



# The Greenbrier Community Design Standards

*For the neighborhoods of:*

- Ashley Woods
- Ashley Woods South
- Bayberry Forest
- Bayberry Place
- Bayberry Woods
- The Birches
- Cypress Place
- Heather Point
- Logan's Mill
- Mill Quarter
- River Birch Run
- Turtle Rock
- White Oak Crossing
- Woodgate Commons

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## 1.0 INTRODUCTION

### 1.1 The Character of Greenbrier

The land on which Greenbrier was built was once a 2900 acre nursery known as Greenbrier Farms. From this land hundreds of species of ornamental shrubs and trees, as well as conifer and deciduous trees were shipped to beautify communities all over Virginia and North Carolina.

As the city of Chesapeake grew and enveloped this land, a developer called "The Ervin Company" purchased the farm in its entirety. Rather than divide it up and sell it off in pieces, the developer sought to create a unified concept of a "city within a city". Within that concept they saw the natural environmental assets of Greenbrier to be central to the creation of a beautiful, high quality community to which they would add quality homes in a variety of sizes and prices, and thus create a positive living environment for people of all ages and means.

Today, the tradition of Greenbrier Farms lives on in our neighborhoods through the extensive use of ornamental trees and shrubs in the landscaping of yards, maturing hardwood trees throughout the landscape, and a park-like string of "greenways" that connect neighborhoods with each other and with the continuous lakes that wind through the community.

To maintain, protect, and promote the qualities that were built into Greenbrier, the Developer attached legal Covenants to the land to insure that every property owner would maintain the same standards on their own property. The covenants are a legal agreement that is shared between all of the homeowners of Greenbrier. To administer the agreement and its assigned responsibilities, the developer created the Greenbrier Property Owners Association.

One of the primary responsibilities of the Association is to promulgate standards for new construction, modifications to existing construction, and other property improvements within Greenbrier. Further, an Architectural Review Committee, comprised of homeowners, was created to interpret these standards in the review and approval of every improvement or modification made to any property within Greenbrier.

In 1992 the developer turned the architectural control process of Greenbrier completely over to the Association. On that occasion the Association created this book called the Greenbrier Community Standards to re-dedicate itself to the preservation and promotion of the qualities and characteristics of Greenbrier and to accurately explain both the review process and the standards of the community to all residents and property owners.

## **2.0 THE ARCHITECTURAL REVIEW PROCESS**

### **2.1 Authority to Maintain Architectural Controls**

- 2.1.1 Authority to review and approve all construction, improvements, modifications, finishes, and signs on every lot in Greenbrier is provided in the Declaration of Restrictions, Conditions, Etc., Which Constitute Covenants Running With The Land (The Covenants) created for each neighborhood in Greenbrier by the original developer.
- 2.1.2 In September 1992, the developer, Greenbrier Development, conveyed this authority to the Greenbrier Property Owners Association (GPOA). The Board of Directors of the GPOA has further delegated this authority to an Architectural Review Committee (ARC).
- 2.1.3 In order to clarify the review process, the submittal requirements, and the basis on which proposed improvements are judged, the Board of Directors has further authorized the development and publication of the Greenbrier Community Design Standards available at the GPOA office.

### **2.2 Responsibility for Obtaining Approvals**

- 2.2.1 Each property owner within Greenbrier is responsible for his or her property's compliance with these Design Standards. Any proposed improvements or changes to that property may affect that compliance. The Covenants require that the Owner obtain approvals from the Association prior to making any improvements or changes, 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.
- 2.2.2 In addition to approvals from the Association, other approvals and permits may be required by the City, such as a building permit. It is not the responsibility of the Association, or the Architectural Review Committee to obtain any other permits for you, nor to provide any guarantees or waive any legal requirements for compliance with any state or city law, with the Covenants or with these Standards.

### **2.3 Preparation of Submittals**

- 2.3.1 Submittals prepared for consideration by the Architectural Review Committee need to be complete and accurate. Submittals for design review must include drawings prepared as described below. The ARC requires that color chips accompany color applications. All requested information on the application forms needs to be furnished. The Committee may reject applications that are incomplete or inaccurate.
- 2.3.2 Proper submittals include drawings that are neat, accurate, drawn to scale, and with sufficient detail to adequately explain the entire design. Insufficient explanation of a design including all visible details is cause for rejection of an application. The ARC, at its discretion, may accept plans that are marked-up in red with late changes to design features. However, the ARC may require that the marked-up sheets be corrected and revised, and re-submitted. As a minimum requirement, one (1) copy each of the following drawings shall be submitted:

<u>Additions:</u>	<p><b>Site Plan</b> (show addition location, distances to property lines and tree(s) if any, to be removed. Show any changes in landscaping).</p> <p><b>Floor Plan(s)</b> of Addition</p> <p><b>Exterior Elevations</b> of Addition incl. existing house. (Show finish materials).</p>
<u>Modifications:</u>	<p><b>Plan and/or Elevation(s)</b> of modification</p> <p><b>Product Specifications</b> for new products</p> <p><b>Material Samples</b> for new exterior materials including colors</p>
<u>Color Changes</u>	<p><b>Color Chips</b> from manufacturer's catalogue for each submitted color (to be maintained on file at the GPOA).</p>
<u>Accessory Structures:</u>	<p><b>Site Plan</b> (show location of new structure and existing house, with distances between each, distances to property lines, and tree(s) if any to be removed.</p> <p><b>Floor Plan(s)</b> of structure</p> <p><b>Exterior Elevations</b> (Show finish materials).</p>
<u>Other Site Improvements:</u>	<p><b>Site Plan</b> (show location of improvement, existing structures, distances to property lines, tree(s) if any to be removed).</p> <p><b>Plan of Improvement</b> (ex: deck, patio, swimming pool, etc.)</p>
<u>Fences:</u>	<p><b>Site Plan</b> (show location, extent of fence, and tree(s) if any to be removed.</p> <p><b>Elevation</b> of fence with heights, materials and sizes identified.</p>

- 2.3.3 Site plans and Landscape Plans shall be drawn to scale (min. 1"= 20'-0"). Drawings of additions, structures, or other improvements shall be drawn to scale (min. 1/4"= 1'-0").
- 2.3.4 Submittals are kept on file for a record of approved designs. Therefore submitted drawings should be copies of originals, not the originals themselves.

## 2.4 Review Meetings

- 2.4.1 The Architectural Review Committee reviews submittals in regular bi-monthly meetings. Meeting dates are published in each month's Brier Patch newsletter. At those times the ARC reviews all requests submitted on the appropriate application forms together with their supporting drawings and information. Application forms are available at the Greenbrier Property Owners Association (GPOA) office. To be included on the agenda, applications must be submitted no later than the close of business on the Friday before the meeting date.

## 2.5 Review Basis

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

## 2.6 Approvals

- 2.6.1 An application is approved when notice is given to the applicant in writing by the ARC or its designated representative. No verbal approvals are given. The ARC 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.

"**DENIED, RE-SUBMIT WITH CHANGES**" means not approved for construction. Reasons for disapproval will be given in writing. The ARC 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 ARC are likely to be regarding that design. Comments are given to the Applicant but no approval to proceed is granted without ARC review of a complete submittal in accordance with the above requirements.

## 2.7 Appeals

- 2.7.1 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 ARC Chairperson to discuss it. If the Chairperson agrees that a second review is in order, they will place the application back on the agenda for the next meeting.
- 2.7.2 If an applicant feels that he or she has been unfairly denied approval by the ARC, an appeal may be filed with the Board of Directors by contacting the GPOA office.



## **2.8 Construction Changes**

- 2.8.1 All construction must be completed in accordance with the application and the plans as approved. Changes in design made after approval has been given by the ARC, or during construction must receive written approval by the ARC. Applicants requesting design change approvals should consult with the ARC Chairperson to determine if additional plans and/or specifications are required.

## **3.0 THE CRITERIA USED FOR DESIGN REVIEW DECISIONS**

### **3.1 Design Review Based On Principles of Good Design**

- 3.1.1 This book sets forth many design standards for improvements made within Greenbrier. These standards are not arbitrary, but rather are based on four principles of good design as it relates to planned communities. Further, it is not possible nor is it advisable to make a rule for every possible situation. Consequently, the Architectural Review Committee uses these design principles in the judgment of each design submittal. To the greatest extent possible, this eliminates review based on subjective viewpoints and provides a means of testing every decision. This benefits the ARC, the community and the applicant by insuring a continuity of approach regardless of changes in ARC membership over the years.

### **3.2 Principle #1 - Environmental Protection:**

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

### **3.3 Principle #2 - Siting for Community and Privacy:**

- 3.3.1 Each structure shall be located to create a proper setting within each lot, consistent with the density and setbacks of this neighborhood, so as not to unduly restrict the view, light, 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 neighborhood.

### **3.4 Principle #3 - Form and Context:**

- 3.4.1 All structures shall be of a size and use that is consistent with the standards of the neighborhood. 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 the neighborhood. More specific guidelines shall be applicable to the townhome neighborhoods (Mill Quarter, River Birch Run and Woodgate Commons).

### 3.5 Principle #4 - Appearance Quality:

- 3.5.1 All improvements to any lot shall meet minimum standards of design and material quality consistent with the level of quality established for the 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 neighborhood.

### 3.6 Interpretation by the ARC

- 3.6.1 The Architectural Review Committee shall judge compliance with these principles in questions of appearance, aesthetics, or infringement by design upon the rights of other residents. The ARC reserves the right to require modifications to proposed designs including deletion, addition, or relocation of design elements in order to achieve compliance with these principles.
- 3.6.2 The Board of Directors reserves the right to modify, add to, or delete from any specific section of the guidelines from time to time without prior notice.

### 3.7 Design Review Based On Individual Neighborhood Characteristics

- 3.7.1 The Greenbrier Community Design Standards include both requirements that are applicable to the entire community, and requirements that are specific to various neighborhood types. Neighborhood types were defined by the original developer on the basis of **density**. Density refers to the number of dwellings that can be built in a given area, usually an acre. Changes in the density of a community will result in either changes in lot size or changes in the types of housing provided. There are four densities created within Greenbrier as follows:

LOW DENSITY (LD) - single family detached houses on larger lots.

Bayberry Place  
Bayberry Forest  
Bayberry Woods

LOW CLUSTER (LC) - single family detached houses on smaller lots.

Ashley Woods  
Ashley Woods South  
Cypress Place  
Logan's Mill  
Turtle Rock  
White Oak Crossing

LOW/MEDIUM DENSITY (LMD) - townhouse style attached houses on small lots.

Mill Quarter  
River Birch Run  
Woodgate Commons

MEDIUM DENSITY (MD) - low-rise condominium units grouped in buildings.

