

FOXCROFT

A Hunter E. Craig Co. Neighborhood

Architectural and Landscaping Guidelines

FOXCROFT ARCHITECTURAL AND LANDSCAPING GUIDELINES

Single Family Detached Dwelling Units

Foxcroft has been planned to be the most distinctive and unique community in the Charlottesville area. Only the best architecture, design, and landscaping features will be approved in order to create a context in which individual tastes will not be sacrificed, but blended in such a way that overall property values will be protected. To accomplish these goals, the following guidelines and protective restrictions have been established.

I. DESIGN PHILOSOPHY

In order to create a living environment and community that is harmonious and preserves a sense of identity and community, the design process for individual homes has, as its objective, building forms which are carefully planned additions to the natural setting. Careful siting, selection of colors and materials, and design considerations that extend beyond the building walls to include the entire site are important means of achieving this objective.

Generally, the relationship of the house to the street shall be considered less important than other constraints such as views, topography, trees, etc. It is not as important that the house be parallel to the street as it is for the house to be fitted naturally into the site, taking advantage of and maximizing views, unique vegetation, etc.

II. ARCHITECTURAL RESTRICTIONS

These rules and regulations govern the use and maintenance of individually owned property within Foxcroft.

These restrictions and regulations have been adopted by the Architectural Review Board as its general policy pursuant to authority set forth in Article VIII, of the Foxcroft Declaration of Covenants, Conditions, Restrictions and Easements (the "Declaration"). The following restrictions and regulations will remain in force until such time as the Architectural Review Board shall amend, replace, or terminate them.

Whenever an owner proposes to build on a homesite or alter the exterior of any improvement, including landscaping, fencing and recreational improvements, he shall follow the procedures and restrictions as set forth in the Declaration. Approval must be granted by the Architectural Review Board, and if applicable, a building permit must be obtained from the appropriate County Building Official before any construction commences including the alteration of any landscape.

III. ARCHITECTURAL REVIEW BOARD

In order to implement the design philosophy of Foxcroft, an Architectural Review Board (The ARB") has been established. Its purpose is to provide guidance for property owners and to assist

them in recognizing the unique opportunities of their individual sites, while at the same time recognizing the similar rights of the adjoining property owners.

The ARB will review all landscaping, structures, improvements and/or additions or modifications. The Declaration contains restrictions affecting each owner and the use of his site. The ARB will adhere to the Declaration. It is important to note that any building, alteration or addition including fencing and recreational improvements must be approved by the ARB.

The ARB shall consist of four (4) members who shall be appointed for one year terms. The initial Board shall be appointed by the Declarant. The ARB Board shall meet as necessary to review proposed plans. Such plans will be reviewed and an opinion rendered within thirty (30) days of presentation.

IV. DESIGN

SITING:

Houses will be blended into the natural landscape by careful siting so that they fit the natural contour of the land, maximize views, maintain a harmonious relationship among structures and preserve existing natural vegetation and topography. Particular care should be taken to preserve ground cover so that the likelihood of soil erosion is minimized. General clearing of the site is not permitted. If supplemental plantings are expected, the variety and placement of such shall be designated by the ARB.

DESIGN:

Massing of various elements, such as garages and chimneys, proportions of windows in relation to solid walls, finishes, colors, roof pitch, etc. must be carefully considered. The following list highlights specific restrictions which will be rigidly enforced in Foxcroft in order to implement the concepts outlined above.

SIZE:

No dwelling units will be built with less than the following square feet of habitable, heated floor area above grade for the specified lot sizes (measured from outside wall counting the stairs once):

Lot Size	Square Foot Requirement
70'	1,000 - 1,800
80'	1,500 - 2,100
90'	2,000 - 2,000+

ACCESS AND PARKING

Driveways should be considered from the standpoint of safety access upon the main road, ease of grade, minimizing the amount of required clearing, and compliance with all appropriate Virginia Department of Transportation (VDOT) standards. All driveway entrances must conform with VDOT Standard PE-1, Standard Private Entrances. More specifically no part of the Driveway shall be closer than 15 feet to the side property line within the right of way; however, driveways may be closer to the property line so long as there is 40 feet from center of line of the driveway to the center line of the driveway on the adjoining lot. Two entrances per lot shall not be allowed, unless approved in writing prior to construction by V.D.O.T. and the County of Albemarle Engineering Department.

