements where it deems appropriate.

#### 4.2 Form and Context

- 4.2.1 No proposed addition or modification shall change the permitted use of the property from single family detached residential.
- 4.2.2 Additions shall not increase the lot coverage or the height of structures beyond those limits established by County zoning. Approval of large additions will be judged by appearance of size in relation to the house and by siting considerations contained in the following paragraphs.
- 4.2.3 The architectural style of any addition or modification shall match that of the house. The scope of the addition shall be similar in size and use of shapes as that of the house, in proportion to other elements of the house so as not to overpower the existing design. Roof styles and slopes shall be similar and complementary to the existing house.
- 4.2.4 Openings that are required in additions, including windows and doors, should match the style of those in the existing house. Exceptions may be granted at the discretion of the ARB for sun-rooms or other specially glazed areas.
- 4.2.5 Storm doors do not need to be submitted for approval. The style of the storm door must match the style of the house. Full view or divided view storm doors are acceptable.
- 4.2.6 Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters shall match the style of the same elements on the house.
- 4.2.7 Any change of exterior colors must be approved by the ARB prior to painting or applying pre-finished materials.
- 4.2.8 Color selections are not limited but should create a soft general appearance. Colors should generally be muted in hue, especially for large areas such as siding. Colors selected must be harmonious with each other and with other finishes, such as masonry foundations and roof colors.
- 4.2.9 The same siding color may not be used on adjacent houses or on houses directly across from each other. The ARB may also reject a proposed siding color if it determines that the color has been used on too many houses in the same neighborhood.
- 4.2.10 Decks constructed at or below the first floor level of the house may be constructed entirely of unfinished or stained treated lumber, or of composite boards. Decks or balconies constructed above the first floor level shall be finished to match the house.
- 4.2.11 Covered decks, open porches, stoops, and screened porches shall all be constructed from the first floor level up. Materials shall match the house. Substructure and decking may be of unfinished treated wood. Synthetic decking, aluminum railings and vinyl railings may be used at the discretion of the ARB.
- 4.2.12 Greenhouse window additions shall be constructed of finished wood framing or of a pre-finished metal consistent with the exterior color scheme of the house.

4.2.13 Awnings and other sun screen devices shall be consistent with the architectural character of the house.

#### **4.3 Siting Guidelines**

4.3.1 No addition shall extend beyond the minimum set back requirements established for the house, as stated in Section 6.3 or by current zoning regulations.

4.3.2 The siting of additions shall not create a breach of privacy between neighboring houses. Where this may be unavoidable, the ARB will require screening of the view by the Applicant. New windows, doors, or routes of access created by the addition or modification shall not create a breach of privacy between neighboring houses. The ARB reserves the right to reject certain openings or require screening where, in the opinion of the ARB, these actions are required to maintain privacy between neighbors.

#### **4.4 Environmental Considerations**

4.4.1 Clearing for construction of additions shall extend no farther than 15' outside of the addition's footprint. Beyond the clearing limits described above for structure and access, clearing of existing vegetation for additional landscape and view shall not materially alter the natural characteristics of Stoney Glen South.

4.4.2 Alteration of existing topography will generally be permitted as required to create positive drainage away from the house. In no case shall drainage be modified to infringe on adjacent properties. Other requests to alter the topography of a lot will be reviewed by the ARB on a case by case basis. All regulations regarding protected lands (Wetlands), should be followed.

**End of Section**

## **Section 5**

### **ACCESSORY BUILDINGS**

#### **5.1 General**

No accessory building or other structure shall be erected, placed, or altered, nor shall a building permit for such improvement be applied for on any property in Stoney Glen South until the proposed building plans, specifications, exterior color or finish, plot plan (showing the proposed location of such building or structure), and approximate start and completion date shall have been approved by the Architectural Review Board (ARB).

