

**ARCHITECTURAL STANDARDS
for POWHATAN PLACE**

May 25, 2021

Section 1 — General Provisions

1.1 What is the Architectural Review Board?

The Architectural Review Board (ARB) is a committee of three (3) owners appointed by the Directors of Powhatan Place Community Association, Inc. (Home Owner's Association — HOA) to govern the exterior appearance of all properties in the community. None of the members of the ARB shall be required to be an architect or meet any other particular qualifications, however co-owners of a property may not serve on the ARB at the same time, nor may a co-owner serve on the ARB at the same time another co-owner of the same property is a member of the Board of Directors or an officer of the Association.

1.2 What is the Purpose of the Architectural Review Board?

The ARB reviews all plans submitted by owners to make any improvement or change to the exterior appearance of their home, and determines whether it complies with these *Architectural Standards*, and the Amended and Restated Declaration of Covenants and Restrictions of Powhatan Place (the "*Declaration*"). The ARB has authority as set forth in the *Declaration* to inspect ongoing construction, and approve any signage in the community. The ARB recommends *Architectural Standards* to the Board of Directors for approval.

1.3 What are the Architectural Standards?

The purpose of the *Architectural Standards* is two-fold:

- First, the standards help ensure that the community maintains a consistent and attractive appearance.
- Second, the standards help retain and often add to the value of all the properties in the community.

1.4 When is Architectural Review Required?

By purchasing a home in Powhatan Place, Owners become Members of the HOA and must ensure that any exterior home improvements and/or modifications comply with the *Declaration* and the *Architectural Standards*.

In accordance with Article 5.5 of the *Declaration*, "No improvement shall be constructed, erected, installed, or maintained on any Lot, nor shall any improvement be altered, enlarged, demolished, or removed in a manner that alters the exterior appearance, including paint color, of the improvement or of the Lot on which it is situated, unless plans therefore have been approved by the ARB and the PCSA." (Powhatan Community Services Association)

Prior to making any exterior improvements and/or modifications including the construction, installation or removal of any structure or component within the

boundaries of the Owner's Lot, an "Application For Architectural Approval" must be completed and submitted to the ARB for approval.

The PCSA ARC will use the PCSA Architectural Guidelines in assessing the request, not the Powhatan Place Architectural Standards, unless otherwise specified in the PCSA Architectural Guidelines.

Proceeding without obtaining any required ARB approval is at the risk of the Owner, and the Owner may be required to remove or correct any unapproved improvement or modification.

1.5 When is Architectural Review Not Required?

Architectural Review is not required when an Owner wants to repair or replace any exterior home component with a new or replacement component that is identical to the original or that conforms as closely as possible and meets the specified standards set forth in the following sections. If Owners have any questions or interpretation concerns regarding the guidelines, they are strongly encouraged to contact the ARB Chairperson and/or fill out the ARB Review Application to assure they are staying within these *Architectural Standards*.

Proceeding without obtaining any required ARB approval is at the risk of the Owner, and the Owner may be required to remove or correct any unapproved improvement or modification.

1.6 Application for Architectural Review

Before submitting an ARB Application, Owners are encouraged to review all relevant sections of the *Declarations* and these *Architectural Standards* to determine if additional information or justification is required. The ARB Application is to be submitted to the Property Manager who will then forward it to the ARB for its review. After an ARB Application is approved by the ARB, and PCSA, the improvements and/or modifications must be started within six (6) months and completed within twelve (12) months of the approval date. The ARB Application should include:

- **A Brief Description of the Proposed Addition, Change, or Modification** — How the planned improvement or modification alters the exterior appearance of the property, any preparatory site work required, and materials to be used including colors, manufacturer's brochures, pictures, and product samples if available.
- **Plans and Specifications** — A plat, and/or site plan drawings, pictures and project specifications indicating the location, dimensions, elevations, colors, roof pitch, materials, and configuration of all improvements, as applicable.

- **Samples** — Building material samples, and samples of all driveway and walkway materials.
- **ARB Application Form** — an example of the ARB Application Form is attached and can also be found on the Powhatan Secondary website www.powhatansecondary.org under Neighborhoods — Sections — Powhatan Place.