Standard CMP road pipes (minimum 15" X 24') must be installed where needed at driveway entrance before site excavation begins. All driveways that do not comply with VDOT specifications will be corrected at the owner's expense.

GENERAL REQUIREMENTS:

1. Rear entry garages will be permitted only in unique situations since the extra amount of necessary clearing is extremely detrimental to surrounding houses.
2. Driveways must be paved with asphalt, not tar and chip.
3. Walks of stamped cobblestone concrete, exposed aggregate concrete, standard concrete or brick designed as an integral part of the house and landscape must be provided from the driveway to the front door. Asphalt, loose gravel and flagstone "dropped" on top of the ground in an ill-defined pattern are not acceptable.
4. All houses must incorporate a minimum landscape plan and specification for plants as referenced in the attached landscape plan. This plan will be established in advance for each neighborhood by the ARB.
5. Freestanding storage sheds, workshops, garages, etc., must be designed and located as an integral part of the house, service yard, and landscape designs.
6. Dog houses, playhouses, gazebos, and porch railings must be painted or stained to blend with the house and/or natural landscaping.
7. Fencing is a very sensitive issue. The ARB or its designated representative will review each fence application on an individual basis, and in its site discretion, will determine whether the fence will be approved. Factors taken into consideration will include height of the proposed fence, visibility from the road, and style of fence in relation to the architectural design of the house. All fence proposals must include a foundation survey showing the current location of existing structures with the proposed fencing area drawn in, as well as a picture or drawing, and accurate description including materials to be used, height, and color. Chain link fences will not be allowed. Privacy

fences shall be discouraged. No fence will be allowed to project past the front corners of the house. However, special exceptions may be made on corner lots after careful review.

8. Front porch steps made of wood will not be allowed.
9. No unpainted naturals (mill finished) aluminum or galvanized flashing is permitted.
10. Wood windows, including vinyl clad, and vinyl windows will be permitted. Where the window color does not match the color of the trim or siding, particular attention will be given to the selection and approval of the exterior colors. Wood windows must be painted to match the trim or body color of the house. No storm windows will be allowed. Screens and storm doors will be anodized bronze, white or painted to match the trim.
11. The minimum roof pitch permitted shall be 7" in 12". Flat roofs or lesser pitches will only be considered by the ARB when they are integral parts of outstanding architectural design. As departures from the norm, they will be reviewed in the context of the total design of the house, its relationship to adjacent houses to its site.
12. Houses must be designed and located so as to minimize exposed foundations. Proper grading of the site so as to "sink" the house into the ground, and siting to grade are acceptable means of disguising awkward foundations.

Front and side exposed foundations must be brick. The exposed rear wall of basements may be stamped concrete, parged, brick, or siding consistent with the exterior of the house. All walls, including the rear basement wall, may be covered with siding to within 8" of grade.
13. Exposed chimneys must be brick or identical to the composition of the house such as vinyl or Hardi plank. Vents for direct vent pre-fabricated fireplaces shall be allowed. Cantilevered (no foundation under) gas fireplaces will not be allowed unless they are on the rear of the house. If located on the front or side of the house the chimney must include a foundation, and conform to 13 above. All brick and mortar selections must be approved by the ARB from samples submitted. Buff colored mortar is approved.
14. Simple massing and "clean" designs are desired. Many windows of different sizes and shapes, mullet-directional siding, towers, too many materials, "wild" shapes, etc., will be discouraged.
15. All homes must be painted or have a painted appearance. Natural wood finish, and semi-transparent, or opaque stains will not be allowed. All homes shall have gutters, unless otherwise approved by the ARB.

16. The color palette for homes will not be limited to a restricted list, but no extremely bright, offensive or "jarring" colors will be approved.
17. No houses may be repeated side by side or directly across the street from each other in the same neighborhood unless the exteriors are substantially different in design. Further, paint colors should be dissimilar on houses next door or across from each other. The decision as to whether a design is "substantially" different will be at the discretion of the ARB.
18. Plans submitted to the ARB must be accompanied by a site plan that shows the location of the house and driveway and describe any changes in the natural topography.
19. Above ground swimming pools shall not be allowed.
20. No hunting is permitted at any time.
21. The ARB adopted the Foxcroft Uniform Sign Regulations to ensure that all signs are regulated by the ARB. Copies of these regulations may be obtained from the ARB.
22. The ARB adopted a design for all mailboxes in Foxcroft. The mailboxes will be supplied by, and installed by the developer prior to the closing of the house. All mailboxes in Foxcroft must conform with the approved design. Developer shall not be responsible for repairing damaged mailboxes and will install a mailbox on each lot once for the builder and will not install mailboxes for subsequent homebuyers.

