



## Design Standards



# WESCOTT

BY HHHUNT

From the developer that brought you the award-winning communities Wyndham, Twin Hickory, Rutland, Charter Colony, and River Mill, HHHunt is proud to present Wescott.

For over four decades we have enriched the communities in which we locate and created quality places where people want to live, work and play. At HHHunt Communities, we don't just build places to live, we build a better way of life. Our vision is to improve the world and how people live by creating meaningful experiences and places of great distinction.

Discover how great life can be at Wescott.



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# ARTICLE 1

## Authority and Responsibility

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### AUTHORITY TO ESTABLISH STANDARDS & CONDUCT

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### DESIGN REVIEW

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#### 1.1.1 Documents

The Wescott Design Standards (the "Standards") are created under the authority of the Declaration of Covenants, Conditions and Restrictions for the Wescott Home Owners' Association, Inc. (as may be amended from time to time) (the "Declaration"). The Wescott Architectural Review Committee (the "WARC") is established under the same authority. The WARC will use the Standards in its review of all applications for exterior improvements to any property in Wescott.

#### 1.1.2 Review by the Declarant

The Declarant for the Wescott Homeowners' Association, Inc. (the "Association") reserves the right to review, evaluate, and approve, disapprove, allow or not allow the use of all builders' or Realtors' marketing and advertising plans and programs related to the sale and construction of new homes to be built in Wescott. No home plan shall be marketed as "For Sale" in Wescott until the plan has been approved by the WARC.

#### 1.1.3 Architectural Review Board

The WARC has been established to promulgate these Standards and receives its authority from Article XII of the Declaration. Although the Standards contain a listing of specific requirements to be followed, the very nature of

design is an individualistic process. Consequently, it is the responsibility of the WARC to interpret the goals of the community and these Standards as they relate to design submittals and the WARC has sole discretion in this regard.

#### 1.1.4 Definitions

Any capitalized terms not otherwise defined herein shall have the same meaning as that found in the Declaration.

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### DESIGN GOALS

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#### 1.2.1 Review based on the goals

The criteria developed in these Standards are all based on the following general design goals for Wescott. The WARC or Modifications Committee (the "MC"), as defined in Article XII of the Declaration (the "Designated Committee") will use these goals as the basis for review of any improvement that is not otherwise addressed by more specific criteria in these Standards.

- a) **Goal #1** – Maintain High Appearance Standards: Every home, structure or improvement shall meet minimum standards of design and material quality consistent with the level of quality established for the community. Construction workmanship of any improvement shall be of workmanlike quality and finished appearance consistent with professional construction standards and techniques.
- b) **Goal #2** – Encourage Contextual Design: Every home, structure or improvement shall be of a size and use that is consistent with the standards of this community. They shall be designed in styles, shapes, sizes, massing, and colors to be of good proportions, harmonious with each other while still providing a variety of architectural diversity, consistent and supportive of the general architectural style, and appropriate to the general appearance characteristics of the street and community.

- c) **Goal #3** – Create A Balance Of Community And Privacy: Homes and other structures and additions should be designed and located on a Lot in accordance with the Standards herein, and consistent with the character and setbacks of the street and community, so as to create a harmonious streetscape in relationship to existing structures, and so as not to compromise the privacy of any other Lot below the general level enjoyed by other Owners. The WARC will judge the ability of each Lot to meet this goal on its own merits based on subdivision design, orientation, topography, and vegetation.
  
- d) **Goal #4** – Preserve Environmental Quality: Approval for clearing and alteration of existing Lots shall be made only for WARC approved structures, site improvements, landscaping, and access. Approvals for land disturbance are conditioned on all work meeting Chesterfield County (the “County”) and any other governmental requirements to prevent uncontrolled erosion of soils, prevent excessive water runoff including concentrated discharge of water onto adjacent Lots, to prevent stagnation or standing water, and to protect adjacent existing vegetation which is to remain.

**1.2.2 Interpretation**

The Designated Committee shall judge compliance with these Standards in questions of appearance, aesthetics, or infringement by design upon the rights of other residents. The Designated Committee reserves the right to reject designs or to require modifications to designs including deletion, addition or relocation of design elements in order to achieve compliance with these fundamentals.

**1.2.3 Amendments and deletions**

The WARC reserves the right to modify, add to, or delete from any specific section of the Standards from time to time without notice or approval of any Member, Owner, Builder, the Modification’s Committee, or the Board of Directors. All changes must be approved by the Declarant prior to incorporation into these Standards.

**1.2.4 Variances**

The Standards have been created to implement the design goals for the Declarant and to reasonably protect the quality and character of the community. The Designated Committee and, where provided in the Standards or Article XII of the Declaration, the Association, will endeavor to interpret, implement, and enforce these Standards in a consistent, fair and reasonable manner throughout the community. The WARC retains all authority to interpret these Standards as they apply to each application, and also has the authority to grant variances from specific requirements based on site-specific conditions that may, in the sole discretion of the WARC, warrant such an exception or when granting a variance would result in a better design. What constitutes a “better design” will be determined in the sole discretion of the WARC. Unless otherwise noted herein, neither the Association nor the MC may grant variances without approval from the WARC until such time as the rights of the WARC have been transferred pursuant to Article XII and Article XVIII of the Declaration. No variance shall be granted if the variance request is determined to conflict with proffered conditions or County approved documents and plans.

**1.2.5 Design Standards not a warranty**

These Standards and the review activities of the WARC do not constitute a warranty to any Owner or group of Owners against any variance from these Standards occurring at any specific location in Wescott.

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**RESPONSIBILITY FOR  
OBTAINING APPROVALS**

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**1.3.1 Property owner is responsible for:**

- a) New Construction & Reconstruction. Each Builder shall adhere to all standards and guidelines, presented herein, and shall first obtain required approvals from the WARC prior to commencing clearing work or construction on any Lot in Wescott. Builders also shall be responsible for any additional required submittals during construction, as described herein, and shall notify the WARC when construction of each new home or reconstructed home is completed so that the WARC may conduct a final review and issue a Certificate of Compliance. Construction completion shall include all minimum yard and landscaping improvements as required in the Standards.
  
- b) Property Improvement. Each Owner is responsible for ensuring his or her Lot, as defined in Article I of the Declaration, is in compliance with these Standards. Any proposed improvements to be made to the Lot may affect compliance, and the Declaration requires that the Owner obtain approvals from the Designated Committee prior to making the improvements, in order to maintain compliance. This is true regardless of whether or not the work is being performed by the Owner directly, by a contractor, or by any other individual.

**1.3.2 Owner to comply with other laws and proffered conditions**

In addition to approvals from the Designated Committee, other approvals and permits, such as a building permit, may be required by the County. It is not the responsibility of the Association, the Declarant, or the WARC to provide notification of required permits nor to obtain any permits on behalf of an Owner, nor to provide any guarantees or waive any legal requirements for compliance with any state or County law, with the Declaration or with the Standards.

## ARTICLE 2

# Review Process

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### REVIEW PROCESS

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#### 2.1.1 Review meetings

All plans shall be reviewed at regular, scheduled meetings. Reviews are based on interpretation of the Declaration and these Standards as they read at the time of review as well as on the application submitted. The Designated Committee reserves the right to deny an application for plans which may have been previously approved. Review of all applications occurs without personal presentations by the applicant. If extenuating circumstances exist which would justify a variance from the Standards, the applicant may present this information in writing with the application. Submittals will be reviewed generally within 30 days of receipt by the Designated Committee of a complete application package including any required fees. If no response is received within 30 days after a submittal, the applicant shall contact the Designated Committee in writing to verify the application was received and request action on the submittal. If the application has been received and action is not taken promptly within 15 days following request for action, the application shall be deemed to be approved to the extent that it complies with all provisions of these Standards, and construction may begin. Action for this section shall mean any response provided in writing to the applicant, including but not limited to, "Conditionally Approved" or "Not Approved"

#### 2.1.2 Application deadlines

Applications to the WARC must be submitted no later than noon, three business days prior to the scheduled meeting day. If an independent MC is formed, that Committee may establish its own deadlines for submittals.

#### 2.1.3 Submittals complete and accurate

Submittals shall be complete, accurate, and include sufficient detail to adequately explain the entire design. All requested information on the application forms shall be furnished (see Appendix A). Submittals with insufficient explanation of a design, including all visible details, and submittals that are incomplete or inaccurate cannot be accepted. The Designated Committee may, at its discretion, accept plans that are marked and initialed with late changes. Once the application is approved, the applicant may be required to resubmit corrected and revised sheets.

All construction shall be completed in accordance with the application and the plans as approved. Any deviation from the approved plans shall be submitted and reviewed by the Designated Committee and given written approval prior to any construction. Applicants requesting design change approvals should consult with the Designated Committee to determine if additional plans and specifications are required.

