

FONTANA ARCHITECTURAL DESIGN GUIDELINES

Fontana has been planned to be a distinctive and unique community in the Charlottesville area. Only the best architecture, design and landscaping features will be approved in order to create a context in which individual tastes will not be sacrificed, but blended in such a way that overall property values are protected. To accomplish these goals, the following guidelines and protective restrictions have been established.

I. DESIGN PHILOSOPHY

At Fontana, to create a living environment that enhances the rich, historical character of the property and preserves a sense of identity and community, the design process for individual houses shall integrate building forms which are carefully planned additions to the natural setting. Careful siting, selection of colors and materials, and design considerations that extend beyond the building walls to include the entire home site shall create the most pleasing community possible.

Generally, the relationship of the house to the street shall be considered less important than other considerations such as views, topography, trees, and relationship to adjacent houses. It is not important that the house be parallel to the street as it is for the house to be fitted naturally into the site, taking advantage of views and unique vegetation while minimizing the impact on the common space or the adjoining property. Every effort shall be made not to repeat or replicate a house within a neighborhood street without exterior adjustments to create a new identity.

Landscaping in a manner that strongly "connects" the house to its natural setting, siting houses so they are staggered in relation to one another and careful selection of colors are some of the most important considerations used to achieve a pleasant "streetscape". The most effective streetscape, therefore, is one in which the houses are sited and landscaped in a way that they blend together and yet still display the uniqueness of the individual house designs.

II. ARCHITECTURAL RESTRICTIONS

These rules and regulation govern the use and maintenance of individually owned property of members of Fontana Owners Association, Inc. (herein referred to as "Association"), the Common Areas administered by the Association, and the numbered residential lots owned by the developer.

These restrictions and regulations are effective as of June 19, 1998, and are adopted by the Architectural Review Board as its general policy pursuant to authority set forth in Fontana covenants and Restrictions (The "Declaration"). The following restrictions and regulations will remain in force until such time as the Architectural Review Board shall amend, replace, or terminate them.

Whenever an owner proposes to build on a home site, or alter the exterior of any improvement, including landscaping, fencing and recreational improvements, the owner shall follow the procedures and restrictions as set forth in the Declaration. The Architectural Review Board must grant approval and, if applicable, a building permit must be obtained from the appropriate County Building Official before any construction commences including the alteration of any landscape.

III. ARCHITECTURAL REVIEW BOARD

In order to implement the design philosophy of Fontana, an Architectural Review Board ("ARB") has been established. Its purpose is to provide guidance for property owners and assist them in recognizing the unique opportunities of their individual sites, while at the same time recognizing the similar rights of the adjoining property owners.

The ARB will review all landscaping, structures, improvements and/or additions or modifications. The Declaration contains restrictions affecting each owner and the use of his site. The ARB will adhere to the Declaration. It is important to note that any building, alteration or addition, including fencing and recreational improvements, must be approved by the ARB.

IV. DESIGN REVIEW PROCEDURES

Whenever an owner proposes to build on his home site, add onto or alter the exterior of any improvement already constructed on his site, he shall follow the procedure set forth in the Declaration. Approval must be granted by the ARB, and where required by ordinance, a building permit must be obtained from the County before any construction commences.

THE REVIEW PROCESS IS AS FOLLOWS:

1. Preliminary Review: The ARB will review sketches or preliminary drawings of the site plan, floor plan, and front elevation to provide the owner conceptual approval prior to having building permit ready working drawings prepared. The ARB, upon their review, will notify the owner of their opinion.

2. House, driveway, and improvements must be staked on the site.

3. Final Plan Review: A check for \$150.00, two (2) sets of building permit ready working drawings must be submitted to the ARB and shall include the following:

A. Site Plan Information:

(all information must be submitted at a scale of 1" = 20').

