

HOLLOWAY AT WYNDHAM FOREST & TOWNES AT HOLLOWAY AT WYNDHAM FOREST DESIGN STANDARDS ADDENDUM

The requirements herein are in addition to the requirements in the Wyndham Forest Design Standards (the “Design Standards”): The following standards are specific requirements for lot and home development in Holloway at Wyndham Forest and Townes at Holloway at Wyndham Forest (together referred to herein as “Holloway”). They are provided as supplements to the general Design Standards. The standards listed below are referenced to specific paragraphs in the Wyndham Forest Design Standards. In each case, the standard referenced shall be modified by *the addition of* language provided here for any lot or home improvements in Holloway. All other language in the modified paragraph remains applicable unless specifically contradicted by this additional language. All other standards unmodified by this section shall apply to Holloway in the same manner as they do to all of Wyndham Forest.

Referenced

Standard Additional Requirements for Holloway

- 1.4.6 **Architectural Review Fee:** Any submittal will be considered valid and complete only if accompanied by the required fee. All fees shall be payable to HHHunt Holloway, LLC until the Declarant rights in this regard have been assigned to the Modifications Committee:

<u>REVIEW TYPE</u>	<u>CHARGE PER PLAN</u>
Preliminary Review	\$200 per house plan (for the first 10 elevations, cumulative) \$250 per house plan (for each elevation after the 10 th , cumulative)
New Construction Review	\$ 75 per application package if the elevation of the submitted house plan has been Preliminarily Reviewed \$275 per application package if the elevation of the submitted house plan has not been Preliminarily Reviewed.
Exterior Color Review	\$ 0 first review \$ 25 subsequent reviews for the same Lot
Landscape Review	\$ 0 first review \$ 25 subsequent reviews for the same Lot

- 2.2.1 **Proximity of Similar Houses:** The NCC reserves the right to reject the placement of houses with the same or substantially similar elevations side-by-side, directly across from, or diagonally from each other.

2.2.2 **House Siting Requirements:** Setbacks shall comply with the applicable proffers for each section.

2.3.1(b) **Side and Rear Yards:** In addition to Front Yards, sod and irrigation are required for the Side and Rear yards on all Lots.

2.3.1(c) **Minimum Landscape Package:** In lieu of a minimum value for landscape packages, the following criteria shall be met for Foundation Planting Beds: Foundation planting is required along the entire front façade of the house. For corner lots, foundation beds shall return down the full street facing side of the house. Planting beds shall contain a minimum of 50% evergreen material with a minimum of one plant for every two linear feet of elevation. (i.e. If elevation is 50 linear feet across, the planting bed must have 25 plants with 13 of those evergreen.). House shall be visually softened with a vertical accent shrubs of 4' – 5' or small evergreen trees of 6' – 8'. For zero lot line homes, only the non-zero lot line corner of the house is required to be visually softened. *(Revised July 2018)*

The following plant material, spacing, and sizes apply:

PLANT TYPE	MINIMUM SIZE	MAXIMUM SPACING
Groundcover (i.e. periwinkle, liriope, pachysandra)	2¼" pots	12" staggered rows
Small Shrubs (i.e. euonymus, helleri holly, azalea)	18" - 24"	30" (when in rows)
Large Shrubs (i.e. boxwood, pyracanta, arborvitae)	24" – 30"	48"
Trees (i.e. Nellie Stevens holly, redbud, Japanese red maple)	5' – 6'	Individually placed

2.3.1(i) **Yard Trees:** One new tree, a minimum of 2.5" caliper, shall be planted in the Front Yard For corner Lots, one additional new tree of the same caliper shall be planted on the street facing side yard.

2.3.1(j) **Street Tree Program:** The comprehensive plan was designed to regulate the planting and maintenance of trees adjacent to streets to better provide for more aesthetically pleasing streetscapes as well as to contribute significantly to the value of land, preservation of resources and quality of life in the community.