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### APPROVALS, APPEAL PROCESS AND FINAL COMPLIANCE

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#### 2.2.1 Submittal status

An application is deemed to have been reviewed when notice is delivered to the applicant in writing. No verbal approvals or findings shall be given. The following 4 decisions may be rendered:

- a) **Preliminary Review:** This is a review of early design drawings to give the applicant direction as to what the concerns are likely to be regarding that design. Comments are given to the applicant but no approval to proceed is granted without a complete submittal in accordance with the requirements of the Standards. An application marked "Preliminary Review" is not approved for construction.

- b) **Conditionally Approved:** The application, as submitted, is approved for construction subject to the stated conditions in the approval letter being met.
- c) **Not Approved:** The application, as submitted, is not approved for construction. Reasons for the decision shall be given in writing. The Designated Committee may provide suggestions for revisions but is not obligated to provide design solutions. A "Not Approved" action requires a complete re-submittal by the applicant for review before any decision can be given.
- d) **Deferred:** The application, as submitted, is not approved for construction and additional information is required. This action requires submittal of the requested information only, and not a full re-submittal, before any approvals can be given.

### 2.2.2 Appeal process

In the event that an application is not approved and the applicant contends that the submittal was misinterpreted or that there were extenuating circumstances which qualify for an exception from requirements, the applicant may request, in writing, an appeal for a variance and approval in accordance with the following hierarchy of appeals. The Designated Committee may, in its sole discretion, request a personal meeting with the applicant to discuss the appeal.

Submittal	1st Appeal	2nd Appeal	3rd Appeal
WARC	WARC	Declarant*	N/A
MC	MC	WARC	Declarant*

\*If the rights of the WARC have been conveyed by the Declarant to the MC, this final appeal would be to the Wescott Board of Directors (the "Board") instead of the Declarant. The Board may establish its own procedures with regard to that appeal process.

### 2.2.3 Final compliance

A Certificate of Compliance is a written document from the WARC, certifying that the Builder has met all of the requirements under the Declaration and the Standards insofar as they pertain to New Construction. It is the responsibility of the Builder to request a Certificate of Compliance within 15 days after completing new construction. In the event that the WARC identifies any items not completed in accordance with the Standards or Declaration, the Builder shall complete repair of these items within 30 days and request another inspection. All improvements started prior to receipt of a Certificate of Compliance must be completed in order to receive a Certificate of Compliance.

**In the event that the subsequent owner closes on the lot prior to receipt of a Certificate of Compliance, it becomes the sole responsibility of the new owner to ensure compliance with the standards and declaration.**

Please Note: A Certificate of Compliance is different from a Certificate of Occupancy. A Certificate of Compliance is issued by the WARC, while the Certificate of Occupancy is issued by the County.

## ARTICLE 3

# General Requirements

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### GENERAL REQUIREMENTS

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#### 3.1.1 Construction schedule

Construction for all improvements shall commence within 6 months of the date of written approval and shall be completed within 1 year from the date of the approval. Approval for projects not started within 6 months of initial review shall expire and a new application package shall be required if the improvement is still desired. Construction of any improvements started prior to receipt of a Certificate of Compliance must be completed prior to receipt of a Certificate of Compliance from the WARC.

#### 3.1.2 Access to lots

Submission of an application to the Designated Committee will constitute permission from the Owner to the Designated Committee or its agents to have access to the Lot before, during and after construction for the purpose of reviewing the construction and assessing compliance with all approvals per the application.

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### SITE MANAGEMENT

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#### 3.2.1 Trash containment

During construction, trash shall be contained within trash corrals and removed daily. If trash is not removed daily, dumpsters shall be placed prior to the commencement of framing operations on any construction site, and shall be maintained until the trim-out operations are completed. Only in hardship cases approved

by the WARB may dumpsters be located in any street. All construction debris and all other trash (food and drink containers, wrappers, etc.) shall be disposed of in the dumpster and shall not be dumped on the job site, on other sites, or on Common Areas within the community.

#### 3.2.2 Hazardous and toxic waste

No petroleum based products or other potentially hazardous or toxic substances shall be disposed of on any Lot, in any storm drain, or in any drainage ditch, stream or pond within the properties.

#### 3.2.3 Portable toilets

During construction, every general contractor shall maintain portable toilets on construction sites. The toilets must be located on the Lot or job site, and may not be placed on the road. If the toilet must be located on the road due to hardships of the Lot, a variance may be granted by the Declarant. Single toilets may serve multiple sites as permitted by the County. Toilet doors shall face the interior of the site. Where a construction site borders a completed home, the toilet shall be at least 10' away from the adjacent Lot line.

#### 3.2.4 Construction entrances

Rock fill in construction driveways shall be maintained to prevent the carrying of soil into the street by construction vehicles. The builder shall immediately remove any soil deposited on Wescott roads by construction vehicles and shall be responsible for having the street area cleaned.

#### 3.2.5 Construction vehicle parking

Construction vehicles, trailers, and equipment may be parked on streets during construction hours only. Vehicles and equipment shall not be parked on streets overnight, nor on weekends or holidays without prior notification to and approval from the WARC Chairperson. In no instance may construction vehicles be parked such that through access along the street is precluded.

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## **SITE CLEARING**

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### **3.3.1 No clearing without approval**

No clearing or work of any kind shall commence on any Lot until architectural plans have been submitted and approved. Overall clearing and grading shall be in compliance with County approved documents and plans.

### **3.3.2 Tree preservation**

Trees of 5 inch caliper or greater located on the Lot shall not be removed without prior written approval except during emergency situations where trees are damaged or have been made imminently dangerous by wind storms or other natural occurrences. Generally such trees may be removed only if they are dead or diseased. This restriction shall not prevent the removal of trees necessary for the construction of improvements, driveways, drain fields, or drainage facilities. Any such tree removed may be required to be replaced with the same species, sized according to the Standards specified herein for such trees.

### **3.3.3 Wetlands and wetland buffers**

No structures of any kind, including but not limited to fences, play equipment and sheds, may be installed in wetlands or wetland buffers and no clearing, grubbing or redistribution of material within the preserved wetland area is permitted. Wetlands, where they exist in the community, shall remain in a natural undisturbed state except for those approved by the US Army Corps of Engineers, the Virginia Department of Environmental Control, Chesterfield County. ANY violation related to wetlands or wetland buffers is the sole responsibility of the offending party.

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## **GRADING AND EROSION CONTROL**

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### **3.4.1 Prevent erosion control during construction**

Compliance with applicable government regulations and code requirements in preventing silt runoff, including the installation and maintenance of erosion control devices as required by the County or Virginia State Code is required for the duration of construction. Any mud or silt runoff onto adjoining properties, Common Areas, sidewalks or streets shall be immediately stopped and residue removed.

### **3.4.2 Grading for drainage**

The site shall be graded to direct water away from all residences to prevent ponding, standing water or poorly drained areas. Final grading for drainage shall be in accordance with the construction plans for the community and all swales shown on the approved construction plan must be maintained.

- a) Topography shall not be altered in such a way as to redirect drainage across adjacent properties, nor shall it be altered in such a way as to result in water that would otherwise normally flow across the Lot being trapped on adjacent Lots. When possible, drainage shall be directed to the street or to the rear of the Lot.
- b) Concentrated drainage, such as from house gutters, shall not be piped onto, or directly toward adjacent Lots, Common Areas, or rights-of-way. Concentrated drainage shall be defined as any pipe or ground gutter outfall within 10' of an adjoining property line. Where possible, concentrated drainage should be piped directly into storm drains.

## ARTICLE 4

# Townhouse Development Standards

### GENERAL

#### 4.1.1 GENERAL GUIDELINES

Note: Building refers to two or more connected units.

Unit refers to the individual townhouse that when combined with other units create a building.

- a) All units shall have a minimum of 1,300 s.f. of finished floor area.
- b) There shall be no more than 6 units connected within one building.
- c) No two units directly adjacent to each other within each building shall have identical colors or elevations.
- d) No more than two identical units can be repeated in an adjacent building.
- e) No two buildings directly adjacent to each other side by side or directly across from each other shall have identical elevations.

### ROOF AND ROOF MATERIALS

#### 4.2.1 Materials

Roof materials shall be:

- a) Architecturally / dimensional asphalt
- b) Composition shingle with a 30-year warranty

- c) Pre-finished or real copper
- d) Standing seam metal

### WALLS

#### 4.3.1 Siding

A variety of siding materials shall be used in the façade of each building to provide additional architectural interest. Acceptable siding materials shall include:

- a) Brick
- b) Stone
- c) Composition
- d) Fiber cement board (i.e. hardiplank)
- e) Vinyl siding with a minimum of .044" nominal thickness as evidenced by manufacturer's printed literature
- f) Engineered Wood (e.g. LP Smartside)
- g) Horizontal Lap Siding manufactured from natural wood or cement fiber board.