- (a) North arrow;
- (b) Accurate boundary information including lot size;
- (c) Building setback lines;
- (d) Topographic contour lines at 2' intervals;
- (e) Accurate building footprint including proposed decks, porches, stoops, or other detached secondary structures such as storage buildings etc.
- (f) Accurate "hardscape" information including driveways, parking areas, walkways, and on-site storm water drainage (NOTE: where needed, standard CMP road pipes must be a minimum of 15" x 24' -0")
- (g) Landscaping plan
- (h) Indicate all existing utility easements and planned connections for water and sewer service.
- (i) Copy of plat approved by local jurisdiction.
- (j) Approx. location of preexisting houses on adjoining properties.

B. House Plan Information

- (a) Floor plans;
- (b) House Elevations at 1/4" = 1'-0" scale with notes indicating all exterior finishes and materials, and with all accurate grade lines shown;
- (c) One wall section at 3/4" = 1'-0" scale fully noted
- (d) Indicate location for HVAC unit, electric, and gas hookups.

Final approval will not be granted until plans are submitted specifying exterior textures, including siding and/or brick, stone or drivet, roofing material, foundation facing material, windows, and doors. Colors may be submitted at this time or later, but must be submitted and approved prior to application.

4. After reviewing the properly submitted plans, the ARB will return one copy to the owner with comments and maintain the other for its files. Approval to build, additional information, or

required modifications will be made in writing by the ARB within ten (10) days after submittal.

5. Two inspections and approvals by the ARB are required:

A. Stakeout Review

A member of the ARB or its designated representative will accompany the owner or builder to the site to review the stakeout and approve the flagging for clearing. Each corner of the house should be clearly marked by a stake and the entire clearing (including the driveway) should be defined with flagging tape. Any other clearing (for views, etc.) should also be clearly marked; Fontana Owners Association Declarations do not allow removal of any tree with a diameter greater than one and one half inches without prior approval of the ARB unless it is within ten feet of the footprint of the house.

B. Final compliance

The exterior of the house must be built in conformance with the plans submitted. Approved colors, proper treatment of driveways, provisions for service areas and other requirements of these restrictions must be complied with before a final Certificate of Compliance will be issued by the ARB.

6. Any additions or alterations to approved plans must be submitted to the ARB for consideration before changes are put into effect.

7. Actual exterior construction must comply exactly with approved plans and specifications. Final cleanup must be finished prior to receipt of a Certificate of Compliance and final landscaping must be completed upon completion of the residence, with allowances made for inclement weather.

V. DESIGN CRITERIA AND RECOMMENDATIONS

The following information and recommendations are offered to property owners and their architects or designers as a planning guide for use during the design process. The ARB will base its decisions on these considerations. Exceptions will be granted only where strict adherence would result in an extreme hardship.

In general, the desire is to create building forms, which are harmonious with the landscape.

Carefully selecting materials, colors, and finishing will contribute to the overall appearance of Fontana. As Fontana grows, the relationship of each residence to its neighbors becomes

increasingly important and will be a prime consideration in the design process.

SITING:

Houses will be blended into the natural landscape by careful siting so that they fit the natural contour of the land, maximize views, maintain a harmonious relationship among structures and preserve existing natural vegetation and topography. The existing terrain shall be left undisturbed wherever possible to preserve natural vegetation. Particular care should be taken to preserve ground cover so that the likelihood of soil erosion is minimized. General clearing of the site is not permitted. All disturbed areas must be restored with bark mulch, grass or ground cover. Site clearing must be labeled on the site plan and landscaping plans indicated in writing.

DESIGN:

Massing of various elements, such as garages and chimneys, proportions of windows in the relationship to solid walls, finishes, colors, roof pitch, and other important design elements must be carefully considered. The following list highlights specific restrictions, which will be rigidly enforced in Fontana in order to implement the concept outlined above.

ACCESS, PARKING AND WALLS:

Driveways should be considered from the standpoint of safety access upon the main road and ease of grade, minimizing the amount of required clearing. A driveway with more than one (1) curb cut on a single lot will not be permitted other than in an extreme case scenario.

Standard CMP road pipes (minimum 15" x 24') must be installed where needed at driveway entrance before site excavation begins. Driveway culverts may not be needed in all locations. It is recommended to contact the developer/or his representative as to whether or not your lot will need a culvert and, if so, where the most appropriate location would be.