#### **5.2 Form and Context**

- 5.2.1 All proposed accessory buildings, both prefabricated and constructed on site, shall conform to applicable Chesterfield County building guidelines and if required shall have proper permits issued. Any proposed building shall not change the permitted use of the property from single family residential.
- 5.2.2 The foundation of accessory buildings shall be constructed on solid masonry foundations. For smaller sheds the foundation may be constructed on treated lumber foundations.
- 5.2.3 All accessory building's windows, doors, trim, and siding shall be complimentary to those on the house. The color and finish materials shall match those of the house.
- 5.2.4 Metal and/or plastic sheds are not permitted.

#### **5.3 Siting Guidelines**

- 5.3.1 No accessory building may be constructed farther forward on the site than the rear plane of the house. No accessory building shall extend beyond the minimum setback requirements established for the house by County zoning requirements.
- 5.3.2 Door must open to the side, not the front, unless the shed is behind the house and between the sides of the house (i.e. located between the side house lines projected back).
- 5.3.3 Each structure will be located with regard to the topography of each property, taking into consideration the location of large trees and other aesthetic and environmental considerations.
- 5.3.4 The siting of accessory buildings shall not create a breach of privacy between neighboring houses. Accessory buildings shall not create a visual nuisance to neighboring houses. Where this is unavoidable the ARB will require screening of the structure's view by the applicant.

#### **5.4 Environmental Considerations**

- 5.4.1 Clearing for accessory buildings shall not extend more than 10' outside the actual footprint. Beyond the clearing limits described above, clearing of existing vegetation for additional landscape and view shall not materially alter the natural characteristics of Stoney Glen South.
- 5.4.2 Alteration of topography to provide positive drainage away from accessory building will generally be permitted by the ARB when requested by the applicant. In no case shall drainage be modified to infringe on adjacent properties. Other requests to alter the topography of a lot will be reviewed by the ARB on a case by case basis. All regulations regarding protected lands (Wetlands) should be followed.

**End of Section**



## Section 6

### MISCELLANEOUS PROPERTY IMPROVEMENTS

#### 6.1 General

Certain permanent property improvements or changes to existing improvements must be approved by the Architectural Review Board (ARB). Improvements regulated by this section are listed in Paragraph 6.2.1 below. The following guidelines apply to property improvements. These are specific requirements which are in support of the Primary Guidelines. The ARB has the authority to waive requirements where it deems appropriate.

#### 6.2 Form and Context

6.2.1 Permitted site structures may include, but are not limited to the following:

- Patios
- Driveways
- Walks (greater than 4' wide)
- Free standing decks Gazebos and open pavilions
- Spas, hot tubs
- Swimming pools
- Large permanent climbing play structures (not swing sets)

6.2.2 Structures shall not be dominant forms, nor highly visible from other lots.

6.2.3 In general, site structures above ground shall be constructed primarily of wood.

6.2.4 Above ground structures may be constructed on masonry foundations or on pressure treated wood posts.

6.2.5 Fences are required for in-ground swimming pools and shall be in accordance with Section 7. Fences shall meet all applicable building codes for such installations.

6.2.6 In ground and above ground pools are not permitted unless approved by the ARB. The pool, deck, and shrubbery must be submitted for design and material approval. Additional approval guidelines are as follows:

- Must be installed by a certified installer, who is able to provide at least three references for other above-ground pools he or she has installed.
- Must meet county codes.
- All siding must be camouflaged by landscaping or decking.
- There must be a landscaping barrier of at least 3 feet between the side of the pool and the grass. No grass or weeds may ever grow up along the pool.
- The pool must be behind the house and not extend beyond the line of sight of each side.
- The ARB approval request must be accompanied by an artist's or landscaper's/contractor's rendition of what the final pool / landscaping / layout design will be. The owner must obtain a new approval for any deviation from the original approved design. The final design must be completed within six months of pool installation.
- The type of above ground pool must be approved by the board. Exceptions to these standards can be granted on an individual basis as deemed appropriate by the board.
- All pool accessories must be stored out of sight when not in use.
- Must be of rust proof construction.

