ARC Guidelines

Barrington HOA

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Chapter 1
Introduction

1. Objectives and Applications of This Document

This document is both a guide for the Architectural Review Committee (ARC) and Barrington property owners

The ARC standards are broad based and are intended to address the exterior aspects of landscape design and architectural construction or alterations at Barrington. Since it is impossible to address each specific design condition, these are “performance standards” which define the principal factors that should be considered when developing a design solution. They are not intended to be all-inclusive, but rather serve as a guide to all exterior modifications and alterations. The specific objectives of this guide are:

- To maintain and improve the quality of the living environment in the community.
- To provide uniform guidelines to be used by the Architectural Review Committee (ARC) in reviewing applications in light of the goals set forth in the original Barrington Community Master Plan used by the builders, and the Protective Covenants.
- To increase resident awareness and understanding of the Protective Covenants and their intent.
- To offer an overview of the organizations and procedures involved with the Design Standards established by the Covenants.
- To illustrate basic design principles, which will aid residents in developing home design plans and exterior modifications that are in harmony with the neighborhood and the community as a whole.
- To assist residents in preparing an acceptable application to the Architectural Review Committee.
- This document’s organization affords ease of use for those wishing to make improvements to an existing residence in Barrington by including:
    - Development Standards for site development, architectural design, and exterior site elements for a wide variety of situations.
    - Landscape Architectural Design Standards that apply to every home site development at Barrington.
    - Overview of the Site Plan & Architectural Review Process.

All homeowners planning to make exterior alterations to existing structures or their lot should become acquainted with these procedures and requirements.

Chapter 2
Site Plan and Architectural Review Process

2. Site Plan and Architectural Review Process

2.1 The Architectural Review Committee

All residents benefit from the planning and design of Barrington. A logical extension of this community planning and design effort is the assurance that high residential design standards will be maintained through the established design controls. This assurance protects property values and enhances the community's overall environment and livability. All homeowners should become familiar with the Declaration of Covenants and Restrictions for Barrington. The Architectural Review Committee's (ARC) mandate is to ensure continued quality development at Barrington by reviewing plans for all construction and exterior alterations by homeowners subject to the Protective Covenants. The ARC does not review and verify property boundaries, the responsibility for which rests with the homeowner, as does the requirement to obtain the necessary State and County permits.

The ARC shall be administered by the Board of Directors.

2.2 Amendments to the Guidelines

The ARC shall conduct a continuing evaluation to determine if the Guidelines need to be amended. Homeowners may, at any time, present recommendations to the ARC to be considered for public discussion by the Board of Directors. Once reviewed by the ARC, homeowner recommendations are forwarded to the Board of Directors if found appropriate by the ARC for such discussion.

2.3 What Must Have Architectural Review Committee Approval

Conditions for Architectural Control

"No improvements, alterations, repairs, change of paint colors, excavations, changes in grade or other work, which in any way alters the exterior of any home, lot, or common area or the improvements located thereon, from its natural or improved state, existing on the date such property was first conveyed, shall be made or done without the prior approval of the ARC. No building, residence, or other structure, fence, wall, or landscaping in-lieu thereof shall be commenced, erected, improved, altered, made or done on such property without the prior written approval of the ARC."

This paragraph in the Covenants explicitly states that the ARC must approve any change, permanent or temporary, to the exterior appearance of one's property. The ARC review process is depicted in Chapter 6.

Each application is reviewed on an individual basis. For example, a homeowner who wishes to construct a deck which is identical to one already approved by the ARC for a neighbor, is still required to submit an application.

2.4 Design Review Criteria

The ARC evaluates all submissions on the individual merits of the application. Besides the evaluation of the particular design proposal, the characteristics of the dwelling, and the specifics of the site are considered. What may be an acceptable design of an exterior modification in one instance may not be in another.

Design decisions made by the ARC in reviewing applications are not based on personal opinion or taste. Judgments of acceptable designs are based on the following criteria as they relate to the Barrington Community Development Standards, and are based on the Protective and Restrictive Covenants.

Validity of Concept

The basic idea must be sound and appropriate for its surroundings.

Design Compatibility

The proposed improvements and alterations must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as

similarity in architectural massing and style, quality of workmanship, similar use of materials, color, and construction details.

Design Compatibility
The proposed alterations should relate favorably to the landscape, the existing structure, and the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage.

Scale
The size (in three dimensions) of the proposed structure or alteration should relate well to adjacent structures and surroundings.

Color
Color may be used to soften or intensify visual impact. Primary parts of the structure such as roof, facade, and trim should be compatible in color. Homeowners are required to maintain the original colors of the house if possible.

Material
The use of the same or compatible materials throughout the property establishes continuity. Consistency with the overall scheme is to be adhered to, such as using the same trim color on house, railings, out buildings, etc.

Workmanship
Workmanship is another standard that is applied to all exterior construction. The quality of work should be equal to or better than that of the community. Poor practices, besides causing the owner problems, can be visually objectionable to others. Poor workmanship can create safety hazards. The Barrington Homeowners Association assumes no responsibility for the safety of new construction by virtue of design or workmanship.

Timing
Projects, which remain uncompleted for long periods of time, are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All ARC applications therefore must include estimated completion dates. The ARC may disapprove applications where the construction time is considered unreasonable.

2.5 What to include in an ARC Application
ARC applications are available from the Barrington Homeowners Association's property management company and the Barrington website. All applications are to be submitted directly to the Barrington Homeowners Association property management company.

The property management company will check the application for completeness before submitting it to the Barrington ARC.

The homeowner is strictly prohibited from beginning the proposed project until written confirmation is received back from the Barrington Homeowners Association property management company that the project has been approved by the Barrington Architectural Review Committee (ARC) and/or the Barrington Homeowners Association Board of Directors.

Therefore, attention and care to this part of the process will avoid frustration and delay. The following items are required by the ARC in order to review and process an application:

- **A Site Plan** to show the property boundaries, the location of the proposed improvement, dimensions, and the distance from the improvement to the property lines. A photocopy of the property plat with the improvement clearly indicated, to scale, must be included.
- **Drawings and Photographs** to provide graphic illustrations of size and form of the proposed improvements. A wide variety of graphics material is acceptable from manufacturers' catalogues,

photographs, freehand sketches, or mechanical drawings. As projects will not be judged on quality of rendering, artistic shortcomings should not discourage homeowners from submitting projects to the ARC, although, submitted material must be "readable". The level of detail required depends on the complexity of the project. All graphic material should be accompanied by a written description of the project.

- **Material and Color Samples**, i.e., paint or brick chips, to ensure adequate communication of intent if changes to the original design are to be made. In most instances, the simple statement that the proposed improvement will be painted to match the colors of the existing home will be sufficient.
- **Signatures** of the four (4) nearest and most affected neighbors. A signature does not represent approval for the project; it is merely an acknowledgment of a notification of intent.

Requests for a signature may be sent to affected homeowners by registered mail, provided all necessary information is included. Objections to the proposed project by any resident must be presented to the ARC in writing to be considered during the approval process.

2.6 Homeowner Submittal/ARC Review Procedure

- The homeowner must submit one set of applications, plans, drawings and documents, along with a construction sample board and color samples to the ARC.
- The applicant will be notified of the approval or rejection of the application by letter dated no later than forty-five (45) days after the submittal of the application to the ARC. In case of rejection, the applicant will be notified in writing of items that are not in character with the Design Guidelines and Covenants, and will receive both sets of documents for appropriate design changes.
- ARC approval requires a majority of the ARC Committee members present at an ARC meeting voting to approve the project based on its proposal. From time to time as may be needed the ARC Committee may vote via electronic means (herein defined as but not limited to email, fax, text, etc.) on ARC proposals however approval for the project must be unanimous by all ARC Committee members if electronic voting is used.
- The ARC does not meet during the month of December. The forty-five (45) day approval deadline therefore does not apply to applications received after the November meeting.
- The homeowner can submit at any time a revised application package with those changes that address ARC concerns.

2.7 Appeal of the ARC Decision

An appeal may be made on the following grounds:

- The ARC decision was arbitrary and had no rational basis.
- Proper review procedures were not followed during the review process.
- The applicant and affected residents attending the ARC review meeting were not given a fair hearing.