The Birches Apartments  
Heather Point Condominiums

## 4.0 ADDITIONS AND MODIFICATIONS TO HOUSES

### 4.1 General Standards for All Improvements

- 4.1.1 Improvements regulated by this Article include the addition of any heated area to an existing house that increases the size of the house, and any modifications to the exterior of any house including, but not limited to: decks, porches, siding, trim work, windows, doors, roofing, chimneys and other flues, and exterior colors.
- 4.1.2 In general the siting and layout of additions shall not create a breach of privacy between neighboring houses. Where this is unavoidable, the ARC may require the addition of screening material by the Applicant.
- 4.1.3 No proposed addition or modification should change the permitted use of the property from single family residential. (Individual additions are not permitted in medium density/multi-family neighborhoods.)
- 4.1.4 The design of the addition or modification shall compliment the design of the house. The ARC may require changes in any proposed design to satisfy this Standard.

### 4.2 Room Additions

- 4.2.1 Room Additions are defined as adding space to existing rooms or adding new rooms (finished or unfinished) either of which increases the size of the existing house or adds to the exterior facade of the house.
- 4.2.2 Room Additions may be constructed within the size and setback limits established for the house, as defined for each neighborhood type in **Table 4.2.2** on the next page. (*See also illustrated typical site plans in Appendix B*).

**TABLE 4.2.2**

Neighborhood Type (Density)	Maximum House Size Front	Side*	Setbacks	Rear**
Low Density	3000 sf or 30% of Lot	25'	6' min. both yds/ 15' between houses***	25'
Low Cluster	2000 sf or 35% of Lot	20'	6' min. one side only/ 12' between houses	20'
Low/Medium	50% of Lot	20'	0' 15' between buildings	20'

\* 15' Corner Side Yard in all Districts

\*\* Reduce Rear Yard by 5' when it backs up to open space at least 20' in width.

\*\*\* Total of the two side yards in Bayberry Place shall be 18'.

- 4.2.3 New windows or access created by the addition or modification shall not create a breach of privacy between neighboring houses. The ARC reserves the right to reject certain openings or require screening by the applicant in situations where, in the opinion of the ARC, it is required.
- 4.2.4 The architectural style of any addition or modification shall be similar and complimentary to the style of the house. The ARC 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. For townhome windows refer to 4.5.2.a.
- 4.2.5 The massing of the addition shall be similar in the size and use of shapes as that of the house, in proportion to other elements of the house so as not to overpower the existing design.
- 4.2.6 The ARC reserves the right to require that large wall planes be broken up with additional windows, or offsets to maintain appropriate scale.
- 4.2.7 Roof styles and slopes shall be similar to the existing house. Flat or very low slope roofs are not permitted. The proposed roof slope should be consistent with the style of architecture of the house, and the ARC may require steeper slopes for aesthetic reasons.
- 4.2.8 Openings shall be required in additions, including windows and doors, in a similar fashion and extent (min.) as in the original house. Windows and doors in additions shall be of matching material and style as those in the existing house, although exceptions may be granted at the discretion of the ARC for sunrooms or other specially glazed areas.
- 4.2.9 Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters shall be similar in style to the same elements on the house.

- 4.2.10 All exterior finishes and colors shall match the house. The use of exterior materials on additions that do not match the house materials is discouraged. Requests will be judged on a case-by-case basis by the ARC to determine the acceptability of different materials. Where different materials have been approved, matching colors to the house colors will still be required. Criteria used for judging acceptability of dissimilar materials includes:
- a. original material is no longer available.
  - b. original material has been shown to fail prematurely or have a short useable life.
  - c. proposed material is sufficiently similar to existing material that no negative appearance characteristics will result from its use.
- 4.2.11 Greenhouse additions shall be constructed of finished wood framing or of a pre-finished metal consistent with the house exterior color scheme. Glazing shall be glass or clear acrylic (Plexiglas). Other plastics and/or fiberglass are not permitted.

### **4.3 Porch and Deck Additions**

- 4.3.1 This section includes all open or screened porches, front stoops, and all decks constructed 6" or more above grade. (Grade level decks are regulated in Article 7.)
- 4.3.2 Setback limits for porches are the same as those for houses (see Table 4.2.2). Porches under 50sf in area may extend up to 5' beyond house setbacks (up to property line.)
- 4.3.3 The setback limits for decks are:
- a. no farther forward than the front corners of the house.
  - b. 5' beyond the side yard setbacks for the house defined in table 4.2.2.
  - c. 5' from rear property line in LD and LC neighborhoods, no rear setback in LMD neighborhoods.
- 4.3.4 In no case may any structure extend beyond the property line, regardless of exceptions to house setbacks stated above.
- 4.3.5 Decks constructed at or below the first floor level of a house may be constructed entirely of unfinished pressure treated lumber. Decks or balconies constructed above the first floor level shall be finished to match the house. (Upper level decks, which were approved prior to the adoption of these Standards, are approved to remain, except that the ARC may require staining of the upper level portion as a condition of approval on color applications or other modification applications for the house in the future).
- 4.3.6 Decks constructed more than 6" above grade to the bottom of the framing, shall have the understructure enclosed with wood lattice.
- 4.3.7 Covered decks, open porches, stoops and screened porches shall all be constructed from deck level up, of finished materials to match the house. Substructure and decking may be of unfinished treated wood. All front entry stoops and extended front porches shall be constructed of finished materials to match the house. Band boards, handrails and railings shall be painted wood or black iron (railings) as appropriate to the house style.

- 4.3.8 Brick porches with concrete floors will be permitted if brick surrounds the concrete.
- 4.3.9 Wood steps to porches facing a street shall have closed and painted risers.
- 4.3.10 Stoops and extended front porches shall be supported on continuous masonry foundations.

## **4.4 Exterior Siding and Trim Modifications**

- 4.4.1 Changes may be made to exterior siding and/or trim of existing houses. Proposed changes will be reviewed by the ARC on the basis of the Standards for such finishes defined below.
- 4.4.2 Acceptable siding materials include brick, stone, wood siding (composition board, cedar, cypress, or redwood), vinyl siding, aluminum siding, and synthetic exterior stucco. The ARC will consider other materials on a case-by-case basis. (See Criteria for judging different materials in 4.4.5 below.)
- 4.4.3 All exposed portions of a house above the foundation shall be of finished materials, painted, stained, or prefinished, as appropriate.
- 4.4.4 Owners of existing houses with natural unfinished cedar or cypress siding are strongly encouraged to finish these houses with a solid color stain which will resist the build-up of mildew and mold and improve the appearance quality. For those that remain unfinished, please refer to the Greenbrier Community Design Standards and the Declaration of Restrictions, Conditions, etc., which constitutes Covenants running with the land (The Covenants).
- 4.4.5 When replacing an existing siding material with a different material, the ARC will judge the acceptability of the new material on the basis of the following criteria:
  - a. The proposed material shall be consistent in appearance character and scale with other normal residential materials in use in this community.
  - b. The use of the new material shall compliment other existing materials on the house in terms of architectural style, appearance, character, and scale.
  - c. The proposed material and installation method shall, in the opinion of the ARC be weatherproof, durable, and of sufficient quality to avoid premature failure and degradation of appearance.
- 4.4.6 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.
- 4.4.7 The ARC reserves the right to require modifications to the facade to accommodate appropriate trim.

## 4.5 Window and Door Modifications

- 4.5.1 Changes may be made to windows and doors of existing houses, or additional windows or doors may be added, consistent with the Standards below.
- 4.5.2 All windows and doors shall be of a style and size that is appropriate to the design of the home, and consistent with each other.
  - a. In the townhome neighborhoods (Mill Quarter, River Birch Run and Woodgate Commons) all street-facing windows shall contain grids (muntins) of the standard size 6/6 panes, 4/4 panes and, where smaller windows exist, i.e. side, front or rear bays, 2/2 panes. The number of panes is determined by the window size, the townhome window type and the original windows. Where vinyl replacement windows are used these shall contain the appropriate grid pattern.
- 4.5.3 Aesthetic design consideration shall be given to the location of all windows and doors that face the front of the house, or any other street. The ARC may require different styles of windows or doors when necessary to maintain the aesthetic quality of the facade. (See 4.5.2 and 4.5.2.a. for townhome neighborhoods)
- 4.5.4 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, will not be approved.
- 4.5.5 Sun control devices such as cloth awnings on metal pipe frames must be compatible with the architectural style, character, and color of the house. The ARC will judge each request for such devices on its own merits with regard to the appropriateness of the design and colors to the applicant's house. Metal awnings will generally not be approved.
- 4.5.6 Shutters should be compatible with the style, materials and colors of the house and should be of proper proportions to the windows they adjoin.
- 4.5.7 Garage door detailing shall be consistent with the architectural style of the house.

## 4.6 Roofing and Roof Accessory Modifications

- 4.6.1 Changes may be made to roofing and roof accessories on existing houses consistent with the Standards listed below. Roof accessories are defined as anything located on the roof, penetrating the roof, or a part of the roof finish in addition to the normal roofing, including vents, ventilators, gutters, pipes, flues, flashing, etc.
- 4.6.2 On attached town homes in **Woodgate Commons, Mill Quarter, and River Birch Run** the style and color of individual roofs may not be changed unless all units in the same attached structure make the same change.
- 4.6.3 Approved roofing materials include cedar shakes, cedar shingles, slate, and dimensional asphalt/fiberglass composition shingles. Other materials will be judged on their own merits, but are subject to disapproval by the ARC.

- 4.6.3. a. Single family neighborhood roofs: metal roofs shall be allowed in the styles (1) shingle (GAF asphalt look) and (2) slate.
- a. Colors shall stay consistent within the guidelines 4.6.4.
  - b. Course-work of metal work shall be consistent with asphalt shingles.
  - c. Metal slate shall be allowed on a case-by-case basis where home is non-traditional in architecture.
  - d. Townhomes may be added for metal roofs at a later date.
- 4.6.4 Composition shingle colors are recommended to be in the medium to deep brown or gray ranges. Strong colors may be subject to disapproval by the ARC.
- 4.6.5 In general, vents, pipes, flues, etc. shall not be located on the front roof plane of the house. Fireplace chimneys are not regulated by this provision.
- 4.6.6 Skylights will be reviewed by the ARC on a case-by-case basis. They will be judged on the basis of their appropriateness of design, size, location, and color to the design of the applicant's house.
- 4.6.7 Solar collectors may be considered where they are integrated into the design of the structure and that design is acceptable to the ARC.

## **4.7 Chimneys and Flues - Addition or Modifications**

- 4.7.1 Chimneys and/or flues may be added or changed consistent with the Standards listed below.
- 4.7.2 All chimneys shall have foundations of materials that match the house foundation unless otherwise approved specifically by the ARC.
- 4.7.3 The width and depth of chimneys shall be appropriately sized in proportion to the size and height of the house, as determined by the ARC.
- 4.7.4 Unenclosed metal flues shall not extend more than 36" above their roof penetration and shall not be visible from the front of the house. Where 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.
- 4.7.5 The conversion to natural gas and the subsequent addition of a vent for the water heater will be judged on a case-by-case basis by the ARC. A vent for the water heater that must be located on the front roof plane (other than the back) to preclude excessive bends or to meet natural gas requirement conversion requirements shall not preclude approval of the conversion request. Enclosure of vents, whether they exceed 36" or not, should be looked at in a common sense and cost effective way.