**Dutch lap siding, plywood, or metal siding is not permitted.**

**Painted wood trim is not permitted.**

There shall be a minimum of two siding colors used on each individual unit, exclusive of trim, shutters and doors.

#### 4.3.2 Foundations

There shall be a minimum vertical height of 18 inches of brick, stone, or stone veneer above grade utilized on slab-on-grade foundations on all front and side facades to give the appearance of a crawl space.

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## DOORS

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### 4.4.1 Entry Door Material

- a) Wood
- b) Metal clad
- c) Wood veneer fiberglass

### 4.4.2 Entry Door Design

Door styles shall match the architecture of the home

All townhouses attached in a building shall have the same door style and color.

### 4.4.3 Storm/Screen Doors:

Single pane full-lite storms doors are permitted on front doors. Single pane storm doors must match either the color of the house trim or the color of the door that they cover.

Multiple pane full-lite storm doors will be reviewed on a case by case basis but in all cases must match the color of the door it covers.

Screen doors are not permitted on front doors. Screen doors on rear elevations must match either the color of the house trim or the color of the door that they cover.

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## GARAGES

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### 4.5.1 Garage Doors

A minimum of fifty percent (50%) of the townhouse units shall have a garage.

Any garage door visible from the street shall

use an upgraded garage door. An upgraded garage door is any door with a minimum of two of the following enhanced features:

- a. Windows
- b. Raised or Decorative Panels
- c. Arches
- d. Hinge straps or other architectural features on the exterior that enhances the entry (i.e. decorative lintels, shed roof overhangs, arches, columns, keystones, eyebrows, etc.)

**Flat panel garage doors are prohibited.**

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## SCREENED PORCHES & SUNROOMS

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### 4.6.1 General Information

- a) Enclosed porches (screened porched or sunrooms) shall be constructed of materials that are similar to or generally accepted as complementary to those of the residence. Framing shall be painted to match the trim of the house.
- b) Rear porches may be screened with insect screen. Screens shall be either bronze or charcoal. Side screened porches will be reviewed on a case by case basis when they are visible from the street or an amenitized common area.
- c) Where enclosed porches are flush to the existing grade, walls must be off-set from the exterior edge by a minimum of 3" to allow for yard maintenance. Alternative design solutions can be reviewed on a case by case basis.
- e) For porch additions, See Section 4.2.1 Roof and Roof Materials for roof material. Where porch roof material is the same as another roof material on the home, the colors of those materials must match.

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## DRIVEWAYS & WALKS

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### 4.7.1 Materials

The following materials are permitted for driveways and walkways:

- a) Unstained (grey) broom finished concrete

### 4.7.2 Driveways

Driveways and aprons shall be maintained free from excessive oil, mud and other stains.

- a) Design and Location
  - 1) Every improved Lot shall have a single paved driveway.
  - 2) Driveway extensions or parking pads are not permitted.
  - 3) Minimum width: Townhome – 12'
  - 4) Grass strips shall be provided to break the space between driveways of each townhome unit.
  - 5) If a variance is granted for the driveway width to be less than the stated minimum, notification of the initial purchaser by the initial builder, noting the less than optimum sizing, is required and must be signed by the purchaser and returned to the WARC for verification.

### 4.7.3 Front Walks

- a) **Design & Location**
  - 1) Front walks shall extend either from the front door to the driveway or if there is no driveway in front of the home, from the front door to the sidewalk in front of the home.
  - 2) Minimum width: 4'

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## OUTDOOR LIVING SPACES

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### 4.8.1 Patios and Outdoor Living Spaces

- a) Loose laid stone and gravel patios are not permitted.
- b) Patio Design & Location
  - 1) Patios shall be located behind the rear plane of the house.
  - 2) Screening may be required to mitigate the view of the patio from the road or neighboring properties.
- c) Outdoor Living Space Design & Location
  - 1) The color and material of all outdoor living spaces shall complement the home and be compatible with existing exterior improvements. Complements and compatible is at the discretion of the designated committee.
  - 2) Outdoor kitchens, fireplaces or fire pits built into or adjacent to patios must be located behind the mass of the house. See Section 4.1.10 for more detailed information.
  - 3) Outdoor fireplaces may be no taller than 12'.
  - 4) Sitting walls may be no taller than 2' including capstones.
  - 5) Walls (excluding sitting walls) surrounding courtyards or other hardscaped areas may be no taller than 42' in height at the highest point.
  - 6) Screening may be required to mitigate the view of the outdoor living space from the road or neighboring properties.

### 4.8.2 Decks

**a) Design**

- 1) Decks shall be supported on minimum 6 x 6 wood posts
- 2) Spaces between piers 2' above grade (to the bottom of the band board) and less than 8' above grade shall be enclosed with framed and finished lattice or other finished underpinning. Screening with landscaping alone is not permitted. Screening with lattice or other underpinning and landscaping is encouraged.

**b) Materials**

- 1) Pressure treated wood
- 2) Composite decking
- 3) If stained, deck stain color shall be consistent with the color of the home. In general only transparent or translucent stains in natural earth tones are permitted.

**c) Railings**

- 1) Handrails and railings shall be finished painted wood or metal railing with vertical pickets.
- 2) Handrails, railings, and pickets shall be stained or painted a color that matches the trim of the house.
- 3) Alternate upgraded railing styles that complement the contemporary style of the townhouses will be considered on a case by case basis

**d) Location**

- 1) Shall be primarily located behind the mass of the home and totally behind the rear plane of the home
- 2) No portion of the deck including the deck stairs, if applicable, may extend farther forward than the rear plane of the home.

### 4.8.3 Outdoor Kitchens

**a) Portable Grills**

Portable grills do not require approval but must remain behind the mass of the home or be otherwise concealed from view of neighboring properties when not in use.

**b) Outdoor Kitchens**

Outdoor kitchens shall be integrated into an overall deck or patio plan and must be located behind the rear mass of the home no closer than 5' to any property line. All pipes and wires necessary for operation of the Outdoor Kitchen must be reasonably concealed.

Outdoor Kitchens must be in colors and materials to complement the surrounding patio or deck and house. The backs of any kitchen cabinet or element that is visible from the street or neighboring property must be finished in a color and material similar to the house.

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## LANDSCAPING

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### 4.9.1 Boundaries of a yard

- a) Front Yard: the portion of the Lot between the road or sidewalk and the horizontal plane of the front of the home.
- b) Side Yard: the portion of the Lot located between the front and rear horizontal planes of the home.
- c) Corner Side Yard: the Side Yard(s) adjacent to an amenity or a street.
- d) Rear Yard: portion of the Lot between the horizontal plane of the rear of the home and the rear property line.

**4.9.2 Sod and irrigation**

- a) All disturbed portions of the Front, Side and Rear Yards, excluding planting beds, shall be irrigated and sodded with a drought resistant turf grass.

**4.9.3 Planting beds**

For planting requirements for fences on High Impact Lots please see Section 4.10.1 b 6.

**a) Design**

- 1) Foundation planting is required along the entire front façade of the house.
- 2) Foundation beds shall return down the full side of the house along the corner side yard and side adjacent to an amenity, common area or public street.
- 3) Minimum depth: 3’ from the house foundation to the edge of the bed.
- 4) House corners shall be visually softened with evergreen trees (6’-8’) or the height of the foundation, whichever is greater.
- 5) Planting beds shall contain a minimum of 50% evergreen material and include two or more of the following:

Plant Type	Example	Min. Size
Groundcover & Grasses	Periwinkle Liriope Pachysandra	2 1/4” Pots
Small Shrubs	Euonymus Helleri Holly Azalea Ligustrum	24”
Large Shrubs	Boxwood Pyracanta	2/3 height of foundation
Trees	Redbud Maples Oaks	6’ height

**b) Material and Maintenance**

- 1) Material
  - i) Hardwood shredded mulch (brown or black; red not permitted)
  - ii) Pine straw
  - iii) Landscape rocks, stones, pebbles (muted shades of brown or grey; white not permitted)
  - iv) Only one type of planting bed material/color may be used in the yard.
  - v) All other materials and colors shall be considered on a case-by-case basis.
- 2) Maintenance
  - i) Beds shall be bordered by a trenched edge at a minimum. See Section (c) below for additional edging options.
  - ii) Beds shall be kept weed free.
  - iii) In addition, pursuant to Article VI of the Declaration, maintenance of any landscaping modifications that have been approved (including modifications to the mulch bed) shall be the sole cost and responsibility of the Owner.