The applicant or affected resident must verbally request an appeal within two (2) working days after receiving the ARC decision, followed by a written request within five (5) working days.

Appeals will be made directly to the Barrington Board of Directors with at least one member of the ARC present. The affected homeowner will have the opportunity to present his or her application to the entire BOD, and after hearing both sides of the issue the BOD will rule on the validity of the project. All decisions by the BOD are final.

2.8 Enforcement Procedures

Protective and Restrictive Covenants require the ARC to ensure compliance of all lots. The following enforcement procedures have been established for the ARC:

- BHOA will retain the services of a commercial community inspection company that will inspect all lots on a regular basis to ensure compliance with ARC guidelines. The community inspections

will be done in conjunction with ARC oversight to ensure compliance with Barrington ARC Guidelines

- The owner will be notified by letter of any violations found during that site visit.
- If the violation is not resolved within 30 days, a second notice will be sent by certified mail.
- If the violation is not resolved within fifteen (15) calendar days after the second notice was sent, the owner will be notified by registered mail of the time and place a Home Owners Association Board of Directors' hearing will commence concerning the violation.
- After the Board of Directors hearing at which the owner is determined to be in violation of the ARC Guidelines the property management company, acting at the behest of the Board of Directors, can fine the homeowner $10 per day per violation up to a maximum of $900.00 per calendar year. This fine will accrue until the homeowner rectifies the violation to the ARC and/or the Board of Directors satisfaction. See Community Bylaws for further clarification regarding fines for non-compliance of existing ARC Guidelines.
- None of the above shall preclude the Association, at any time, from seeking remedies at law or at equity to compel the compliance of an owner with the ARC Guidelines.

2.9 Actions Required Prior to Construction

- All proposed construction must be accurately staked out on the site, including all building corners, outbuildings, and additions. In addition, snow fencing must be erected along the perimeter of the limits of construction.
- A copy of ARC approved application must be onsite at all times.
- The homeowner is responsible for obtaining all required building permits.
- All alterations to the approved documents must be submitted to the ARC for second approval before construction may begin.

Chapter 3
Guidelines

3. Guidelines

The guidelines are an attempt to give direction and guidance to homeowners considering improvements to their home or property. As every possible situation that may arise is difficult to foresee, it is neither practical, nor desirable for the ARC to attempt to dictate all architectural decisions. Rather, these guidelines attempt to address issues such as quality of construction, relationships between adjoining residences, and compatibility in styles, materials, and colors. In short, the guidelines create a framework for design decision-making, rather than focusing on particular architectural details.

The intent of the guidelines is not to cover every situation. Homeowners planning major exterior alterations and additions should be aware of the existence of the Builders Design Guidelines, on file with Fairfax County. Similar in content to this document, it addresses major construction more comprehensively. The initial sections of the following chapter are intended to act as a reference only.

All applications to the ARC will be considered on their individual merits within the framework of the ARC Guidelines. Proper attention to them when preparing the ARC application/submittal will aid the homeowner in gaining timely approval, or notification and reason for disapproval. Approval is automatically revoked, if alterations and construction are not completed within one hundred eighty (180) days.

County Approvals

Homeowners planning improvements should be aware of County regulations. Many site and home improvements require County approval, and it is the homeowner's responsibility to obtain it. ARC approval is not a substitute for County approval (or vice-versa), and the ARC will not act as a referral service to the County. Homeowners are advised to contact the County prior to any construction regarding permits and construction practices.

3.1 Architectural Design Guidelines

The first two sections on major alterations and house additions are for reference only.

Major Exterior Alterations:

- Major alterations are generally considered to be those that substantially alter the existing structure by either subtraction and/or addition.
- The design of major alterations should be compatible in scale, material, detailing, and color with the applicant's house and adjacent houses.
- The location of major alterations should not impair the views, or amount of sunlight and natural ventilation on adjacent properties.
- If changes in grade or other conditions that will affect drainage are anticipated, they must be indicated on the ARC application. Generally, approval will be denied if adjoining properties are adversely affected by change in drainage.
- If possible, construction materials should be stored out of view of neighboring properties. Excess materials and debris should be removed immediately after completion of construction.

Application Contents for Major Exterior Alterations and Additions

- Site plan showing location of proposed structure in relationship to property lines and adjacent houses. Photocopy of property plat showing the location of the addition or alteration.
- Detailed drawings and plans including exterior elevations and dimensions.
- Description of materials, including type of siding, color of structure and trim, exterior lighting arrangements, etc.
- Estimated start and completion date.
- Signatures of four neighbors most affected by the change
- The final ARC application must be in compliance with the requirements listed in Paragraph 2.5 of this document, and include a duplicate of those documents submitted to Fairfax County for the building permit.

Additions

- See general architectural guidelines at the beginning of this section.
- Major features of the house such as vertical and horizontal lines, projections, and trim details should be reflected in the design of the addition.
- County required setbacks must be respected as described at the beginning of this section.

Colors/Materials

Selection of color and materials (texture) is a key element in producing quality architecture. A sample board showing actual materials used on the house, including color, texture, stain, etc., must be provided for ARC review/approval.

Brick selections using subtle color blends are recommended. Contrasting colors of brick that produce the "pepper and salt" or "checkerboard" look should be avoided.

Color mortar may be used as an added, flexible design element.

Exterior Painting

Repainting or staining to match the original colors of a home or appurtenant structure does not need ARC approval. All color changes must be approved. Color changes apply not only to siding, but also to doors, trim, shutters, roofing, etc. Changes to the exterior colors should relate favorably to the colors of other homes in the immediate area.

Application Contents

A complete application for color changes must include:

- List of original exterior colors on the house and appurtenant structures.
- A color sample of the new color to be used.
- Estimated start and completion date.
- Signatures of four (4) affected neighbors.
- Photocopy of the property plat.

3.2 Standards for Specific Types of Exterior Construction and Additions

Air Conditioners

- Window air conditioning units are not permitted.
- Architectural treatment or appropriate landscaping should screen compressors for central air conditioning units/heat pumps.

Antennas/Dishes

Only Digital Satellite Systems (DDS) or Direct Broadcast Systems (DBS) antennas/dishes measuring 1 meter or less will be permitted. Provided an acceptable signal can be obtained, the antenna/dish should be placed on the home in such manner that it cannot be seen from the street on which the front if the house faces. The ARC may require screening for any antenna/dish placed within five feet of the ground. Only one dish per home is allowed, however a special exemption may be given to permit a maximum of two. Cabling must be obscured and should not be visible. Please note the FCC fact sheet located in Chapter 6. An application to the ARC is required.

Application Contents:

- Photocopy of the property plat showing the proposed location of the dish.
- Signatures of four (4) most affected neighbors.

Attic Ventilators

Attic ventilators or any other mechanical apparatus requiring penetration of the roof should be as small in size as functionally possible and painted to match the roof. They should be located on the least visible side of the roof and not extend above the ridge line. An ARC application is required.

Application Contents

- Manufacturer's information including size and dimension.
- Photocopy of the property plat indicating the location of the proposed installation.
- Signatures of four (4) most affected neighbors.

Chimney and Metal Flues

Masonry chimneys, siding chimney enclosures, or metal flues shall be used, and be compatible with the design, location, and color of the existing house. An ARC application is required.

Application Contents

A complete application requires the following information:

- A site plan showing the relation of the chimney/flue to the house, property line, and adjacent neighbors.
- Picture and/or detailed drawing of the chimney/flue to include dimensions.
- Color and style of the house.
- Description of materials used to construct the chimney. A brick chimney must match the dominant brick already on the house.
- Estimated start and completion date.
- A photocopy of the plat showing the location of proposed chimney or flue.
- Signatures of four (4) neighbors most affected by the change.

Clotheslines

The use of clotheslines is prohibited.

Compost Piles

Composting piles must not be located in the front of the house and should be visible from the street.

Decks and Patios

Decks are an extension of the house and thus have a significant impact on its appearance. Decks may also affect the privacy of adjacent properties. These two factors are of importance in the location and design of decks.

