

Greenwich Hill Homeowners' Association

Architectural Control Regulations

ANY AND ALL EXTERIOR MODIFICATIONS TO ANY STRUCTURES, FIXTURES, OR GROUNDS IN GREENWICH HILL REQUIRE ADVANCED APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE (ACC).

GUIDELINES FOR SOME COMMON EXTERIOR MODIFICATIONS THAT MUST BE APPROVED IN ADVANCE

WOODEN FENCE

The only type of wooden fence which may be approved for back yards and patio enclosing is the basket-weave type, consisting of four-inch-wide, or ACC approved boards. Fence must be stained with **Navajo Red** stain/paint to match existing fences and structures. Fences are not to exceed six (6) feet in height, nor are they to be less than six feet high unless the house backs onto the woods not facing other town homes. Common fences separating back yards **must** be maintained at equal expense and responsibility by the homeowners whose yards they separate.

BRICK FENCES

Brick fences are acceptable across the back. Homeowners interested in submitting plans for such a fence must contact their ACC representative for information regarding specifications and guidelines.

SHEDS

Sheds may be approved by ACC provided they are not casually visible from outside the fence. If the shed is readily visible because fence is facing woods, then that shed must be painted to match existing Navajo red fences. The design of the shed is not overly important provided it does not exceed six (6) feet six (6) inches in height and the color must match the Navajo red used on fences where it is visible.

LAWN AND GARDEN BARRIERS

Lawn and garden barriers may not exceed eight (8) inches in height and may only consist of landscape materials, brick or masonry that are ACC approved. No part of a yard perimeter or garden area may be enclosed by temporary or permanent fencing unless approved by the ACC.

DECK AND PATIO COVERS

Deck and patio covers must be approved by ACC for back yard. Contact your ACC representative for the guidelines and or specifications on approved structure.

PAINTING

The approved colors for exterior application to Greenwich Hill residences are designated Pratt and Lambert/Martin Senour Williamsburg colors. You may use any brand name paint although the color must correspond closely to the Williamsburg colors. The finish may be FLAT, SATIN, OR SEMI-GLOSS. Painting of brick residences is limited to those residences which were originally painted. Houses painted white or beige may be repainted in those same colors without prior ACC approval, but any change from white or beige must receive prior ACC approval. All paint plans require prior approval. These plans must be submitted one week prior to the proposed painting. Stair handrails and gas or electric lamp posts and lamp heads must be painted black. Decks may be stained a wood tone from the Behr Color Chart or Navajo Red. Just as with all paint plans, staining of decks require prior approval.

GAS & ELECTRIC LAMPS

All front yard lamps are to be maintained in proper working order and lit during hours of darkness. These lamps provide security and serve as a deterrent to crime and vandalism.

Front yard lamps must also conform to the original gas lamp configuration. Architectural Control (ACC) must approve any new lamp or lamp part (excluding gas mantles & electric bulbs).

Lamp Head

If the original lamp head is missing, American Gas Lamp (www.americangaslamp.com) manufactures two GHHA approved, original styles. The square one is the Westmoreland #2300 and the round one is the Heritage #1700.

The lamp head must be black, cast aluminum, (11" W by 19" H), four-sided with tempered clear glass panels, or black, cast aluminum (11" W by 19" H), with a round globe. The round globe measures 8 3/8" (top) by 3 7/8" (bottom) by 8 1/4" (height). The cast aluminum parts of the lamp head shall be painted with fire-resistant black paint, except for the finial.

Post & Placement

The post on which the lamp head is mounted, is a black, round metal post with an outside diameter of 3". The top of the lamp head should stand approximately 7 (seven) feet from the ground. The post shall be painted black & must be maintained in an upright position, not leaning. The front yard lamp must remain in its original location.

Conversion Kits

Front yard gas lamps may be converted to electric. However, if the gas company no longer supplies gas to any front yard lamp, the conversion to electric is **mandatory**. An approved electrical conversion kit can be purchased from www.americangaslamp.com. This electric conversion kit is Dual GasGlow® LED, inverted socket assembly with 8" venture. www.americangaslamp.com is the same company that still manufactures the approved, original lamp heads (see above). The conversion kit may be ordered separately or already installed in an approved, replacement lamp head. One never needs to change light bulbs with this kit.

TREE REMOVAL

Approval may be given for the removal of a tree, providing there is adequate justification and the tree is replaced with another approved tree. (A list of approved trees will be provided upon request.) When a tree is removed from a front or side yard, the stump must also be removed.

TRASH

Trash Collection Days are Tuesday & Friday, recycling is collected on Tuesday. Containers may only be put out for collection after 4:30pm on Monday and Thursday evenings and no later than 4:00am Tuesday and Friday mornings. When putting trash out for collection it is to be placed on the nearest curb, without blocking access for other residents to get into/out of their vehicles. Trash containers must not be placed on grassy areas or near fire hydrants. *Residents/Owners provide their own trashcans and must mark the can with their house number and street name.*

Furniture such as sofas must be put out for collection at the same time as other trash---not before. Pre-arrangements need to be made with Webb Brothers, trash hauler, 703-221-5565, for the disposal of large items and all appliances. Trash & debris not taken by the trash company may not remain on Common Areas (*common area includes sidewalks, streets and areas outside backyard fences*).