**c) Edging Material**

- 1) All edging materials shall be compatible with the color of the home unless otherwise indicated.
- 2) Stone
- 3) Solid brick
- 4) Landscape pavers
- 5) Steel landscape edging (black, brown or green)

- 6) Wood
- 7) Plastic and cinder-block edging are not permitted.
- 8) All other materials and colors shall be considered on a case-by-case basis.

**4.9.4 Gardens**

- a) Vegetable, herb and fruit gardens (including fruit trees) are restricted to 20% of the Rear Yard.
- b) Small seasonal animal barrier fences constructed of wood or wire in neutral tones are permitted and must be removed when the garden is no longer active.
- c) Vegetable climbing structures maximum height - 4'. Shall be made of wood or wire cages and must be removed when the garden is no longer active.
- d) Location
  - 1) Fenced Yards - located behind the rear plane of the home.
  - 2) Unfenced Yards - located behind the mass of the home.

**4.9.5 Trees**

- a) Supplemental trees shall be installed in accordance with the overall Landscape Plan approved by Chesterfield County.
- b) Minimum Size – 2 ½” caliper measured 6” above ground.

**Street tree program**

- 1) Installation
  - i) Size, species & location shall be solely determined by the Declarant.
  - ii) Tree shall be installed at the time of initial landscape installation for the Lot.

- iii) Declarant shall have the right, at its discretion, to plant more than one tree on a Lot as part of the Street Tree Program.

2) Warranty

- i) Each tree shall be under limited warranty through the first scheduled budding for the species.
- ii) Approval is required prior to removal or replacement unless removal is necessitated by emergency situations where the tree is damaged or has been made imminently dangerous by wind storms or other natural occurrences.

**4.9.6 Terracing and retaining walls**

- a) Retaining walls on street facing facades shall be constructed of brick or stone as appropriate to match the exterior materials on the front elevation of the house.
- b) Retaining walls not located on a street facing facade may be constructed of interlocking unit masonry or timber.
- c) All materials shall be compatible, determined by the designated committee, with the color of the home.
- d) All walls shall be constructed level and stepped as needed for changes in slope.

**FENCES**

**4.10.1 Townhouse yard fences**

**a) Materials and Color**

- 1) Material to match the party wall.
- 2) All fencing shall be white

**b) Design**

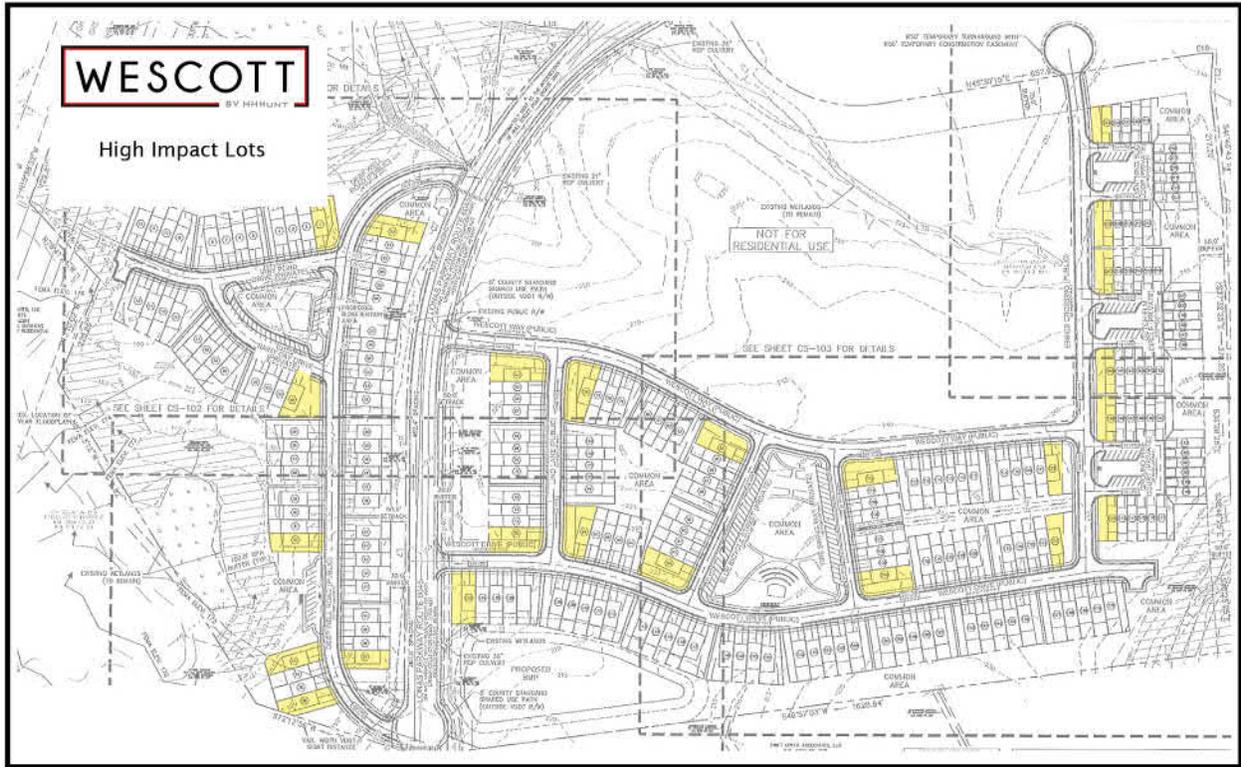
- 1) Finished side shall face out from the Lot being fenced.
- 2) Front Yard fences are not permitted.
- 3) Finished fence post tops or caps are required.
- 4) Maximum Height: 72" to highest point.



- 5) All fencing shall match the divider installed by the builder or a garden style (examples shown below)
- 6) Any fence that faces a street or amenitized common area is considered to be on a **High Impact Lot** (as shown on the map on the following page) and is required to have:
  - i. Evergreen shrubs, a minimum of 2' in height at time of planting, planted 3' from each other for the entire length of the fence. Increased spacing for larger evergreen shrubs can be considered on a case by case basis.
  - ii. Any fence over 25' in length should contain a minimum of two different plant types.
  - iii. The planting plan should be included with the fence application.
  - iv. Fences must be a minimum of 3' from the property line facing the street or amenitized common areas.

**c) Location**

- 1) Fences may be constructed up to, but not on property lines. For **High Impact Lots**, fences must be a minimum of 3' from the property line.
- 2) Fences cannot extend past the rear corner of the house.
- 3) Only one fence shall be constructed at the same location on any property line.
- 4) Fence must connect to the privacy screening installed by the builder.
- 5) Fencing in swales - Posts may not be installed in the middle of a swale. Pickets must remain a minimum of 2" above grade.
- 6) An irrigation consultant is required



to determine if any irrigation heads or lines need to be relocated. Any costs associated with relocation of irrigation lines or heads shall be the responsibility of the property owner who is making the modification. The cost of addressing the coverage issue shall be the responsibility of the property owner who installed the fence.

**4.10.2 Prohibited fence types**

- a) Only fences noted in 4.10.1 are allowed.

**4.10.3 Dog pens and runs**

**a) Material**

- 1) Vinyl
- 2) Color shall match yard yard fencing.

**b) Design**

- 1) Maximum width and height: 4'
- 2) Screening may be required to mitigate the view of the Dog Pen/ Run from the road or neighboring properties

**c) Location**

- 1) Must be located within the fenced area of rear yards.

## ARTICLE 5

# Condominium Development Standards

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### EXTERIOR FACADES

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#### 5.1.1 Siding

Acceptable siding materials shall include:

- a) Brick
- b) Stone
- c) Composition
- d) Fiber cement board (i.e. hardiplank)
- e) Vinyl Siding with a minimum of .044" nominal thickness as evidenced by manufacturer's printed literature
- f) Engineered Wood (e.g. LP Smartside)
- g) Horizontal Lap Siding manufactured from natural wood or cement fiber board.

**Dutch lap siding, plywood, or metal siding are not permitted.**

**Painted wood trim is not permitted**

#### 5.1.2 Foundation Treatment

There shall be a minimum vertical height of twenty-four inches (24") inches of brick, stone or stone veneer above grade utilized on slab-on-grade foundations on all front and side facades to give the appearance of a crawl space.

#### 5.1.3 Roof Materials

Roof materials shall be:

- a) Architecturally / dimensional asphalt
- b) Composition shingle with a 30-year warranty
- c) Pre-finished or real copper
- d) Standing seam metal

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### SITework & LANDSCAPING

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#### 5.2.1 Foundation Plantings

Foundation planting beds are required along the entire front facade of all buildings excluding stairs and walkways accessing porches and patios.

For buildings that are adjacent to public streets, foundation planting beds that extend one-third (1/3) of the length of the side elevation as measured from the front corner of the building are required.