- Privacy of adjacent homes must be considered in the planning of decks.
- When designing and siting decks, careful attention should be paid to the impact of the external image, as well as the compatibility between the detailing on the house and deck.
- Modifications to existing decks should provide continuity in detailing such as material, color, and the design of railings and trim.
- Decks should be quality wood or approved composite wood material such as Trex, and left in its natural state or stained a wood color. Deck railings and pickets may be stained or painted. Colors must be compatible with the existing trim and must be approved by the ARC.
- A deck should not be larger than the total width of the house, measured from side to side, nor wrap around the side of the house. A deck should not be visible from the front of the house and the street.
- Deck stairs should not extend forward of the rear corner of the house.

Application Contents for Elevated Decks

A complete application must include the following information:

- Site plan showing the relationship of the deck to the house and adjacent properties. A photocopy of the property plat showing the same, a description of the materials to be used.
- Details of railings, posts, stairs, steps, benches, lighting, height and width of deck, etc., clearly describing the project. *(Homeowners should be aware of the Fairfax County railing height requirement)*
- Details of changes to windows and doors if applicable.
- For all raised decks (above 4' of the ground), the ARC recommends landscaping around the deck supports.
- If area under the deck will be used for storage, a landscaping or screening plan is required for approval.
- Estimated start and completion date.
- Signatures of four (4) neighbors most affected by the change.

Patios

Patios may be constructed out of concrete, bricks, pavers, flag stone, etc. Patios may not be located in the front or side yard of the lot.

Application Contents for Ground Level Patios

A complete application must include the following information:

- Site plan showing the size of the patio and location as it relates to the applicant's house, adjacent houses, and property lines.
- A photocopy of the plat indicating the proposed location of the patio.
- Description of materials, color, grading, and drainage changes.
- Estimated start and completion date.
- Signatures of four (4) neighbors most affected by the change.

Doghouses

Doghouses should be compatible with the applicant's house in color and material, and should be located where visually unobtrusive. Vinyl doghouses are permitted only if the material mimics the appearance of wood or siding and matches the exterior of the house. Dog runs are not allowed.

Application Contents for Doghouses

A complete application must include the following information:

- Site plan showing the location of the doghouse as it relates to the applicant's house, adjacent houses, and property lines.
- A photocopy of the plat indication the location of the doghouse.
- Picture and/or detailed drawing of doghouse including dimensions.
- Description of material used.
- Landscape plans to compliment or screen the doghouse.
- Estimated completion date.
- Signatures of four (4) neighbors most affected by the change.
- Photocopy of plat indicting the location of the doghouse.

Driveway Standards

At present there are two main types of driveways in Barrington: asphalt and concrete. In addition, stamped concrete is also permissible, however the Barrington Homeowners Association Board of Directors (BOD) reserves the right to review each ARC application that pertains to stamped concrete construction.

The ARC will make every effort to make sure that the architectural design integrity in the proposed driveway mirrors the existing community standards.

Please see existing samples that are the only approved patterns and/or colors for stamped concrete.

Please see existing samples that are the only approved patterns for stamped asphalt driveways. Note: all stamped asphalt driveways are to maintain the existing black color of asphalt. No secondary color is approved for application on driveways.

Excessively cracked driveways must be repaired with at minimum a complete topcoat. Patchwork crack repair is not permitted. Driveway changes that result in an altered appearance require ARC approval.

Electronic Insect Traps

- Insect traps are not permitted

Exterior Decorative Objects

- Approval is required for all exterior decorative objects, including natural and man-made.
- An exception is made for landscaping ornaments or planters which are unobtrusive and not visible from the street.
- Exterior objects include, but are not limited to, such items as bird baths, gazing bails, wagon wheels, sculptures, fountains, pools, stumps, driftwood, rocks, boulders, freestanding poles or fence sections of all types and items attached to the approved structures.
- Consideration will be given to size, style, and harmony with community design.
- Approval is not required for temporary holiday lights or holiday decorative objects for the period five weeks prior and five weeks after the holiday in question.

Exterior Lighting

- No exterior lighting shall be directed outside the applicant's property
- Lighting fixtures should be compatible with the architectural style of the unit, and fixtures used throughout Barrington, which favor a colonial style.
- Walkway lightning and pole lamps should be compatible with the architectural style of the unit, and those used throughout Barrington.
- Light penetration into indoor living areas or beyond the walkway should be avoided.

- Security floodlights should be attached in such a manner as not to allow light to penetrate neighboring homes.

Fencing

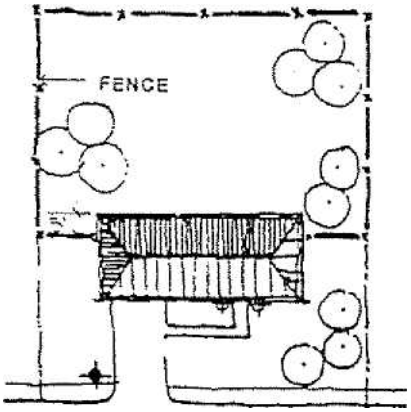
Fencing can be used in many ways for many purposes, so careful consideration should be given to any fencing concept and its execution.

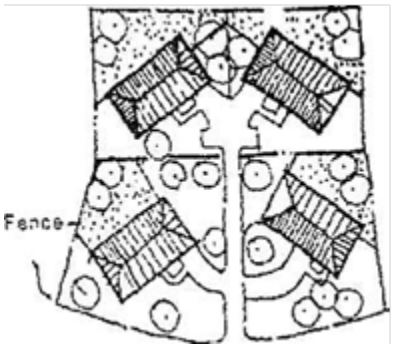
Fencing can be used to define architecture space, provide privacy or security, and to demarcate property lines. It acts as a physical or visual barrier, and consequently has an impact not only on the homeowner's house, but also on neighbors or users of adjacent property.

Fencing can also affect the appearance of a house, acting as an extension into the land or an anchor to the ground. It can be used to increase or decrease the apparent size of a building by extending a facade or hiding a wing.

The intended function of a proposed fence should be understood before the type of fence is chosen. The following guidelines should be adhered to when planning for a fence:

- Where the goal is to define property boundaries, an "open" fence is appropriate. Boundary fences should show the property bounds as accurately as possible.
- An "open" fence should not generate unwanted shadows, loss of natural light, ventilation and views.
- No fencing shall be permitted in the front yard of any lot. Generally, all side yard fencing must terminate within five (5) feet of the rear plane of the home.
- However, where certain conditions warrant (including, but not limited to side exits, stairwells, area ways and grading conditions), fencing may extend up to two-thirds the distance from the rear plane of the house. In addition, consideration will be given to adjoining property fence alignments where the appearance, consistency, and symmetry warrant the adjoining lot owner's fence also to extend up two-thirds the distance from the rear plane of the house forward. In these circumstances, solid fencing is not permitted. All fence styles are subject to approval at the discretion of the ARC.
- All fencing shall be constructed out of wood and left in its natural finish, or metal (no chain link). Fences may not be painted, but may be stained in a natural wood color. See approved fencing Chapter 6.
- Gates should match fencing in design, material, height and left in its natural finish or stained.
- Fencing shall not exceed six (6) feet in height.
- Planting can be integrated with all fencing to soften the visual impact.
- The tops of all fences, except certain low, open types such as split rail, should be left horizontal. If the ground slopes, the fence should be stepped. The bottom of the fence should be no more than six (6) to twelve (12) inches above ground at any point depending on fence type. Vertical members should be plumb and not extend beyond the uppermost horizontal portion of the fence.





Fencing on a Pipe Stem

- The location of fences on pipe stem lots and corner lots shall conform to the typical layout shown on the plan on this page. Fencing located within twenty-five (25) feet of a pipe stem driveway shall not exceed four (4) feet in height.
- A private driveway that is located between two street-facing properties and leads to a home set in the rear of such properties shall fall under the same ARC Guidelines & Restrictions that are applied to a pipe stems.
- Homeowners flanking such driveway may not erect fencing higher than four (4) feet, and must locate such fencing inside the property line to allow full use of the adjoining driveway. Homeowners wishing to use a living screen rather than fencing are advised to consult Chapter 6.