## **4.8 Exterior Color Modifications**

- 4.8.1 The exterior colors of siding, trim, doors, windows, etc. may be changed on existing houses consistent with the Standards listed below.
- 4.8.2 All proposed changes to exterior colors must be approved by the ARC prior to painting or the application of pre-finished materials.
- 4.8.3 Smooth wood siding shall be painted with oil or latex based exterior house paint



- 4.8.4 Rough-sawn siding shall be finished with either oil or latex based solid color stain. Semi-transparent stains and clear finishes are not permitted. (See also paragraph 4.4.4)
- 4.8.5 The acceptability of proposed colors in relation to the context of the neighborhood varies depending on the density and type of housing:
- a. In LD and LC neighborhoods the same siding color may not be used on adjacent houses nor on houses directly across from each other. The ARC may also reject a proposed siding color if it determines that the color has been used on too many houses in the same neighborhood.
  - b. In LMD neighborhoods similar siding and trim colors are recommended for townhouses within the same continuous building. Variation is permitted, however extreme differences are subject to disapproval by the ARC.
- 4.8.6 Color selections are not limited to a restricted list; however, colors should generally be muted in hue, especially for large areas such as siding. The ARC maintains a list of commonly used colors from major paint manufacturers as criteria for judging the hue and intensity of colors for use as siding, trim, or accents. This list of acceptable colors has been created from review experience in many communities in Virginia.
- 4.8.7 Colors selected must be harmonious with each other and with other finishes such as masonry foundations, and roof colors.

## 5.0 SHEDS AND OTHER ACCESSORY STRUCTURES

### 5.1 General Requirements

- 5.1.1 This Article provides standards for the design and construction of any structure on the site that is not a part of, and is detached from, the main house. (For attached sheds see Article 4). Only one (1) enclosed building such as a shed is permitted on any lot in addition to the main house. Other accessory structures, as defined below, may be constructed on a lot to the extent permitted in this Article.
- 5.1.2 Refer to Table 5.1.2 below for permitted lot coverage for all structures, and for required minimum setbacks for accessory structures.

**TABLE 5.1.2**

Neighborhood Type (Density)	Maximum Lot Use All Structures	Setbacks		
		Front	Side*	Rear
Low Density	35% of Lot	Rear Plane of House	Same as House	6'
Low Cluster	40% of Lot	Rear Plane of House	Same as House	3'
Low/Medium	55% of Lot	Rear Plane of House	Same as House	3'

\* 15' Corner Side Yard in all Districts

- 5.1.3 In general the siting of accessory structures shall not create a breach of privacy between neighboring houses, nor shall it create a visual nuisance to neighboring houses. Where this is unavoidable, the ARC may require screening of the view of the structure by the Applicant.
- 5.1.4 The ARC reserves the right to restrict placement of accessory structures on waterfront lots in such a manner as to protect normal viewing angles to the water from adjacent houses.
- 5.1.5 No proposed accessory structure shall change the permitted use of the property from single family residential as defined in the Covenants.
- 5.1.6 Accessory structures shall be limited to one story in height. Acceptable size shall be determined by the ARC for each request, based on design, use, location and lot size.
- 5.1.7 Freestanding greenhouses shall be permitted with a limited height of eight (8) feet. All materials shall be of finished wood framing or of a prefinished metal consistent with house exterior color scheme. Vinyl constructed greenhouses shall be permitted. Glazing shall be of glass or clear acrylic (Plexiglas). Other plastics and/or fiberglass are not permitted. Setbacks shall be the same as sheds.

## 5.2 Sheds (Enclosed Structures)

- 5.2.1 The following restrictions apply to the architectural design of shed structures depending on location and visibility:
  - a. Sheds Enclosed Within Yards Or Areas By 6' High Privacy Fences
    - 1. Sheds less than 5'-6" in height may be of any design or style, and constructed of any rustproof material including wood, vinyl and vinyl covered aluminum. Painted steel shall not be permitted. All shed materials shall be maintained in good repair.
    - 2. Wood sheds over 5'-6" in height shall have gable or gambrel (barn) style roof with shingles to match the house shingles. Siding shall be wood or vinyl lap siding or textured vertical groove T-1-11 plywood. **Wafer board or chipboard** sidings are not permitted. The finish color of shingles and siding shall closely match the corresponding house colors. Natural wood stain is permitted on woodsheds. All shed materials shall be maintained in good repair.
    - 3. Vinyl sheds shall be permitted. The finish color of the shed shall closely match the corresponding house color. Color selected shall be muted and shall, as close as possible, match the corresponding house color. Roof shingles shall not be required on vinyl sheds. The ARC reserves the right to reject certain styles and/or colors that are not compatible with the architectural character of the neighborhood. All shed materials shall be maintained in good repair.

- b. Sheds Not Enclosed In Privacy Fenced Areas
  - 1. Wood sheds shall have gable or gambrel (barn) style roofs with all exterior materials to match or be similar to the corresponding materials on the house. (Ex.: siding, shingles, doors, windows, trim, etc.) unless constructed of vinyl. Colors shall match corresponding house and shingle colors. Natural wood stain shall be permitted. All shed materials shall be maintained in good repair.
  - 2. Vinyl sheds shall be permitted in all Greenbrier neighborhoods. Vinyl sheds shall match, as closely as possible, the corresponding house color. When the shed is not available in a color closely matching the house a muted or neutral color shall be permitted. Roof shingles shall not be required on vinyl sheds. The ARC reserves the right to reject certain styles and/or colors that are not compatible with the architectural character of the neighborhood. All shed materials shall be maintained in good repair.
- 5.2.2 New windows or access created by the Shed shall not create a breach of privacy between neighboring houses. The ARC reserves the right to reject certain openings or require screening by the applicant in situations where, in the opinion of the ARC, it is required.
- 5.2.3 In general, Sheds should be constructed on solid masonry or concrete foundations to match the house. Small sheds may be constructed on posts or skids if set plumb and true, and provided that the under structure is screened from view.

### **5.3 Other (Open) Structures**

- 5.3.1 Examples of "Other structures" include, but are not limited to: open gazebos, pavilions, free standing decks, hot tubs, spas, arbors, etc.
- 5.3.2 In general, structures above ground shall be constructed primarily of wood. Acceptable materials include .40 CCA Pressure Treated Southern Yellow Pine, Redwood, Cedar, or Cypress.
- 5.3.3 Materials may be unfinished, stained or painted. (NOTE: Structures such as gazebos that are attached to the house or its deck are not defined as "other" structures. These shall be finished to match the house.
- 5.3.4 Above ground structures may be constructed on masonry foundations or on pressure treated wood posts. Creosote treated wood products are not permitted.

### **5.4 Docks and Seawalls (Waterfront Lots)**

- 5.4.1 Waterfront Lots are those lots where the property line extends to the waters edge or beyond into a lake. Only LD neighborhoods have waterfront lots. (Water facing lots in other neighborhoods are separated from the lakes by common area.)
- 5.4.2 Docks and seawalls are permitted within one's property lines.
- 5.4.3 Construction shall be in accordance with paragraphs 5.3.2 and 5.3.4 above.

## 5.5 Swimming Pools

- 5.5.1 Swimming pools shall be enclosed in fenced areas or yards. See Article 6 for fence requirements.
- 5.5.2 Permanent in-ground swimming pools are permitted in all neighborhoods and shall maintain minimum 6' setbacks from side and rear property lines (15' corner side yard). City codes may require a minimum setback from the house. Consult the city planning department.
- 5.5.3 Pre-fabricated pools may be permitted if set into the ground a minimum depth of 24". They shall be entirely surrounded with a deck structure. The underside and deck level views of the pool shall be entirely screened from view. Only wood fencing shall be permitted on such structures. Minimum setbacks from property lines shall be as in 5.5.2 above.

## 6.0 FENCES

### 6.1 General

- 6.1.1 Any structure designed to define or enclose land area, or screen view to an area of land, shall be defined as a fence for purposes of review and approval. This may include, but is not limited to, rail fences, picket fences, board fences, lattice, trellises, dog pens, and solid walls not enclosing a structure. The Architectural Review Committee (ARC) must approve construction of any fence.
- 6.1.2 Discontinuous lengths of fence, not enclosing an area of land, and used solely as a landscape design feature, will be reviewed by the ARC under Article 7 of these Standards. Requirements for design and location may vary from the requirements of this Article.
- 6.1.3 Fences may be erected or placed on any lot in Greenbrier, in accordance with the following Standards, provided that no fence shall be located farther forward on the lot than the front line of the house.
- 6.1.4 After the issuance date of these Standards only certain fence designs are permitted within the neighborhoods of Greenbrier. These permitted designs vary by neighborhood type and by location of the fence. See the specific Standards below for the height of fence and the neighborhood type, for restrictions applying to a specific request.
- 6.1.5 Fences **not** permitted in any neighborhood in Greenbrier include chain link, barbed wire, electrified wire, or any all-metal (non-ornamental) or plastic fence.
- 6.1.6 After the issuance date of these Standards, no wood stockade fences will be approved in Greenbrier. This restriction does not affect previously approved stockade fences that may remain over the period of their useful life. Individual broken or rotted boards of stockade fences may be replaced on an incidental basis, however, where entire sections of fence must be replaced, the entire run of fence on that side shall be replaced with an approved design.
- 6.1.7 All fences shall be constructed so that the rails, pickets, or other finished surfaces face out from the owner's yard.

## 6.2 Permitted Fence Types

6.2.1 Refer to Table 6.2.1 on the next page for permitted fence types by style, height, and neighborhood. Limitations on permitted styles in neighborhoods is based on the architectural character of the neighborhood and the density and scale of housing. Refer also to illustrations of permitted styles (and variations within each style) in Appendix B (Illustrations).

**TABLE 6.2.1**

**PERMITTED FENCE STYLES**

FENCE TYPE	NEIGHBORHOODS	MAX. HEIGHT*	SETBACKS**
Picket	All Greenbrier Neighborhoods	48"	Side and Rear Property Lines
Board Rail/ Half-Round	All Low Density Neighborhoods (See Para. 3.7.1)	48"	Side and Rear Property Lines
Split Rail	Cypress Place	48"	Side and Rear Property Lines
Solid Board or Board-On-Board	All Greenbrier Neighborhoods	72"	Side and Rear Property Lines Except 15' Back from Corner Side Property Lines
Vinyl	All Greenbrier Neighborhoods	72"	Side and Rear Property Lines

\* MINIMUM HEIGHT FOR ALL FENCE TYPES IS 36".

