

**MAGNOLIA RIDGE  
AT VIRGINIA CENTER  
PROPERTY OWNERS ASSOCIATION, INC.**

*ARCHITECTURAL STANDARDS  
FOR ALL DESIGN CONSTRUCTION AND  
PROPERTY IMPROVEMENTS IN  
MAGNOLIA RIDGE*

With neighborhood specification sheets

Last Amended 2/8/2007

## MAGNOLIA RIDGE STANDARDS

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## **ARTICLE 1 – POLICIES AND PROCESS**

### **1.1 AUTHORITY TO ESTABLISH STANDARDS AND CONDUCT PROGRAM REVIEW**

- 1.1.1 The General Covenants establish the authority of the Declarant (Developer) and Association Board of Directors to create design standards and maintain a Magnolia Ridge Architectural Board. These Standards have been written not only to establish rules that guide design and construction but also to define and establish the basis of reasoning for those rules, and to assist the builder and homeowner in understanding the rules by providing illustrations and explanations of requirements where helpful.
- 1.1.2 The Magnolia Ridge Architectural Board (MRAB) has been established to implement these Standards. Although the Standards contain a listing of specific requirements to be followed, the very nature of design is an individualistic process. Consequently the responsibility of the MRAB is to interpret the goals of the community and these standards as they relate to each design submittal.
- 1.1.3 Attack Properties reserves the right to review, evaluate, and approve, disapprove, allow or not allow the use of all builders and/or realtors marketing and/or advertising plans and programs related to the sale and construction of new homes to be built in Magnolia Ridge.

### **1.2 DESIGN REVIEW REQUIRED**

- 1.2.1 No building fence, garage, swimming pool, or other structure shall be erected, placed, or altered, nor shall a building permit for such improvements be applied for on any unimproved property in Magnolia Ridge until two (2) complete sets of building plans (including elevations), specifications exterior color and finish samples, and site plan (showing the proposed location of such building, drives and parking areas) have been reviewed and approved in writing by the Magnolia Ridge Architectural Board (MRAB).
- 1.2.2 No exterior addition, change, or alteration shall be made on any existing structure or on any lot, unless otherwise exempted in these Standards, until the plans and specifications therefore showing the nature, kind, shape, color, height, materials and location of the same shall have been submitted to and approved in writing by the MRAB. By way of example, exterior additions, changes or alterations shall include the commencement, construction, maintenance, alteration and replacement of any building, shed, garage, roof, wall, fence, deck, swimming pool, antenna, sidewalk, lamp post, mailbox, landscaping, painting schemes or other improvements.

## 1.3 PRINCIPLES USED IN DESIGN REVIEW

### MRAB POLICY #1 – ENVIRONMENTAL PROTECTION

Approval for clearing and alteration of existing lots shall be made only for approved structures, sites, improvements, landscaping, and access, and may not be performed in a manner that will result in erosion of soils, excessive water runoff, discharge of wastes into the soils or waters, stagnation or standing water, or substantial removal of indigenous vegetation.

### MRAB POLICY #2 – SITING FOR COMMUNITY AND PRIVACY

Each structure or site improvement, shall be sited to create a proper setting within each lot, consistent with the density and setbacks of the community, so as not to unduly restrict the view, light, or breeze to or breeze to or from neighboring properties, and so as not to compromise the privacy of any other lot below the general level enjoyed by other members of the community.

### MRAB POLICY #3 – FORM AND CONTEXT

All structures shall be of a size and use that is consistent with the standards of the community. All structures and site improvements shall be designed in styles, shapes, sizes, massing, and colors to be of good proportions, well balanced, and appropriate to this community.

### MRAB POLICY #4 – APPEARANCE QUALITY

All improvements to any lot in a neighborhood shall meet minimum standards of design and material quality consistent with the level of quality established for that neighborhood. The exterior of each structure shall consist of a vocabulary of materials, products, and assemblies that are harmonious with each other, consistent and supportive of the architectural style, and appropriate to the general appearance characteristics of the community.

### 1.3.5 Interpretation by MRAB

- (a) The Magnolia Ridge Architectural Board shall judge compliance with these policies in questions of appearance, aesthetics, or infringement by design upon the rights of other residents. The MRAB reserves the right to require modifications to proposed designs including deletion, addition, or relocation of design elements in order to achieve compliance with these policies.
- (b) The MRAB reserves the right to modify, add to, or delete from any specific section of the guidelines by adoption of written amendment at any regular MRAB meeting without providing prior notice.

## 1.4 RESPONSIBILITY FOR OBTAINING APPROVALS

- 1.4.1 Each property owner within Magnolia Ridge is responsible for his or her property's compliance with these Standards. Any proposed improvements to be made to that property may affect that compliance, and the Covenants required that the Owner obtain approvals from the Association prior to making the improvements, in order to maintain compliance. This is true regardless of whether or not the work is being performed by the Owner directly or by a Contractor.
- 1.4.2 In addition to approvals from the Association, other approvals and permits may be required by the County, such as a building permit. It is not the responsibility of the Association, the Magnolia Ridge Architectural Board, or the Developer, to obtain any other permits for you, nor to provide any guarantees or waive any legal requirements for compliance with any state or county law, with the Declaration or with these Standards.
- 1.4.3 The Association's approval process for various types of projects and improvements is summarized in the following chart.

Figure 1.4.3  
**SUBMITTAL REQUIREMENTS**

	MRAB Review of Building and Site Plans	On-Site Review of Site Stakeout	MRAB Review of Colors and Finishes	MRAB Final Inspection	Issue Certificate Of Compliance	No Review Required (See Standards)
New Homes	Required	At MRAB Option	Must Match House	At MRAB Option	----	
Residential Additions	Required	At MRAB Option	Must Match House	At MRAB Option	----	
Accessory Structures	Required	At MRAB Option	Must Match House	At MRAB Option	----	
Site Improvements	Required	Required for Extensive Landscaping	See Standards for Permitted Finishes	At MRAB Option		
Fences	Required		See Standards Permitted Fences	At MRAB Option	----	
New Colors			Required	At MRAB Option	----	
Play Structures						See Standards for Conditions

\*\*\* Notice to Property Owner: Property must be in compliance with the Community Standards at the time of resale; however, an inspection to ensure compliance may be requested by contacting the Community Association at the completion of any property improvement.

## 1.5 PREPARATION OF SUBMITTALS

- 1.5.1 Submittals prepared for consideration by the Magnolia Ridge Architectural Board need to be complete and accurate. Submittals for design review must include drawings prepared as described below. The MRAB may require that color chips accompany color applications. All requested information on the application forms needs to be furnished. The Board may, at its discretion, reject applications that are incomplete or inaccurate.
- 1.5.2 All design elements intended to be incorporate in a house design must be clearly and professionally drawn on the submitted documents, sketched or noted changes from the drawings will not be accepted. MRAB reserved the right to request additional detail on drawings that are not specific with regard to design details. Separate drawings must be submitted for each house constructed even if more than one house of the same design is used in a given neighborhood. Additions or modifications to plans requested by buyers after MRAB approval must be submitted for review. As a minimum requirement, two (2) copies of each of the following drawings shall be submitted.

### NEW HOMES

Site Plan  
Foundation Plan  
Floor Plans  
All Exterior Elevations (Show actual ground level.  
Indicate Finish materials.)  
Exterior Color Selection (can be submitted later)

### ADDITIONS:

Site Plan - showing addition location, distances to property lines and tree (s) if any, to be removed.  
Show any changes in landscaping.  
Floor plan(s) of Addition  
All Exterior Elevations of Additional including existing house (Show finish materials)

### ACCESSORY STRUCTURES

Site Plan – showing location of new structure and existing house with distances between each distance to property lines, and tree(s) if any to be removed.  
Floor Plan(s)  
All Exterior Elevations (Show finish materials).

### OTHER SITE IMPROVEMENTS:

Site Plan - showing location of improvement, existing Structures, distances, to property lines, tree(s) if any to be removed.  
Plan or improvement (ex: deck, patio, swimming pool, etc.)

## FENCES

Site Plan – showing location, extent of fence, and tree(s) if any to be removed.

Drawing of fence with heights, materials and sizes identified.

1.5.3 Site plans shall be drawn to scale (min. 1"=20'-0").

1.5.4 Submittals are kept on file for a record of approved designs. Therefore submitted drawings should be copies of originals, not the originals themselves.

## **1.6 REVIEW MEETINGS**

1.6.1 The Magnolia Ridge Architectural Board reviews plans for new houses, modifications, additions and accessory buildings in regular monthly meetings. The meetings will be held on the second and fourth Wednesday of every month. At those times the MRAB reviews all requests submitted on the appropriate application forms together with their supporting drawings and information. Application forms are available from:

Design / Management Associates, Inc.  
2308 E. Main Street  
Richmond, VA 23223  
Phone: 644-6404 Fax: 644-6405  
Attention: Marilyn Jeffers

To be included on the agenda, applications must be submitted no later than 7 days prior to the meeting.

1.6.2 In reviewing such materials, MRAB shall consider such things as aesthetic appearance, harmony with surrounding improvements, compliance with the Declaration, and any additional criteria adopted by MRAB as part of the Magnolia Ridge Residential Standards including purely aesthetic considerations, which in the sole and uncontrolled discretion of MRAB shall be sufficient. If approval of such plans and specifications is neither granted nor denied within thirty (30) days following receipt by MRAB of written request for approval, the party making submission for approval shall deliver written notice to MRAB of its failure to act, and, if approval is not granted or denied within fifteen (15) days thereafter, the plans and specifications shall be deemed to be approved.

## **1.7 NON-MEETING REVIEWS**

1.7.1 For review of color submittals and project completion, contact Design/ Management Associates, Inc. to obtain the appropriate application form. Requests for review should be made at least seven (7) days prior to your anticipated need for approval (to start work, close on property, etc.). These reviews are conducted weekly by a representative of the MRAB.