1.7 Failure to Act

If the ARB fails to approve, modify or disapprove in writing a correctly filed Application within thirty (30) days, the Owner shall provide written notice to the Board of Directors and Manager that they have not received a response. Thereafter, the ARB shall have fifteen (15) days to approve or disapprove the Owner's ARB application. Total or partial disapproval will include the reasons for such disapproval.

1.8 Appeal

An applicant may appeal an adverse ARB decision to the HOA Board of Directors, which may reverse or modify such decision.

1.9 Enforcement

HOA Members are expected to comply with the *Declaration* and these *Architectural Standards*. However, the Property Manager may notice or receive a signed written complaint from an HOA Member indicating an apparent violation of the *Architectural Standards*. The Property Manager and any HOA Board Member are allowed access to investigate written complaints concerning violations. The Board of Directors has primary responsibility for enforcing the architectural requirements of the *Declaration* and the *Architectural Standards*.

1.10 Amending these Standards

From time to time it may be necessary to amend, update, modify, repeal or otherwise change these Standards, based on the recommendations from the ARB and/or the HOA Members, with approval from the Board of Directors.

If an exterior home component is not listed in any of the Powhatan Place HOA governance documents as being the responsibility of the HOA, the Owner is responsible for the maintenance of that item.

Section 2 — Architectural Standards

General

As defined in these *Architectural Standards* and the *Declaration*, external home improvements and/or modifications including landscaping require ARB approval and must conform to and/or complement the architectural style and color schemes in the community. Additionally, new or replacement materials used must be of equal or better quality than the original materials used in home construction.

Important: Exterior home improvements and/or modifications must exist within the boundaries of the Owner's Lot and may **NOT** impinge into neighboring properties, Common Areas, swales, wetlands or open spaces.

Awnings

Retractable awnings may be installed only at the back of a home. If the home has a brown roof, the awning may be a beige that matches as closely as possible the color of the siding or one of the two brown Sunbrella® options; if the home has a green roof, the awning may be a beige that matches as closely as possible the color of the siding or one of the two green Sunbrella® options. (See the examples in the Appendix.) Non-retractable awnings are **NOT permitted**.

Clotheslines

Permanent clotheslines are **NOT permitted**. However, the use of "temporary" outdoor drying apparatus on the rear deck or patio is permitted but must be removed at the end of the day and stored out of sight when not in use.

Decks

Original decks are maintained by the HOA. Original wood decks were stained with Sherwin Williams Super Deck Solid #7645 Thunder Gray. It was formulated at the Sherwin Williams Olde Towne Road store. This was a specially formulated STAIN so the Owner must ask for STAIN in this color since paint cannot be applied over a stain. If an Owner wishes to replace and/or enlarge a deck, the ARB Application must include a survey plat and/or drawings and specifications that indicate the location and dimensions of the proposed project. The Application must also include a detailed installation/construction plan, a description and samples or pictures of the materials to be used, as well as a time frame for completion.

- If the Owner's Lot permits, decks may be enlarged as long as they do not encroach into common areas.

- The finished deck must be gray and as close a match as possible to Benjamin Moore *Williamsburg* paint color CW-720 Geddy Gray.
- Railings and pickets should be constructed of the same material as the flooring but may be either the same CW-720 Geddy Gray color as the floor of the deck, or may be a shade lighter as Benjamin Moore *Williamsburg* paint color CW-700 Slate, or may be white.

Dog Runs and Pens

Dog runs, pens, the use of dog tether lines (for example, a rope or chain to restrict movement), or the installation of electronic fences are **NOT permitted**.

Doors — Replacement

ARB approval is required when an Owner wants to install new or replacement exterior doors to the home or garage that are in any way different from the doors originally installed by the builder. Original front and side garage doors have six (6) panels — two (2) square panels at the top and two (2) over two (2) rectangular panels below, and are metal. French and patio doors are also metal.