6.2.7 Approved pavements for walks and patios include:

- Exposed aggregate concrete
- Patterned embossed concrete (to look like brick or stone pavers)
- Brick pavers
- Interlocking concrete pavers
- Flagstone (set in mortar or sand)
- Slate or cut stone (set in mortar or sand)

6.2.8 Approved pavements for driveways include:

- Asphalt Exposed aggregate concrete
- Patterned embossed concrete (to look like brick or stone pavers)
- Brick pavers set in mortar
- Interlocking concrete pavers set in mortar

6.2.9 Additions to existing paved areas shall be of the same material as existing.

6.2.8 Wing Walls (structure placed on or around culvert running under a driveway to prevent erosion) must also be submitted to the ARB for approval. Recommended materials are brick, stone, or other such material excluding plain concrete, cement block, cement or asphalt. Any additional structure, including treated wood, which rises above the level of the driveways, must be submitted for design and material approval.

### **6.3 Siting Considerations**

6.3.1 The following minimum setback requirements shall apply to Site Structures:

- Front Yard: No farther forward than the front plane of the house (except for walks)
- Corner Side Yard: No closer to the street than the side of the house (except for walks)
- Side and Rear Yard: Determined on a case by case basis

6.3.2 In general, the siting of site structures shall not create a breach of privacy between neighboring houses, nor shall it create a visual nuisance to neighboring houses. Where this is unavoidable, the ARB may require screening of the view or the structure by the Applicant.

6.3.3 Spas, hot tubs, or other bathing structures shall be screened from view as required in Section 7.11.

### **6.4 Environmental Considerations**

6.4.1 General clearing for construction of site structures shall extend no farther than 10' outside of the actual footprint. Beyond the clearing limits described above, clearing of existing vegetation for additional landscape and view shall not materially alter the natural characteristics of Stoney Glen South.

6.4.2 Alteration of existing topography will generally be permitted as required to create positive drainage away from the structure. In no case shall drainage be modified to infringe on adjacent properties. Other requests to alter the topography of a lot will be reviewed by the ARB on a case by case basis. All regulations regarding protected lands (Wetlands) should be followed.

**End of Section**

## Section 7

### FENCES

#### 7.1 General

- 7.1.1 Any structure designed to define or enclose land area, or to screen view to an area of land, shall be defined as a fence for purposes of review and approval. This may include, but is not limited to, rail fences, picket fences, board fences, lattice, trellises, and solid walls not enclosing a structure. Construction of any fence must be approved by the Architectural Review Board (ARB).
- 7.1.2 The following guidelines apply to fences. There are specific requirements that are in support of the Covenants or Primary Guidelines. The ARB has the authority to waive requirements where it deems appropriate.

#### 7.2 Specifications

- 7.2.1 Open construction fences are permitted to define property lines. Siting restrictions are defined later in this section. Construction of fences shall be as specified below.
- 7.2.2 Rod Iron: Maximum height of a picket fence is 4.0' as measured to the top of the pickets. Posts shall extend 4" to 6" above the pickets and shall be spaced no more than 8.0' apart. Posts shall be a decorative style. Pickets shall face to the outside of the fence.
- 7.2.3 Picket: Maximum height of a picket fence is 4.0' as measured to the top of the pickets. Posts shall extend 4" to 6" above the pickets and shall be spaced no more than 8.0' apart. Posts shall be a decorative style. Pickets shall face to the outside of the fence.
- 7.2.4 Fences shall be constructed of treated wood, cedar, or redwood, and shall generally be unfinished. Vinyl fences, as well as stained or painted fences will be considered on a case by case basis.
- 7.2.5 The following fences are not permitted: chain link, barbed wire, electrified wire, post and woven wire, split rail, solid rail, solid board or pre-manufactured half round stockade fences.
- 7.2.6 Other types of fences including lattice, trellises, or masonry walls will be considered on a case by case basis.