Foundation planting beds shall:

- a) contain a minimum of fifty percent (50%) evergreens with one (1) shrub per three (3) linear feet of foundation planting bed.
- b) be a minimum of three feet (3') wide as measured from the unit foundation.
- c) building corners shall be visually softened with vertical accent shrubs (4' - 5' tall at the time of planting) or small evergreen trees (6'-8' tall at the time of planting)

### **5.2.2 Sod and Irrigation**

Sod and irrigation is required for front, side and rear yards of all buildings.

### **5.2.3 Walkways**

A minimum of a four (4') foot concrete walk shall be provided to the entrance of each building of units to connect to drives, sidewalks, street, or parking.

## ARTICLE 6

# Utilities, Electronics, Communications, and Lighting

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### UTILITY EQUIPMENT

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#### 6.1.1 Utility equipment

- a) Only standard residential heating and air conditioning equipment, generators, satellite dishes and equipment placed by utility providers is permitted.
- b) Utility meters are not permitted on the front façade of the home.
- c) Window or through-wall heating and air conditioning units are prohibited.
- e) All pipes, drains, electrical lines and other utility lines needed to operate the HVAC must be located within the home or installed such that they blend into the trim of the home.

#### 6.1.2 Generators

- a) Generators permanently installed and permanently affixed to the home and provided for emergency use are permitted on a case-by-case basis with regard to size.
- b) Generators shall be subject to the same screening requirements provided for other utility equipment in this Section.

#### 6.1.3 Screening

- a) Transformers and utility pedestals shall be screened with landscaping on all sides while ensuring access panels are accessible.

- b) Landscape screening shall consist of evergreen shrubs at least 36" high when planted.
- d) Alternate screening will be considered on a case-by-case basis.

#### 6.1.4 Other equipment

Mechanical equipment detached from the home, yard equipment and other similar items on or stored outside the home shall be located behind the mass of the home and located or screened so as to be reasonably concealed from view of neighboring Lots, streets and property located adjacent to the Lot. What constitutes "reasonably concealed" or "similar items" shall be in the sole discretion of the Designated Committee.

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### SATELLITE DISHES & ANTENNAS

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#### 6.2.1 Permitted Satellite Dishes and Antennas

No satellite dish or antenna in excess of one meter in diameter shall be allowed on a Lot. The design and location of all satellite dishes must be submitted for review. The following satellite dishes and antennas are permitted as required by the Federal Telecommunications Act:

- a) A satellite dish or an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services.
- b) A satellite dish or an antenna that is designed to receive video programming services via multi point distribution services, including multichannel, multi-point distribution services, instructional television fixed services and local multi point distribution services.
- c) A satellite dish or an antenna that is designed to receive television broadcast signals.

**6.2.2 Location**

- a) Antennas shall be located in the house attic unless it can be demonstrated that inadequate space exists in this location or that adequate reception is not feasible there.
- b) The following order shall be observed in determining location of satellite dishes:
  - 1) Mounted directly on the rear of the home, on a roof plane facing the rear, or on the back side of a chimney.
  - 2) Mounted on the ground in the Rear Yard.
  - 3) Mounted on a pole, an existing other structure, or a tree in the Rear Yard.

Should any of the above locations preclude an acceptable quality of reception, the dish may be mounted on the ground or on a pole in the Front Yard, or on the front plane of the home. In this case, documentation of lack of reception must be provided to the Designated Committee prior to installation.

**6.2.3 Appearance and screening**

Satellite dishes should be reasonably screened from view and any other Lot or Common Area such that will not interfere with reception but blends into the background against which it is mounted using one or both of the following methods:

- a) To the extent they do not comprise the signal reception, screen the satellite dish or antenna from view from the street with natural plantings, trees and shrubs.
- b) Use satellite dishes and antennas with a dark or muted color, or paint the antenna or satellite dish a muted color to blend with the background surface on which it is mounted or with the surrounding landscape.

**6.2.4 No additional regulation by the Association**

Under Federal law, satellite dishes and antennas that meet the requirements of this section may not be further regulated as to type or placement. Owners are encouraged to use care in the selection and placement of satellite dishes and antennas to preserve the appearance and character of the Wescott.

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**SOLAR PANELS**

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**6.3.1** Per Section 67-701 (A) of the Code of Virginia Covenants Restricting Solar Energy Collection Devices (“CRSECD”), no community association shall prohibit an Owner from installing or using solar energy collection devices. However, a community association may establish reasonable restrictions concerning the size, place, and manner of placement of such solar energy collection devices.

**6.3.2** Solar collectors that lie flat against a roof plane may be used upon approval of the exterior components by the Designated Committee.

**6.3.3** Should Section 67-701 of the CRSECD be amended in such a way as to render this Section in conflict, state code shall supersede this section.

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**SURVEILLANCE CAMERAS**

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**6.4.1** Cameras shall be mounted in such a location that they are not easily discernable from the street (i.e. eave mounted or flush mounted in the door frame or window well).

**6.4.2** Cameras shall be located such that surveillance is not directed to a location where a person would have a reasonable expectation of privacy.

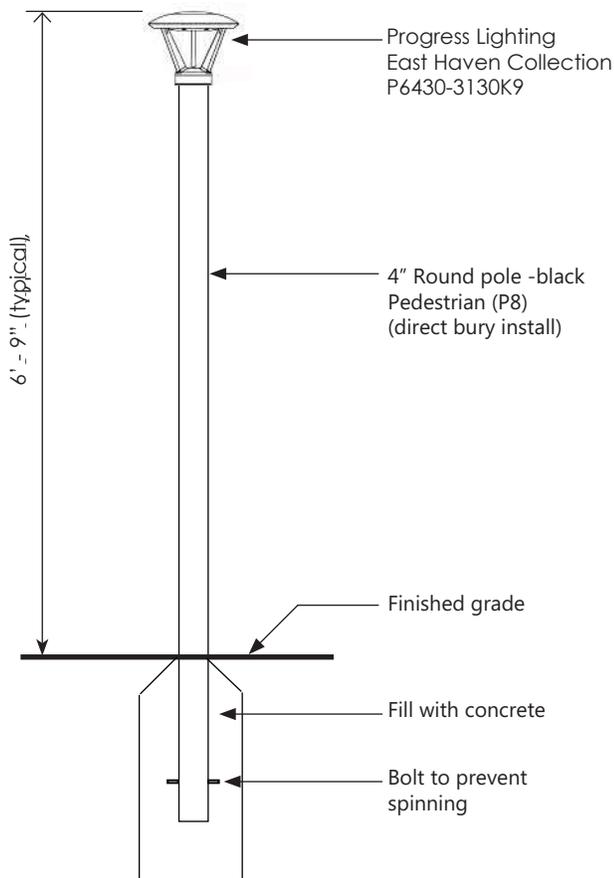
**6.4.3** Cameras and all fixtures associated with the camera shall be of a color to match the color of the material on which they are mounted (trim or siding).

**EXTERIOR LIGHTING & FIXTURES**

**6.5.1 Post Lamps**

- b) Must be located 2' from the back of the sidewalk and 3' from the side of the driveway.

- b) Shall be set in concrete.
- c) Must be hot-wired "photocell"; control switches are not permitted in the home.
- d) Only incandescent or socket fluorescent type fixtures are permitted.
- e) Bulbs to be Phillips 75-watt equivalent A19 LED Soft White.



**Specifications**

Progress Lighting - East Haven Collection  
P6430-3130K9  
Pole: Pedestrian (P8) - 96"

Bulbs to be Phillips 75 Watt  
equivalent A19 LED Soft White

Category: Outdoor

Finish: Black

Construction: Aluminum

Glass/Shade: NA

Mounting: Post top - fitter for  
4" post

Electrical: Pre-wired, 120v

**Post Light Detail**

Not to Scale

### 6.5.2 House mounted lighting

- a) Each home shall have exterior wall lights at the front door.
- b) Design shall be appropriate to the style of the house and compatible with the post lamp.
- c) Shall be submitted for review and approval as to location, style, color and design.

### 6.5.3 Facade architectural accent lighting

- a) Fixtures shall be concealed in landscape beds and, when possible, shall be placed between the home’s façade and landscaping.
- b) No more than one fixture for every 15’ of façade frontage will be permitted.
- c) Front façade floodlighting is prohibited except for Holiday Lighting. See Section 6.4.6 for restrictions on Holiday/Festival Lighting.
- e) Shall be submitted for review and approval of location & design prior to installation.