Application Contents

A complete application must include the following information:

- Site plan showing location, dimensions, and layout of the fencing in relation to adjacent property lines and applicants house. Photocopy of property plat indicating the proposed fence location.
- Details of posts, gates and the elevation of the fence, including the height off the ground.
- A description of the material and style offence.
- Estimated start and completion date.
- Signatures of four (4) neighbors most affected by the change.

Firewood

Firewood shall be neatly stacked and located in the rear of the lot within the owner's property.

Flagpoles

Permanent, freestanding flagpoles are not permitted at Barrington. Wall mounted brackets attached to the house for flags are permitted. The bracket size shall not exceed four (4) inches.

Gutters and Downspouts

Gutters and downspouts should match those existing in color and design, and must not adversely affect drainage on adjacent property.

Mailboxes/Posts

- Mailboxes shall be standard sized black U.S. mailboxes made out of metal with 2 inch white or brass numbers.
- Mailbox posts shall be made out of wood or other synthetic materials and painted. Refer to Chapter 6 for style and color specification.
- Mailboxes shall be installed at the USPS approved height of 41–45 inches from the road surface to the bottom of the mailbox.
- Newspaper box attachments shall be removed if not in use.
- In cul-de-sac/pipe stem groupings, posts should be of same approved color, design and height.

Photovoltaic (Solar) Panel Installations

- Rooftop photovoltaic panels may be installed on the back side of the home, or on other sides that are not visible from the street. Owners whose rear-side roof is deemed unsuitable for panels may apply to the ARC for an alternate visible placement, subject to approval.
- Ground-based photovoltaic panels may be placed in the rear yard with careful consideration of placement, size and style of equipment to minimize visual impact on adjacent properties. Equipment shall not be placed in a side yard unless certain lot conditions necessitate special consideration. All ground installations are subject to approval.

Application Contents

A complete application must include the following information:

- Site plan showing the relation of the proposed installation (photovoltaic panels and all related equipment) to the existing roof line and/or property lines, the applicant's house, and adjacent houses. A photocopy of the property plat showing the proposed location of the equipment must be included.
- A photograph and manufacturer's information, including system electrical capacity and attachment hardware.
- Dimensions.
- Color and material.
- Estimated start and completion date.
- Signatures of four (4) neighbors most affected by the change.

Railings

- All visible exterior railings are to be black iron.

Recreation and Play Equipment

- The following guidelines are to minimize the visual impact of recreational and play equipment.
- Only freestanding basketball goals shall be permitted. Goals shall be placed in the driveway of the lot, and shall be weighted down/anchored in accordance with manufacturer's specifications,
- Owners whose lots contain driveways with a slope in excess of 14% (more than 1.7" per foot) measured fifteen (15) feet from the garage doors may apply to the ARC for an alternate rear yard location for the goal. See drawing in Chapter 6
- Play equipment (including swings) and Recreation Equipment (including benches and hammocks) shall be placed in the rear yard with careful consideration of placement, size and style of equipment to minimize visual impact on adjacent properties. Equipment shall not be placed in a side yard unless certain lot conditions necessitate special consideration. Play equipment shall not be placed in the front yard, unless a special exemption is given by the ARC and approved by surrounding homes.

Application Contents

A complete application must include the following information:

- Site plan showing the relation of the proposed play equipment to the property lines, the applicant's house, and adjacent houses. A photocopy of the property plat showing the proposed location of the equipment must be included.
- A photograph or manufacturer's information.
- Dimensions.
- Color and material.
- Estimated start and completion date.
- Signatures of four (4) neighbors most affected by the change.

Shutters

Shutters added to a house should be compatible with the style and color of the house, and in proper proportions to the affected windows.

Sidewalks and Pathways

Sidewalks and pathways should be set back a minimum of four (4) feet from the property line and installed flush to the ground.

Application Contents

A complete application must include the following information:

- Site plan showing location and layout of the proposed sidewalks and/or pathways in relation to adjacent property lines, the applicant's house, and adjacent house. A photocopy of the property plat must be included.
- Dimensions
- Color and material
- Estimated start and completion date
- Signatures of four (4) neighbors most affected by the change.

Signs

With the exception of signs advertising the sale or rental of property (and then only one sign per lot), no signs in excess of two (2) square feet shall be erected on any residential lot in accordance with the Protective and Restrictive Covenants.

Storm and Screen Doors

- Storm and Screen doors shall be painted to match the colors of the entry doors behind them or those of the trim of the homes.
- Door styles should be metal, fiberglass or wood frame with half or full glass panels.
- No metal grillwork or other decorative trim shall be permitted on either storm or screen doors.

Application Contents

A complete application must provide the following information:

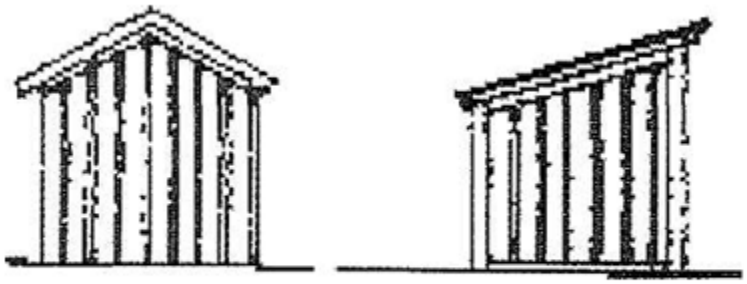
- Photograph or manufacturer's brochure showing the proposed door.
- Photograph of applicant's house where door is to be installed.
- Color and material of proposed door.
- Signatures of four (4) neighbors most affected by the change

Storage Sheds

Well-designed and sited storage sheds improve the neighborhood image by concealing many cluttering objects such as gardening tools, trashcans, bicycles, etc. While sheds must provide sufficient volume for their intended use, they must be of a size that is appropriate for the property, and not exceed 140 feet of storage area.

- Freestanding sheds must be located four (4) feet from the rear lot line and two (2) feet from the side lot line. Sheds exceeding 8.5 feet in total height cannot be located closer to the rear lot line than a distance equal to its height.
- Sheds are not permitted in front yards.
- The highest point of the shed should not exceed the height of 11 feet.
- No metal, plastic or pressboard storage sheds shall be permitted. Vinyl sheds that mimic the appearance of wooden planks or siding shall be permitted, provided they match the materials of the home.
- Only gable or shed roofs shall be permitted on sheds.

- Only one (1) shed shall be permitted on each property.



Application Contents

A complete application must provide the following:

- Side plan to show the relationship of the shed to the adjacent property lines, the Applicant's house and adjacent houses.
- A photocopy of the property plat showing the location of the shed must be included.
- A picture, drawing or manufacturer's information.
- Dimensions
- Color of shed and house.
- Estimated start and completion date
- Signature of four (4) neighbors most affected by the change.

Sun Control Devices

- All sun control devices require ARC approval.
- Sun control devices such as awnings, trellises, etc., must be compatible in style, color, and materials with the architecture of the house, and shall only be located in the rear of the house.
- Sun control devices shall be of colors that match and/or complement the trim of the house.

Application Contents

A complete application must include the following information:

- Site plan showing the location of trellis or awning. A photocopy of the property plat showing the location of the proposed addition.
- A photograph or sketch of the house
- A picture or manufacturer's brochure and product information including dimension, construction details showing how the trellis or awning is attached to the house, materials and color. In the case of fabric awnings, submission of material and color samples must be included.
- Estimated start and completion date.
- Signatures of four (4) neighbors most affected by the change.

Hot Tubs, Whirlpools, and Spas

In order to have a hot tub, whirlpool or spa, an application must be submitted to the ARC by following the procedures in these guidelines. If the hot tub, whirlpool or spa is being added in conjunction with the construction of a deck or patio, placement must be indicated on the plat. Homeowners should refer to the County Code when planning to add hot tubs, whirlpools, or spas.

Swimming Pools

- No above ground pools shall be allowed,
- Generally, the wall of a swimming pool should be kept an adequate distance away from adjacent property. Pools or pool facilities cannot be located within the setback of a lot.
- Removal or disturbance of existing trees should be minimized.
- A fence must protect the pool and mechanical equipment.
- Fences and gates must conform to the standards required by the guidelines.
- It is recommended that homeowners refer to the County Code when planning a swimming pool.