- 1) **Installation:** The size and species of the tree and the location of the planting shall be solely determined by the Declarant and shall be in compliance with applicable zoning ordinances and landscape plans approved by Henrico County. Street trees are to be 2.5” caliper shall be planted at a spacing not to exceed 50’ between trees as shown on the community landscaping plan.
- 2) **Maintenance:** At all times following the planting of a tree as part of the Street Tree Program, the Owner shall have the obligation to maintain the tree, at Owner’s expense. The NCC reserves for itself and the Association, the right to require the removal and replacement of any dead or dying trees or require that any trees with dead or low-hanging branches be trimmed. Any tree that is part of the Street Tree Program which is required to be removed shall be replaced with a tree of the same type and similar size and in the identical location as the tree which was removed unless otherwise approved by the NCC or the Association. All removal and replacement shall be at the sole expense of the Owner

2.4.1 **Mailboxes:** Mailboxes shall be metal painted a gloss black finish. The wood posts shall be painted Virginia Paint Company Terry Town Green (or color matched to the same color by a different manufacturer) with white numbers on the paper box.

2.4.4 (a) **Permitted Signs:** Except as noted below, all signs on Lots in Holloway, as well as lead-in signs and builder’s or realtor’s signs, shall be based on templates approved by the NCC and must be approved as to placement. During initial house construction, only one construction sign will be permitted per Lot, for the identification of the builder, architect, sub-contractors or suppliers. “For Sale” signs, other than those posted by the Declarant, shall be limited to one sign per lot and placed in the center of the Front Yard only. Rear Yard signs are not permitted. No lead-in signs are permitted.

- 2.5.1 (a) **Pavement:** The permitted driveway pavement shall be exposed brown aggregate, brushed concrete, stamped concrete, cobblestone, brick, or pre-cast pavers.
- 2.5.2(a) **Front Walk Design:** Material for front walks shall match the driveway material. No dissimilar materials are permitted.
- 2.7.1 **Required Post Lamps:** An exterior post light hot-wired to a photo cell is to be installed in the front yard of each home; control switches are not permitted in the home. Only Black post lamps are permitted.
- 2.8.2(a) **Yard Fences:** For single family homes, in addition to unfinished treated wood or naturally decay resistant wood, Rear Yard picket fences may be constructed of composite material, or black metal. Wood fences may be stained with a semi-transparent stain in light brown earth tones. Colors for composite fencing shall be light brown earth tones. Colors for fences must be approved by the NCC or Modifications Committee. For townhomes, fences shall be constructed of vinyl (PVC).
- 2.8.2 (b) **Yard Fence Location and Use:** For zero lot line homes, fencing may not be installed in the 8' maintenance easement until construction is completed on the home(s) benefitted by the easement. If fencing is desired to be installed prior to completion of the adjacent home, the fence may be constructed outside of the easement and may either remain outside of the easement or be moved to property line after completion of construction of the adjacent home. *(Revised July 2018)*
- 2.8.3(a) **Privacy Fences:** For single family homes, in addition to unfinished treated wood or naturally decay resistant wood, rear yard privacy fences may be constructed of composite material. Fences may be stained with a semitransparent stain in the light brown spectrum. Colors for composite fencing shall be light brown earth tones. Colors for fences must be approved by the NCC or Modifications Committee. For townhomes, color, material and design of privacy fences shall match the screening installed by the builder.

- 2.8.3(b)2 **Privacy Fence Location and Use:** For single family homes, privacy fencing may be installed along any property line that is adjacent to above ground power lines or that abuts a property which is not a part of Holloway with the understanding that should the adjacent property be annexed in to Wyndham Forest as residential Lots, Common Areas or amenities, the fence shall be converted to a picket fence. For townhomes, privacy fencing is allowed on all lots. In no instance may privacy fencing extend past the rear plane of the house.

For zero lot line homes, fencing may not be installed in the 8' maintenance easement until construction is completed on the home(s) benefitted by the easement. If fencing is desired prior to completion of the adjacent home, the fence may be constructed outside of the easement and may either remain outside of the easement or may be moved to property line after completion of construction of the adjacent home.

- 3.1.2(a) **Minimum Floor Areas:** The minimum finished floor area in any home in Holloway shall comply with the applicable proffers for each section.

- 3.1.6 **Garages:** Attached garages shall be integrated into the overall design and massing of the house. Front, side and rear entry garages are permitted. All single family homes shall have at least a two (2) car garage. All townhomes shall have at least a one (1) car garage. See 3.2.5(f) for restrictions on garage doors.