- **Exterior Doors** — The ARB Application must indicate the location of the door on the home, and include descriptions and/or pictures of the selected door with specifications regarding door hardware, details and whether white or green in color. The solid color must match the other doors on the home. If the replacement door is to be green, and the Owner wishes to paint it himself, the approved paint color is Benjamin Moore *Williamsburg* CW-555 Goodwin Green.
- **Atrium Style Front Doors** — If the Owner wishes to replace a solid front door with an atrium style door, it must have a white metal frame and white grilles within the glass, identical in appearance to the French doors.
- **French Doors and Patio Doors** — All French doors and sliding glass patio doors must have three (3) over five (5) window panes with white grilles in each door and have white trim.
- **Storm Doors** — Storm doors must be “full-view” and the ARB Application should include a picture of the proposed door. If the front door is green, the storm door frame may be green or white to match the doorframe and trim; the frame must be white if in front of a white door.
- **Screen Doors** — Screen doors must be “full screen” without horizontal or vertical bars, must have a white frame, and may be hinged, sliding or retractable.
- **Garage Doors** — All garage doors in the community are solid white, have four (4) over four (4) raised rectangular panels, and white trim. Garage door hardware is stainless steel and windows are **NOT permitted** in garage doors.
- **Hardware on Doors** — Hardware on doors may be brass or brushed nickel and be knob or lever in style, and the deadbolt must match the

handle in color. All doors on the home must have the same hardware. Black or bronze hardware on exterior doors is **NOT permitted**.

Fences

If an Owner attaches decorative items with nails or screws that permeate the wood or allows plants to grow on and up the privacy fences between patios and decks causing damage to the fence, it is the responsibility of the Owner to repair or replace the fence in a manner that is identical to the original fence. An ARB Application is required with specifications regarding the appearance, dimensions, materials, and construction/installation plan. According to McKown, the color of STAIN used for the fences, lattices and decks was Sherwin Williams Super Deck Solid #7645 Thunder Gray. It was formulated at the Sherwin Williams Olde Towne Road store. This was a specially formulated stain, so the Owner must ask for STAIN since paint cannot be applied over stain.

For Owners who have elevated decks, privacy screens/fences may be constructed following these specifications:

- Screens must be constructed from diagonal lattice with three (3) inch (approximately) openings.
- Screens may be no more than six (6) feet high from the floor of the deck and no more than eight (8) feet in width as long as that width does not interfere with views of the common areas from adjacent decks.
- Screens must be stained/painted or constructed in the same color as the deck.
- Maintenance of the privacy screen/fence will be the sole responsibility of the Owner.

Flags

ARB approval is not required to display flags. **Although we respect our right of freedom to express ourselves, we request that you use judgment, discretion and sensitivity as you display your flags. In our diverse community, what may not be offensive to some may be to others.** Owners may display up to two (2) large flags, typically three (3) feet by five (5) feet but may not exceed four (4) feet by six (6) feet, and three (3) small flags, typically 10.5 inches by fifteen inches but not larger than twelve inches by eighteen inches. The following guidelines apply:

- **Flag mountings** — Large flags should be displayed using a permanent flag bracket mounted on the front of the home. Small flags may be displayed on wrought iron devices placed in the ground for that purpose. Freestanding flagpoles of any type are **NOT permitted**.

- **U.S. Flags** — The flag of the United States can only be flown or displayed in compliance with U.S. Federal Flag Code.
- **Condition** — All flags, regardless of type, must be kept clean, bright and not be tattered or torn.

Foundation Walls

The cinderblock foundation walls should be either bricked, “parged” (stuccoed), or exposed cinderblock. If the Owner has a natural cinderblock foundation wall, the wall can either be left natural, painted, or stuccoed. The paint color for foundation walls is Benjamin Moore *Williamsburg* CW-720 Geddy Gray. Stuccoed walls should be painted. The Owner is responsible for maintaining the stucco and repair crumbling or cracked stuccoed walls as needed. Painted cinderblock should be maintained and peeling paint will require repainting of the surface. If the Owner uses brick on the cinderblock foundation wall, the color and install pattern must be approved by the ARB.