Application Contents

A complete application must include the following information:

- A site plan showing location and dimensions of the pool, other related equipment buildings, fences, etc., in relation to the property lines, the applicant's house, and adjacent houses.
- A photocopy of the property plat indicating the location of pool and other buildings.
- Detailed drawings and plans of the pool, deck area, lighting arrangements, walkways, fences, etc. Information concerning water supply system, drainage, and water disposal system.
- Landscape planning for outside (exterior) of fencing.
- Estimated start and completion date.
- Signatures of all property owners affected by the proposed pool (in the event that more than four are affected).

Trash Removal

No trash, recyclables, yard debris or containers shall be placed at the curb for pick-up prior to 6:00 p.m. on the previous evening.

- All trash containers shall be stored out of sight from the street or adjacent lots. Decorative Barriers are permitted, pending ARC approval.
- Each resident is responsible for keeping the property free of trash. Trash should be contained in a manner that prevents windblown disbursal to other properties.
- Barrington open space is not a dumping ground for trash, including organic debris such as leaves, branches, and lawn-clippings.
- Removal of trash from Barrington's open spaces costs the Homeowners' Association, and consequently every homeowner, money. Controlling litter through voluntary resident cleanup or litter prevention saves everyone money.

Utility Lines

No overhead utility lines shall be allowed within the boundaries of Barrington except where provided by the developers.

Yard Sales

Individual yard sales are prohibited. The Association shall sponsor a number of community yard sales each year.

3.3 Landscape Planting Principle for Homeowners

- A comprehensive landscaping plan will enhance the overall image of the community.

- Retaining existing quality vegetation can be the best method of landscaping residential developments. It saves money by reducing the amount of new plantings required, and properly preserved mature trees will add greatly to the value of the property.
- New plants should supplement existing quality vegetation, not replace it.
- Please refer to the Suggested Tree and Shrub list in Chapter 6, of these guidelines prior to adding plantings to your property.
- Preserved trees can become an integral part of the streetscape. They should be allowed to remain in natural groupings.
- Canopy trees should be offset from each other by a minimum of 30 feet.
- The relative location of tree clusters should vary from lot to lot, but those offering an interesting flower or fruit should be combined in simple masses of shrubbery and groundcover, with the predominance of one species for unity.
- In any planting composition, there should be a predominant plant material with accent plantings for interest and contrast.
- When planting near roads, new plant groupings should never obscure vehicular sight lines.
- Materials for ground edging must be compatible with the house.
- Stones and pebbles may not be used in place of mulch around trees or in beds.

Garden and Retaining Walls

- The ARC must approve construction of garden or retaining walls. Appropriate materials include railroad ties, bricks, timber, or commercial landscaping stones.

Application Contents

A complete ARC application must include the following:

- Site plan showing the proposed location of a wall or landscaping project to the property lines, the house, and adjacent houses. A photocopy of the plat must be submitted.
- Changes to grading.
- Plant varieties and species.
- Signatures of four (4) most affected neighbors.

Tree Removal

Permission of the ARC must be obtained to remove a tree in the following circumstances:

- All deciduous and evergreen trees that are alive and have a trunk diameter greater than 4 inches measured at breast height.
- All flowering trees that are alive and have a trunk diameter greater than 2 inches measured at breast height, i.e., dogwood, crabapple, and broad leaf evergreens such as magnolias.
- Trees shall not be topped unless explicit approval has been obtained from the ARC.
- All front yard trees that are damaged or dead must be replaced at the owner's expense.
- No woody vegetation shall be removed from areas sloping more than 20%, or identified as no-cut areas on the original site plans.
- If a tree must be removed, for any reason, the resident must properly dispose of the tree stump and smooth out any remaining mound.

Hothouses

Hothouses are secondary structures and must have ARC approval

Application Contents

A complete ARC application must include the following:

- Site plan showing the proposed location of the hothouse in relation to the property lines, the applicants' house, and adjacent houses.

- A picture or manufacturer's information including dimensions, material, colors.
- A photocopy of the plat showing the location of the hothouse.
- Signatures of four (4) affected neighbors.

Vegetable Gardens

If a vegetable garden does not meet the following criteria, an application must be submitted to the ARC:

- It is located in a rectangle formed by the rear lot line, the side lot lines, and the rear of the house.
- It takes up no more than 1/4 of this rectangle.
- The grade on which it is planted does not exceed a slope of 1' in 20".
- The property below is not threatened by water flow damage from the garden.
- The distance from all adjoining property lines is no less than five (5) feet.
- A vegetable garden should be well maintained, and all produce harvested in a timely manner.

Application Contents

A complete ARC application must include the following:

- Site plan showing the proposed location in relation to the property lines, the applicants' house, and adjacent houses.
- Dimensions, material, colors.
- A photocopy of the plat showing the location of the hothouse.
- Signatures of four (4) affected neighbors.

Chapter 4
Maintenance Guidelines

4. Maintenance Guidelines

Home and Property

Proper maintenance is necessary to insure safety, visual quality, and property values at Barrington, and is one of the most important responsibilities of homeownership. Items included under maintenance are mowing and upkeep of lawn and lot, trash removal, and the diligent maintenance and upkeep of the exterior of the house and other buildings.

The following constitutes a partial list of items that are considered to be a violation of maintenance covenants:

- Deteriorating wood trim.
- Loose or missing shutters.
- Dented, rusted or broken mailboxes, and posts in need of replacing, painting, or straightening.
- Peeling or rusting railings.
- Peeling exterior paint.
- Broken or damaged fences.
- Sheds in need of repair or paint.
- Broken or unkempt playground or other recreational equipment.
- Decks with broken parts or in unsafe conditions

Lawn and Plant Beds

- Lawns should be mowed and edged, to include the area along the sidewalk and curb, on a regular basis. Grass height may not exceed 6 inches. Lawns should be kept free of weeds.
- Lawn clippings should not be left on the sidewalk or swept into the street.

Care should be taken in the application of fertilizer to avoid runoff. It is especially critical in areas adjacent to the lake and creek, but should apply to all lawns and gardens at Barrington. The ecological health of ponds, streams, and other waterways may be seriously impaired by excessive nutrient build-up leading to rapid growth of algae and other plant life. Means to avoid fertilizer run-off include:

- Free soil testing though the Fairfax County Extension Agent to determine soil fertility and fertilizer needs.
- Application of the appropriate fertilizer mix as determined by soil testing.
- Care should be applied when applying pesticides and herbicides. Extra care is needed near waterways, child play areas, and adjacent properties to avoid exposure of others to potentially toxic materials.
- Storm sewers are to be kept free of motor oils, non-biodegradable and toxic substances as well as physical obstructions.

Plant Beds

- Plant beds shall be maintained in a neat manner. Dead plants, shrubs and tree limbs must be pruned so as not to impede pedestrian movement or vehicular sight. Tree limbs overhanging a sidewalk must be kept at a height of 8 feet of clearance above the sidewalk and should be uniform around the entire base of the tree.
- Residents are responsible for protecting their lot from erosion damage. Removal of plant coverage or exposing topsoil renders land vulnerable to erosion.

Chapter 5
Design Standards for Site Construction

5. Design Standards for Site Construction

General Guidelines

- Each contractor may erect one sign on the lot during construction of alterations and improvements. No signs may be nailed to trees.
- All construction personnel shall park in the applicant's driveway, and in front of the house.
- All sites shall be maintained in a clean and orderly manner. The storage of materials shall be in an inconspicuous area of the site and shall be neat and orderly. Building materials, trailers, equipment, etc., must be stored in a safe and orderly fashion beyond the drip line of remaining trees.
- The applicant shall be responsible for keeping dirt and mud off the public street, and for cleaning, washing and sweeping if necessary.
- Upon completion of construction and permanent stabilization of the lot, all building debris must be removed from the lot within two (2) weeks. It is the homeowner's responsibility to pick up all debris blown from the construction site. The lot sign and temporary power pole or line must be removed at the same time.

