

Point of Woods Homes Association, Inc.

Architectural Control Guidelines

REVISED MARCH 7, 2017

The following are guidelines that have been adopted by the Board of Directors to ensure that homes in our community are maintained in a manner that contributes to the unity and continued appreciation of our property values. These guidelines should be retained and used as a reference as to what will be looked for during walk-throughs made by the ARC and/or its agents and in requests for exterior modifications. Please remember that any changes to the exterior of your residence must be approved in advance. Requests should be mailed to: American Management of Virginia, 7900 Sudley Rd. Suite 600, Manassas, VA 20109.

FENCES: All homes must have a fence (including rear portion/gate). Fences must be structurally sound, pressure-treated wood, board-on-board construction with no missing boards. Must be in good repair with sound posts; straight, not leaning. Natural wood color must be used for new construction and the same color for replacement of existing fences. Rear fence/gate must be of the same construction as party wall fences. Rear fences must have a gate in place and it must be in working order.

GUTTERS: Must be secure and blend with eaves and structure and be in working order. Gutters must be securely attached with no protruding spikes. Gutters must extend the length of the front and back eaves. All parts must be the same color and free of mildew and discoloration. Water must be properly drained away from the foundation of house.

SHEDS: Metal sheds must be in good repair with no evidence of rust. All doors, sides and roofs must be in working order. Wood sheds are to be in good working order (same as metal sheds) and be free of rot. All new and replacement sheds must be approved by the Architectural Control Committees before installation. Shed dimensions may not exceed 80 square feet in ground coverage or 6 feet, 6 inches in height.

FRONT/SIDE/BACK YARDS: Must be attractive and well maintained, free of trash, animal wastes, weeds, vegetation of excess height, with no storage of discarded items. Yards must be free of insect breeding containers holding stagnant water. Trash must be stored in closed trash cans. Shrubs must be neatly trimmed and in harmony with house. Grass is to be maintained with a uniform cut and may not exceed 6 inches in height. No storage of materials or equipment on the outside of fence.

PAINT: Must be the same color on all sides of house, neatly applied with adequate coverage, and no evidence of chalking/bleeding onto adjacent areas. Paint must be clean, free of mildew and stain, with no peeling or blistering. Caulking must be neat and adequate. Paint is not to be applied over decayed wood or brick. Front doors and shutters must be painted the same color. Anyone that wishes to change any paint color on their home (siding, doors/shutters, shed) must submit and Architectural Review Board Application along with paint samples and receive approval prior to painting.

HOUSE: Must be neatly painted, smooth with no evidence of deterioration under structure, no sign of rotten or damaged wood and free of cracks and blemishes. Brick may not be painted. No missing trim on exterior of house. No missing house numbers. Stair rails must be rust-free, properly secured, in good repair and all parts must be one uniform color (black or white).

ROOF: Must be free of broken, missing or lifting shingles. Roof must be free of mildew or stains. No visible curled edges to shingles. Proper covers on vent pipes must be in place (i.e. gas heat, prefab chimney).

SIDING/FOUNDATION: Must be in good condition, securely attached, same color and be free of mildew. All vent covers on siding areas must be properly attached and adequately cover opening. Landscaping and soil must slope away from foundation of house. Brick must be free of mildew and graffiti. All visible cracks in brick and foundation are to be repaired. Siding must be free of graffiti and stains.

TRASH/RECYCLING CONTAINERS: Trash/recycling containers must be stored in back yards. Containers may not be stored in alleys. All trash containers must be sealed with a proper tight-fitting lid at all times. ALL TRASH CONTAINERS MUST BE LABELED WITH THE STREET ADDRESS.

MOTOR VEHICLES: Parking in parking lot only. Motorcycles must be in a numbered spot and parallel with the curb/sidewalk. No motor vehicles (motorcycles, mopeds, etc.) are to cross the sidewalks and are not to be parked or stored in the front, side or back yards. All motor vehicles must be properly licensed with current tags, inspections, and city stickers.

PARKING SPACES: Parking spaces are to be cleared of snow and debris by those who wish to park in them. If you do not wish to clean a parking space of snow/debris prior to parking in it, then you are parking at your own risk. This applies to numbered and unnumbered spaces. PLEASE NOTE: Unnumbered spaces are still available on a first come/first serve basis regardless of who has cleared them.

WINDOWS/DOORS: No broken glass. Window screens must be in place. Window/door screens must be in good working order and free of rips, tears and holes. Entrance and storm doors must be operational, secure, functional, and self-closing. No window A/C units or window fans in the front windows.

DECKS: Decks are permitted on the rear of the house, extending from the main and/or basement level only. Decks must be constructed of pressure-treated lumber and comply with the City of Manassas Building Codes.

TEMPORARY PROTECTIVE STRUCTURES: Tarps, canopies, and similar protective structures can not be left up for more than 72 hours without board approval.

VEGETABLE GARDENS: Vegetable and fruit gardens must be placed in the rear yard and be inconspicuous from the street.

YARD SALES: Yard sales are not permitted in yards or other common areas. The HOA holds 2 community yard sales per year (spring and fall) in a designated location. Information is posted in newsletters and on the HOA website.

CABLE TV/SATELLITE/INTERNET/TELEPHONE WIRES AND CABLES: All cable TV, satellite, internet and phone cables are to be buried by service provider. No wires/cables hanging over fences or extending from alley to homes. Wires/cables must be secured and unobtrusive. Satellite dishes must be secured.

GRAFFITI: Graffiti must be properly and promptly removed. We encourage residents to report all graffiti to the Manassas City Police Department.

FLAGS: Flagpoles up to six (6) feet in length may be attached directly to the house facade. Decorative ground flags up to three (3) feet in height are also permitted. There can be no more than two flags displayed on any property at any time, including, but not limited to the American Flag, state flags, membership/support flags and decorative flags. Flags with inappropriate or obscene material are prohibited; the Homeowner will be asked to remove flags containing inappropriate content. All flags must be hung in a respectfully appropriate manner. The Homeowner must continuously maintain the condition of the flags and poles.

ALLEYS: Alleys should be kept clear. Nothing may be stored or disposed of in alleys. It is the responsibility of the homeowner to keep the alley behind his/her home clear and free of trash and/or stored items (i.e. bikes, trash cans, trash, yard waste, TV's and other hazardous waste, etc.) regardless of who put it there. Homeowners will be sent notice of items in need of removal and given sufficient time to remove them. If items are not removed they will be removed by the HOA at the homeowner's expense. If the homeowner fails to pay for removal parking privileges may be suspended.

TIME ALLOWED TO REMEDY DEFICIENCIES:

Trash Cans: one (1) day from receipt of notice

Mowing/Lawn Maintenance: three (3) days from receipt

Painting: thirty (30) days or show cause for extension

Broken Window or Door Glass: two weeks or show cause

Replace Rotten Wood: thirty (30) days or show cause for extension

Roofing: thirty (30) days or show cause for extension

Gutters: thirty (30) days or show cause for extension

Decks/Fences: thirty (30) days or show cause for extension

Structural: thirty (30) days or show cause for extension