## 1.8 REVIEW BASIS

- 1.8.1 The MRAB bases its review of each application on its interpretation of the Covenants and these Standards and on the graphic and written information presented. Due to time constraints, MRAB review of all applications occurs without personal presentation by the applicants. Therefore it is incumbent upon the applicant to provide sufficient and accurate information to the MRAB for proper consideration. If, in the applicant's opinion, extenuating circumstances exist which would justify a variance from stated guidelines, this information should be presented with the application.

## 1.9 APPROVALS

- 1.9.1 An application is approved when notice is given to the applicant in writing by the MRAB or its designated representative. No verbal approvals are given. The MRAB may issue any of the following four decisions:

**“Approved”** means approved as submitted.

**“Approved with Limiting Conditions”**. Means approved only if stated conditions in the approval letter are met.

**“Not Approved”**, means not approved for construction. Reasons for disapproval will be given in writing. The MRAB may also provide suggestions for revisions but does not provide design solutions. A disapproval action requires a re-submittal by the applicant for review before any approvals can be given.

**“Preliminary Review”**: means a review of early design drawings to give the applicant direction as to what the concerns of the MRAB are likely to be regarding that design. Comments are given to the Applicant but no approval to proceed is granted without MRAB review of a complete submittal in accordance with the above requirements.

## 1.10 APPEALS

- 1.10.1 Should an application be denied on the basis of the Covenants or Standards, and the applicant feels that the submittal was misinterpreted or that there are extenuating circumstances which should qualify them for an exception from these requirements, they may contact the architect member of the MRAB to discuss it. If the architect agrees that a second review is in order, the application will be placed back on the agenda for the next meeting.
- 1.10.2 If an applicant feels that he or she has been unfairly denied approval by the MRAB, an appeal may be filed with the Board of Directors by contacting the community manager.

## 1.11 CONSTRUCTION CHANGES

1.11.1 All construction must be completed in accordance with the application and the plans as approved. Exterior changes to the subject property must receive prior written approval by the MRAB. Applicants requesting design change approvals should consult with the MRAB to determine if additional plans and specifications are required.

## 1.12 COMPLETION

1.12.1 All structures to be constructed upon any Lot must be completed within one (1) year after construction has commenced, unless such completion is impossible or highly impractical due to strikes, fires, national emergencies, natural calamities or other acts of force majeure. Commencement of construction shall be deemed to have occurred upon the excavation of a foundation. Residences may not be temporarily or permanently occupied until completed. A residence shall be deemed to be completed upon the issuance of occupancy therefore (without conditions, except for those relating to completion of landscaping) by the County of Henrico, Virginia.

1.12.2 Upon completion of construction you must contact the MRAB and request a Certificate of Compliance. A final inspection will be made to determine that all requirements of the initial approval and these Standards have been met. A Certificate of Compliance will be issued upon satisfactory completion of all noted items.

## ARTICLE II – SITING DESIGN STANDARDS

### 2.1 ENVIRONMENTAL PROTECTION

#### 2.1.1 COUNTY ENVIRONMENTAL REQUIREMENTS

Applicants will be required by the County to meet certain environmental planning criteria including staying within maximum permitted lot coverage for the house and pavements in accordance with the Chesapeake Bay Act, and not constructing on designated wetlands, or within the 100 years flood plain. The MRAB does not interpret or enforce this criteria. Contact the County for information.

#### 2.1.2 SITE CLEARING, CUTTING OF TREES

- a) No clearing or work of any kind shall commence on any lot until plans and specifications as defined in these guidelines have been submitted and approved by the MRAB.
- b) No trees shall be removed except in accordance with the requirements of this Section. No tree greater than 6” in diameter may be removed without first obtaining approval from the Association.
- c) Portions of the lot intended to be landscaped shall be cleared of any vegetation considered noxious and unsightly when visible from the street. Tree stumps shall be removed or cut at grade in a manner to conserve remaining trees. Cleared material may not be dumped on other sites or common areas within the Community.
- d) The clearing of mature trees (over 6” in diameter) shall be limited to those areas required to accommodate the structure and its normal and customary accessories, open yard areas, and those limited areas required to permit utility service and driveways.
- e) On lots that are heavily wooded, trees should be saved in groups to provide greater protection from damaging winds.
- f) Where clearing has been performed which is not in compliance with written approvals, the MRAB may require re-planting of nursery trees in sufficient size and number to restore the cleared area to a wooded state as deemed sufficient to the MRAB.

### 2.1.3 GRADING AND EROSION CONTROL

- a) Comply with applicable government regulations and code requirements in preventing silt runoff. Erosion control devices shall be installed prior to construction. Any mud or silt runoff onto adjoining properties or streets shall be immediately stopped and removed.
- b) Where necessary, grade site to direct water away from residence and prevent ponding or standing water, or poorly drained areas. Do not direct drainage across adjacent properties.
- c) Where necessary to stabilize slopes, applicant shall provide retaining walls, stepped terraces or other forms of permanent erosion control as may be required by the MRAB.

### 2.1.4 TRASH AND DUMPING

- a) Each new home builder shall provide a trash containment area on each site during construction. Trash shall not be dumped on other sites or on common areas within the Community.
- b) No petroleum based products or other potentially hazardous or toxic substances may be disposed of on any lot, any storm drain, any drainage ditch, stream or lake within the properties.
- c) Trash receptacles must be clean and in good condition with sealed lids. All containers (trash receptacles and recycling bins, etc.) must be screened from the street by an approved lattice fence structure or kept inside the garages other than the night before pick up through the day of pickup.

### 2.1.5 SIGNS

- a) No sign may be erected upon any property within Magnolia Ridge unless first approved in writing by MRAB. MRAB shall permit one "FOR SALE" sign, not exceeding two (2) feet by two (2) feet in size to be placed upon an improved lot for sale. During construction on a lot the builder and/or the designer will utilize lot signs provided by the developer.
- b) Real estate lead-in signs only will be permitted on weekends only and must be removed no later than Sunday evenings.

## 2.2 SITING OF STRUCTURES

### 2.2.1 PROXIMITY OF SIMILAR HOUSES

The MRAB reserves the right to reject the placement of houses with the same or substantially similar elevation side-by-side or directly across the street from each other. The MRAB shall make final judgment as to the degree of acceptable similarities permitted in each neighborhood. Elevations approved for A product neighborhoods cannot be used in B product neighborhoods, B elevations cannot be used in C neighborhoods, C elevations cannot be used in A neighborhoods, etc.

### 2.2.2 HOUSE SITING REQUIREMENTS

- a) Houses in Magnolia Ridge shall be built wholly within the zoning setbacks defined for each neighborhood and as further limited by the MRAB. The MRAB does not have the authority to grant exceptions to county zoning setbacks.

Note! Building setbacks vary for different lots in Magnolia Ridge. Consult the NEIGHBORHOOD SPECIFICATION SHEETS in the Addendum following these Standards for the required setbacks for your lot.
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- b) In general, houses shall face the road. Houses in cul-de-sacs shall generally face the center of the cul-de-sac. Where site conditions make this unnecessarily difficult (in the opinion of the MRAB) the MRAB may approve alternative site orientation.
- c) Houses shall not face the side or rear of neighboring houses. Where designs create conditions that would create direct views onto living areas of adjoining property the MRAB reserves the right to require screening of this view or revisions to the design or siting.
- d) The MRAB reserves the right to require adjustments to the siting of the house where the overall streetscape is negatively impacted by uneven transitions in siting due to the lot or house plan.

### 2.2.3 ADDITIONS SITING REQUIREMENTS

- a) No addition shall extend beyond the setback limits established for the house.
- b) In general the siting of additions shall not create a breach of privacy between neighboring houses. Where this is unavoidable, the MRAB may require screening of the view by the Applicant.

- c) New windows or access created by the addition or modification shall not create a breach of privacy between neighboring houses. The MRAB reserves the right to reject certain openings or require screening by the applicant in situations, where in the opinion of the MRAB, it is required

#### 2.2.4 ACCESSORY BUILDINGS SITING REQUIREMENTS

- a) No accessory building may be constructed farther forward on the site than the rear plane of the house.
- b) Accessory buildings shall be located within the minimum setbacks for such structures established by the County.
- c) In general the siting of accessory buildings shall not create a breach of privacy between neighboring houses. Where this is unavoidable, the MRAB may require screening of the view of the structure by the Applicant.
- d) New windows or access created by the accessory building shall not create a breach of privacy between neighboring houses. The MRAB reserves the right to reject certain openings or require screening by the applicant in situations where, in the opinion of the MRAB, it is required.
- e) No structure of a temporary character shall be placed upon any property within the Magnolia Ridge Community at any time. The foregoing prohibition shall not apply to temporary structures used by a contractor during the construction of improvements, provided such structures are not at any time used as residences and remain only in as inconspicuous place as is practical as designated by the MRAB. The foregoing prohibition shall not apply to any temporary sales offices or facilities owned or operated by Attack Properties.

#### 2.2.5 OTHER STRUCTURES – SITING REQUIREMENTS

- a) The following minimum setback requirements shall apply to other structures regulated by this article:
  - From Yard: No farther forward than the rear plane of the house.
  - Side Yard: 5' from side property line
  - Corner Side Yard: 15' from side street property line
  - Rear Yard: 5' from rear property line

- b) In general the siting of other structures shall not create a breach of privacy between neighboring houses, nor shall it create a visual nuisance to neighboring houses or yards. Where this is unavoidable, the MRAB may require screening of the view or the structure by the Applicant.
- c) No swimming pools shall be located nearer to any street line than the rear building line of the dwelling or the side yard building line in the case of a corner lot.
- d) Swimming pools, spas, hot tubs, or other bathing structures shall be screened from view as required in Section 2.9 – “Fences”.

## 2.3 LANDSCAPING

### 2.3.1 GENERAL REQUIREMENTS

Note: Minimum monetary allowances for landscaping are required for each new home in Magnolia Ridge. Consult the NEIGHBORHOOD SPECIFICATION SHEETS in the Addendum following these Standards for the requirements of your lot.