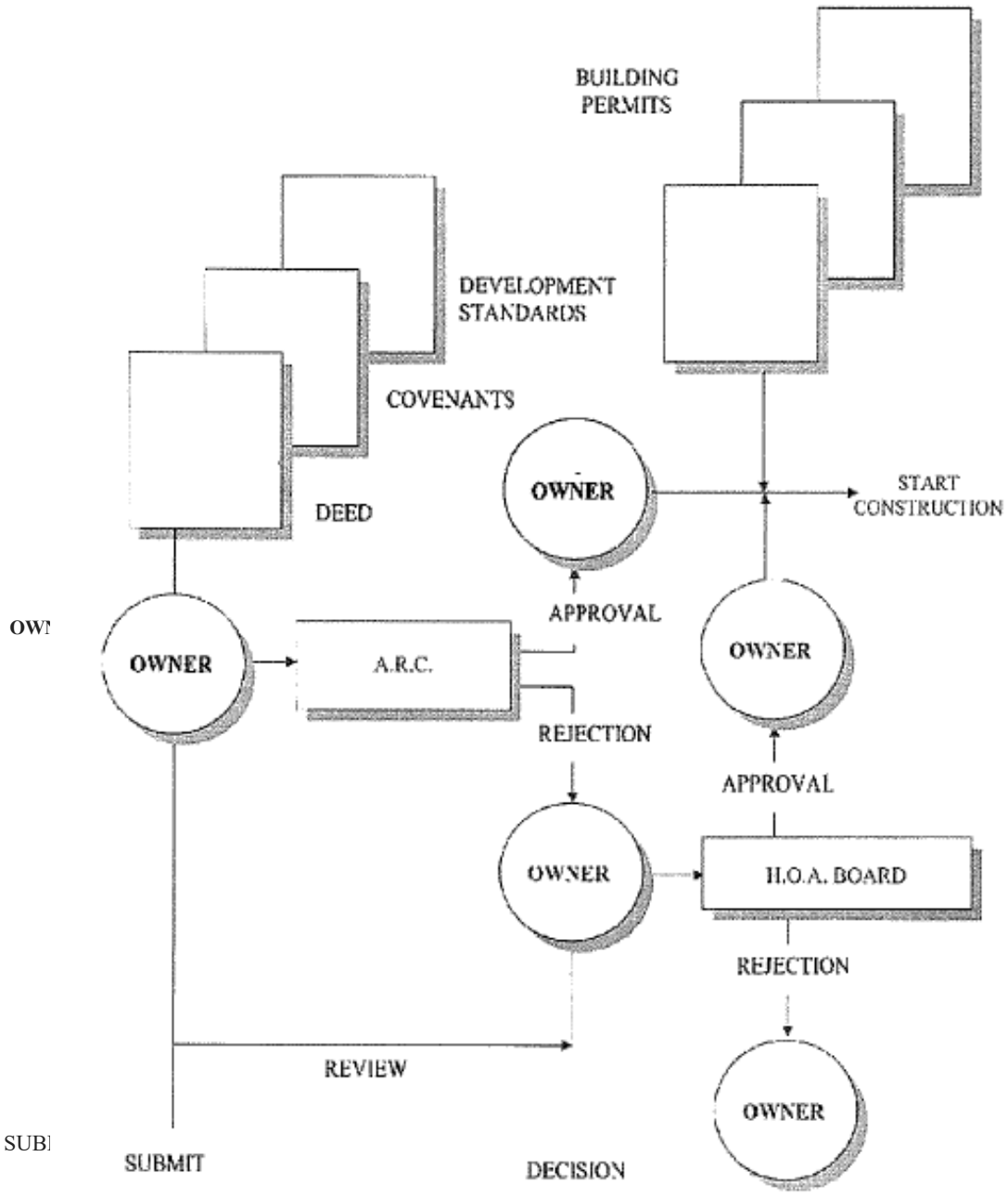
Tree Preservation

- All trees remaining on the property during construction and designated for protection must be marked and flagged. Snow fencing must be built around them to avoid encroachment by construction machinery.
- During construction, trees and root systems must be protected from damage. Soil must be left undisturbed inside the drip line to prevent damage to the root system. Dogwoods, Beeches, and Conifers are vulnerable because their roots are near the surface. More than a few inches excess fill in the drip line will not allow a normal exchange of soil gasses and air, thereby suffocating the roots.
- If trees are damaged during construction, they should be professionally evaluated, treated, and if necessary replaced.
- After construction, pruning may be required on trees where grading was done inside the drip line. Reducing the crown approximately 30% through pruning will reduce the demand on the disturbed root system and thereby increase the tree's chance of survival.
- Branches damaged by construction should be removed. Cuts should be made flush with the trunk or at a lateral branch or bud.

Chapter 6
Reference Material

6. Reference Materials

ARC Review Process



Architectural Review Committee (ARC) Application Instructions

What to include in an Application for Exterior Modifications:

Applications, drawings, house locations surveys (plats), pictures, etc., must be submitted in duplicate. Upon ARC action, one copy of all materials submitted will be returned to the applicant.

- A House Location Survey (Certified Plat). A photocopy of your plat MUST be included for new construction, additions, and changes to a present structure or lot. Please submit a plat for decks, fences, patios, play equipment, sheds, etc., and landscaping. The location of the proposed addition or structure must be drawn on the plat. Drawings should be to scale.

- Detailed Drawings. A full set of architectural drawings must be included for decks, fences, patios, additions, etc. Landscaping plans must include size and type of plants and trees, as well as the number of plantings.

- Dimensions. Provide all dimensions, Including height, roof slope, etc., on new construction. Provide size and dimensions for all other proposed projects.

- Description of Materials. Provide a list and samples of all materials to be used for the project.

- Description of Colors. Indicate present and proposed colors. If you are changing colors, provide actual color samplers, not photos of colors.

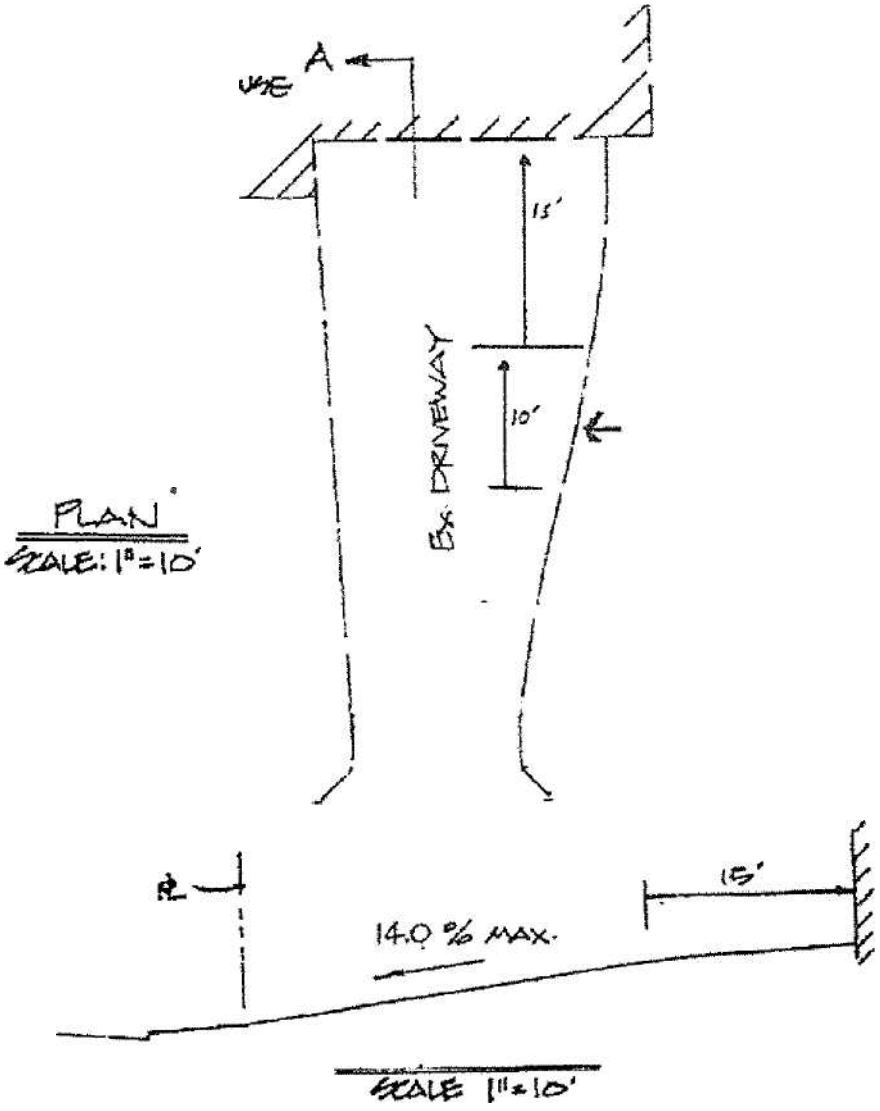
- Photographs. Photographs of existing conditions are helpful to the ARC during the approval process.