French Drains

The installation of French drains can resolve drainage problems and requires ARB approval. The ARB Application must include a plat, survey and/or site plan drawings and specifications that indicate the location and dimensions of the proposed project on the Owner’s lot. The ARB Application must also include a detailed installation/construction plan, details of materials to be used and a time frame for completion.

Generators

The installation of permanent generators requires ARB approval; the use of portable generators does not require ARB approval.

- **Permanent Power Generators** — The ARB Application must include a description of the unit as well as the plan for placement and installation. Permanent generators must be equipped with mufflers and sound proofing panels or enclosures. Depending on the location of the installed generator, the addition of approved landscaping and/or fencing around the generator may be required.
- **Portable power Generators** — Portable generators must be used outside the home in a well-ventilated area and, after electrical power is restored, must be stored out of sight.

Landscaping — Common Areas

The HOA is responsible for managing and maintaining all Common Areas and Owners are **NOT Permitted** to plant, ornament or landscape within any Common Area.

Landscaping — Residential

It is recommended that all plantings in the community be native, drought tolerant and/or site appropriate. The following landscape installations require ARB approval:

- **Window Boxes** — The window box adjacent to the front door may be removed ONLY if brick matching as closely as possible to the remainder of the walls is used to fill the area where the window box was attached. Removal of the other window boxes is **NOT permitted**.
- **Existing Landscaping** — Any improvements and/or modifications to existing landscaping around a residence must include site plan drawings and specifications that indicate the location and dimensions of the proposed landscaping project.
- **Stones in Planting Beds** — Landscaping proposals that include stones, rocks or gravel in planting beds should describe the type, size and color of the material as well as the type of border or edging to prevent stones from interfering with lawn care. The exposed height of the border and/or edging should not exceed four (4) inches
- **Water Features** — ARB Application should include a description, picture, and dimensions of the water feature along with a site plan showing the placement on the Owner's lot. Any water feature must be well maintained and functional.

The following landscape installations do not require ARB approval:

- **Mulch in Planting Beds** — Brown bark mulch is permitted.
- **Annual Flowers** — Annual and seasonal flowers in planting beds are permitted.

Landscaping — Trees and Shrubs or Bushes

ARB approval is required when any landscaping changes involve removing or replacing trees, shrubs or bushes with one or more of different types of plants; all future pruning, mulching, trimming and overall maintenance is the responsibility of the Owner.

However, if the tree, shrub or bush is diseased or dead and is to be replaced with the same species as the original and to be planted in the same location as the original, ARB approval is not required and the HOA landscapers may be tasked with doing the replacement and future care of the plant(s).

Landscaping — Ornaments/Seasonal and Holiday Décor

- **Landscape Ornaments** — ARB approval is required for any permanent arrangement of landscape ornaments around a home. The ARB Application must include a picture of the item(s) and the location of placement on the Owner's lot. To enable lawn mowing, placement of ornaments on the lawn areas is **NOT permitted**.
- **Seasonal and Holiday Décor** — Seasonal and holiday décor must be appropriate in scope and size. Temporary decorations, such as flags, bunting, wreaths, and holiday lighting for any national, state, local or seasonal holidays may be displayed without ARB approval for up to thirty (30) days before and thirty (30) days after a holiday.

Outside Lighting

Outdoor light fixtures are affixed to the walls and should be of traditional style, have black frames with clear beveled glass and hold one light bulb. They may be upright or hanging style but should not be greater in length than eighteen (18) inches. For security purposes, motion sensor lights with cameras are permitted as long as they conform to the traditional style that meets the character of Powhatan Place. (See examples in the Appendix.) Spotlights, barn lights, light fixtures that have other than black frames and/or modern style light fixtures are **NOT permitted**. Outdoor lighting shall not be placed in such a manner as to illuminate neighboring properties.