- a) Landscape allowances include only the material cost of shrubs trees, and grounds covers, excluding topsoil, grading, sod, irrigation, or installation costs.
- b) Any landscaping required to restore a buffer improperly cleared, or provide a buffer in cases where privacy between lots would otherwise be severely compromised, will be in addition to the minimum allowance required.
- c) No new landscaping shall commence until all trash, stones, gravel, branches, weeds, and construction debris have been removed from the lot.
- d) Acceptable final ground covers include sod (front yards), grass, mulch, or maintained ground cover plants. All yards shall be maintained free of wild scrub growth including weeds, vines, and free sprouts.
- e) Formal landscape designs including flower or vegetable garden plots must be approved by the MRAB.

- f) Nursery trees shall be connect in form for their species, have normal growth habit, have well developed branches, densely foliated, and be planted with the proper space to allow growth to maturity. Emphasis on scarcely wooded lots hall be on placement of street trees directly along street frontages. On heavily wooded lots where adequate trees exist, emphasis should be placed on accent trees located to highlight building entry zones or architectural elements of the house. All trees shall be adequately planted and staked.
- g) Artificial vegetation is prohibited.
- h) Any earthwork creating changes in topography site drainage, or creation of ponds, pools, or other water features must be approved by the MRAB. Exterior fountains and ponds are not permitted in front yards unless approved by the MRAB.
- i) Required landscaping shall be installed prior to issuance of a Certificate of Compliance
- j) All lawns shall be cut and trimmed to a proper height at all times and all lawns and other landscaping materials shall be maintained in a healthy growing condition free from refuse and debris at all times.
- k) The MRAB does not review normal landscaping decisions of the homeowner, such as adding plants, planting grass, ground cover or gardens, or pruning and grubbing of existing plant material.
- l) Major landscaping decisions that affect the character of the lot and thus the community, however, must be approved by the MRAB. These include:
  - 1. General clearing of vegetation for structures, driveways yards, decks and patios, or any other larger use.
  - 2. Construction of landscape structures such as fences, walls, trellises, arbors, gazebos, wood sheds, etc.
  - 3. Implementation of any formal landscape plan requiring replacement of existing vegetation with new varieties, clearing of lawns, play areas, gardens or other major landscape features.
  - 4. Any earthwork creating changes in topography, site drainage or creation of ponds, pools or other water features.



## 2.4 LANDSCAPE SCREENING

- 2.4.1 If screening is required, the standard requirement for screening will be to provide densely shaped evergreen shrubs or trees of a height when planted of at least 2/3 the height of the structure, and so placed as to provide a continuous screen on the stipulated side.
- 2.4.2 Planting can be in a continuous row or staggered. A variety of shrubs/trees may be used in addition to single species solutions.
- 2.4.3 When plantings are required, it shall be the responsibility of the homeowner to submit to the Board a plan and proposed plant types for review.

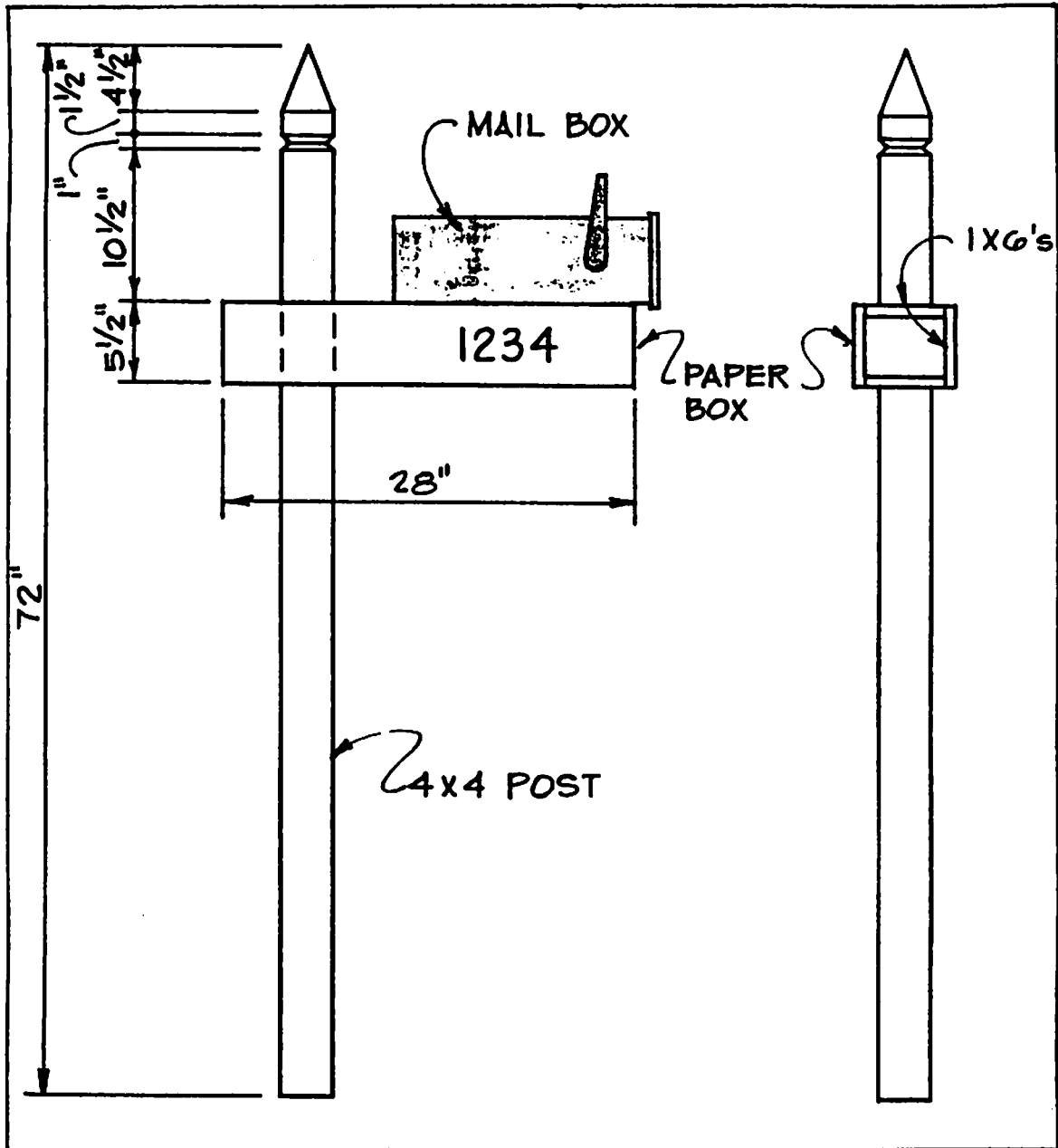
## 2.5 LANDSCAPE ACCESSORIES

### 2.5.1 GENERAL REQUIREMENTS

- a) Landscape accessories including gazebos, firewood sheds hot houses, arbors, trellises, benches, fountains flagpoles, permanent barbecues, decorative objects, etc. must be approved by the MRAB as to design and location.
- b) Fences, walls, play equipment, and accessory structures are regulated under other sections of these Standards.
- c) Mailboxes must be installed utilizing one of the standard Magnolia Ridge posts, and the approved size box. Posts shall be painted color "Magnolia" Ridge Mailbox Post" by Sherwin Williams. Boxes shall be metal with a black finish. Refer to the mailbox detail following this section.

*Note: A textured vinyl board maintenance-free material for paperboxes was approved by the Board on 11/2/06.*

- d) Fountains shall be made of stone or cement material, colored in earth tone colors, and measuring not more than 30 inches in height.



**REQUIRED MAILBOX DESIGN**

**POST TO BE PAINTED "MAGNOLIA" BY DURON. BOX TO BE BLACK METAL.**

## 2.6 PAVEMENTS

### 2.6.1 GENERAL REQUIREMENTS

- a) Driveways shall be constructed of asphalt, brick pavers, plain or exposed aggregate concrete paving, interlocking concrete pavers or patterned concrete in a similar design.
- b) All front walkways shall be entirely hard surfaced, of brick, plain or exposed aggregate concrete, or flag stone (set in concrete). Asphalt walkways will not be approved.
- c) Secondary walkways may include loose-laid stone in gravel or a mulch bed in addition to hard surface materials. Continuous edging will be required along soft surface walks.
- d) Patios are permitted of hard-surfaced materials as noted above, either set in concrete or sand-set.

### 2.6.2 DRIVEWAY LOCATIONS AND SETBACKS

- a) Minimum distance between back-to-back driveways is 5'. Landscape screening may be required. The MRAB reserves the right to be flexible on this point in certain instances.
- b) The MRAB may require visual screening of a side entry garage door opening from adjoining properties. Additional landscape screening may be required at the discretion of the MRAB.

### 2.6.3 DRIVEWAY WIDTHS

- a) Driveways shall not exceed 14' in width at the curb unless otherwise approved by the MRAB.
- b) At side entry garages the width of the turn around pad, extending out from the door, shall be a minimum of 20' (25' recommended). At rear entry garages the pad width extending out from the door shall be a minimum of 25' (30' recommended).

### 2.6.4 DRIVEWAY LANDSCAPING

- a) Landscaping at driveway entrances shall not impede safe viewing distances up and down the road.

## 2.6.5 CIRCULAR AND SPECIAL DRIVEWAYS

- a) Circular driveways parking areas in front of the house, and other special conditions are generally discouraged where they substantially reduce the amount of front yard. The MRAB may approve certain applications where they feel that the front yard appearance will not be adversely affected or for other extenuating circumstances which in the sole opinion of the MRAB warrant such an approval as an exception.