### 6.5.4 Landscape Lighting

- a) Landscape lighting fixtures may be utilized to illuminate landscaping, landscape beds, walkways, driveways, trees, decks, water features and patios.
- b) Light from landscape lighting must be directed completely within the Lot.
- c) Location
  - 1) All landscape lighting shall be incorporated into a landscape bed.
  - 2) Landscape lighting shall be placed so as to face directly at the object(s) being illuminated.
- d) Landscape lighting shall be submitted for review and approval of location & design prior to installation.

### 6.5.5 Floodlights

- a) In general, floodlights shall only be permitted in rear yards. Where floodlights are used in side or front yards, the flood lights must be on a motion sensor.
- b) Floodlights shall be eave-mounted or on the side trim and shall be located such that light is completely directed within the home’s lot area.
- c) Lighting fixtures shall be properly shielded to prevent visibility of the actual light source from the street.
- d) Floodlights shall be submitted for review and approval of location and design prior to installation.

### 6.5.6 Holiday / festival lighting

- a) Holiday/Festival Lighting may be displayed 2 months prior to and no more than 1 month after any commonly recognized holiday or festival.
- b) All Holiday/Festival Lighting is subject to regulations adopted by the WARC or the Wescott Board of Directors and may be prohibited or subjected to additional regulations.
- c) For Holiday/Festival Decoration guidelines, please refer to Section 8.3.5.

### 6.5.7 High intensity fixtures prohibited

High intensity house or pole mounted area or security lights are prohibited unless permitted by the WARC for special conditions. “High intensity” refers to ballasted light fixtures using high or low-pressure sodium, mercury vapor or metal halide lamps.

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## ARTICLE 7

# Outdoor Accessories and Improvements

### PLAY EQUIPMENT AND STRUCTURES

#### 7.1.1 Playsets and enclosed play structures (including, but not limited to: forts, tree houses, play houses)

- a) Main structure material**
  - 1) Wood
  - 2) Composite
- b) Accessory material**
  - 1) Metal
  - 2) Plastic
  - 3) Canvas/rope
- c) Design**
  - 1) Factory built, pre-finished equipment is preferred but not required
  - 2) Home-built play equipment shall be neat and orderly in appearance and finish
  - 3) Main structure shall be neutral or earth tone colors
  - 4) Accessory items may be bright accent colors
  - 5) Open structures maximum height: 12' to the peak of the solid structure
  - 6) Tented structure maximum height: 12' 6" to the peak of the tent
  - 7) Playset maximum length: 16'

- 8) Enclosed structure maximum height: 6' (floor to ceiling)
- 9) Enclosed structure maximum square footage: 36 sq. ft.
- 10) Additional screening may be required to mitigate the view of the play set from the road or neighboring properties.

#### d) Location

- 1) In rear yards only
- 2) 5' from all property lines
- 3) Treehouse maximum elevation: 15' off the ground

#### 7.1.2 Basketball goals

#### a) Material

- 1) Pole: Prefinished metal (black or neutral earth tone)
- 2) Backboard: Acrylic (grey, white or clear). Colored or patterned backboards are not permitted.

#### b) Design

- 1) Pole mounted (temporary or permanent) or house mounted
- 2) Additional screening may be required to mitigate the view of the basketball goal from the road or neighboring properties.

#### c) Location

- 1) Pole mounted
  - i) On the driveway, no further than 10' from the garage door.
  - ii) Behind the mass of the house no closer than 8' to any property line.
- 2) House mounted may be located only on the garage elevation of the home.

### 7.1.3 Trampolines

Trampolines shall be located behind the mass of the house, no closer than 5' to any property line. Additional screening may be required to mitigate the view of the trampoline from the road or neighboring properties.

### 7.1.4 Additional screening

Where additional screening is required, it shall consist of densely shaped evergreen shrubs or trees installed at a height of at least one third the height of the structure to provide a continuous screen.

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## HOT TUBS & SPAS

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### 7.2.1 Hot tubs and spas

- a) Permitted behind the mass of the home only.
- b) Screening required will be determined on a case by case basis at the discretion of the designated committee.
- c) Screening shall match the privacy fence or framed lattice in colors compatible with the color scheme of the home.

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## MAINTENANCE

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### 7.3.1 Maintenance

Any recreational equipment or structure that has fallen into disrepair shall be removed from the property by the Owner. The Association shall retain the authority to require removal of any recreational equipment or structure which it deems, in its sole discretion, to be in need of repair or maintenance. The Owner shall maintain any additional landscaping or other screening.

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## LANDSCAPE ACCESSORIES

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### 7.4.1 Flags and flagpoles

No flag or flagpole of any size, shape, or form, temporary or permanent, shall be permitted on the exterior of any portion of a Lot or improvement thereon, except as provided herein:

#### a) Flags mounted on houses

- 1) 1 house mounted pole may be attached to and extend from the façade by the front door of a home without prior written approval.
- 2) Pole maximum length: 6'
- 3) Maximum flag size: 4' x 6'
- 4) Written approval is required for multiple flag poles or for pole(s)/flag(s) exceeding the stated maximum sizes.

#### b) Vertical flagpoles (permanent and temporary)

- 1) Vertical flagpoles are not permitted in Front Yards.
- 2) Vertical flagpoles may be permitted in rear yards only, directly behind the mass of the house and no closer than 20' to any property line.
- 3) Maximum height: 15'
- 4) Maximum flag size: 4' x 6'
- 5) Maximum of 3 poles per yard
- 6) Written approval is required for all vertical flagpoles.

**c) Landscape Flags**

- 1) Permitted in Front Yards only if installed within a landscape bed or hung from an existing light post.
- 2) Landscape Flags may not impede pedestrian walkways or roadways.
- 3) Maximum post height - 3'
- 4) Maximum size - 12" x 18"
- 5) Maximum of 3 flags per yard
- 6) Larger flags may be permitted on a temporary basis only under the guidelines provided in Section 7.3.5 for holiday/festival decorations.

Outside of this stated approved guideline, the display of any flag or the installation of any necessary supporting structure(s) for any flag on or within the Properties, including on the exterior of any Lot or any improvement thereon within Wescott, is hereby expressly prohibited without prior written approval. For the purpose of this section, any flag or flagpole or necessary supporting structure for any flag on any portion of a Lot is deemed an "exterior alteration or modification of existing improvements" as contemplated by Article XII of the Declaration.

**7.4.2 Signs**

Except as noted below, all signs on Lots in Wescott, as well as lead-in signs and builder's or realtor's signs, shall be based on templates approved by the WARC and placement approved in writing.

**a) Construction Signs**

- 1) Only 1 sign shall be permitted per home for the identification of the Builder, architect, subcontractor and suppliers.
- 2) Sign design shall be based on templates approved by the WARC or the Declarant.
- 3) Maximum size – 3 sq. ft.

- 4) Must be permanently mounted on a suitable post.
- 5) Larger signs showing architectural renderings and similar information may also be installed only with prior approval from the WARC or Declarant.

**b) Initial "For Sale" Signs**

- 1) Defined as any "For Sale" signs posted during the New Construction process other than those posted by the Declarant.
- 2) Only 1 sign shall be permitted per home.
- 3) Sign shall be placed in Front Yard only.
- 4) Lead-in signs other than those placed by the Declarant are not permitted.
- 5) The WARC reserves the right to restrict the size, placement and design of any initial "For Sale" signage.

**c) Real Estate Signs**

- 1) Defined as any "For Sale" or "For Lease" sign installed after the New Construction process or installed by any entity other than the Declarant.
- 2) Only 1 sign shall be permitted per home.
- 3) Sign shall be placed in Front Yard or Corner Side Yard only.
- 4) Maximum size: 2' x 3'
- 5) Maximum height: 5' from the ground to the highest point.

**d) Election Signs**

- 1) Signs may be for elections of offices in the United States of America, the Commonwealth of Virginia or Chesterfield County.

- 2) A maximum of 1 political sign is permitted at any one time.
- 3) May be installed no earlier than 30 days prior to the date of the election and must be removed within 48 hours after the date of the election.
- 4) May be installed in Front Yard or Corner Side Yard only.
- 5) Maximum size: 2' x 3'
- 6) Maximum height: 3' from the ground to the highest point.

**e) Residential Identification Signs**

- 1) 1 residential identification sign is permitted to be attached to the façade of the home without prior written approval.

**f) Security Signs**

- 1) One security sign is permitted at each door.
- 2) Sign must be located in landscape bed near the door.
- 3) Signs are not permitted in windows or in planting beds located near the street.
- 4) Maximum size – 10.5" x 8"

No other signs of any kind shall be erected or displayed within the Properties, including the Common Areas, and including any Lot if visible from outside the Lot, without the written consent of the WARC, or MC if the WARC does not exist, except entry and directional signs installed by the Declarant or the Association.

**7.4.3 Small landscape accessories**

Small landscape accessories include but are not limited to bird feeders, plant hangers, flower pots, bird globes, statues, landscape flags, welcome signs, decorative objects, etc.