#### 7.3 Siting Guidelines

- 7.3.1 No continuous fence may be constructed in any area of the yard in front of the front plane of the house or the front corners of the house. Exceptions may be granted for discontinuous sections of decorative fence or posts incorporated as part of an overall landscape plan.
- 7.3.2 Fences intended to define property lines shall be constructed within 6" of the property line but not on it. The applicant is responsible for determining the location of the property lines.
- 7.3.3 Fences that are not intended to define property lines shall NOT be constructed closer than 3 feet to any property line, in order to provide room for adequate maintenance of the property outside of the fence.
- 7.3.4 In cases where an adjacent lot already has a fence up to their property line, the applicant will be asked to bring his fence up to that fence if the styles are compatible. If parallel fences are necessary, the adjoining section of fence shall be held back a minimum of 5 feet. Screening shrubbery shall be placed between the sections of fence to soften the appearance from the road.
- 7.3.5 In cases where fencing is desired to screen a lot from off-site property (areas contiguous to Stoney Glen South) other than roadways, the fence may be located within 6" of the property line. Applications will be considered on a case by case basis.

7.3.6 In cases where fencing is desired to screen a lot from a roadway at the back of the lot (e.g., Branders Bridge Road), the fence may be located within 6" of the property line. Applications will be considered on a case by case basis.

#### **7.4 Environmental Considerations**

7.4.1 Clearing is permitted only as necessary to establish a line for construction of the fence. Fences should be located to avoid mature trees. All regulations regarding protected lands (Wetlands) should be followed.

**End of Section**

## Section 8

### LANDSCAPING, SITE FURNISHINGS, AND PLAY STRUCTURES

#### 8.1 General

All work defined in this section shall meet the requirements established for it herein, however, review and approval by the Architectural Review Board (ARB) is not required prior to construction. The following limitations and restrictions should be read carefully. Work under this section is limited to the following:

- General Landscaping
- Vegetable Gardens
- Site Furniture – Benches, Planters, Tables, Decorative Objects
- Temporary Party Tents
- Children's Play Equipment and Sports Equipment Play Houses
- Dog Houses
- Wood Piles
- Exterior Lighting
- Satellite Antennas

#### 8.2 Work Not Defined

Any proposed work that is not defined in this section or in any other section of these Standards should be submitted to the ARB for determination as to whether it is a permitted use in Stoney Glen South.

#### 8.3 Work Not Specified

Any proposed work that falls under one of the above listed categories but which does not meet the guidelines specified below, shall be submitted to the ARB for review.

#### 8.4 Applicable Guidelines

The following guidelines apply to this section. These are specific requirements that are in support of the Primary Guidelines. Every requirement may not apply in every case, and the ARB has the authority to waive requirements where it deems appropriate, or to add requirements to the extent that either action does not contradict any of the Primary Guidelines.

#### 8.5 Form and Context

The following size limitations apply to the work of this section:

- 8.5.1 Landscaping: None – comply with Section 8.7 of this standard.
- 8.5.2 Gardens: None – within siting limits specified in Section 8.6 of this standard.
- 8.5.3 Site Furniture: No objects greater than 8' in height.
- 8.5.4 Mailboxes: Supplied by the Builder for new construction. For information on obtaining replacement mailboxes, contact a member of the Board of Directors. No other box, or modification of the provided box, is permitted. Size of mailbox should be T3 (22 ½", 8", 11½"). Required mail box color is black and post color is white.
- 8.5.5 Party Tents: No size limitation within siting limits specified in Section 8.6. Continual use is prohibited. They may be erected for a maximum of 4 days.
- 8.5.6 Play Equipment: Open structures such as swing sets or climbing structures up to 8'.