## 2.7 MECHANICAL AND ELECTRICAL EQUIPMENT

### 2.7.1 GENERAL REQUIREMENTS

- a) Required screening of heat pumps, trash containers, and other objects as required by the Covenants, may be by finished or unfinished (salt-treated) board fences enclosures, or lattice enclosures, properly supported, level and plumb. Objects shall be screened on all sides with allowance for an opening not visible from the street. Spaces between vertical boards shall be 1" max. The height of the screening enclosure shall be at least as high as the object screened.
- b) Direct Broadcast Satellite system (DBS) dish antennas measuring 18" or less in diameter may be located as follows:
  - 1) Ground mounted in rear yards, located so as not to be visible from the street in front of the house,
  - 2) Ground mounted within 2'-0" of the side or front wall of the house and screened by foundation shrubbery so as not to be visible from the street in front of the house, or from neighboring yards,
  - 3) Mounted directly on the rear of a house, on a roof plane facing the rear, or on the back side of a chimney, where it is not visible from the street in front of the house, nor highly visible from neighboring properties, as determined by the MRAB.
- c) The MRAB reserves the right to deny any application for a satellite antenna which in the opinion of the MRAB cannot be adequately screened from view or which does not meet any of the guidelines stated above.

## 2.8 EXTERIOR LIGHTING AND FIXTURES

### 2.8.1 GENERAL REQUIREMENTS

- a) No external lighting shall be installed or utilized on any property within Magnolia Ridge which is of such character, intensity or location as to interfere with the use, enjoyment, and privacy of any lot or owner in the near vicinity. No neon or flashing lights shall be permitted. All external lighting shall be approved by the Architectural Review Board as appropriate, as to size, location, color and intensity.
- b) Exterior light fixtures shall be limited to incandescent lights at entrances, at garage doors, one exterior front post lamp, low intensity landscape or driveway lights, and eave mounted floodlights directed completely within the applicant's lot areas.
- c) Post lamps shall be of a traditional style mounted on an 8' original length decay-resistant polymer post, such as PermaPost. If any other style is requested approval must be given by the MRAB. The lamp post shall be mounted at the intersection of the sidewalk and the driveway. See Neighborhood Addendum.
- d) High intensity house or post mounted area or security lights are prohibited.
- e) Light fixtures shall be compatible in style with the style of the house.

### 2.8.2 HOLIDAY DECORATION STANDARDS

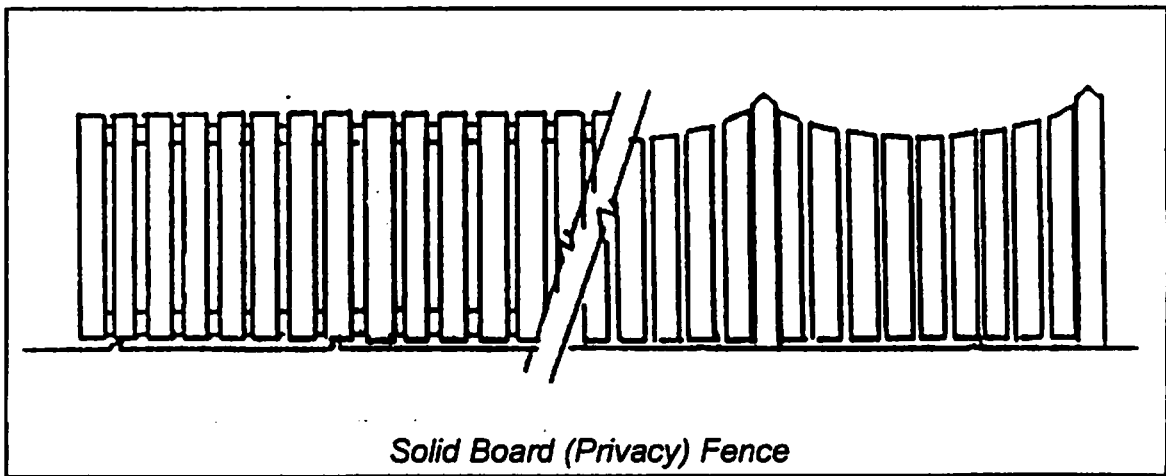
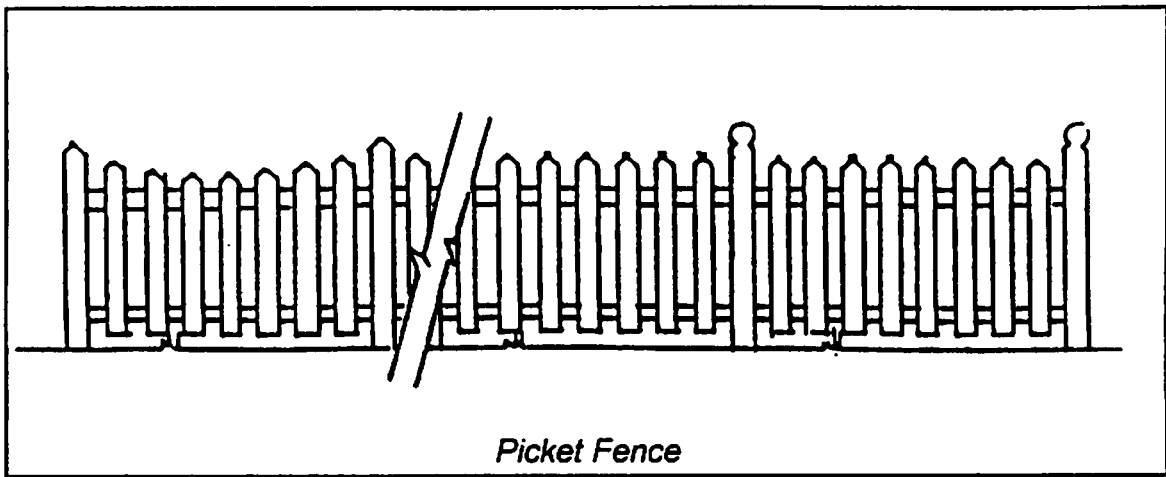
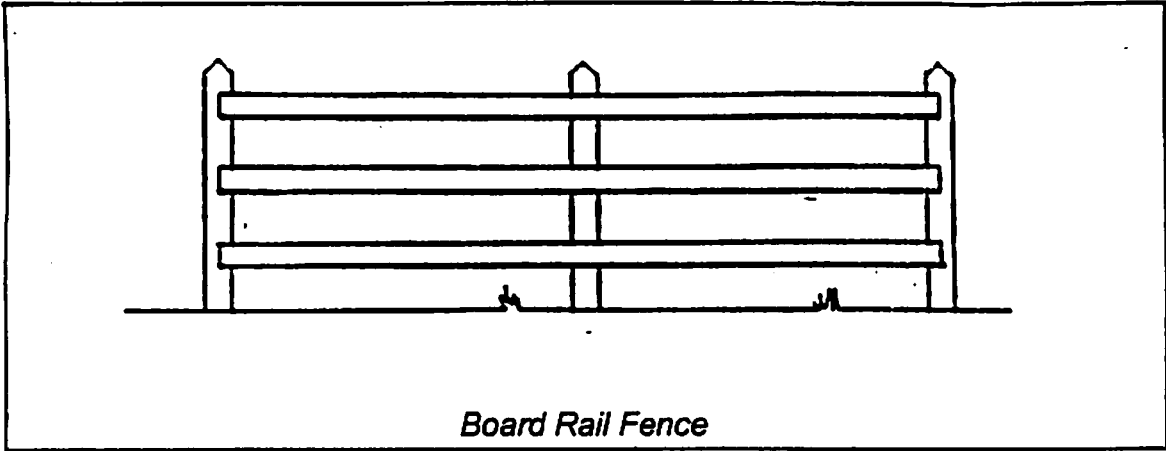
Approval of seasonal and holiday decorations is not required as long as such decorations meet the following criteria:

- a) Seasonal decorations may be displayed only for as long as they are appropriate. Holiday decorations should be put up no earlier than one (1) month prior to the specific holiday and must be removed no later than two (2) weeks after the holiday.
- b) Such decorations shall make no sound.
- c) Simple holiday decorations that maintain the elegance and harmony of the community are allowed but any potential safety and/or fire hazard must be the final deciding factor with the placement of such decorations.

## 2.9 FENCES

### 2.9.1 FENCE TYPES

Three types of fences shall be permitted for use in Magnolia Ridge (see next page).



## 2.9.2 FENCE USE

The purpose of these guidelines is to promote the appropriate use of each type of fence. The MRAB judges the acceptability of a fence request on the basis of these guidelines.

- a) Chain link fences, barbed wire fences, fences with metal posts, stockade fences and post and wire fences are prohibited.
- b) Except as otherwise provided in these guidelines, fences shall be permitted in rear yards only.
- c) Board rail, picket fences, and solid board fences, as defined in the article, shall be required to follow side and rear property lines, and must be constructed within 6" of the applicant's side of the line. The applicant is responsible for determining where the property line is. All fences shall be constructed with the framing members facing in to the applicants' side of the yard.

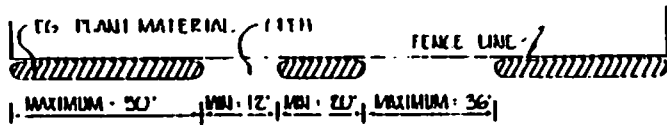
\*Solid board fences that back up to Virginia Center Parkway may require screening. The MRAB reserves the right to require the planting of shrubbery in order to screen privacy fences from view of the Parkway.

- d) All fences shall be constructed of salt treated wood unfinished unless otherwise approved by the MRAB to be painted or stained.
- e) The fence style shall be appropriate to the house style.
- f) Board rail and picket fences are limited to 4'-0" to height from the ground to the top rail.
- g) Privacy fences are limited to 6'-0" to the top of the fence.
- h) Discontinuous or short sections of fence used solely as an element of a landscape design may be permitted in front yards at the discretion of the MRAB.
- i) Any fence to be constructed adjacent to an existing fence should be the same style as existing fence unless otherwise approved by the MRAB.
- j) 2" x 4" mesh welded wire fabric may be used to line the inside of board rail fences.

- k) The MRAB may require screening shrubbery or trees along the outside of any fence where noticeably visible 9in the opinion of the MRAB) from the street.
- l) Landscape screening will be required on the outside of any fence facing Virginia Center Parkway. Submit a proposed screening plan when submitting your fence plan for approval. Recommended screening methods are shown in figure 2.9.2 on the following page.