- a) Maximum height: 3'

- b) May be located no farther than 5' from the front façade of the home.
- c) A maximum of 3 small landscape accessories are permitted in the front yard without prior approval.
- d) For corner Lots, a total of 5 small landscape accessories are permitted in the front yard and corner side yard (inclusive).
- e) The Association reserves the right to require removal of any small landscape accessory which it deems, in its sole discretion, to be distasteful. What is considered "distasteful" shall be in the sole discretion of the Board of Directors of the Association.

**7.4.4 Large landscape accessories**

Including but not limited to benches, arbors, trellises, pergolas, fountains, permanent barbecues, statues, chimineas, decorative objects, etc.

- a) Shall mean any landscape accessory taller than 3' in height.
- b) Must be located behind the mass of the home (excluding rain barrels, cisterns and other water conservation devices).
- c) Large landscape accessories that are part of an overall landscape plan may be permitted in front yards or corner side yards on a case-by-case basis.
- d) Additional screening may be required to mitigate the view of large landscape accessories from the road or neighboring properties.
- e) Must be submitted and approved as to size, location, design & materials prior to installation.

**7.4.5 Holiday / Festival decorations**

- a) Holiday/Festival Decorations may be displayed 2 months prior to and no more than 1 month after any commonly recognized holiday or festival.

- b) All Holiday/Festival decorations are subject to regulations adopted by the WARC or the Wescott Board of Directors and may be prohibited or subjected to additional regulations.
- c) For Holiday/Festival Lighting guidelines, please refer to Section 5.4.6.

be removed by October 15th of the same year.

- iii) Larger temporary shade structures may remain on the lot for no more than 4 days.
- iv) When not in use, temporary shade structures are to be stored so as not to be visible from the road, amenities or neighboring properties.
- v) All temporary shade structures must be submitted for approval. A new application must be submitted for review any time the the structure changes (size, location, material or type).

**7.4.6 Shade structures**

a) **Temporary shade structures:** Defined as an accessory structure, which may be attached to the home or freestanding, that provides cover or shade, lacks a permanent foundation, is assembled with non-permanent fasteners and is foldable or collapsible. Table umbrellas are not considered temporary shade structures and are permitted on rear patio tables.

**1) Material**

- i) Poles: wood or metal
- ii) Cover: canvas or other outdoor fabric

**2) Design**

- i) Poles and cover shall be a solid muted color.
- ii) Maximum size: 10% of the rear yard
- iii) Maximum height: 12'
- iv) Larger temporary shade structures may be permitted on a case-by-case basis by the designated committee. See Section 8.3.7(a3.iii) for permitted time frame.

**3) Location and Timeframe**

- i) Must be located behind the mass of the house.
- ii) Standard temporary shade structures may be erected no earlier than April 15th and must

b) **Permanent shade structures:** Defined as an accessory structure, which may be attached to the home or freestanding, that provides cover or shade and has a permanent foundation, is assembled with permanent fasteners and is not foldable or collapsible. For awnings, refer to Section 7.3.8(c)

**1) Material**

- i) Poles: wood or metal
- ii) Cover: canvas or other outdoor fabric.

**2) Design**

- i) Poles and cover shall be a solid muted color.
- ii) Maximum height: 12'
- iii) Larger permanent shade structures may be allowed on case-by-case basis.

**3) Location**

- i) Must be located behind the mass of the house.

- ii) Must be constructed on a deck or patio.

**c) Awnings, trellises and pergolas**

**1) Materials**

- i) Trellises and pergolas: pressure/salt treated wood, composite, vinyl, powder coated metal.
- ii) Awnings: Canvas or other durable outdoor fabric.

**2) Design**

- i) Poles and cover shall be a solid muted color.
- ii) Awnings, pergolas and trellises shall be compatible with the architectural style, character and color of the house.

**3) Location**

- i) Not permitted on the front façade of the home.
- ii) Awnings are not permitted in Corner Side Yards.

**7.4.7 Clotheslines**

**a) Design**

- 1) Only retractable clotheslines are permitted.
- 2) Clothesline must be retracted when not in use.

**b) Location**

- 1. Must be located behind the house.

**7.4.8 Ponds and water features**

Includes ponds, waterfalls, fountains or other decorative water features.

**a) Location**

- 1. Permitted in rear yards only.

2. Other locations may be considered on a case-by-case basis if the pond or water feature is included in an overall landscape plan.

**b) Screening**

1. Additional screening may be required to mitigate the view of the pond or water feature from the road, amenities or neighboring properties.

**ACCESSORY BUILDINGS**

**7.5.1 Materials**

- a) Materials and colors shall match the main house.
- b) Matching colors on dissimilar materials is not permitted.
- c) Accessory buildings constructed of plastic or entirely of vinyl are not permitted.

**7.5.2 Design**

- a) Accessory buildings shall match the main house or be specially designed to complement the architectural style of the main house.
- b) Roof styles and slopes shall be similar to that of the main house.
- c) Architectural elements shall be similar in style to the same elements on the house.
- d) Building shall be set level and plumb (slab on grade or on skids).
- e) Any space greater than 12" that is visible beneath the accessory building shall be concealed with lattice or plantings.
- f) Additional screening may be required to mitigate the view of the accessory buildings from the road or neighboring properties.

- g) Accessory building maximum sizes
  - 1) Maximum floor area: 120 sq. ft.
  - 2) Maximum interior height: 8'  
(exclusive of sloped roof height)

### 7.5.3 Location

- a) Permitted in rear yards only.
- b) Must be located a minimum of 5' from any property line.

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# APPENDIX

## Forms and Applications



# Wescott

11237 Nuckols Rd  
Glen Allen, VA 23059  
(804) 762-4800

## NEW CONSTRUCTION APPLICATION

Date Received: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_

### 1. PROPERTY INFORMATION

BLOCK: \_\_\_\_\_ LOT #: \_\_\_\_\_

ADDRESS OF LOT: \_\_\_\_\_

PLAN NAME: \_\_\_\_\_

### APPLICATION FEE

PRELIM. REVIEW: \$200

SUBSEQUENT REVIEWS: \$100

per Building

Check #: \_\_\_\_\_

Amount: \$ \_\_\_\_\_

### 2. APPLICANT: SUBMIT ELECTRONICALLY

APPLICANT NAME: \_\_\_\_\_

CONTACT NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

\_\_\_\_\_

E-MAIL: \_\_\_\_\_

BUILDER (if different from applicant): \_\_\_\_\_

### 3. HOUSE INFORMATION

Finished Floor Area: \_\_\_\_\_ sq. ft.

HEAT: Electric ( ) Gas ( ) Both ( )

#### PROPOSED MATERIALS:

DRIVEWAY: \_\_\_\_\_

FOUNDATION: \_\_\_\_\_

FRONT: \_\_\_\_\_

SIDES: \_\_\_\_\_

REAR: \_\_\_\_\_

ROOF: \_\_\_\_\_

REAR DECK: \_\_\_\_\_

DECK RAILINGS: \_\_\_\_\_

PATIO: \_\_\_\_\_

ACCENTS: \_\_\_\_\_

#### THE FOLLOWING ITEMS MUST BE SUBMITTED ELECTRONICALLY WITH THIS APPLICATION:

1. **One (1)** copy of site plan (1" = 30') including tree preservation information. Indicate finish driveway and walkway materials on plan. HVAC and Trash to be shown on plan.
2. **One (1)** copy of architectural plans & elevations. Indicate total finished floor area for each floor on plans. Also indicate foundation, chimney, siding, brick and roofing materials.
3. Payment fee for review of plans.

Optional: Application for approval of landscape plan (provides for free landscape review) if submitted, separately, fee is \$25.00.

ARCHITECTURAL PLAN REVIEW IS FOR COMPLIANCE WITH WESCOTT COVENANTS AND DESIGN GUIDELINES ONLY. APPROVAL DOES NOT RELIEVE THE APPLICANT OF RESPONSIBILITY FOR OBTAINING ALL OTHER NECESSARY PERMITS AND COMPLIANCE WITH APPLICABLE ZONING AND BUILDING CODES.