\*\* NO FENCE SHALL BE PLACED FARTHER FORWARD THAN THE FRONT CORNERS OF THE HOUSE.

- 6.2.2 A structurally independent wood fence may be lined with fourteen (14) gauge 2" x 4" galvanized welded wire mesh for containing pets.
- 6.2.3 Solid fences or walls shall not be constructed in a manner that traps water on adjoining properties.
- 6.2.4 All swimming pools regulated by the state building code shall be enclosed in fenced areas in conformance with that code and in conformance with these Standards. Contact the city building department for fence design restrictions.)
- 6.2.5 Vinyl colored fences shall be permitted and shall be muted in hue and compatible with the architectural character of the neighborhood.

## **7.0 MODIFICATIONS TO LANDSCAPING AND PAVEMENTS**

### **7.1 Landscaping**

- 7.1.1 Changes in landscape which will affect the visual environment of a neighborhood in Greenbrier require review and approval by the ARC. Incidental landscaping does not require review. The following criteria will be used to determine work that requires prior review and approval:
  - a. Removal, relocation, or addition of any large shrubs measuring at least 5'-0" in height.
  - b. Removal, relocation, or addition of any continuous hedge.
  - c. Implementation of a landscape plan that will significantly alter the appearance of any front or corner side yard.
  - d. Any alteration of existing topography. (In general, alteration of existing topography will be permitted only as required to create positive drainage away from the house.)
  - e. Any landscape plan which includes statuary, portions of discontinuous fence or wall, site furniture, fountains, pools, or other water features, or any other non-plant improvements. (Artificial vegetation is prohibited).
  - f. White rock or pea pebbles may be used sparingly, as accents, where appropriate, in the overall landscaping design of the front yard. However, they shall not be used as major bed or landscape filler where mulch or pine straw should be placed.
- 7.1.3 Newly installed nursery grown trees and shrubs shall be correct 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. All trees shall be adequately planted and staked.
- 7.1.4 Discontinuous lengths of fence used solely as a visual landscape element, and incorporated in an overall landscape plan, will be considered by the ARC in front yards. Approval of such fences will be at the ARC discretion. The ARC will base its decision on the aesthetic merit of the design vs. any negative visual impacts of the fence.
- 7.1.5 Landscape plantings at driveway entrances shall not impede safe viewing distances up and down the road.

## 7.2 Pavements (Driveways, Walks, Patios)

- 7.2.1 In general, driveways shall not be widened beyond present (1993) widths. Requests for wider driveways must include reasons of necessity for the extension. The ARC will judge requests on a case-by-case basis.
- 7.2.2 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 ARC 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 ARC warrant such an approval as an exception.
- 7.2.3 Driveways shall be hard-surfaced of brick, concrete, or exposed-aggregate concrete. Specialty patterned concrete, pre-cast pavers, or other stone finishes may be permitted with the approval of the ARC.
- 7.2.4 All front walkways shall be entirely hard surfaced, of brick, exposed aggregate concrete, stone set in concrete, sand set stone or pavers.
- 7.2.5 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.
- 7.2.6 Patios are permitted in any rear yard, and may be constructed of any hard-surfaced materials as noted above, either set in concrete or sand-set. Wood Decks set at ground level (no higher than 6" above grade to top of deck) are interpreted as patios for the purposes of this Article. **See Article 4 for higher-level deck requirements.**

## 8.0 RECREATIONAL AND PLAY STRUCTURES

### 8.1 General

- 8.1.1 All work defined in this article shall meet the requirements established for it herein, however, review and approval by the Architectural Review Committee (ARC) is **not** required prior to construction. Work included under this Article is limited to the following:
  - a) Site Furniture - Benches, Planters, Tables, Decorative Objects
  - b) Children's Play Equipment and Sports Equipment
  - c) Play Houses (see size and height limits)
  - d) Dog Houses

- 8.1.2 Any proposed work that is not defined in this Article nor in any other Article of the Guidelines, should be submitted to the ARC for determination as to whether it is a permitted use in Greenbrier.
- 8.1.3 Any proposed work that falls under one of the above listed categories but which does not meet the guidelines specified below, shall be submitted to the ARC for review.
- 8.1.4 General clearing for any permitted work of this Article shall extend no farther than 5' outside of the actual structure. See Article 7 for limitations on clearing of existing vegetation.
- 8.1.5 In general, all permitted work in this Article shall be located in rear yards only, behind the rear wall of the house, and within side and rear house setback lines.
- 8.1.6 Basketball goals are permitted in front yards (except in Mill Quarter, River Birch Run and Woodgate Commons) to a point no closer than 20' from the curb of the street in front of the house.
- a) The basketball goal shall be maintained.
  - b) The basketball goal shall be removed when no longer in regular use.
  - c) The GPOA reserves the right to revoke the ARC approval on any basketball goal that has created a significant nuisance to surrounding homeowners. The GPOA also reserves the right to revoke any previously approved basketball goals in lieu of the changes contained herein. These revocations will not go into effect until a formal hearing is held and the situation is deemed a violation of the Easement of Enjoyment. The Hearing Panel also has the option to determine and enforce a fair and equitable remedy.
- 8.1.7 In general the siting of any work of this Article shall not create a breach of privacy between neighboring houses, nor shall it create a visual nuisance to neighboring houses. Where this is unavoidable, the ARC may require screening of the view or of the structure by the applicant.
- 8.1.8 The following size limitations apply to the work of this Article. Any proposed structure that exceeds these limitations must be reviewed and approved under Article 5 of these Standards.
- a) Site Furniture - No objects greater than 4' in height. Permitted in rear yards only.
  - b) Play Equipment - Open structures such as swings sets or climbing structures up to 8' in height. Skateboard ramps and similar structures - up to 4' in height.
  - c) Sports Equipment - Basketball goals may be mounted on the garage face or on a factory pre-finished pole. For any other permanently mounted sports equipment, contact the ARC for requirements.
  - d) Play Houses - No larger than 36 s.f. in floor area, interior space no higher than 6', with floor elevated no higher than 6' off the ground.
  - e) Dog Houses - No larger than 20 s.f. in floor area. No higher than 4'.
  - f) Halloween Decorations shall not create a nuisance to the neighbors. They shall be in good taste to provide a "happy" atmosphere for all – especially children. Gore, bloody bodies or parts, depictions of death or dying shall not be permitted.



- 8.1.9 Site furniture, play equipment, playhouses, and doghouses shall be neat and orderly in appearance, and finished in muted colors to be consistent with the overall design standards of Greenbrier.
- 8.1.10 Any structure brought to the attention of the ARC by complaint will be reviewed to determine if it is a visual nuisance by design or location. The ARC reserves the right to require screening or relocation in such cases.

## **9.0 EQUIPMENT AND MISCELLANEOUS**

### **9.1 General Requirements**

- 9.1.1 Work under this Article includes exterior heating and air conditioning equipment, communication and broadcast sending or receiving equipment, lighting, and other electric devices.
- 9.1.2 Only equipment which is accessory to the primary residence is permitted on any lot in Greenbrier. No machinery or equipment for any use other than as an accessory to the residence is permitted.

### **9.2 Heating, Ventilating, and Air Conditioning Equipment**

- 9.2.1 Exterior components of heat pump and air conditioning units shall be located on the rear of the house or to the back of a side wall and screened from view with a fence enclosure or evergreen shrubbery.
- 9.2.2 Window and through-wall air conditioning units are prohibited on front or street-facing elevations.
- 9.2.3 The conversion to natural gas and the subsequent addition of a vent for the water heater will be judged in a case-by-case basis by the ARC. A vent for the water heater that must be located on a roof plane other than the back to preclude excessive bends or to meet natural gas requirement conversion requirements shall not preclude approval of the conversion request. Enclosure of vents, whether they exceed 36" or not should be looked at in a common sense and cost effective way.

### **9.3 Communications Equipment**

- 9.3.1 No television antenna, radio receiver, or sender, or other similar device shall be attached to or installed on the exterior portion of any dwelling or other structure on any lot.
- 9.3.2 Satellite dishes designed to transmit/receive audio/video information will be allowed only if they are of parabolic configuration and do not exceed 18" to 20" in dimensions. Whenever possible, the satellite dish will be installed so as not to be seen from any point along the front of the property line. The owner(s)/resident(s) must also abide by any current provisions set forth by the Declarations, Covenants, and Restrictions for their respective property.

## 9.4 Exterior Lighting

- 9.4.1 Lighting - Exterior post lamps, low intensity landscape lights, and floodlights mounted on the house are permitted.
- 9.4.2 Exterior light fixtures shall be limited to 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 area.
- 9.4.3 High intensity house or pole mounted area or security lights are discouraged. Requests for such fixtures based on security will be considered by the ARC on a case-by-case basis where security is a problem. (High intensity lights means any fixture using mercury vapor, metal-halide, or sodium vapor lamps.)
- 9.4.4 Light fixtures shall be compatible in style with the style of the house.

## APPENDIX A - DEFINITIONS

Included in this Appendix are definitions of terms that may be used by the ARC in approval correspondence, on applications, or in this book.

Arch	A structural method of spanning an opening, usually with masonry, whereby curved, pointed or flat upper edges of the opening are formed. See illustrations following these definitions.
Architectural	A set of detailed drawings that are used by the contractor to build a building. The DRAWINGS set includes floor plans, elevations of all sides of the house, building sections to all building materials and details. The plans are usually drawn at a ¼"=1'0".
Awning Window	A window which is hinged at the top and swings outward from the bottom. See illustrations following these definitions.
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 the three horizontal rails spaced equally apart. See illustrations following these definitions.
Casement Window	A window that is hinged on one side and swings open outward. This window is typically opened by a crank handle. See illustrations following these definitions.
Clearing	Complete removal of natural vegetation from the area of construction.
Colonial Style	See "Traditional Virginia Style".
Common Area/Space	Areas within the community, other than those owned by individual homeowners, open that are held in common by homeowners association and maintained by these
Construction Setback Area	Required distance inside all property lines that cannot be built in as determined by County 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, soffitt, fascia and crown molding. See illustrations following these definitions.
Corner Boards	Vertical boards installed on the corners of wood sided homes to cover the ends of the siding. See illustrations following these definitions.