**LANDSCAPE FENCE**

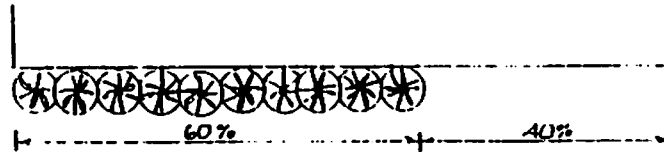


**MINIMUM STANDARD**



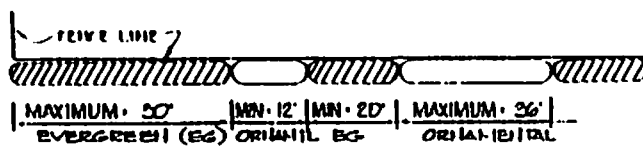
**PREFERRED**

- USE 2 SPECIES
- VARY WIDTH OF OPEN SPACES

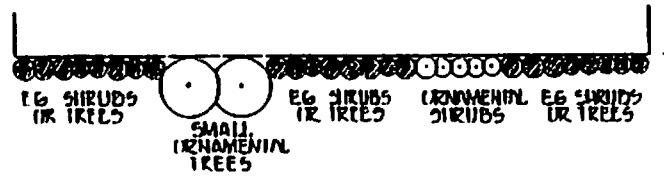


**UNACCEPTABLE**

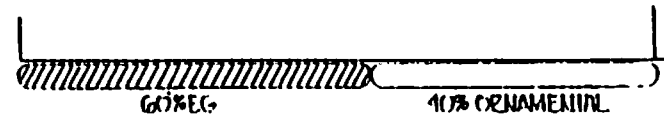
**PRIVACY FENCE**



**MINIMUM STANDARD**



**PREFERRED**



**UNACCEPTABLE**

Recommended Screening Methods for Fences  
Figure 2.9.2

## 2.10 PLAY EQUIPMENT

### 2.10.1 GENERAL REQUIREMENTS

- a) Play structures and equipment are not buildings, fences, or landscape elements, consequently they do not fall under a typical set of architectural control requirements. They are often highly visible, however, and depending on their design and application, they may defeat many of the aesthetic and environmental goals that the community has sought to achieve.

For the purposes of this article, play structures and equipment shall include but not be limited to the following:

SWING SETS  
SLIDING BOARDS  
JUNGLE GYMS – CLIMBING STRUCTURES  
SKATE BOARD RAMPS, STRUCTURES  
FORTS  
TREE HOUSES  
PLAY HOUSES  
DOG HOUSES  
TRAMPOLINES

- b) It is the policy of the Magnolia Ridge Architectural Board not to require review and approval of play structures as defined by this Article. However, play structures which are brought to the attention of the MRAB by a resident as being a visual nuisance will be observed and may be referred to the MRAB for review as an unsightly object.
- c) The MRAB may require relocation and/or screening of the object from view.

### 2.10.2 PLAY STRUCTURES VS. ACCESSORY BUILDINGS

- a) Forts, Treehouses, Playhouses, Doghouses or other enclosed play buildings with an interior height of 6'-0" or less floor-to-ceiling, and with a total floor area of less than 36 square feet shall be considered to be Play Structures, Buildings exceeding either of these limits shall be considered to be Accessory Buildings regulated under Article III, section 3.6 of these Standards.

### 2.10.3 PLAY EQUIPMENT GUIDELINES

- a) Play Equipment shall be located in rear yards only.

- b) Play Equipment should be finished in muted colors, or in natural materials (galvanized steel, treated wood, etc.)
- c) Play Equipment should be located away from property lines adjacent to other houses or streets and away from neighbors' direct view where possible.
- d) Home-built Play equipment should be neat and orderly in appearance and finish.
- e) Homeowners should exercise care and common courtesy in using Play Equipment that creates noise (i.e.: basketball backboards, skateboard ramps).
- f) Play equipment which has fallen into disrepair or has been outgrown by children should be removed from the property.
- g) If a Play Structure is referred to the Magnolia Ridge Architectural Board as an unsightly object, the Board may require relocation or screening of the structure. If screening is required, the standard requirement for screening will be to provide densely shaped evergreen shrubs or trees of a height when planted of at least 2/3 the height of the structure, and so placed as to provide a continuous screen on the stipulated side. Plantings can be in a continuous row or staggered. A variety of shrubs/trees may be used in addition to single species solutions.
- h) When plantings are required, it shall be the responsibility of the homeowner to submit to the Board a plan and proposed plant types for review. Privacy fences may also be proposed by the homeowner for construction as screening.

## **2.11 BASKETBALL HOOP RULES**

### **2.11.1 BASKETBALL HOOP RULES**

- a) Basketball backboards shall be removed from the definition of Play Equipment. Further, One basketball hoop of any type only, per lot, may be permitted provided it is at least ten (10) feet from the street (curb) and is not a nuisance.

## ARTICLE III – ARCHITECTURAL GUIDELINES

### 3.1 ARCHITECTURAL GUIDELINES – GENERAL

#### 3.1.1 TYPE OF RESIDENCE

All improved lots shall be used for single family residential purposes exclusively. No structure shall be erected on any lot other than one (1) single family residential dwelling unit and one (1) small accessory building which may include a detached private garage, provided the use of such accessory building does not overcrowd the site as determined by the MRAB and provided further than such building is not used for any activity in any way conducted as a business. Such accessory building may not be constructed prior to the construction of the main building. A guest suite or like facility without a kitchen may be included as a part of the main dwelling or accessory building, but such suite may not be rented or leased except as part of the entire improved lot including the main residence.

#### 3.1.2 MINIMUM AND MAXIMUM FLOOR AREAS

**Note! All houses in Magnolia Ridge are subject to minimum and maximum finished floor area requirements. Consult the *NEIGHBORHOOD SPECIFICATION SHEETS* IN the Addendum following these Standards for the requirement for your lot.**

- a) Minimum finished floor areas include all finished areas except: unfinished “bonus” rooms, garages, basements, open or screened porches, terraces, decks, walkup attic areas, attics, and attached storage sheds.
- b) Maximum finished floor areas include all finished areas as defined above, and any unfinished “bonus rooms”.

#### 3.1.3 MAXIMUM HEIGHT

- a) Houses shall not be more than 2 ½ storey in height above a crawl space or basement (1/2 story is defined as useable floor areas under a gabled roof), nor more than 35’ above grade.

#### 3.1.4 MASSING AND FORM

- a) Exterior walls, planes, and masses shall be of a residential scale with sufficient openings for lights, view and air consistent with the residential scale of the community. The MRAB reserves the right to require that large planes be broken up with additional widows or off-sets to maintain appropriate scale.
- b) Minimum roof pitch on main roof shall be 8 to 12. The MRAB may require a steeper pitch on any roof for aesthetic reasons. No secondary roof may be less than 3 in 12.

- c) The MRAB reserves the right to reject highly stylized houses with overstated eclectic design elements, houses with overly mixed styles, or houses with insufficient stylistic theme or treatment.

### 3.1.5 GARAGES AND OTHER BUILDINGS

**Note! One or Two car attached garages are required on many lots in Magnolia Ridge. In addition, side or rear entry garages may be permitted on certain lots. Consult the *NEIGHBORHOOD SPECIFICATION SHEETS* in the Addendum following these Standards for the requirement for your lot.**

- a) Attached garages shall be integrated into the overall design and massing of the house.
- b) Secondary detached garages, additions, sheds or other structures of any kind may be permitted only upon approval of the MRAB and in accordance with these Guidelines.

## 3.2 ARCHITECTURAL GUIDELINES – CONSTRUCTION

**Note! Certain restrictions may be placed on the use of materials and design details on some lots in Magnolia Ridge. Consult the *NEIGHBORHOOD SPECIFICATION SHEETS* in the Addendum following these Standards for the requirement or your lot.**

### 3.2.1 FOUNDATIONS AND MASONRY

- a) All visible portions of exterior foundations shall be constructed of brick or stone. Synthetic stucco foundations may be permitted when the entire house is constructed of synthetic stucco.
- b) Masonry and mortar colors should be coordinated with other colors on the house, and must be approved by the MRAB.
- c) Wood louvered vents, if required on your lot, shall be required on the front elevation and on side or rear elevations when noticeably visible from the street in the opinion of the MRAB.

### 3.2.2 CHIMNEYS AND FLUES.

- a) All chimneys shall have a foundation of materials that match the house foundation unless otherwise approved specifically by the MRAB. Cantilevered frame chimneys are not permitted.
- b) The width and depth of chimneys shall be appropriately sized in proportion to the size and height of the house, as determined by the MRAB.
- c) Unenclosed metal flues shall not extend more than 36" above their roof penetration and shall not be visible from the front of the house. When higher flues are required by code, they shall be enclosed in an approved

chimney structure. These flues must be finished to match color of roofing material.

- d) For direct venting gas fireplace boxes which protrude beyond the exterior plane of the house, the frame structure must have a foundation to match the house foundation if noticeably visible from the street in the opinion of the MRAB. All direct venting fireplace boxes are to have a gabled roof. Shed roofs on direct vent fireplaces will not be approved. All exterior materials and finishes used to enclose the fireplace boxes must match the main house.
- e) All wood burning fireplaces must have brick or stone chimneys; gas or ornamental fireplaces may be wall-vented with no chimneys as allowed by applicable building codes; provided, however, such vented enclosures shall not be cantilevered and must have a base to match the foundation.

### 3.2.3 EXTERIOR SIDING AND TRIM

- a) All exposed portions of a house above the foundation shall be of finished materials, painted, stained, or prefinished as appropriate.
- b) Acceptable siding materials in most neighborhoods include brick, stone, wood siding (composition board, cedar or redwood), Hardplank siding, synthetic exterior stucco, and vinyl.
- c) Materials other than those listed above will be considered on a case by case basis by the MRAB.
- d) Where siding materials are used in combination they shall be aesthetically compatible with each other as determined by the MRAB, and shall normally be limited to two (2) materials on a house.
- e) Exterior architectural detailing shall be consistent with the overall design theme of the house. Eaves, cornices, rakes, columns, pilasters, corner boards, vents, window and door trim shall be consistent with the style of the house and sized appropriately to the scale of the house.
- f) The MRAB reserves the right to require modifications to the façade to accommodate appropriate trim.