- 8.5.7 Sports Equipment: Basketball backboards may not be mounted on the garage/house. Pole mounted backboards shall be near the garage and to the side property line or rear property line side of the driveway. Separate basketball courts are not permitted. For any other permanently mounted sports equipment, contact the ARB for requirements.
- 8.5.8 Play Houses: No larger than 36 square feet in floor area, interior no higher than 6', elevated no higher than 6' off the ground. Larger play houses are accessory buildings and shall be reviewed accordingly.
- 8.5.9 Dog Houses: No larger than 20 square feet in floor area. No higher than 4'.
- 8.5.10 Wood Piles: Kept neat, no higher than 6', no limit within siting limits specified in Section 8.6.
- 8.5.11 Lighting: Exterior post lamps, low intensity landscape lights, and flood lights mounted on the house are permitted. High intensity pole or building mounted area lights are not permitted except at the discretion of the ARB.
- 8.5.12 Appearance: Site furniture, play equipment, playhouses, and dog houses shall be neat and orderly in appearance, constructed of finish grade materials, and finished in natural muted colors whenever possible.
- 8.5.13 Visual Nuisances: Any structure brought to the attention of the ARB by complaint will be reviewed to determine if it is a visual nuisance by design or location. The ARB reserves the right to require screening, relocation, or removal in such cases.

## **8.6 Siting Guidelines**

- 8.6.1 Landscaping: General landscaping may be undertaken in the areas of the site defined in Section 8.7 below.
- 8.6.2 Siting: All other permitted work in this section shall be located in rear yards only, behind the rear wall of the house and within side and rear house setback lines.
- 8.6.3 Screening: In general the siting of any work of this section shall not create a breach of privacy between neighboring houses, nor shall it create a visual nuisance to neighboring houses. When this is unavoidable, the ARB may require screening of the view or of the structure by the Applicant.

## **8.7 Environmental Protection**

- 8.7.1 Clearing: Clearing of existing vegetation for additional landscape and view shall not materially alter the natural characteristics of Stoney Glen South. Landscape features and play structures shall generally be placed in areas already cleared whenever possible.
- 8.7.2 Topography Alteration: Alteration of existing topography will be generally permitted as required to create positive drainage away from the structure. In no case shall drainage be modified to infringe on adjacent properties. Other requests to alter the topography of a lot will be reviewed by the ARB on a case by case basis. All regulations regarding protected lands (Wetlands) should be followed.

## 8.8 SATELLITE ANTENNAS

8.8.1 Permitted Antennas: The Federal Telecommunications Act of 1996 permits the following antennas:

- a.) An antenna that is designed to receive direct broadcast satellite service including direct-to-home satellite services, that is one meter (39") or less in diameter.
- b.) An antenna that is designed to receive video programming services via multi point distribution services, including multi channel, multi point distribution services, instructional television fixed services, and local multi point distribution services, and that is one meter (39") or less in diameter or diagonal measurement.
- c.) An antenna that is designed to receive television broadcast signals.

8.8.2 Location: To the extent feasible, antennas should not be visible from the street. The following priorities shall be observed in determining antenna locations:

- a.) Mounted directly on the rear of the house, on a roof plane facing the rear, or on the back side of the chimney.
- b.) Mounted on the ground in the rear yard.
- c.) Mounted on a pole, and existing other structure, or a tree in the rear yard.
- d.) If no clear signal may be obtained in any of the above locations, mounted on the ground or, if necessary, on a pole, in the front yard, or on the front plane of the house.

8.8.3 Appearance and Screening: Insofar as possible, the visibility of antennas should be minimized using one or both of the following methods:

- a.) Screen the antenna from view from the street with natural plantings, trees or shrubs, to the extent that they do not compromise the signal reception.
- b.) Use antennas with a dark or muted color, or paint the antenna a muted color to match with the background surface or with the surrounding landscape.

8.8.4 No Additional Regulation by the Association: Under Federal law, antennas that meet the requirements of this section may not be further regulated by the Association as type to type or placement. Residents are encouraged to use care in the selection and placement of antennas to preserve the appearance and character of Stoney Glen South.

**End of Section**