Dentil Molding	Molding that consists of a band of small square tooth-like blocks forming part of the eave. See illustrations following these definitions.
Dimensional Composition Shingle	Asphalt/fiberglass roofing material manufactured in laminated layers to achieve the depth and dimension variation that simulates the look of wood shingles 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. See illustrations following these definitions.
Double Hung Window	Window with two vertically operating sashes sliding in two directions to enclose the opening. See illustrations following these definitions.
Easement	A right afforded a person 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. See illustrations following these definitions.
Elevation	Exterior face of a structure. Front, side, or 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.
Facade	Exterior face in a building that is the formal front.
Finish	A coating applied to a material on the job site, such as paint.
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.
Flood Plain	Land which borders a body of water that may be subject to flooding. (100-year flood plain indicates land that statistically is subject to flooding once within a hundred years. Generally, construction in, or alteration of, the 100-year flood plain is prohibited.)
Floor Plan	A drawing showing the layout of the enclosing walls of a structure, its doors and windows, and the arrangements of the interior spaces as viewed from above.
Footprint	Outline of a structure as viewed from above.
Foundation (Footers)	The structural base whereby the entire load from the building is transmitted to the ground. The foundation wall is 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. See illustrations following these definitions.
Jack Arch	Also called flat arch or straight arch. It is a horizontal row of wedge cut brick over an opening. See illustrations following these definitions.
Modillion Blocks (Medallions)	A horizontal bracket in the form of a decorative or plain block, spaced at even intervals on the eave. See illustrations following these definitions.
Obnoxious or Poisonous 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 over entrances primarily. See illustrations following these definitions.
Pocket Fence	A fence consisting of closely spaced vertical slats attached to horizontal rails and intermediate posts. See illustrations following these definitions.
Pilaster	A (generally) non-structural rectangular or semicircular column applied to the wall simulating supports for a decorative pediment or arch above (usually used at main entrances). See illustrations following these definitions.
Pre-Finished 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. (Note: the front property line is not the edge of pavement or curb. See "Right-of-Way" below.)
Rake Board	A board or molding along the sloping edge of a gable that conceals the rafter. See illustrations following these definitions.
Ridge Vent	A linear ventilating cap installed along the ridge of a gabled roof.
Right-Of-Way (R.O.W.)	A linear strip of land which has been granted by deed or easement for the construction or maintenance of a roadway. Governmental signs, mailboxes, landscaping, and driveway entrances are allowed in this area. Generally, the right-of-way extends several feet on each side of the road pavement before private property begins.
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. 1/4" = 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). See illustrations following these definitions.
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 damage to the roots 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. See illustrations following these definitions.
Slope (Roof)	The indication of the steepness of a roof measured by the amount of rise in inches per foot of horizontal length. See illustrations following these definitions.
Soffit	The exposed undersurface (ceiling) of any extended overhead component of a building (i.e. eave). See illustrations following these definitions.
Solid Board Fence	A privacy fence consisting of a wood framework with flat vertical boards attached to the outside face of the framework. The vertical boards can have various end treatments. See illustrations following these definitions.
Story (2½ Story House)	A floor area on one level, enclosed by the house walls (ex: 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 pre-manufactured exterior finish material resembling cement stucco with smooth or textured surfaces that can be applied over the exterior sheathing of a building. (a surface component of exterior insulated finish systems [EIFS] such as Dryvit or Sto.)
Topography	A description of the vertical variations of land. (Flat, sloping, hills, valleys, etc.)
Traditional Virginia Style	Architectural styles copied or derived from those historical styles characteristic of colonial Virginia. This 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 styles of architectural elements that are assembled together on a house or building. (Ex: styles of windows, doors, eaves, trim, siding, roofing, color combinations, etc.)
Window and Door Trim	Board or molding installed around perimeter of a window or a door to conceal the joint. See illustrations following these definitions.
Window Sash	The framework of a window that holds the glass. See illustrations following these definitions.

## **APPENDIX B - ILLUSTRATIONS**

- B-1 Illustrations of terms - House Elevations**
- B-2 Illustrations of terms – Exterior Details**
- B-3 Illustrations of terms – Windows and Arches**
- B-4 Typical Low Density Lot Plan with Setbacks for Additions**
- B-5 Typical Low Cluster Lot Plan with Setbacks for Additions**
- B-6 Typical Low/Medium Density (Townhouse) Lot Plan with Setbacks for Additions**
- B-7 Irregularly Shaped Lot Plan**
- B-8 Typical Low Cluster Corner Lot Plan with Setbacks for Additions**
- B-9 Typical Picket Fence Types**
- B-10 Typical Privacy Fence Types**
- B-11 Typical Rail Fence Types**

## **APPENDIX C - EXAMPLE FORMS**

**Application for Home Improvement**

**Application for Color Change**



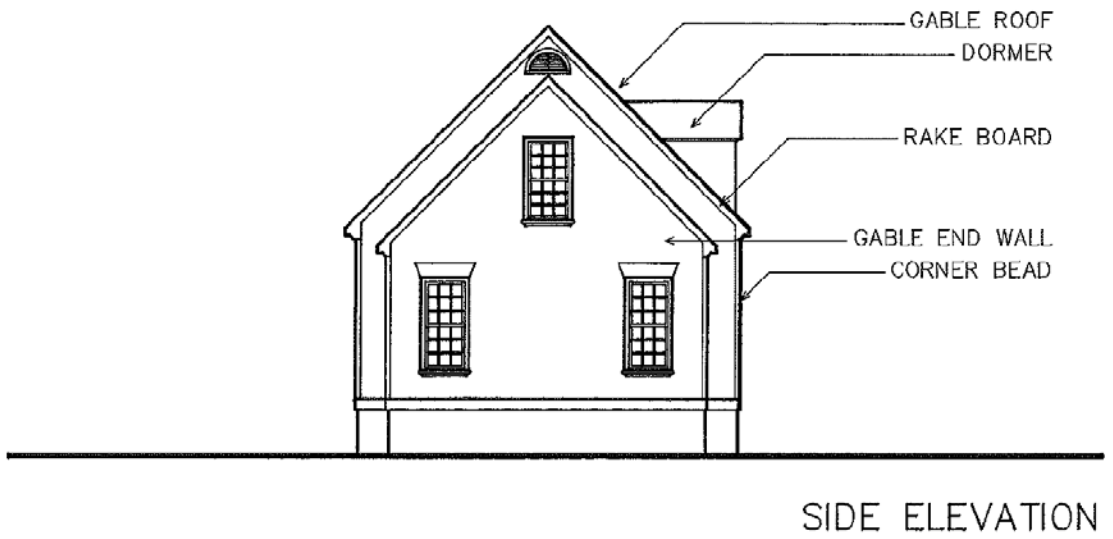
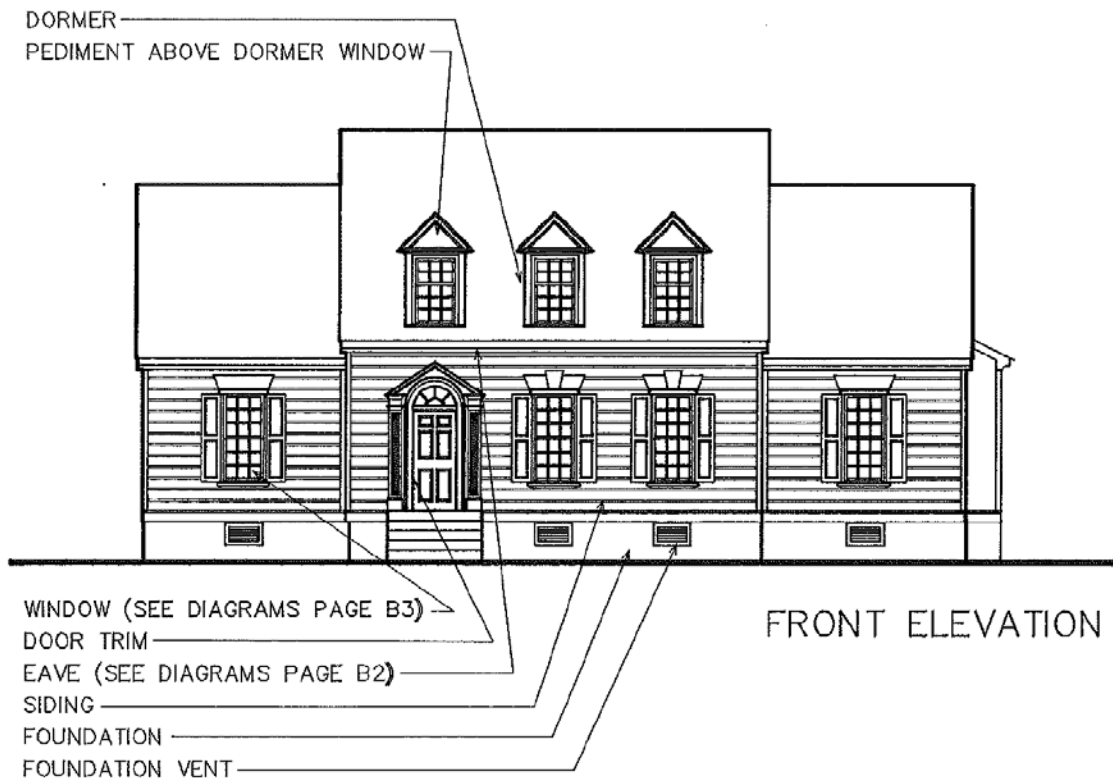
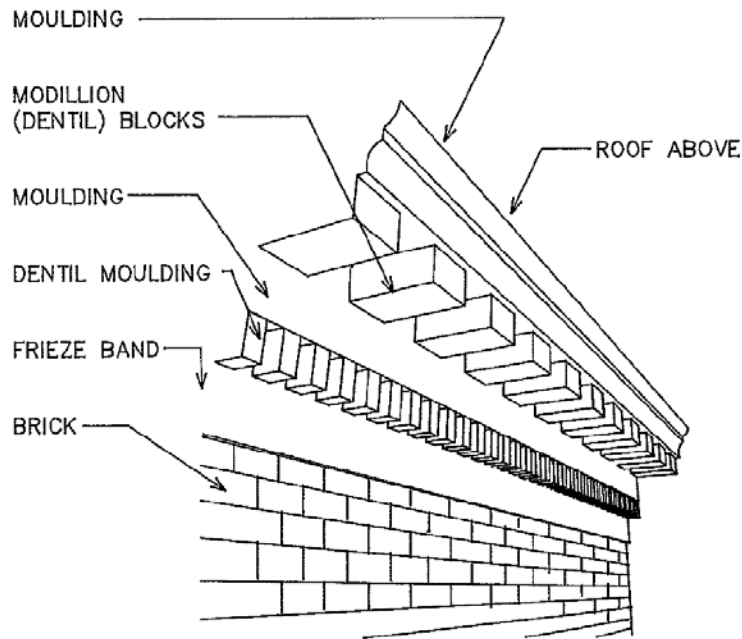
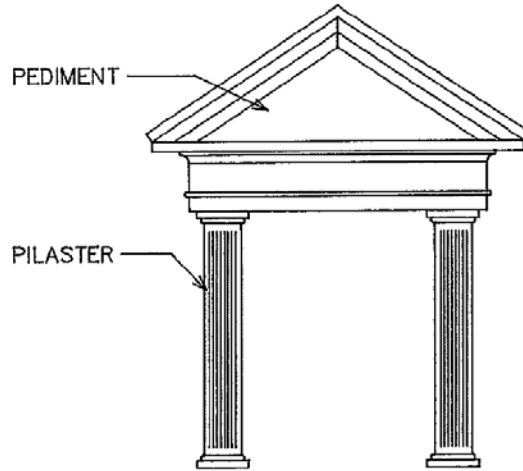
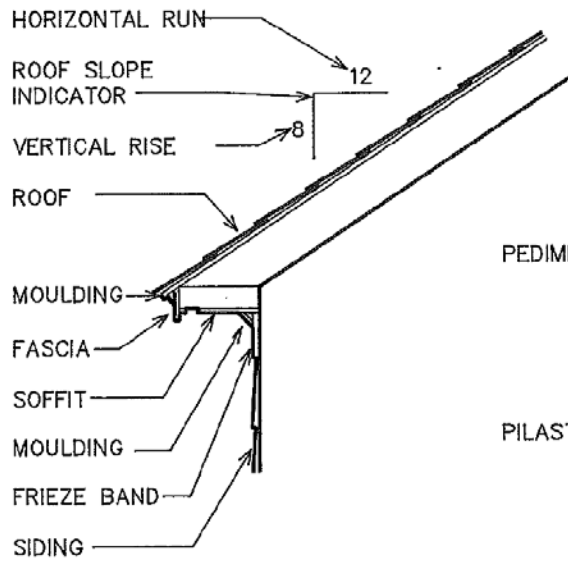