### 3.2.4 WINDOWS AND DOORS

- a) All windows and doors shall be of a style and size that is appropriate to the design of the home.
- b) Aesthetic design consideration shall be given to the location of all windows and doors which face the front of the house, and any other street.
- c) The MRAB reserves the right to require different sites, sizes or locations of windows when, in its opinion these changes are necessary to maintain the aesthetic quality of the façade.
- d) Storm windows and doors shall be compatible with the units that they cover and with the style and color of the house. Excess ornamentation not consistent with other ornamentation on the house is prohibited.

- e) Window and through wall air conditioning units are prohibited on front or street-facing elevations.
- f) Sun control devices such as awnings and trellises must be compatible with the architectural style, character, and color of the house. The MRAB reserves the right to prohibit the use of such devices on the front of any home.
- g) Shutters should be compatible with the style, materials and colors of the house and should be of proper proportions to the windows they adjoin.
- h) Garage door detailing shall be consistent with the architectural style of the house.

### 3.2.5 ROOFS AND ROOF ACCESSORIES

- a) Approved roofing materials vary by neighborhood, but may include cedar shakes, cedar shingles, slate, dimensional and/or standard lap asphalt / fiberglass composition shingles. Metal roofs will not be approved. Other materials will be judged on their own merits, but are subject to disapproval by the MRAB.
- b) See the Neighborhood Specifications Sheet to determine the specific roofing materials permitted for each neighborhood.
- c) Composition shingle colors are recommended to be in the medium to deep brown or grey ranges. Very light colors or strong colors may be subject to disapproval by the MRAB.
- d) Gutters and downspouts shall be prefinished to match the adjacent building material color.
- e) Highly visible roof flashing shall be copper or prefinished to match the adjacent building material color. Painting is acceptable for less visible flashing, however no exposed mill finished flashing is permitted.
- f) Attic ventilators and other roof penetrations shall be low profile designs and shall be prefinished.
- g) No roof penetration, metal ridge vents, or accessories shall be visible above the ridge of the roof nor shall they be located on the front roof plane of the house. Fireplace chimneys are not regulated by this provision.
- h) Dormer windows and eyebrow windows are permitted as consistent with the style of the home.
- i) Skylights will not be approved for the front roof plane of traditional houses. They may be approved for other styles. Specific requested for such will be considered on a case by case basis.

### 3.2.6 PORCHES AND DECKS

- a) All front entry stoops and extended front porches shall be constructed of finished materials to match the house. Backboards, handrails and railings shall be painted wood or metal railing of a design to match the character and style of the house.
- b) Brick porches with concrete floors will be permitted if the concrete is surrounded by brick.

- c) Wood steps to porches facing a street shall have closed and painted risers.
- d) Stoops and extended front porches shall be supported by either continuous foundations or on a minimum of 12" x 12" brick piers.
- e) Open areas under extended front porches of 12" or greater in height above grade shall be concealed with lattice.
- f) Rear patio decks shall be constructed of quality exterior grade or pressure treated wood, including steps and railings.
- g) Decks shall be supported on minimum 4 x 4 wood posts.
- h) Rear decks may remain unfinished, however staining or painting of decks is acceptable.
- i) Second story balconies or decks including supporting structure, when approved by the MRAB, shall be finished to match the house (except decking boards).

### **3.3 ARCHITECTURAL GUIDELINES COLOR**

- a) All exterior colors must be approved by the MRAB prior to painting or application of pre-finished materials.
- b) Smooth wood siding shall be painted with an oil or latex based exterior house paint.
- c) Vinyl siding shall be prefinished with an integral color as approved and shall not be painted.
- d) The same color scheme may not be used on adjacent houses nor on houses directly across from each other. The MRAB may also reject a proposed color scheme if it determines that the color scheme has been used on too many houses in the same neighborhood. The same brick may be used on adjacent houses.
- e) Color selections are not limited to a restricted list, however, colors should generally be muted in hue, especially for large areas such as siding.
- f) Colors selected must be harmonious with each other and with other finishes such as masonry foundations, and roof colors.
- g) Accessory buildings must be finished in the same colors as the house.

### **3.4 ADDITIONS AND ACCESSORY BUILDINGS**

#### **3.4.1 DESIGN CONSISTENCY**

To insure consistency in the design of the house and minimize visual disruption of the neighborhood, additions and accessory buildings, must match the design characteristics of the house. Specifically:

- a) The architecture style shall match the style of the house.
- b) The massing of the addition shall be similar to the use of shapes to that of the house, but proportionately smaller so to not overpower the house.
- c) Roof styles and slopes shall be similar; i.e., gable roof shed with gable roof house, etc.



- d) Openings shall not be required in accessory buildings other than doors.
- e) Openings shall be required in additions, including windows and doors, in a similar fashion and extent (min.) as in the original house.
- f) Windows and doors in additions shall be of matching material as those in the house in general windows and doors should match the style of those in the existing house. Exceptions may be granted at the discretion of the MRAB for sun rooms or other specially glazed areas.
- g) Windows and doors in accessory buildings shall be similar in style to those in the house. (Alternate style of shed doors may be approved at the discretion of the MRAB.)
- h) Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters shall match the style of the same elements of the house.
- i) All exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is not acceptable.
- j) The space beneath any structure constructed on piers (including decks) higher than 2' above grade but less than one story above grade shall be enclosed with lattice or other screening material, or screened shrubs.
- k) Decks constructed at or below the first floor level of a house may be constructed entirely of unfinished treated lumber. Decks or balconies constructed above the first floor level shall be finished to match the house except for deck flooring which may be unfinished.
- l) Covered decks, open porches, stoops and screened porches shall all be constructed of finished materials to match the house, except for deck flooring.
- m) Greenhouse additions shall be constructed of finished wood framing or of a prefinished metal consistent with the house exterior color scheme.
- n) Awning or other sun screen devices must be consistent with the architectural character of the house.

## APPENDIX A

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### NEIGHBORHOOD SPECIFICATION SHEETS

#### NEW HOME CONSTRUCTION

A separate Specification Sheet showing requirements for each neighborhood within Magnolia Ridge may be included as an un-numbered page following this page in this book. This Appendix shall be updated as new neighborhoods are developed within the Community. If this copy of the Standards does not have a specification sheet included for your neighborhood please contact the Magnolia Ridge Community Association office to obtain a copy of it. The requirements in this Specification Sheet are a part of the Standards and are enforced as such.

# MAGNOLIA RIDGE

## SECTIONS 2, 3, 5 & 6

### Neighborhood Specifications Sheet

The specifications provided on this sheet apply specifically to all lots and homes constructed within this Section. These specifications are in addition to the requirements that are applicable to all neighborhoods in Magnolia Ridge, which are specified in the **MAGNOLIA RIDGE STANDARDS**. All proposed improvement to lots in Magnolia Ridge, whether for new homes or for additions, modifications, accessory structures or other lot improvements must be approved in writing by the Magnolia Ridge Architectural Board.

**MINIMUM REQUIRED FINISH FLOOR AREA:**  
(see Standards for Finish Floor area definition)

1700 SF.

**MINIMUM GARAGE REQUIREMENTS:**

1-Car Garage  
(No Garage Required in Section 3)

**OTHER REQUIREMENTS:**

No Cantilevered Fireplaces  
Hard Surfaced Driveways  
Hard Surfaced Sidewalk  
Post Lamp  
Magnolia Ridge Mailbox

#### MINIMUM REQUIRED YARD SETBACKS:

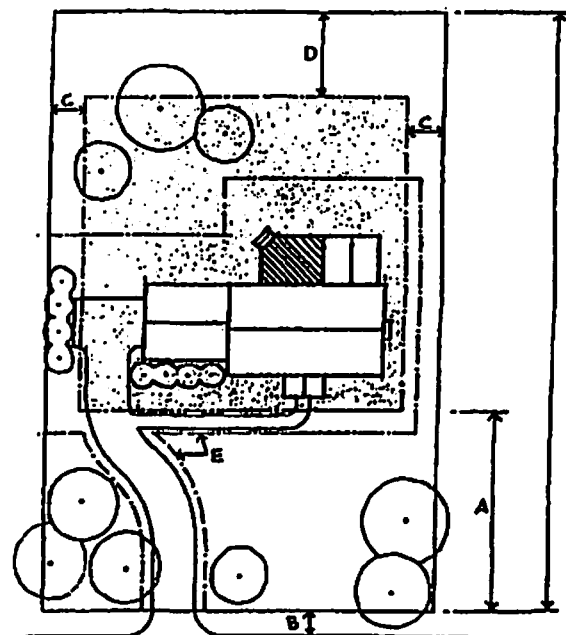
Front Yards: 40'  
Side Yard: (Per Henrico  
Corner Side Yard: (County Zoning  
Rear Yard: (Requirements

#### OTHER REQUIREMENTS:

Maintain 5' minimum between driveways  
and side property lines

NOTE: Front yard is measured from  
front property line, not from the street.  
Distance (B) is usually 7.5' - 10'.  
Verify location of your property lines

See Magnolia Ridge Standards for information  
on Clearing Limits (E).



# "ALBEMARLE"

## MAGNOLIA RIDGE NEIGHBORHOOD SPECIFICATIONS SHEET

The specifications provided on this sheet apply specifically to all lots and homes constructed within this neighborhood. These specifications are in addition to the requirements that are applicable to all neighborhoods in Magnolia Ridge, which are specified in the **MAGNOLIA RIDGE STANDARDS**. All proposed improvement to lots in Magnolia Ridge whether for new homes or for additions, modifications, accessory structures, or other lot improvements, must be approved in writing by the Magnolia Ridge Architectural Board.

MINIMUM REQUIRED FINISH FLOOR AREA:  
(see Standards for Finish Floor area definition)

2,400 s.f.