Yard waste may be put out for collection at the same time as regular trash, not before. Branches must be cut into 3-foot lengths and tied into small bundles.

No commercial or building materials, paint, bricks, concrete or batteries, combustible items or toxic materials, sod, dirt, trees, stumps, motor oil or tires will be accepted for collection. These items must be disposed of properly by the resident, at county sites. Please check with Prince William County. The trash hauler reserves the right to refuse any item. *Trash and debris of any kind that is not taken by the trash hauler may not remain on common areas and must be removed by the resident.*

Trash stored outdoors in backyards must be kept in trashcans with tight fitting lids. Trashcans and recycle bins must be stored during the hours of daylight everyday except on Tuesdays and Fridays. **Trash containers and recycling bins must be stored inside the residence or in backyards only.**

Trash, grass clippings, trees, branches, vegetation from residences' yards, including leaves in the fall, shall not be dumped in wooded areas behind residences and stream ravines. Owners/residents shall not compost on common areas.

RECYCLING

Recycling collection is once a week on Tuesdays, beginning about 5am. Place all recyclable materials into recycling bins and place on curb at the same time as trash. The trash hauler will provide recycling bins. If one is needed, inquire with Webb Brothers Trash at 703-221-5565.

EXTERIOR MODIFICATIONS THAT WILL NOT BE APPROVED

WINDOW AIR CONDITIONERS

All town houses in our community have central air conditioning units. Window air conditioners detract from the overall appearance of our homes and may give the impression to prospective buyers that the present central air units are ineffective. (Window fans are discouraged.)

EXTERIOR CLOTHESLINES OR HANGING DEVICES are not allowed upon any lot.

ROOF TOP OR EXTERIOR DISHES are allowed, FCC ruling.

FRONT YARD FENCES are not allowed.

FOR RENT SIGNS, FOR SALE SIGNS, AND REALTOR SIGNS are not allowed on common areas or at the entrances to Greenwich Hill. One sign not to exceed 5 square feet may be placed on any lot advertising property for sale or rent.

NO FENCE, WALL, HEDGE, OR SHRUB OVER THREE FEET HIGH is to be created, planted, or constructed upon any lot which is located at the intersection of two streets in order to avoid obstruction of view at such intersections.

ACC REQUIREMENTS

PORCH ROOFS

Replacement of front porch roof shingles is limited to wooden shakes, wooden shingles, or ACC APPROVED asphalt-style shingles. You must submit an ACC approval form.

WINDOWS

All windows, to include French doors and sliding glass doors, must be of the variety composed of grid/mulleins. Any residence which might have windows of a style lacking those pieces must be outfitted with cross-pieces. Kits for these pieces in standard window sizes may be purchased at home improvement centers. They must be painted and in tact at all times. Windows must conform to original design/configuration. Replacement windows must have the grids in or on them.

1. All windows must have legitimate manufactured, grids/mulleins on them; that includes sliding glass doors. Window specifications being 6 over 6 (6/6) panes.
2. Any special orders on new windows or doors must be disclaimed in the ACC request form. Failure to do so may result in the owner having to replace the new windows/doors.

YARD and FRONT PORCH MAINTENANCE

Yards must be maintained by cutting grasses and pruning trees and shrubbery. Maintain the overall tidiness of your yards and front porches, i.e. remove unsightly water hoses, litter, equipment and odds and ends stored in the yards and on front porches. All yards must have **living ground cover**.

OUTDOOR GRILLS/BARBECUE UNITS

The storage of outdoor grills/barbecue units in the front yard is prohibited. They may only be stored in a fenced-in area out of public view or in back yard.

CHILDREN'S TOYS, BICYCLES AND PLAY EQUIPMENT

Children's toys and play equipment including all types of bicycles must be stored in the backyard when not in use.

ANIMAL FECES

Animal (dog, cat) feces must be cleaned up immediately by the animal's owner from wherever it lies, whether it is your front yard, your back yard, someone else's yard or common area and put into your trash receptacle. Animal feces are a health hazard as they become food for rats and prove to be a menace for neighbors who must put up with the smell and mess left by animal owners. It is also against the law.

ACC APPROVAL FORMS

ACC approval forms are available from GHA Community Management Office, or on the GHHA website: www.ghhaonline.com.

VIOLATIONS

The Association can suspend privileges of homeowners with delinquent accounts, or homeowners that have been called to a hearing based on repeated violations. These privileges may consist of suspension of voting rights, or suspension of common area amenities for a period not to exceed 60 days.

3-2015; 1-2018; 6-2018