ILLUSTRATION OF TERMS – HOUSE ELEVATIONS

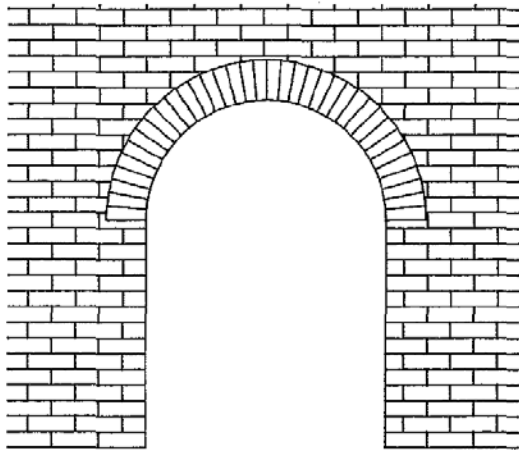
B-1



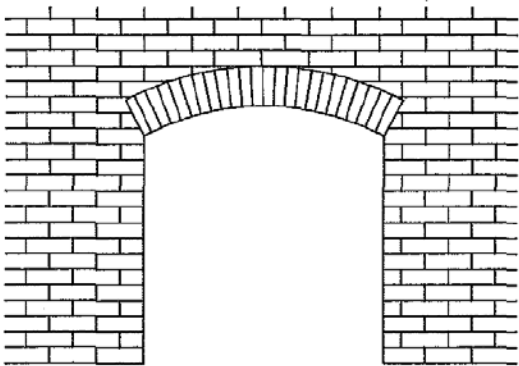
EAVE DIAGRAMS

B-2

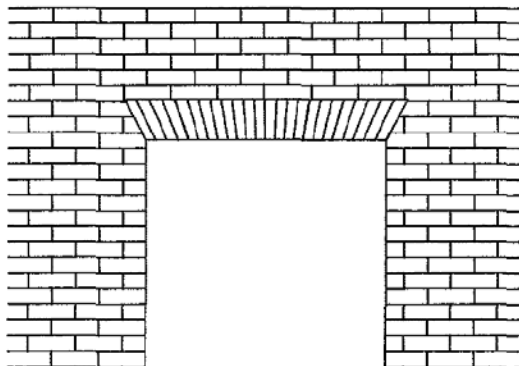
ILLUSTRATION OF TERMS – EXTERIOR DETAILS