MINIMUM GARAGE REQUIREMENTS:

MUST HAVE AT LEAST A 2-CAR GARAGE.

PERMITTED ROOFING:

MINIMUM 25 YEAR DIMENSIONAL ASPHALT SHINGLE.

REQUIRED MINIMUM SHRUBBERY ALLOWANCE:  
(BASED ON NURSERY PRICE OF PLANTS TO BUILDER)

\$1,000.00

OTHER REQUIREMENTS:

PRIMARILY BRICK OR DRYVIT ON FRONT ELEVATION.  
WOOD FOUNDATION LOUVERS ON FRONT ELEVATION, MINIMUM.  
FRONT YARD TO BE SOD WITH IN-GROUND IRRIGATION SYSTEM.  
FRONT POST LAMP

### MINIMUM REQUIRED YARD SETBACKS:

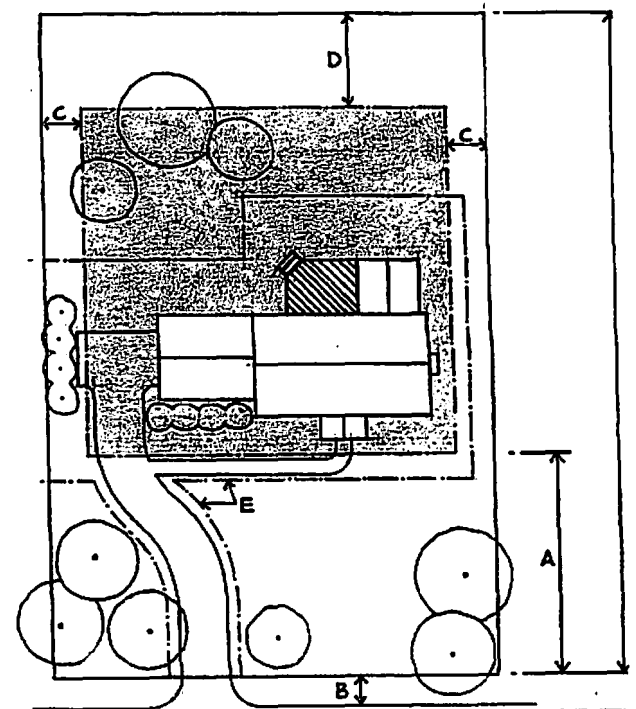
FRONT YARD (A): See Buildable Area Plan (BAP)  
(Revised 7/12/96)  
SIDE YARD (C): 30' (LEAST YARD 12')  
CORNER SIDE YARD: 15' (except as noted on BAP)  
REAR YARD (D): 45'

### OTHER REQUIREMENTS:

Maintain 5' minimum between driveways and side property lines.

NOTE: Front yard is measured from front property line, not from the street.  
Distance (B) is usually 7.5' - 10'.  
Please verify location of your property lines.

See Magnolia Ridge Standards for information on Clearing Limits (E).



# "BUCKINGHAM"

## MAGNOLIA RIDGE NEIGHBORHOOD SPECIFICATIONS SHEET

The specifications provided on this sheet apply specifically to all lots and homes constructed within this neighborhood. These specifications are in addition to the requirements that are applicable to all neighborhoods in Magnolia Ridge, which are specified in the **MAGNOLIA RIDGE STANDARDS**. All proposed improvement to lots in Magnolia Ridge, whether for new homes or for additions, modifications, accessory structures, or other lot improvements, must be approved in writing by the Magnolia Ridge Architectural Board.

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MINIMUM REQUIRED FINISH FLOOR AREA: (see Standards for Finish Floor area definition)	2,000 s.f.
MAXIMUM ALLOWABLE FINISH FLOOR AREA: (A solarium may be added upon approval by MRAB)	2,500 s.f.
MINIMUM GARAGE REQUIREMENTS:	1-CAR GARAGE
PERMITTED ROOFING:	MINIMUM 20 YEAR ASPHALT SHINGLE
REQUIRED MINIMUM SHRUBBERY ALLOWANCE: (BASED ON NURSERY PRICE OF PLANTS TO BUILDER)	\$ 750.00
OTHER REQUIREMENTS:	WOOD FOUNDATION LOUVERS ON FRONT ELEVATION, MINIMUM. FRONT YARD TO BE SOD WITH IN-GROUND IRRIGATION SYSTEM. FRONT POST LAMP

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### MINIMUM REQUIRED YARD SETBACKS:

FRONT YARD (A):	See Buildable Area Plan (BAP) (Revised 7/12/96)
SIDE YARD (C):	20' (LEAST YARD 8')
CORNER SIDE YARD:	15' (except as noted on BAP)
REAR YARD (D):	30'

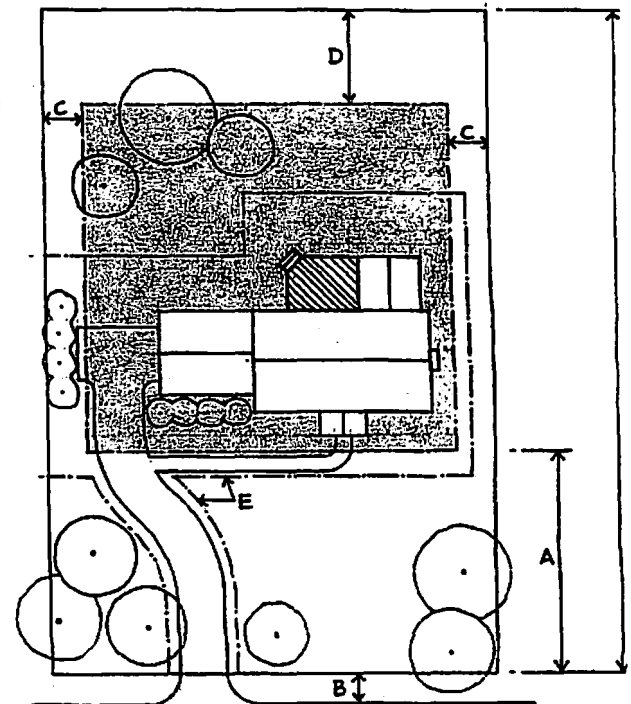
### OTHER REQUIREMENTS:

Maintain 5' minimum between driveways and side property lines.

NOTE: Front yard is measured from front property line, not from the street.  
Distance (B) is usually 7.5' - 10'.  
Please verify location of your property lines.

See Magnolia Ridge Standards for information on Clearing Limits (E).

*Magnolia Ridge Design Standards Issue Date 5/96*



# "CHESAPEAKE"

## MAGNOLIA RIDGE NEIGHBORHOOD SPECIFICATIONS SHEET

The specifications provided on this sheet apply specifically to all lots and homes constructed within this neighborhood. These specifications are in addition to the requirements that are applicable to all neighborhoods in Magnolia Ridge, which are specified in the **MAGNOLIA RIDGE STANDARDS**. All proposed improvement to lots in Magnolia Ridge, whether for new homes or for additions, modifications, accessory structures, or other lot improvements, must be approved in writing by the Magnolia Ridge Architectural Board.

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MINIMUM REQUIRED FINISH FLOOR AREA: (see Standards for Finish Floor area definition)	1,700 s.f.
MAXIMUM ALLOWABLE FINISH FLOOR AREA:	2,100 s.f.
PERMITTED ROOFING:	20 YEAR ASPHALT SHINGLE.
REQUIRED MINIMUM SHRUBBERY ALLOWANCE: (BASED ON NURSERY PRICE OF PLANTS TO BUILDER)	\$500.00
OTHER REQUIREMENTS:	FRONT YARD TO BE SOD. FRONT POST LAMP

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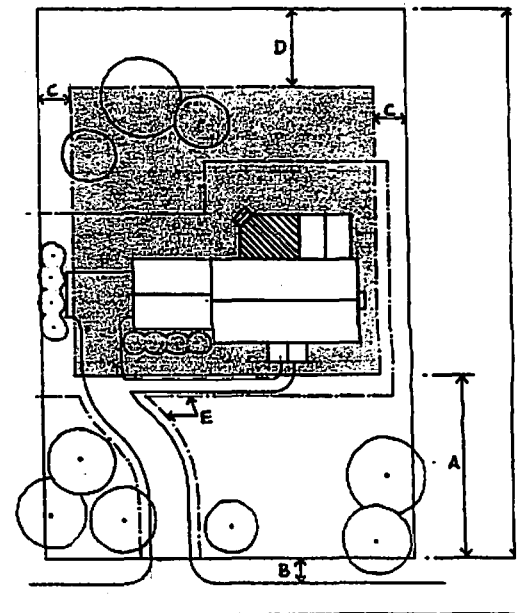
### MINIMUM REQUIRED YARD SETBACKS:

FRONT YARD (A):	See Buildable Area Plan (BAP) (Revised 7/12/96)
SIDE YARD (C):	20' (LEAST YARD 8')
CORNER SIDE YARD:	15' (except as noted on BAP)
REAR YARD (D):	30'
OTHER REQUIREMENTS:	

Maintain 5' minimum between driveways  
and side property lines.

NOTE: Front yard is measured from  
front property line, not from the street.  
Distance (B) is usually 7.5' - 10'.  
Please verify location of your property  
lines.

See Magnolia Ridge Standards for information  
on Clearing Limits (E).



## SCOTT'S RIDGE

### B1 PRODUCT NEIGHBORHOOD

#### MAGNOLIA RIDGE NEIGHBORHOOD SPECIFICATIONS SHEET

The specifications provided on this sheet apply specifically to all lots and homes constructed within this neighborhood. These specifications are in addition to the requirements that are applicable to all neighborhoods in Magnolia Ridge which are specified in the MAGNOLIA RIDGE STANDARDS. All proposed improvements to lots in Magnolia Ridge, whether for new homes or for additions, modifications, accessory structures, or other lot improvements, must be approved in writing by the Magnolia Ridge Architectural Board.

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MINIMUM REQUIRED FINISH FLOOR AREA: 1,700 S.F. Livable

Up to 1/3 of required Finishable Space may be Unfinished per Henrico County.