- 3.2.1 **Foundations and Masonry:** All homes shall be constructed on a crawl space with brick or stone foundations on all exterior sides.

- 3.2.1(c) **Foundation Vents:** Decorative foundation vents are not required.

- 3.2.1(e) **Cantilevering:** There shall be no cantilevering of any architectural feature on the first floor. Items on the second floor such as balconies, decks, box or bay-type windows may be cantilevered, but shall include decorative corbels.

- 3.2.3(a) **All Facades:** Facades shall be brick, stone, cultured stone, cementitious siding, engineered wood or a combination of these materials. Vinyl siding is not permitted in Holloway.

- 3.2.5(a) **Windows:** A minimum of 2 full size windows is required on each side elevation. All townhome windows shall have wide trim.

- 3.2.5(f) **Garage Doors:** Garage door detailing shall be consistent with the architectural style of the house and shall have, at a minimum, one architectural detail including, but not limited to: windows, carriage door handles, exposed hinges or accent columns. Metal garage doors shall have the appearance of wood garage doors. The NCC and Modification Committee reserve the right to reject doors that do not meet this standard.
- 3.2.5 (g)3 **Bay Windows:** Box or bay windows on the first floor of the home must have a foundation to match the house foundation. Box or bay windows on the second floor may be cantilevered. Decorative corbels are required on any cantilevered box or bay window.
- 3.2.7 (b) **Front Porch Foundations:** All front entry stoops and extended front porches shall be constructed of brick or stone to match the house and shall have a finished concrete or exposed aggregate landing. Homes with country porches are not required to have full foundations but instead may be constructed on 12" x 12" brick or stone piers to match the foundation with open areas 12" or greater above grade concealed with lattice that matches the trim of the home.
- 3.2.7(c) **Rear Deck Construction:** In addition to pressure treated wood, decks may also be constructed of composite decking. Alternate railing styles and colors shall be considered by the NCC or Modifications Committee on a case by case basis. Decks shall be supported on a minimum of 6" x 6" wood posts. The NCC or Modifications Committee reserves the right to required masonry piers on rear decks if it determines, in its sole discretion, that the deck is highly visible from streets or Common Areas.
- 3.2.7(d) **Deck Finish:** Decks constructed of pressure treated wood may be stained in a semitransparent stain in light brown earth tones. Color for composite decking shall be light brown earth tones. All colors must be approved by the NCC or Modifications Committee. Decks more than 2' above grade (to the bottom of the band board) and less than 8' above grade shall be enclosed with framed lattice between posts or piers. Lattice may be pressure treated and stained to match the deck or maybe composite material in a color to match the posts. Other screening materials shall be reviewed on a case by case basis. Screening with landscaping is not permitted.
- 3.3.2 (a) **Criteria for Judging Color:** The NCC may reject a proposed color scheme if it determines, in its sole discretion, that the scheme has been used on too many houses in the same neighborhood.
For single family homes: The same or very similar color schemes may not be used on adjacent houses or on houses directly or diagonally across from each other.
For townhomes: Color schemes may be repeated on adjacent homes within a building, however the same or very similar color scheme patterns may not be used on adjacent buildings or on buildings directly or diagonally across from each other.

- 3.7 **High Impact / Amenity Lots:** House facades which face a street or Common Area or have extended visibility due to open space shall have sufficient openings for light, view and air consistent with the residential scale of the community. These facades shall match the front facades in architectural detail to include wide trim or shutters. The lots deemed by the NCC to fall into this category include, but are not limited to, the following: Section 1: Lots 1A, 3A, 8B, 1C, 5C, 6C, 1D, 24D, 25D, 26D, 1E; Section 2: Lots 4A, 5A, 1B, 9B, 15B, 8E, 4F, 7F, 8F, 13F, 1G, 18G; Section 3: Lots 6B, 5C, 6C, 10D, 12D, 22D, 29D, 30D, 34D, 40D; Section 4: Lots 1B, 9B, 15B; Section 5: Lots 1A, 10A, 11A, 13A; Section 6: Lots 1A, 4A, 9A, 24A (rear) 25A (rear), 27A, 28A; Townhome Lots: All.