SEMI-CIRCULAR ARCH

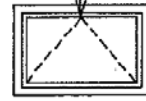


SEGMENTED ARCH

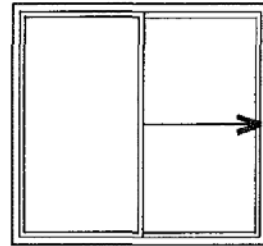


JACK OR FLAT ARCH  
ARCH DIAGRAMS

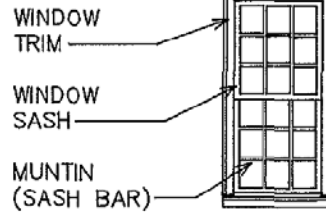
INDICATES  
HINGE SIDE



AWNING

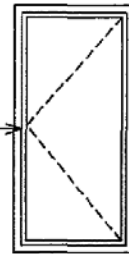


SLIDER



DOUBLE  
HUNG

INDICATES  
HINGE  
SIDE

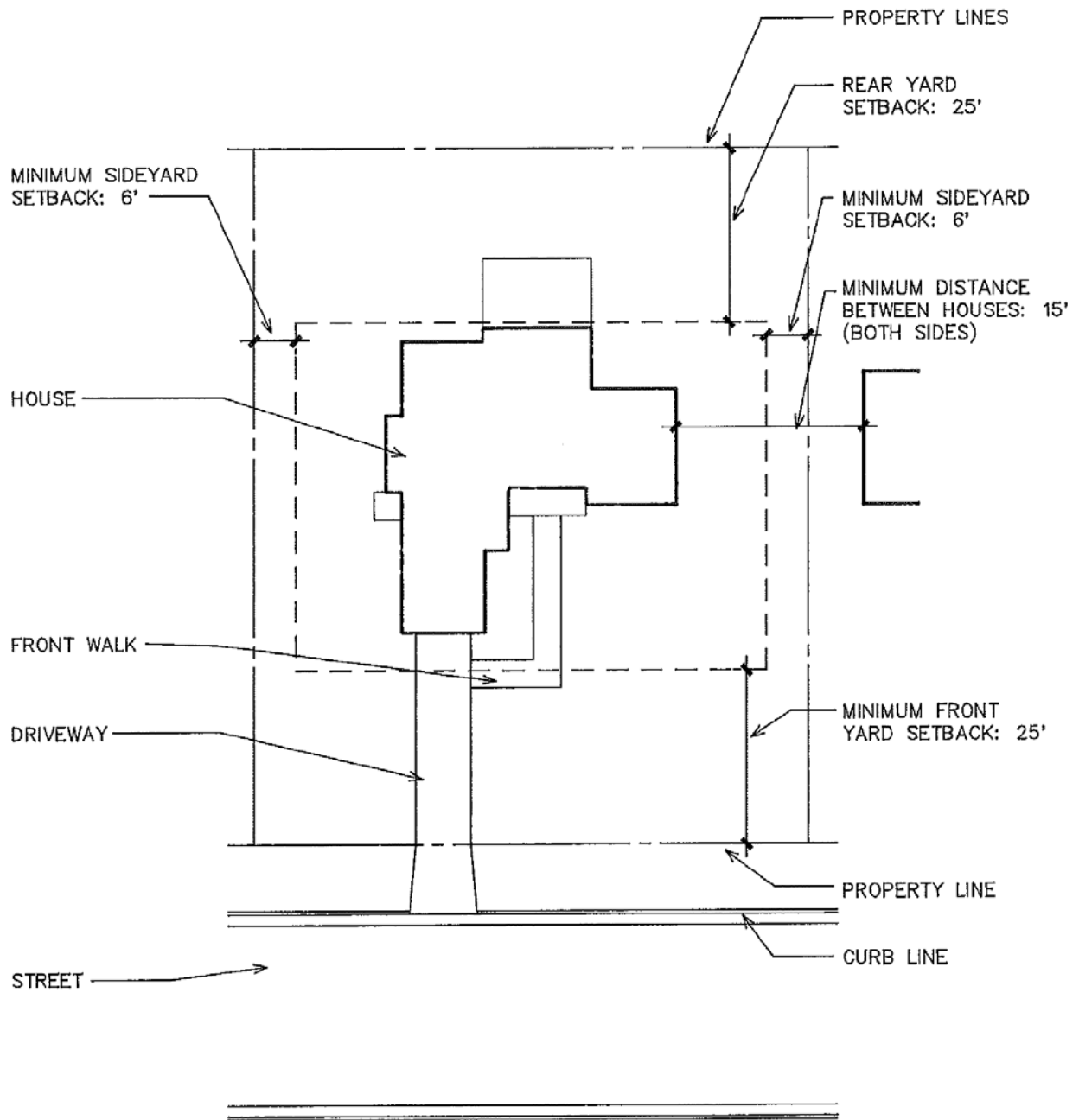


CASEMENT

WINDOW DIAGRAMS

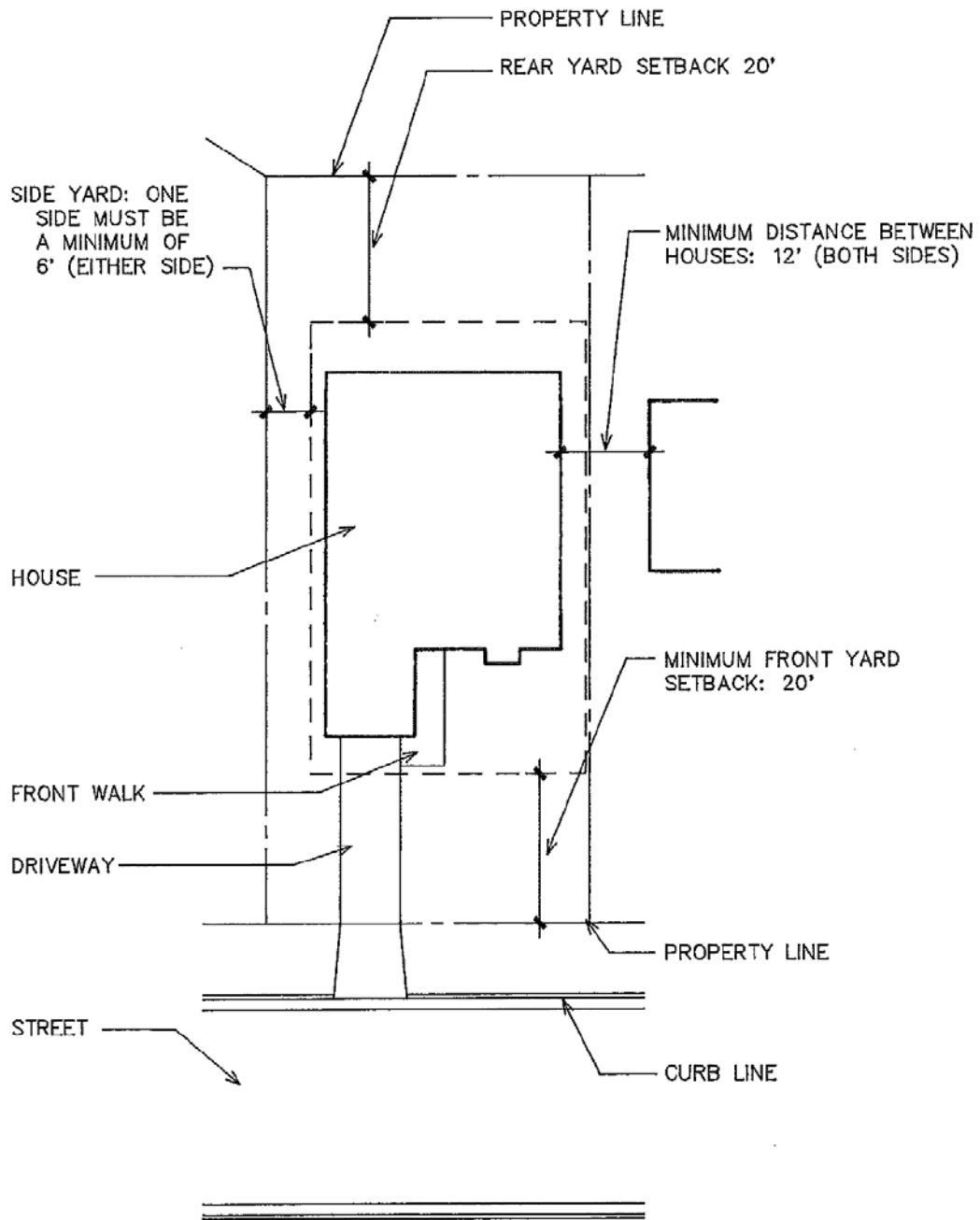
B-3

ILLUSTRATION OF TERMS — WINDOWS & ARCHES



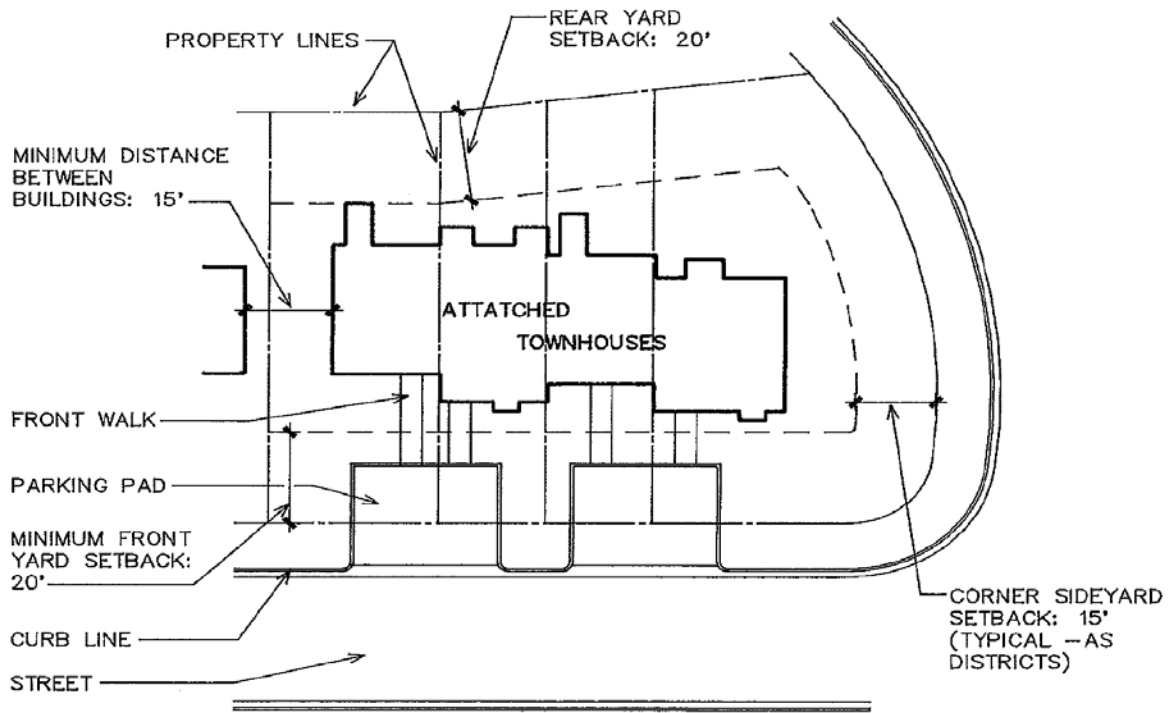
TYPICAL LOW DENSITY LOT PLAN  
WITH SETBACKS FOR ADDITIONS

B-4



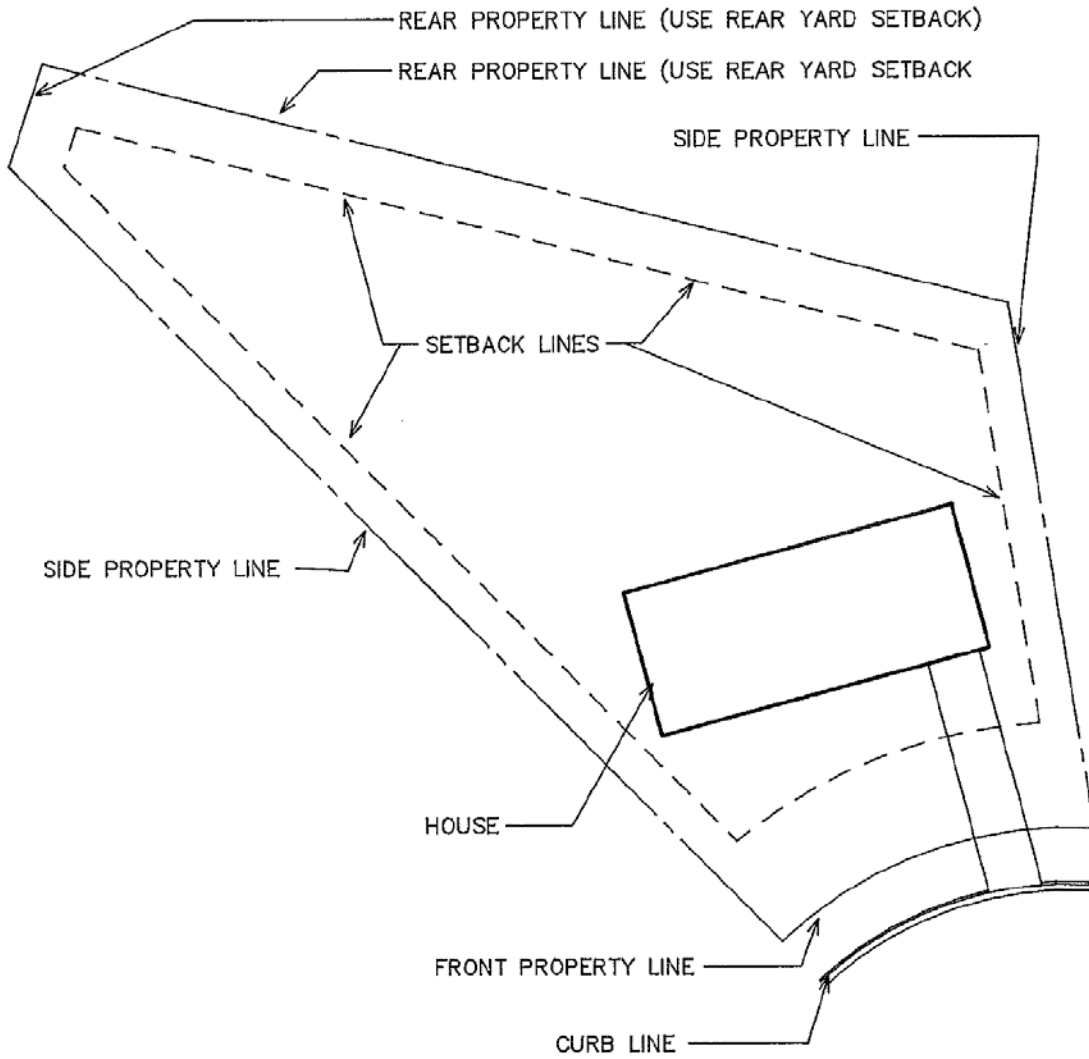
TYPICAL LOW CLUSTER LOT PLAN  
WITH SETBACKS FOR ADDITIONS

B-5



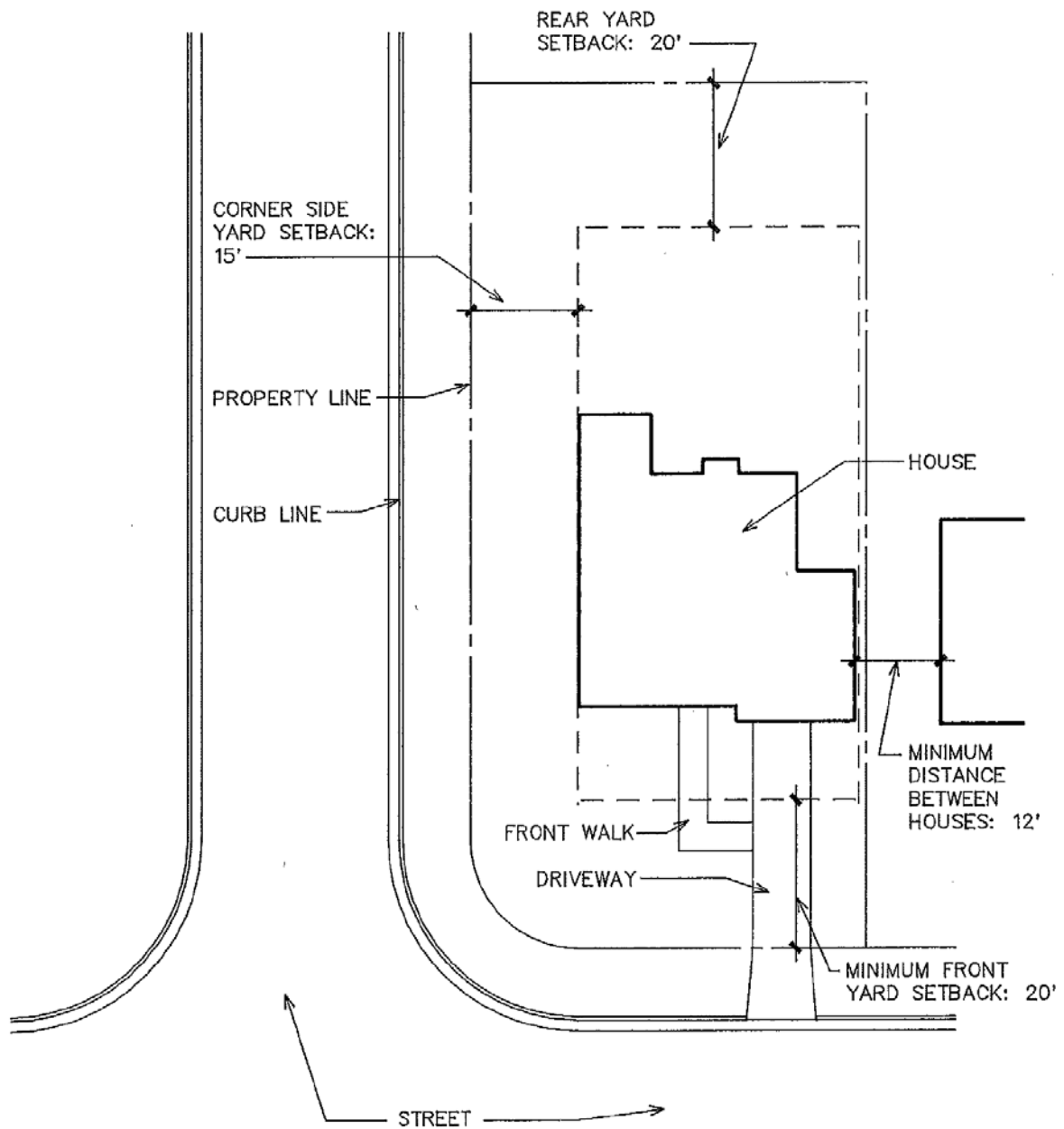
TYPICAL LOW-MEDIUM DENSITY (TOWNHOUSE)  
 LOT PLAN WITH SETBACKS FOR ADDITIONS

B-6



B-7

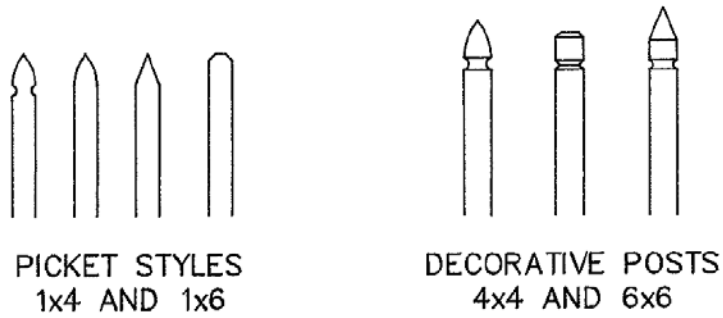
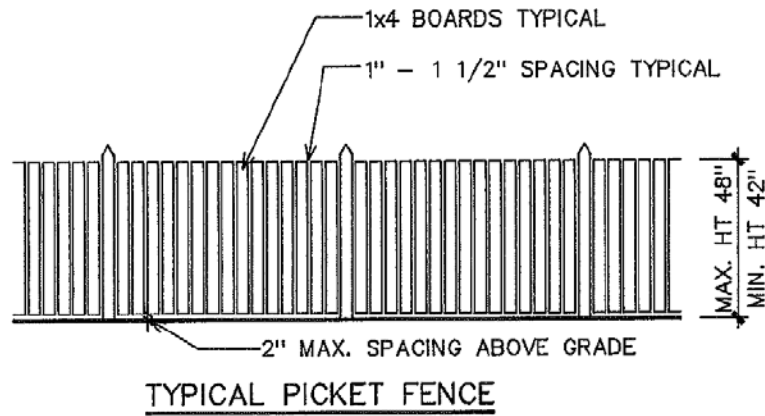
IRREGULARLY SHAPED LOT PLAN



TYPICAL LOW CLUSTER CORNER LOT PLAN  
WITH SETBACKS FOR ADDITIONS

B-8

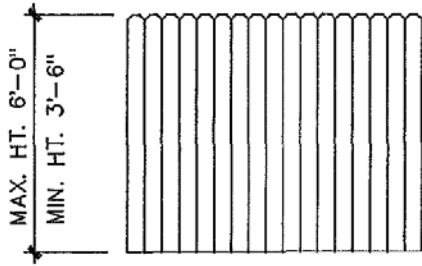




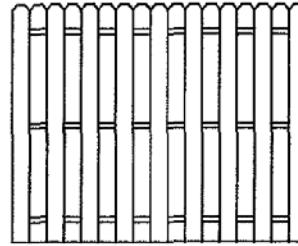
ALTERNATE STYLES

B-9

TYPICAL PICKET FENCE AND VARIATIONS

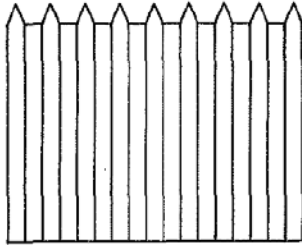


DOG EAR

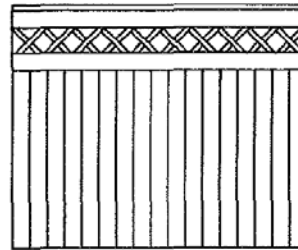


BOARD ON BOARD

STANDARD PRIVACY FENCES

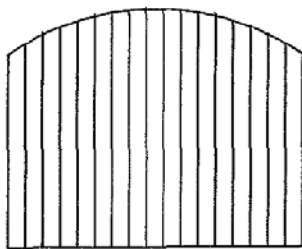


POINT BLANK

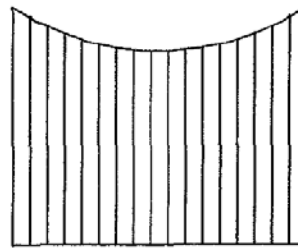


LATTICE TOP

TYPICAL VARIATIONS



SUN RISE



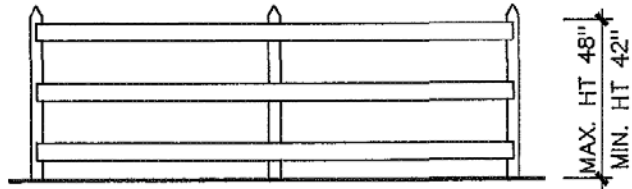
SUNSET

TYPICAL VARIATIONS

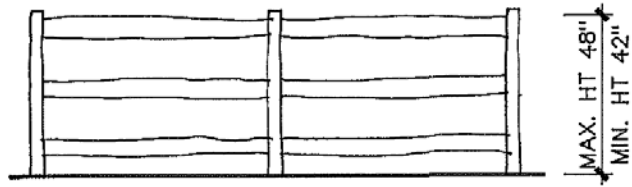
NOTE: OTHER VARIATIONS MAY BE ACCEPTABLE. SUBMIT DESIGN TO ARC FOR REVIEW AND APPROVAL.

TYPICAL PRIVACY FENCE TYPES

B-10



BOARD RAIL FENCE



SPLIT RAIL FENCE

NOTE: ALL HEIGHTS MEASURED FROM GROUND TO TOP OF RAIL.

B-11

## TYPICAL RAIL FENCES

Greenbrier Property Owners Association, Inc.  
1021 Eden Way North, Suite 132  
Chesapeake, VA 23320  
Phone: 547-9229 Fax: 410-1526

Application No.: \_\_\_\_\_

### APPLICATION FOR EXTERIOR CHANGE

DATE OF APPLICATION: \_\_\_\_\_ NAME: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

MAILING ADDRESS (if different from above): \_\_\_\_\_

TELEPHONE (W) \_\_\_\_\_ (H) \_\_\_\_\_ (C) \_\_\_\_\_

DOES THIS HOME OR ADJACENT HOMES HAVE A VIEW OF THE LAKE? \_\_\_\_\_

WILL THIS CHANGE OBSTRUCT THE VIEW, LIGHT OR BREEZE OF OTHER HOMES? \_\_\_\_\_

BRIEF DESCRIPTION OF WORK:

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The following items must be submitted with this application:

1. Site plan. Show existing house, other structures on the lot, property lines and placement of Project.
2. For changes in design or materials, include samples of new materials and/or a picture or drawing of the project. Show placement on site plan and indicate the number of feet it will be placed from the property lines.