MINIMUM ONE CAR GARAGE-ATTACHED OR DETACHED

PERMITTED ROOFING 20 YEAR ASPHALT SHINGLE

OTHER REQUIREMENTS FRONT YARD TO BE SOD & IRRIGATED (4,000 S.F.)

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MINIMUM REQUIRED YARD SETBACKS:

FRONT YARD: 35'  
SIDE YARD 25' (LEAST YARD 10')  
CORNER SIDE YARD 15'  
REAR YARD: 35'  
OTHER REQUIREMENTS:

NOTE: Front yard is measured from front property line, not from the street. Distance is usually 7.5'-10'. Please verify location of your property line.

See Magnolia Ridge Standards for information on Clearing Limits.

## APPENDIX B

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### DEFINITIONS USED BY THE MRAB

ARCH	A structural method of spanning an opening, usually with masonry, whereby curved, pointed or flat upper edges of the openings are formed.
ARCHITECTURAL DRAWINGS	A set of detailed drawings which are used by the contractor to build a house. The drawing set includes floor plans, elevations of all sides of the house, building sections to identify all building materials and details. The plans are usually drawn at a 1/4"=1'-0".
AWNING WINDOW	A window which is hinged at the top and swings outward from the bottom.
BOARD RAIL FENCE	A fence consisting of horizontal rails of flat sawed lumber nailed to the flat sides of rectangular or square vertical posts. There are normally three horizontal rails with equal spacing. The fence is typically 48 inches high with three horizontal rails spaced equally apart.
BUILDABLE AREA LIMITS	Area of a site where building is permitted as defined by the setback lines.
CASEMENT WINDOW	A window which is hinged on one side and swigs open outward. The window is typically opened by a crank handle.
CLEARING	Complete removal of natural vegetation from the area of construction.
COMMON AREA OR OPEN SPACE	Areas within the community, other than those owned by individual homeowners, that are held in common by homeowners association and maintained by these associations.



CONSTRUCTION SETBACK AREA	Required distance inside all property lines which cannot be built in as determined by Country zoning ordinances or the Restrictive Covenants of the neighborhood.
CONTEMPORARY STYLE	For the purposes of these Guidelines, contemporary style shall be defined as that which does not use an architectural vocabulary of details or elements copied from any pre-twentieth century historical period. Twentieth century historical styles such as Craftsman, Prairie, Modernistic, and international are considered to be contemporary.
CORNICE	Exterior trim of a structure at the eave; usually consists of bed molding, soffit, fascia and crown molding.
CORNER GOARDS	Vertical boards installed on the corners of wood sided homes to cover the ends of the siding.
DENTIL MOLDING	Molding that consists of a band of small square tooth-like blocks forming part of the eave.
DIMENSIONAL COMPOSITION SHINGLE	Asphalt/fiberglass roofing material manufactured in laminated layers to achieve the depth and dimension variation that simulates the look of wood shingle or slate. The material is imbedded with the color grain to provide a variety of roofing color schemes.
DORMER WINDOW	Vertical window which projects from a sloping roof, placed in a small gabled enclosure projection.
DOUBLE HUNG WINDOWS	Windows with two vertically operating sashes sliding in two directions to enclose the opening.
DRIPLINE OF A TREE	Imaginary lines projected vertically from the outside edge of the branches.

EASEMENT	A right afforded a personal to make limited use of another person's real property such as a right-of-way through a lot established for utilities access.
EAVE	The lower edge of a sloping roof which projects beyond the wall.
ELEVATION (HOUSE)	Exterior face of a structure. Front, side, and rear.
EVERGREEN SHRUBS	Shrubs which do not shed their leaf growth seasonally.
EYEBROW WINDOW	A low dormer on the slope of a roof formed by the roofing material being carried over the opening in a wave line.
FAÇADE	Exterior face in a building which is the formal front.
FINISH	A coating applied to a material on the job site, such as paint or stain.
FINISHED FLOOR AREA	Amount of space within a structure that is conditioned (heated/cooled) area and in which all construction is complete to a finished state. A walkup attic does not count towards the finished floor area.
FLOOD PLAIN	Land which borders a body of water which may be subject to flooding.
FLOOR PLAN	A drawing showing the layout of the enclosing Walls of a structure, its doors and windows, and the arrangement of the interior spaces as viewed from above.
FOOTPRINT	Outline of a structure as viewed from above.
FOUNDATION (FOOTERS)	The structural base whereby all of the load from the building is transmitted to the ground. The foundation wall usually constructed out of masonry materials. The footer runs under the foundation wall and is typically concrete.

GABLE	The vertical triangular portion of the end of a structure having a double-sloping roof from the level of the eave to the ridge of the roof.
JACK ARCH	Also called flat arch or straight arch. It is a horizontal row of wedge cut brick over an opening.
MODILLON BLOCKS	A horizontal bracket in the form of a decorative or plain block, spaced at even intervals on the eave.
NOXIOUS OR POISONIOUS VEGETATION	Natural vegetative growth with a wild unkempt appearance such as uncontrolled vines, briars, poison ivy, poison oak, poison sumac.
PATIO WALL	A high privacy wall used to screen a portion of the front and/or side yards from view.
PEDIMENT	A gabled element used primarily over entrances.
PICKET FENCE	A fence consisting of closely spaced vertical slats attached to horizontal rails and intermediate posts.
PILASTER	A non structural rectangular or semicircular column applied to the wall simulating supports for a decorative pediment or arch above (usually used as main entrances)
PREFINISHED MATERIAL	Material that has received a factory finish and is ready to install upon delivery to the construction site (i.e. roofing shingles).
PROPERTY LINE	Legal limits of property, property edge.
RAKE BOARD	A board or molding along the sloping edge of a gable which conceals the rafter.
RIDGE VENT	A linear ventilating cap installed along the ridge of a gabled roof.

RIGHT-OF-WAY LINE	A strip of land (ground surface, underground or above ground) which has been granted by deed or easement for the construction or maintenance of a roadway. Governmental signs and U.S. postal collection boxes are allowed in this areas.
SCALE	(1) A system of proportions used in architectural drawings so that the actual size of an item to be drawn can be reduced to a size small enough to fit on a sheet of paper (i.e. ¼"-1"-0" (1/4 of an inch on the drawing represents 1 foot of actual size of the item being drawn). (2) Term used to relate to the proportional balance of all elements of a building.
SCREENING	Shielding method using either natural vegetation or a structure to conceal an unsightly condition from view, or provide protection from noise or wind exposure.
SEGMENTED ARCH	An arch that is composed of parts of a circle (less than half).
SELECTIVE CLEARING	Limited removal of trees permitted outside of area of clearing and grubbing work. Primarily the removal of dead or diseased trees, scrub undergrowth and the thinning of overly dense growth. This is accomplished with hand labor rather than heavy equipment to prevent damaged to the rots of growth to remain.
SITE PLAN	A plan of a lot indicating property lines, the accurate location and size of structures shown with dimensions to property lines.
SKID	A small platform laid on the ground that serves as the foundation for a moveable accessory building.
SLIDE-BY WINDOW	A window which is divided vertically in the center with each sash panel having the capacity to slide horizontally.

SLOPE (ROOF)	The indication of the steepness of a roof measured by the amount of rise in inches per foot of horizontal length.
SOFFIT	The exposed undersurface of an overhead component of a building (i.e. eave).
SOLID BOARD FENCE	A privacy fence consisting of a wooden framework with flat vertical boards attached to the outside face of the framework. The vertical boards can have various end treatments.
STORY (2-1/2 STORY HOUSE)	A floor area on one level, enclosed by the house walls (example: first floor – first story). A ½ story refers to a floor area enclosed within the roof area, above the top of the house walls (attic areas both finished and unfinished).
SYNTHETIC STUCCO	A premanufactured exterior finish material resembling cement stucco with smooth or textured surfaces which can be applied over the exterior sheathing of a building.
TOPOGRAPHY	A description of the vertical variations land. (flat, sloping, hills, valleys, etc.)
TRADITIONAL (VIRGINIA) STYLE	Architectural styles copied or derived from those historical styles characteristic of colonial Virginia. They would include Georgian, Adam, and some elements of earlier Pre-Railroad styles.
TRANSITIONAL STYLE	For the purposes of these Guidelines Transitional architecture includes historical styles not identified as Traditional Virginia houses of mixed historical styles, and houses of mixed historical and contemporary styles. (ex: Victorian or Tudor will be defined as Transitional for this purpose.)

UNFINISHED MATERIAL	Material that does not receive a special coating to alter the natural appearance but may be treated with a preservative to prevent decay (i.e. salt treated lumber).
VEGETATION	Plant growth (trees, shrubs, grass, etc.) either in its natural setting or a transplanted location.
VOCABULARY (DESIGN)	Composition of architectural elements which are assembled together on a house.
WINDOW AND DOOR TRIM	Board or molding installed around perimeter of a window or a door to conceal the joint.
WINDOW SASH	The framework of a window that holds the glass.

# MAGNOLIA RIDGE ARCHITECTURAL STANDARDS

## DOCUMENT CHANGE HISTORY

DATE	VERSION	BY	CHANGE
9/22/04	2004.09.22	Vinita Agrawal	Documents transcribed
11/30/04	2004.11.30	Denton Woodward	Added 2.11.1 (Basketball hoop rules) Added 2.1.5 b (Real estate sign rules) Added 2.1.4 c (Trash Receptacle rules) as per memo to homeowners dated 7/13/2004
2/4/05	2005.02.04	Denton Woodward	Added 2.8.2 (Holiday Decoration Standards) as per January 2005 Board meeting minutes
2/20/07	2007.02.20	Denton Woodward	Added 2.5.1 d (Fountains) as per February 2007 Board meeting minutes
4/28/10	2010.04.28	Community Partners	Inserted missing diagrams and specification sheets, corrected typos
2/11/15	2015.02.11	Community Partners	Revised mailbox post color, replacing Duron with Sherwin Williams