V. CONSTRUCTION RULES

In order to protect the investment of owners and to minimize inconvenience to families already living in Foxcroft, the following regulations apply to all new construction.

1. Standard CMP road pipe (minimum 15" X 24') must be installed at builder's expense at driveway entrances before site excavation begins.
2. A gravel surface to the construction area must be maintained at all times to keep mud from being tracked on hard surface roads.
3. All equipment must be loaded and unloaded on the lot. No tracked vehicles or equipment are allowed on hard surface road for any reason.
4. When parking is not possible on the lot due to inclement weather, parking will be allowed on the hard surface along the lot under construction, except during

periods of snow removal. Any damage to the grass area is the responsibility of the lot owner. **PARKING WILL NOT BE PERMITTED ON ANY ROAD SHOULDERS.**

5. Owners are required to keep trash on construction sites consolidated in orderly piles and protected from the wind. Construction sites must be cleared of trash piles a minimum of every two (2) weeks.
6. UTILITIES: Before any excavation begins, Virginia Power, Centel, Adelphia Cable and Charlottesville Gas (if applicable) shall be contacted by the owner to mark location of their underground utility lines. All disturbed areas must be reseeded.

IT IS THE RESPONSIBILITY OF THE BUILDER TO MAKE SURE THAT THE FOREGOING PROCEDURES ARE FOLLOWED BY ALL SUBCONTRACTORS, EMPLOYEES AND SUPPLIERS.

VI. LANDSCAPING

All homes in Foxcroft Phase 1 must incorporate the following minimum landscape design per lot size into their landscape plan.

Lot Size	Quantity	Size	Type
70'	2	4'-5'	Pyramidal Evergreen Shrub
	2	2'-2 1/2'	Large Evergreen Shrub
	6	18"-24"	Medium Evergreen Shrub
80'	2	6'-8'	Flowering Tree
	2	2'-2 1/2'	Large Evergreen Shrub
	14	18"-24"	Medium Evergreen Shrub
	6	18"-24"	Medium Flowering Shrub
90'	2	6'-8'	Flowering Tree
	2	2'-2 1/2'	Large Evergreen Shrub
	6	18"-24"	Medium Evergreen Shrub
	6	18"-24"	Medium Flowering Shrub
	14	15"-18"	Small Evergreen Shrub

VII. THE ARCHITECTURAL REVIEW PROCESS

1. PRELIMINARY

At an early stage during the design process (before beginning working drawings), schematic designs (including floor plans and all elevations at a scale of 1/4" = 1') may be submitted at applicants choice so that any changes required or suggestions made by the ARB can be easily incorporated into the final working drawings. A preliminary site plan would be helpful so that setbacks can be confirmed. With changes incorporated from this preliminary review, the final review becomes mere routine.

2. FINAL

This submission should consist of the final working drawings of how the house is actually to be built, incorporating any changes required by the company or its listing of exterior materials and colors must accompany these submissions. The ARB shall make every effort to approve/disapprove plans as quickly as possible. A realistic goal is 7 days or less.

3. STAKEOUT REVIEW

A member of the company or its designated representative may accompany the owner or builder to the site to review the stakeout and approve the flagging for clearing. Each corner of the house should be clearly marked by a stake and the entire clearing (including the driveway) should be defined with flagging tape. Any other clearing (for views, etc.) should also be clearly marked. Whenever possible, trees should be left to create privacy buffers for the house.

4. FINAL COMPLIANCE

The exterior of the house must be built substantially in conformance with the plans submitted. Approved colors, proper treatment of driveways, and other requirements of these restrictions must be complied with before a Certificate of Compliance will be issued.

Any additions or alterations to approved plans must be submitted to the ARB for consideration before changes are put into effect.

These guidelines have been approved by the FOXCROFT ARB as of September 1, 1995.

HUNTER E. CRAIG

SUZIE PACE