ARCHITECTURAL PLAN REVIEW IS FOR COMPLIANCE WITH GPOA COVENANTS AND DESIGN STANDARDS. THE APPLICANT MAY NEED TO OBTAIN OTHER PERMITS AND MUST COMPLY WITH ZONING AND OTHER CODES FOR THE CITY OF CHESAPEAKE AND STATE OF VIRGINIA.

- Application is void if project has not begun within 12 months of approval date.
- Unapproved changes to this project are subject to correction at the homeowner's expense.
- Completed projects may be inspected for compliance. Please call the GPOA office upon completion.

Estimated project start date: \_\_\_\_\_ Estimated project completion date: \_\_\_\_\_

HOMEOWNER'S SIGNATURE: \_\_\_\_\_

DO NOT WRITE BELOW:

- ( ) PRELIMINARY REVIEW (comments only)
- ( ) APPROVED AS SUBMITTED (must be stamped)
- ( ) APPROVED WITH LIMITING CONDITIONS
- ( ) APPROVED, OTHER
- ( ) DENIED, RESUBMIT WITH CHANGES

ARC comments:

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If access through the GPOA common ground is necessary the homeowner and/or the contractor shall be responsible for repair of replacement or any damage incurred during the course of this or other related projects.

Greenbrier Property Owners Association, Inc.  
1021 Eden Way North, Suite 132  
Chesapeake, VA 23320  
Phone: 547-9229 Fax: 410-1526

Application# \_\_\_\_\_

### EXTERIOR COLOR CHANGE APPLICATION

DATE OF APPLICATION: \_\_\_\_\_ NAME: \_\_\_\_\_  
(Must be the homeowner)

PROPERTY ADDRESS: \_\_\_\_\_

MAILING ADDRESS: (if different from above) \_\_\_\_\_

TELEPHONE (H) \_\_\_\_\_ (W) \_\_\_\_\_ (C) \_\_\_\_\_

REQUESTED COLORS: LIST MANUFACTURER'S NAME AND COLOR NAME FOR EACH COLOR USED.  
ATTACH COLOR CHIPS WITH APPLICATION.

	PAINT MANUFACTURER	COLOR NAME	PAINT	STAIN
SIDING:	_____	_____	( )	( )
TRIM:	_____	_____	( )	( )
WINDOWS:	_____	_____	( )	( )
SHUTTERS:	_____	_____	( )	( )
FRONT DOOR:	_____	_____	( )	( )
GARAGE DOOR:	_____	_____	( )	( )
OTHER:	_____	_____	( )	( )

Application is void if project has not begun within 12 months of approval date.  
Unapproved changes to this project are subject to correction at the homeowner's expense.

Estimated project start date \_\_\_\_\_ Estimated project completion date \_\_\_\_\_

HOMEOWNER'S SIGNATURE: \_\_\_\_\_

\*\*\*Please call the GPOA office upon completion of this project\*\*\*

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DO NOT WRITE BELOW

- ( ) PRELIMINARY REVIEW (comments only)
- ( ) APPROVED AS SUBMITTED (must be stamped)
- ( ) APPROVED, OTHER
- ( ) APPROVED WITH LIMITING CONDITIONS
- ( ) DENIED, RESUBMIT WITH CHANGES

ARC comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If access through the GPOA common ground is necessary the homeowner and/or the contractor shall be responsible for repair or replacement of any damage incurred during the course of this or other related projects.