Rear entry garages will be discouraged, and only considered for approval on case by case situations. Front loading garages are permissible. Where there is sufficient space available, a side-loading garage will be permissible. Driveways and parking areas must be asphalt.

FOUNDATIONS & RETAINING WALLS:

The owner and builder should strive to minimize exposed foundation walls and retaining walls. Exposed foundations shall be covered with same siding as the house (siding material shall be installed 8" to 12" within final grade), or brick, or stone, or stucco. All foundation coverings/treatments should compliment other exterior materials. Uncovered concrete, plain or parged blocks are unacceptable. Where retaining walls are required, use modular rough-textured gravity masonry units with earth tone colors, or same materials as foundation walls.

EXTERIOR MATERIALS:

In order to create a harmony on the site it is suggested that vinyl, hardboard, brick, stone, or stucco be used as an exterior finish. Other exterior materials may be considered by the ARB depending on the particular specifications.

Metal windows and doors must be of a painted or baked enamel finish. No natural metal finish such as aluminum finish windows, storm windows or doors are to be used.

ROOFING:

Roof pitches must be 8/12 or greater on the main portion of the house. Any exceptions must be approved by the ARB.

Asphalt or fiberglass multi-dimensional shingles must be rated at a 25-year minimum. Roof colors must be approved by the ARB. Light roof colors will be discouraged.

EXTERIOR LIGHTING:

Ground level landscape lighting is acceptable. Overhead lighting, if desired, should be created by post lamps, flood lights mounted on the exterior of the house or tree lighting. Night landscape lighting is permitted; however, as in every area, the impact of lighting on adjacent properties is considered by the ARB.

LANDSCAPING:

Preserving the existing terrain, using native vegetation and minimizing disturbance of the natural setting should be focal points for landscaping. All houses must incorporate a minimum landscape plan, which is to be reviewed by the ARB.

Minimum Requirements:

- 1-Seed and straw on all disturbed areas.
- 2-(2) each 6' to 8' tall flowering trees.

- 3-(2) each 2' to 2.5' tall evergreens.
- 4-(14) each 1.5' to 2.5' medium evergreen shrubs.
- 5-(6) each 1.5' to 2' tall medium flowering shrubs.

SPECIFIC REQUIREMENTS:

1. Freestanding storage sheds, workshops, garages, or other outbuildings must be designed and located as an integral part of the house, service yard, and landscape designs. The exterior materials must be of the same as the house. Roof pitches must comply with same standards established for the house.

2. Doghouses, playhouses, gazebos, and porch railings must be painted or stained to blend with the house and/or natural landscaping.

3. Highly visible service and utility areas must be screened, including heating/air conditioning units. Creating a buffer between street side and the area of concern by landscape plantings will be accepted.

4. The ARB or its designated representative will review each fence application on an individual basis, and in its sole discretion will determine whether the fence will be approved. All fence proposals must include a foundation survey showing the current location of existing structures with the proposed fencing area drawn in.

A. Boundary Fencing: A three plank horse fence, used as a boundary in the rear yard and developed as an integral part of the landscape plan will be acceptable. For use to enclose such a fence, a 2" x 4" gauge turkey wire, natural finish and left to weather, on the inside will be acceptable.

B. Other Fencing: All other fences such as privacy fences, and decorative fencing for landscaping purposes will be considered by the ARB on an individual basis. These types of fencing will be considered if and only if they are for a limited and specific need basis. Factors taken into consideration will include height of the proposed fence, visibility from the road, and the style of the fence in relation to the architectural design of the house.

5. All front porches shall be masonry with the same finish material as foundation, i.e.: brick, stone, drivet, etc.

6. No unpainted natural (mill finished) aluminum or galvanized finish is permitted.

7. Window screens and storm doors must be white, anodized bronze or painted to match the trim or body color of house. The style of storm doors must be approved by the ARB.

8. All houses must have walkways from the driveway to the front door designed as an integral part of the house and landscape. Exposed aggregate concrete is required for walkways. Asphalt, loose gravel and flagstones "dropped" on top of the ground in an ill-defined pattern are not acceptable. Any other walkway surfaces shall be constructed in a manner and material approved by the ARB.