- Drainage. Changes in grade or other conditions that will affect drainage MUST be indicated. Applications may be disapproved if adjoining properties are adversely affected by the proposed project.

- Signatures of Property Owners. Obtain signatures of all property owners who will be most affected by the change. **A minimum of four signatures MUST be provided with the application.**

Basketball Goals

If the driveway slope exceeds 17” over the ten-foot measurement {1 -7” per foot) you may apply to the ARC for permission to install a basketball goal in an alternative location in your lot.



Mailbox Post Options

Mailboxes are to be a simple square post with some mailbox mount and minimal decoration. Some examples are shown below:

Example #1

French Gothic

Example #2

Pineapple

Example #3

Plain

Non Approved Examples

Round Post

Ornate Post,
Integral Flower Box

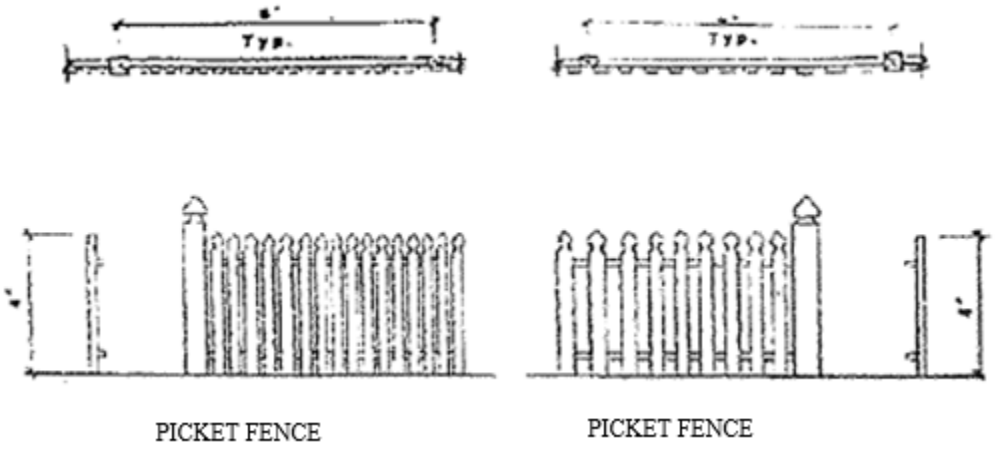
Stonework/
Masonry

Trellis

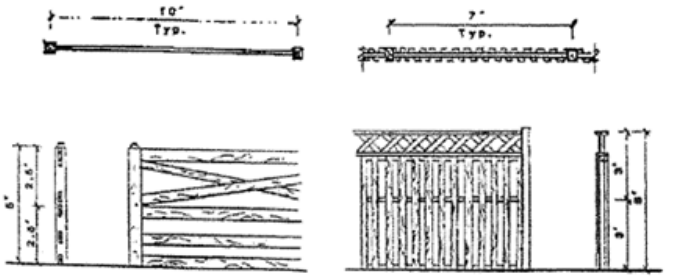
Mailbox Post Paint Specifications

- Posts shall be painted flat black. The ARC recommended color is Sherwin Williams Caviar Black or other similar black. If used, post protectors shall match the post.

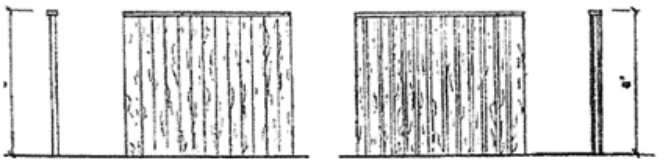
Approved Fencing Type



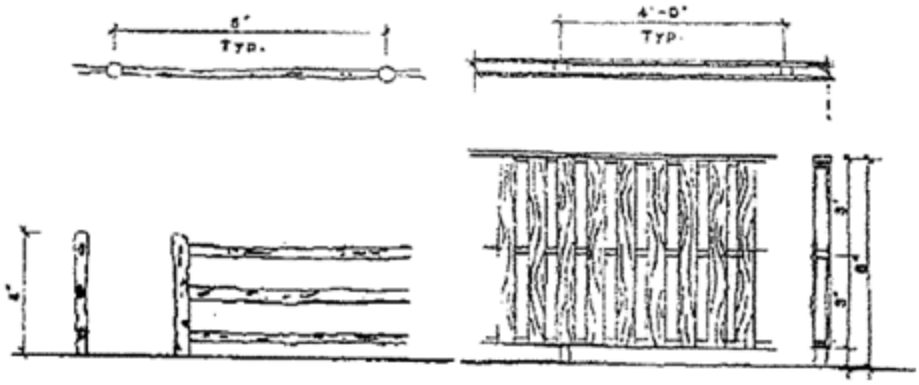
PICKET FENCE PICKET FENCE



SIX BOARD ESTATE FENCE WINGATE FENCE WITH CRISSCROSS



SOLO BOARD FENCE BOARD AND BATTEN FENCE



RUSTIC SPLIT RAIL FENCE BOARD ON BOARD FENCE

Intermediate Trees

Botanical Name	Common Name	Size	Condition*
Acer ginnala	Amur Maple	5ft 1/2-3/4" cal.	B&B
Acer palmstum	Japanese Maple	5ft 1/2-3/4" cal.	B&B
Amelanchier Canadensls	Shadblow Serviceberry	5ft 1/2-3/4" cal.	B&B
Cornus altemifolia	Pagoda Dogwood	5ft 1/2-3/4" cal.	B&B
Cornus florida	Flowering Dogwood	5ft ½-3/4" cal.	B&B
Cornus kousa	Kousa Dogwood	5ft 1/2-3/4" cal.	B&B
Crataegus oxyacantha	English Hawthorn	5ft 1/2-3/4" cal.	B&B
Crataegus phaenopyrum	Washington Hawthorn	5ft 1/2-3/4"caL	B&B
Elaeagnus angusifolia	Russian Olive	5ft 1/2-3/4" cal.	B&B
Ilex opaca	American Holly	5ft 1/2-3/4" cal.	B&B
Malus species	Crabapple	5ft 1/2-3/4" cal.	B&B
Primus sargentii	Sargent Cherry	5ft 1/2-3/4" cat	B&B
Prunus serotica	Black Cherry	5ft 1/2-3/4" cal.	B&B
Primus serrulata Kwanzan	Kwansan/Kwanzan Cherry	5ft 1/2-3/4" cal.	B&B

* Balled and Burlapped

Plants Recommended for Landscaping

The following list of plants is recommended for landscaping in Barrington. The species included were selected to add color and diversity to the landscape. This list is not meant to be exclusive but should be used as a guide in choosing plant material for landscaping.