Painting and Color Palette

Any change of paint color on the exterior of the home requires ARB approval. The HOA is responsible for staining or painting the exterior siding, trim and other exterior building surfaces to include doors and windows as well as staining and/or painting exterior fences and decks constructed by the builder. The Powhatan Place color palette is in keeping with Powhatan Secondary PCSA Architectural Guidelines, Updated March 5, 2018 that specify Benjamin Moore *Williamsburg* line of paints.

Patios and Screened Porches

Construction or replacement of or additions to patios, decks and screened porches require ARB approval. The ARB Application must include a survey plat and/or drawings and specifications that indicate the location and dimensions of the proposed project on the Owner's lot. The ARB Application must also include a detailed installation/construction plan, a description and/or samples of the materials to be used, and a time frame for completion. The following requirements apply:

- **Exterior Finish** — The exterior finish must match as closely as possible the exterior finish of the home in all aspects to include color and style.
- **Exterior Trim** — The exterior trim must be white to match the trim on the home.

Satellite Dishes and Exterior Antennae

Any television satellite dish must have a diameter of one (1) meter (39.37 inches) or less and must be located on the back of the home or in the most discrete location that is able to receive a signal. ARB approval is not required if the proposed placement meets this guideline; for variances due to signal reception, the Owner shall provide notification to the ARB.

Rooftop antennae are permitted although attic installation is encouraged. External supports are limited to twelve (12) feet above the roofline per FCC recommendations. All wiring for permitted antennae must be properly secured and concealed if possible. In the event an antenna is installed on or in a roof, the Association shall no longer be responsible for the maintenance of such roof. (Section 6.8.1 of the *Declaration*, Powhatan Place)

Security Cameras

Outside security cameras may be mounted under eaves with the beam of light directed toward the Owner's door. The camera should not be visible from the street or from the neighboring home(s) and the light should not shine on or toward the neighboring home(s).

Signage

The following guidelines for all signs apply:

- **Security Signage** — is permitted in the landscape beds adjacent to the foundation of the home. The signage shall not exceed 10" x 10".
- **Animal Awareness Signage** — The display of "Beware of the Dog" sign is permitted. The signage shall not exceed 10" x 14".
- **Political Signage** — One (1) sign measuring 12" x 18" indicating support or affiliation with any political candidate is permitted to be displayed thirty (30) days prior to a local, state or national election and shall be removed within five (5) days after the election.
- **Signage to Sell or Rent a Home** —
 - Sign must not exceed 25" by 25" (this is standard size)
 - Sign must be made of metal or plastic with **professional lettering**
 - Sign holder must be made with two (2) metal legs which can be driven into the ground

- One (1) sign per lot
- No signs of any kind are permitted in the Common Areas
- **Open House Signage** — In accordance with the James City County Sign Ordinance, temporary “open house” signs may be placed at intersections with consent of the property owner at the intersection but “open house” signs may be displayed only when the residential unit is open for public viewing under the direction of an on-site representative of the Owner.
- **Business Signage** — Signage that advertises a home business is **NOT permitted**.

Skylights and Solar Tubes

A skylight is an opening in the roof and ceiling fitted with glass to admit daylight. A solar tube, also called a “light tube”, is also an opening through the roof and ceiling to distribute natural or artificial light into the home. Both of these require ARB approval, and both are permitted only on the back of the home. The ARB Application must include a description, dimensions, a picture of the proposed skylight or solar tube and installation plans that explain where on the roof the skylight or solar tube will be placed. Bubble skylights are **NOT permitted**.

Steps and Stairways

The replacement or modification of exterior steps or stairways on a home require ARB approval and the ARB Application must explain the need for replacement or modification and materials to be used. Steps and stairways associated with composite decking or screened porches must be similar in construction and materials to stairs and stairways on other homes in the community.

Structures

Any type of trailer, tent, shed, storage facility, and/or permanent accessory building on the Owner’s lot is **NOT permitted**.

Trash and Recycling Bins

Trash and recycling bins should be placed on the curb the evening before collection day and then stored in the garage and should not be visible after the collection day.

Windows — Repair/Replacement

The windows on homes throughout the community are single-hung, have white vinyl clad trim and “colonial” style white, within-window grilles, and half-screens.