9. Outdoor receptacles for ashes, trash, rubbish, or garbage shall be screened, installed underground, or placed so as not to be visible from any lot or street within the development at any time except during refuse collection.

10. Minimum finished square foot shall be 1800 square feet for a one level home, and 2200 square feet for a two level home.

VI. CONSTRUCTION RULES

In order to protect the investment of owners and minimize inconvenience to families already living in Fontana, the following regulations apply to all new construction:

1. A gravel surface to the construction area must be maintained at all times to keep mud from being tracked on hard surface roads for any reason.

2. All equipment must be loaded and unloaded on the lot. No tracked vehicles or equipment will be allowed on hard surface roads for any reason.

3. When parking is not possible on the property due to inclement weather, parking will be allowed on the roadside adjacent to the property, except during periods of snow removal. Lot Owner shall, at Lot Owner's expense, repair all damage to any area off the Property damaged as a consequence of such parking or other activity by or for Lot Owner in connection with the construction of improvements on the Property and Lot Owner shall indemnify and hold Developer harmless from any and all costs and expenses arising from such damage.

4. Lot Owner is required to keep trash on construction sites consolidated in orderly piles with protection from blowing of loose paper, trash, etc. Construction sites must be regularly cleared of trash piles. Commercial trash containers shall be permitted on or adjacent to the Property, as long as they do not cause any obstruction or damage to the property or developers interest, and are properly maintained.

5. Utilities: Lot Owner shall contact all utility entities providing utility service to the subdivision of which the Property is a part to determine whether any underground utilities are buried

under any location where Lot Owner shall dig in connection with Lot Owner's construction of improvements on the Property, and Lot Owner shall ensure that any utility entity mark the location of its underground lines and appurtenances prior to Lot Owner's digging. All disturbed areas must be re-seeded. Lot Owner shall hold Developer harmless and indemnify Developer from any and all costs and expense arising from damage to any utilities and/or the appurtenances to such utilities which occurs as a consequence of construction activities by or for Lot Owner in connection with the construction of improvements on the Property.

6. Lot Owner shall ensure that proper erosion control methods are utilized during construction of improvements on the Property, in accordance with County of Albemarle's guidelines for the development.

7. Lot Owner shall provide temporary toilet facilities to the Property, which shall be discreetly located so is not to distract from the "curb appeal" of the property.

8. Lot Owner shall satisfy all requirements of the Albemarle County Building Inspections Department. Construction of improvements must be completed within twelve (12) months from date of Settlement.

9. A list of Approved Builders shall be provided upon request. The approved builders have demonstrated their interest and ability in complying with the Fontana design philosophy and with all guidelines, criteria and regulations set forth herein. This list constitutes the exclusive builders approved to construct residences in Fontana.

IT IS THE RESPONSIBILITY OF THE LOT OWNER AND HIS GENERAL CONTRACTOR, IF APPLICABLE, TO MAKE SURE THAT THE FOREGOING PROCEDURES ARE FOLLOWED BY ALL SUBCONTRACTORS, EMPLOYEES, AND SUPPLIERS IN CONNECTION WITH ANY IMPROVEMENTS CONSTRUCTED ON THE PROPERTY. LOT OWNER SHALL REPAIR OR CAUSE TO BE REPAIRED ANY AND ALL DAMAGE TO PROPERTY IN THE SUBDIVISION IN WHICH THE PROPERTY IS LOCATED, WHICH DAMAGE IS CAUSED BY ITS CONTRACTORS, SUBCONTRACTORS, EMPLOYEES AND SUPPLIERS, IN CONNECTION WITH ANY AND ALL ACTIVITIES INVOLVED IN THE CONSTRUCTION OF IMPROVEMENTS ON THE PROPERTY, AND SHALL INDEMNIFY AND HOLD DEVELOPER HARMLESS FROM ANY AND ALL COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM SUCH DAMAGE.

VII. Miscellaneous

These guidelines are subject to change at any time by the Architectural Review Board of Fontana Owners Association, Inc.

*Guidelines revised May 18, 2004