Canopy Trees

Botanical Name	Common Name	Size	Condition*
Acer rubrum	Red Maple	2 ½ - 3" cal.	B&B
Acer psuedoplatanus	Sycamore Maple	12-14' min. ht.	B&B
Acer saccharum	Sugar Maple	2 ½ - 3" cal.	B&B
Fagus grandifolia	American Beech	3 ½ - 3" cal.	B&B
Fraxinus americana	White Ash	2 ½ - 3" cal.12-14'min. ht.	B&B
Gleditsia triacanthos inermis	Thornless Honey locust	3 ½ - 3" cal.	B&B
Liquidambar styraciflua	Sweetgum	2 ½ - 3" cal. 12-14' min. ht.	B&B
Quercus coccinea	Scarlet Oak	2 ½ - 3" cal. 12-14'min. ht.	B&B
Quercus palustris	Pin Oak	2 ½ - 3" cal.	B&B
Quercus phelios	Willow Oak	2 ½ - 3" cal. 12-14' min. ht.	B&B
Zelkova serrata	Japanese Zeikova	2 ½ - 3" cal. 12-14'min. ht.	B&B

* Balled and Burlapped

Specimen Trees

Botanical Name	Common Name	Size	Condition
Betula nigra	River Birch	8-10" min. ht.	
Betula populifolia	Gray Birch	1 ½ - 2" cal	B&B
Cercis canadensis	Red Bud		
Chionanthus virginious	White Fringetree	8-10" min. ht 1 ½ -2" cal	B&B
Halesia Carolina	Carolina Silverbell	8-10" min. ht 1 ½ - 2" cal	B&B
Koelreuteria paniculana	Panicled Golden Rain Tree	8-10" min. ht 1 ½ - 2" cal	B&B
Oxydendrum arborem	Sourwood	8-10" min. ht 1 ½ - 2" cal	B&B
Sophorajaponica	Japanese Pagodatree	8-10" min. ht 1 ½ - 2"cal	B&B

* Balled and Burlapped

Shrubs

Botanical Name	Common Name	Size	Condition
Abelia grandiflora	Glossy Abelia	2-2 ½	B&Bof2gal. container
Berberisjulianae	Wintergreen Barberry	2-2 ½	B&B
Berberis thunbergii (& Varieties)	Japanese Barberry	2-2 ½	Container
Cornus sericea	Redozier Dogwood	2-3’	B&B
Cornus coggygria	Common Smoketree	2-3’	B&B
Cotoneaster dammeri	Bearberry Cotoneaster	1 ½ - 2	Container
Euonymus fortunei Emerald Cushion	Emerald Cushion Wintercreeper Euonymus	2-2 ½	B&B
Hibiscus syriacus	Shrub Althea	2-3’	Container
Hypericum prolificum	Shrubby St. Johnswort	1 ½ - 2	Container
Ilex crenata “Green Lustre (or other varieties)	Green Luster Holly	2-2 ½	B&B
Ilex glabra compacta	Compact Inkbery	2-2 ½	B&B
Ilex meserveae	Meserve Holly	2-2 ½	B&B
Juniperus cohinensis sargentii	Sargent Chinese Juniper	2-2 ½	Container
Juniperus communis “Goldbeach”	Dwarf Common Juniper Variety	2-2 ½	Container
Juniperus conferta	Shore Juniper	1-1 ½	Container
Juniperus procumbens	Japgarden Juniper	1-2’	Container
Kalmia latifolia	Mountain Laurel	1 ½ -2’	B&B
Leucothoe fontanesiana (and varieties)	Drooping Leucothoe	1 ½ -2’	Container
Mahonia aquifolium	Oregon Grape Holly	1 ½ -2’	Container
Myrica pensylvanica	Northern Bayberry	2-3’	B&B

Botanical Name	Common Name	Size	Condition
Pierisjaponica	Japanese Pieris	2-2 ½	B&B
Pinus mug	Mugo Pine	2-2 ½	B&B or 5 gal Container
Potentilla fruticosa	Bush Cinquefoil	1-2’	Container
Rhododendron carlinianum	Carolina Rhododendron		B&B
Rhododendron catawbiense	Catawba Rhododendron	2-2 ½	B&B
Rhododendron maximum	Rosebay Rhododendron	2-2 ½	B&B
Rhododendron roseum	Roseshell Azalea	2-2 ½	B&B
Rhododendron schippenbachii	Royal Azalea	2-2 ½	B&B
Taxus cuspidate	Japanese Yew	2 ½ -3’	B&B
Taxus media (varieties)	Anglojap Yew	2 ½ -3’	B&B
Viburnum opulus “Nana”	Dwarf European Carberrybush Viburnum	1 ½ -2’	Container
Viburnum plicatum Tomentosum	Doubleleaf Viburnum	2-2 ½	Container
Viburnum rhytidophyllum	Leatherleaf Viburnum	2-2 ½	Container
Viburnum trilobum	American Cranberry bush Viburnum	2-2 ‘/2’	Container

* Balled and Burlapped

Canopy-Screens & Buffers

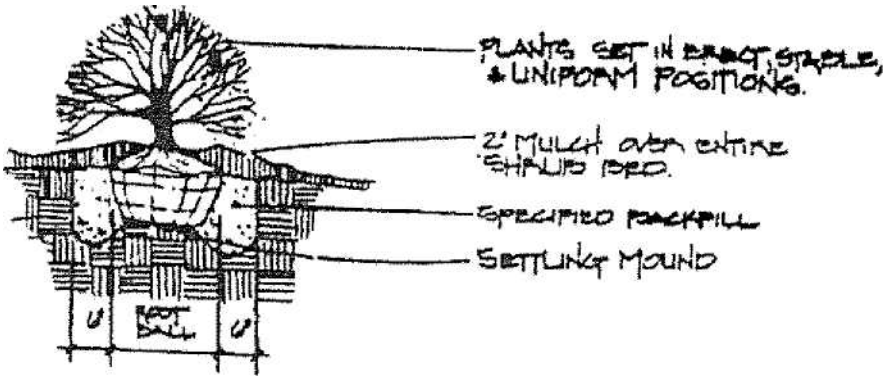
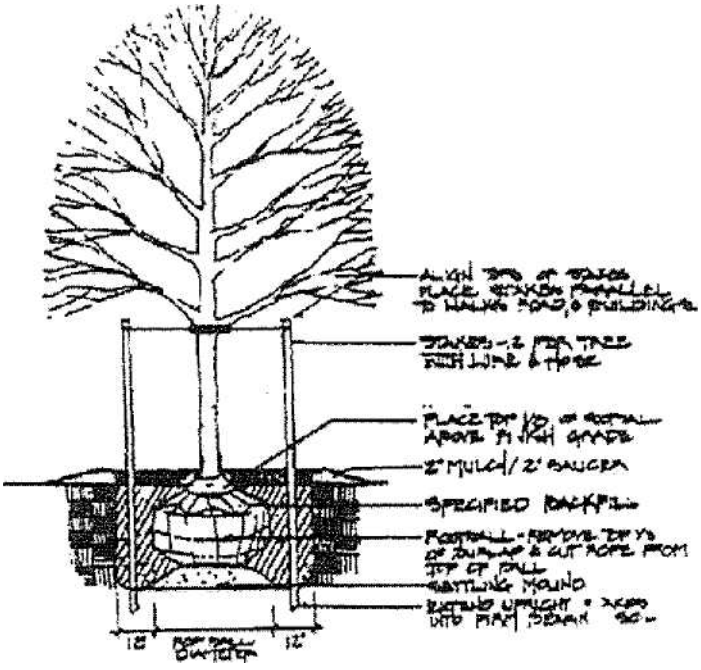
Botanical Name	Common Name	Size	Condition
Abies concolor	White Fir	5ft	B&B
Ilex opaca	American Holly	5ft	B&B
Juniperus virginiana	Eastern Redcedar	5ft	B&B
Picea glauca	White Spruce	5ft	B&B
Picea pungens	Colorado Spruce	5ft	B&B
Pinus nigra	Austrian Pine	5ft	B&B
Pinus strobus	Eastern White Pine	5ft	**B&B**
Tsuga canadensis *	Canadian Hemlock	5ft	B&B
Tsuga caroliniana	Carolina Hemlock	5ft	B&B

Groundcover

Botanical Name	Common Name	Size	Condition
Aretostaphylos uva-ursi	Bearberry		Container
Cotoneaster apiculatus	Cranberry Cotoneaster	1-2 ft	Container
Euonymus fotumei	Wintercreeper Euonymus		Container
Hedera helix	English Ivy		Container or Flats
Iberis sempervirens	Candytuft		Container
Juniperis horizontalis (varieties)	Creeping Juniper		Container
Pachysandra terminal is	Japanese Pachysandra		Container or Flats
Vinca minor	Common Periwinkle		Container or Flats

Planting Details

Shrub



Tree