#### DO NOT WRITE BELOW:

WARC ACTION: PRELIMINARY REVIEW: ( ) CONDITIONAL APPROVAL: ( )

NOT-APPROVED, RE-SUBMIT: ( ) INCOMPLETE, RE-SUBMIT: ( )

SIGNED FOR WAR: \_\_\_\_\_ DATE: \_\_\_\_\_



**Wescott**  
 11237 Nuckols Rd  
 Glen Allen, VA 23059  
 (804) 762-4800

**COLOR APPLICATION**

Date Received: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_

**1. PROPERTY INFORMATION**

BLOCK: \_\_\_\_\_ LOT #: \_\_\_\_\_

ADDRESS OF LOT: \_\_\_\_\_

**APPLICATION FEE**

First Time Review Fee: No Charge

Subsequent Reviews: \$25

Check #: \_\_\_\_\_

Amount: \$ \_\_\_\_\_

**2. APPLICANT**

BUILDER NAME: \_\_\_\_\_

CONTACT NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**3. REQUESTED COLORS: SUBMIT ELECTRONICALLY**

	Manufacturer	Color	Paint	Stain	Vinyl	Other
SIDING:	_____	_____	( )	( )	( )	( )
SHAKE SIDING:	_____	_____	( )	( )	( )	( )
B&B	_____	_____	( )	( )	( )	( )
TRIM:	_____	_____	( )	( )	( )	( )
CORNER BOARD:	_____	_____	( )	( )	( )	( )
COLUMNS:	_____	_____	( )	( )	( )	( )
BANDBOARD	_____	_____	( )	( )	( )	( )
GUTTERS:	_____	_____	( )	( )	( )	( )
SHUTTERS:	_____	_____	( )	( )	( )	( )
FRONT DOOR:	_____	_____	( )	( )	( )	( )
GARAGE DOOR:	_____	_____	( )	( )	( )	( )
WINDOWS:	_____	_____	( )	( )	( )	( )
MAIN ROOF:	_____	_____	( )	( )	( )	( )
SECONDARY ROOF:	_____	_____	( )	( )	( )	( )
BRICK:	_____	_____	Sample to be provided if requested			
MORTAR:	_____	_____				
STONE:	_____	_____	Sample to be provided if requested			
DECK RAILINGS:	_____	_____				
OTHER:	_____	_____				

**DO NOT WRITE BELOW:**

WARC ACTION: PRELIMINARY REVIEW: ( ) APPROVED: ( )  
 NOT-APPROVED, RE-SUBMIT: ( ) INCOMPLETE, RE-SUBMIT: ( )

SIGNED FOR WARC: \_\_\_\_\_

DATE: \_\_\_\_\_



### Wescott

11237 Nuckols Rd  
Glen Allen, VA 23059  
(804) 762-4800

### LANDSCAPE

Date Received: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_

#### 1. PROPERTY INFORMATION

SECTION: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT #: \_\_\_\_\_

ADDRESS OF LOT: \_\_\_\_\_

PLAN NAME: \_\_\_\_\_

#### APPLICATION FEE

First Time Review Fee: No Charge

Subsequent Reviews: \$25

Check #: \_\_\_\_\_

Amount: \$ \_\_\_\_\_

#### 2. APPLICANT

BUILDER NAME: \_\_\_\_\_ CONTACT NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

\_\_\_\_\_ EMAIL: \_\_\_\_\_

LANDSCAPE CONTRACTOR: \_\_\_\_\_

#### THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION:

1. **Copies** of your landscape plan should be submitted in same scale as site plan in accordance with Wescott Design Standards, including location of all planting areas and major plants, species names, sizes, heights, trash enclosure information, and other pertinent information. Show all other site improvements including house, driveway, decks, walks, post lamp, landscape lighting, proposed fences or other structures.
2. **Copies** of your irrigation plan (if not shown on Landscape Plan) in accordance with Wescott Design Standards.

#### DO NOT WRITE BELOW:

WARC ACTION: PRELIMINARY REVIEW: ( ) CONDITIONAL APPROVAL: ( )  
NOT-APPROVED, RE-SUBMIT: ( ) INCOMPLETE, RE-SUBMIT: ( )

SIGNED FOR WAR: \_\_\_\_\_ DATE: \_\_\_\_\_



**Wescott HOA**  
 11237 Nuckols Road  
 Glen Allen, VA 23059  
 Phone: 804-762-0038  
 Fax: 804-762-9769

## Modifications Application

**Please refer to the Design Review Standards  
 prior to submittal.**

New Application for MC	<input type="checkbox"/>	Re-Submittal to MC	<input type="checkbox"/>	MC Recommended to WARC	<input type="checkbox"/>
New Application for WARC	<input type="checkbox"/>	Re-Submittal to WARC	<input type="checkbox"/>	Resident Appeal to WARC	<input type="checkbox"/>

*This section is for office use only:*

Conditional Approval: _____	Assigned to Follow-Up: _____
Variance Granted: _____	Not Approved: _____
Deferred for Additional Information: _____	Additional Information Needed: _____

**Please fill out completely and make sure that all proper documentation, materials, etc. are included with the application, otherwise, the application will be deemed incomplete.**

Applicant Name: _____	Contact Phone #: _____
Address: _____	Email: _____
Do you currently own the lot: Yes <input type="checkbox"/> No <input type="checkbox"/> Lot #: _____	Adjacent to Common Area? Yes <input type="checkbox"/> No <input type="checkbox"/>

**DESCRIPTION OF REQUEST:** Please check the appropriate box and include any specifications/explanations with the application.

Addition  
  Landscaping  
  Solar Panels  
  Patio  
  Storm Door  
  Accessory Building  
  Play Structure  
 Landscape Accessory  
  Fence  
  Screened Porch  
  Deck  
  Other: \_\_\_\_\_

**REQUIRED: Submittal may not be reviewed unless all information is included for your request:**

- Application (required)**
- Plat / Survey of Property (required):** The plat should include all improvements to the property including, but not limited to, structures, driveways and walks, decks and patios, easements, and setbacks.
- Site Plan of Improvements (required):** Identify the location of the proposed improvements and actual dimensions in relation to the existing structures, driveways, setbacks, easements, etc. Photographs of the site are usually beneficial.
- Specifications (required):** Provide detailed drawings, specifications and/or photos of the proposed improvement. List all materials, dimensions, types & colors. Provide material samples as applicable (color chip, type of rock, photos).
- Architectural Plan (if applicable):** When additions are being proposed, identify square footage, front, sides and rear elevations, color selection, and special details.
- Landscape Plan (if applicable):** Identify location of Landscape Improvements, property lines, existing walls and fences, landscape materials (sod, tree, shrub and ground cover types), irrigation and lighting (if applicable), utility easements, north arrow and scale. (A Landscaping Plan is required for any landscape improvements other than for maintenance purposes.)

**I do, by my signature, understand and agree to the following:**

- 1) The Wescott HOA has encouraged me to review these plans with the adjacent owners to our lot as a courtesy.
- 2) It is the sole responsibility of the owner to obtain all county permits.
- 3) That all County codes supersede any approvals given and are the sole responsibility of the owner to research.
- 4) That I assume total responsibility for the upkeep and maintenance of all modification(s) made in the area. I also acknowledge that obtaining insurance for the improvement is my responsibility.
5. That the modification(s) will in no way hinder yard care.
6. The Wescott HOA reserves the right to require removal or repair of the modification at my own expense if 1) the modification is not constructed or installed as per the specifications submitted for approval with this form; or 2) the modification is not maintained in a safe condition; or 3) the modification is not maintained in keeping with the surrounding structures and is not satisfactory to the Modifications Committee.
- 7) I certify that I have read and agree to follow the rules and regulations pertaining to architectural control and review.
- 8) There is no obligation on the part of the Applicant to ever start this modification. However, if Applicant does not start construction within six (6) months, approval will automatically be revoked without prior notice from the Association. Time extensions may be granted upon written receipt, at the discretion of the Association. When extensions are not granted, the application must be resubmitted for review.
- 9) This document will become part of the owner's homeowner file and will inure to any succeeding owners. Owner is encouraged to include disclosure of this document to any subsequent purchasers
- 10) For any fence installation, the property owner is required to consult with the irrigation company in order to determine if any irrigation heads or lines need to be relocated. Any costs associated with relocation of irrigation lines or heads will be the responsibility of the property owner who is making the modification. This is because the fence installation may interfere with the watering of either common area or private property grass and it is generally less costly to address any relocation prior to fence installation. Please note that if the fence is installed and a coverage issue is later discovered, the cost of addressing the coverage issue will become the responsibility of the property owner who installed the fence.

\_\_\_\_\_ Date \_\_\_\_\_ Applicant / Owner Signature

**DO NOT WRITE BELOW:** For Committee Use Only

_____ Date Received by HOA Staff	_____ Date Reviewed by MC	_____ Follow-Up-Date	_____ Initial
_____ Date Received by WARC	_____ Received by	_____ Date Reviewed by WARC	_____ Date Letter was sent



Approved March 1, 2020

Revised March 31, 2020:      Revise Section 4.1.1 and 4.3.1 to clarify language on siding. Remove language on trash enclosures.

Revised May 29, 2021        Revised fencing for Townhouses, added section on enclosed porches, decks, outdoor kitchens, and doors.

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