- Most of the rectangular single-hung windows have three (3) over three (3) panes; some of the larger windows and Palladian half-moon windows have differing grilles. All repairs and replacements must conform to the original “colonial” style with grilles between the glass of the windows, but the Owner may replace the single-hung windows with double-hung and install full-length screens.
- Repair and/or replacement of the window screens are the responsibility of the Owner. Screens that are tattered, have holes, or are damaged must be replaced.

APPENDIX

Awning Colors

Retractable awnings may have the following Sunbrella® colors based on the Owner's siding color, roof color and/or shutter color:

- Light Beige awnings should match as closely as possible the color of the Owner's home siding.
- Homes with green roofs may select either a siding-match beige or Sunbrella® *Sagebrush 14601-0000* 46" width or Sunbrella® *Ivy 4632-0000* 46" width or *Ivy 6032-0000* 60" width.
- Homes with brown roofs may select either a siding-match beige or Sunbrella® *Cocoa 4676-0000* 46" width or Sunbrella® *Linen Tweed 4654-0000* 46" width or *Linen Tweed 6054-0000* 60" width.

If the Owner selects a different manufacturer for the awning, please match as closely as possible your chosen color to one of the Sunbrella® approved colors.



IVY

SAGEBRUSH



LINEN TWEED

COCOA

Light Fixtures

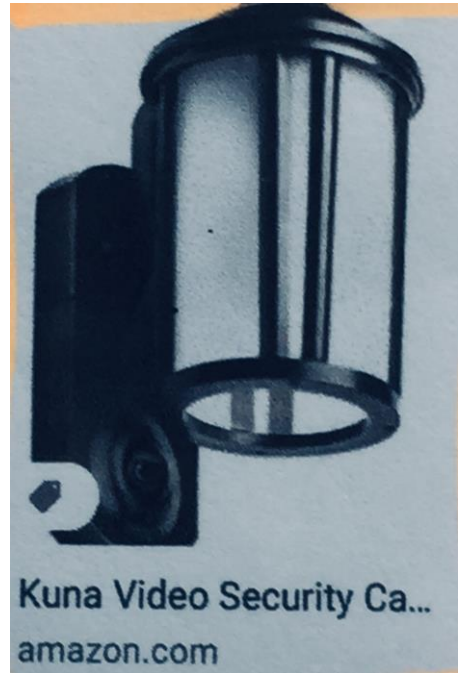
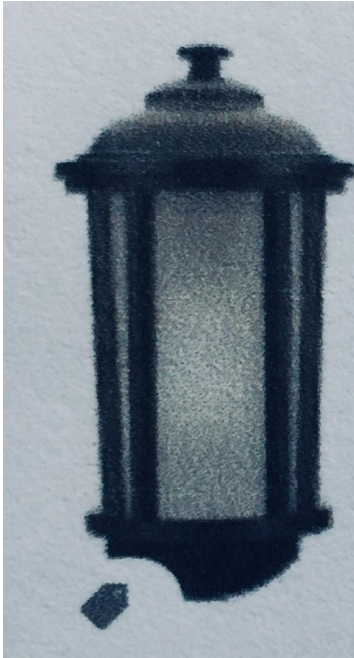
The pictures of exterior light fixtures are examples that can be found at Lowes and on line. These are not exclusive examples, but are meant to provide visual guidelines for acceptable styles for our community. The total height should not exceed eighteen (18) inches.

Pictures of approved light fixture styles



Traditional Style Exterior Lights with Motion Detectors and Cameras

Pictures of approved light fixture styles



Paint Colors

- Benjamin Moore *Williamsburg* CW-555 Goodwin Green for front doors and side doors into the garage.
- Benjamin Moore *Williamsburg* CW-720 Geddy Gray for parged (stuccoed) or unparged (unstuccoed) cinderblock foundations.
- Benjamin Moore *Williamsburg* CW-700 Slate is an option for deck railings and pickets.
- Sherwin Williams Super Deck Solid #7645 Thunder Gray STAIN, formulated at the Sherwin Williams Olde Towne Road store.

