

## Why do we have Guidelines & Standards?

Our East Park governing documents require us to protect the visual character, quality and beauty of our entire community. By maintaining guidelines and standards, we ensure consistency and safeguard property values throughout the neighborhood.

**Guidelines** address what is needed to make outside changes. Volunteers from the Architectural Review Committee (ARC) will help owners through the process.

**Standards** are property maintenance requirements. Volunteer members of the East Park Board of Directors enforce the standards (compliance).

**Owners are expected to maintain ALL external features of their property in good condition and working order.**

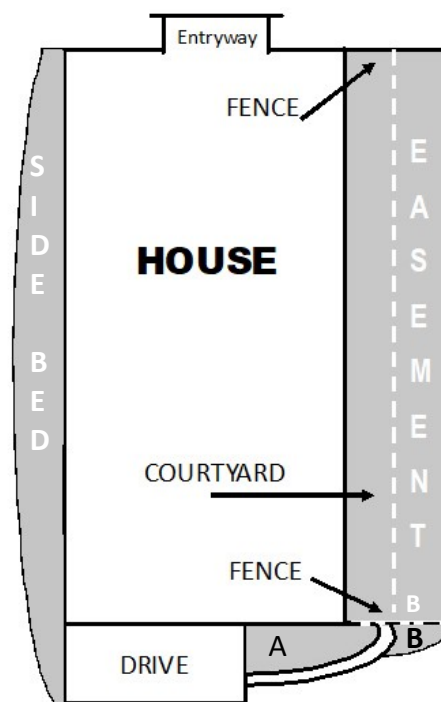
### Explain Owner Maintained Landscaping

In rear area, Owner maintained beds (A&B), owners may plant shrubs and trees with approval from ARC (see G&S-A 3.18, 3.33). They can plant flowers (annuals and perennials) without approval. Owners may install edging in these beds without approval (see G&S-A section 3.18 for guidelines).

Some units also have side beds. Planting shrubs in these beds is allowed with ARC approval. Planting flowers (annuals and perennials) does not require approval. Mulch in side beds is maintained by Association.

**Installing or removing plants in front beds (Association maintained) by owners is prohibited.**

Standard: Owners must maintain trees, plants, mulch and edging material (if installed) in good condition.



### Where can I find more information?

In the 2019 Design Guidelines and Community-Wide Standards for the Village of Alexandria. Topics include:

Accessory Buildings  
 Additions & Expansions  
 Air Conditioning  
 Awnings (Retractable)  
 Courtyards  
 Debris Removal  
 Doors  
 Drainage  
 Driveways  
 Dumpsters, Portable Toilets, & Storage Pods  
 Exterior Lighting & Security Devices  
 Fences  
 Flagpoles  
 Garage Doors  
 Gazebos, Greenhouse & Pergolas  
 Holiday Displays  
 Hot Tubs  
 Landscaping Beds & Containers  
 Mailboxes, Posts & House Numbers  
 Paint  
 Pet Houses  
 Portico (Entryway)  
 Recreational Equipment  
 Retaining Walls  
 Roof Equipment (includes gutters)  
 Roofing  
 Satellite Dishes & Antennas  
 Shutters  
 Siding, Brick & Stone  
 Signs  
 Statues & Yard Art  
 Trash, Recycling & Yard Waste Containers  
 Trees  
 Trim  
 Walkways (front & back)  
 Windows, Skylight, & Solar Film



## FREQUENTLY ASKED QUESTIONS Design Guidelines and Community-Wide Standards

### What are the paint guidelines?

When changing exterior colors, ARC approval is required. Here are some important guidelines to remember:

- \* Siding color must be darker than trim and lighter than shutters.
- \* Trim color must be lighter than siding and brick. Gutters and downspouts are considered trim.
- \* Shutter color must be darker than siding and brick.
- \* Garage doors must be trim or siding color.
- \* Side doors must be painted trim color.
- \* Front doors are typically stained a dark, natural wood color.
- \* Painting brick, stone, front doors, and wood fencing is prohibited.

**Check the 2019 G&S-A for all paint guidelines.**

### Do outside property changes need approval?

**Yes**, changes to a property's exterior require an application and approval from the Architectural Review Committee (ARC) **unless** otherwise stated in the Design Guidelines and Community-Wide Standards for the Village of Alexandria (G&S-A). This includes all new construction, installations, modifications, improvements, and landscaping in rear and side beds beyond normal maintenance.



To seek approval, homeowners should submit a complete ARC application to our management company. Allow up to 30 days for the ARC to review the application and make a decision. Most applications will require a visit from members of the ARC committee as they work to ensure consistency and maintain quality improvements. They respect the desires of each homeowner and work with care and concern to expedite each application. Cooperation from our community is appreciated.

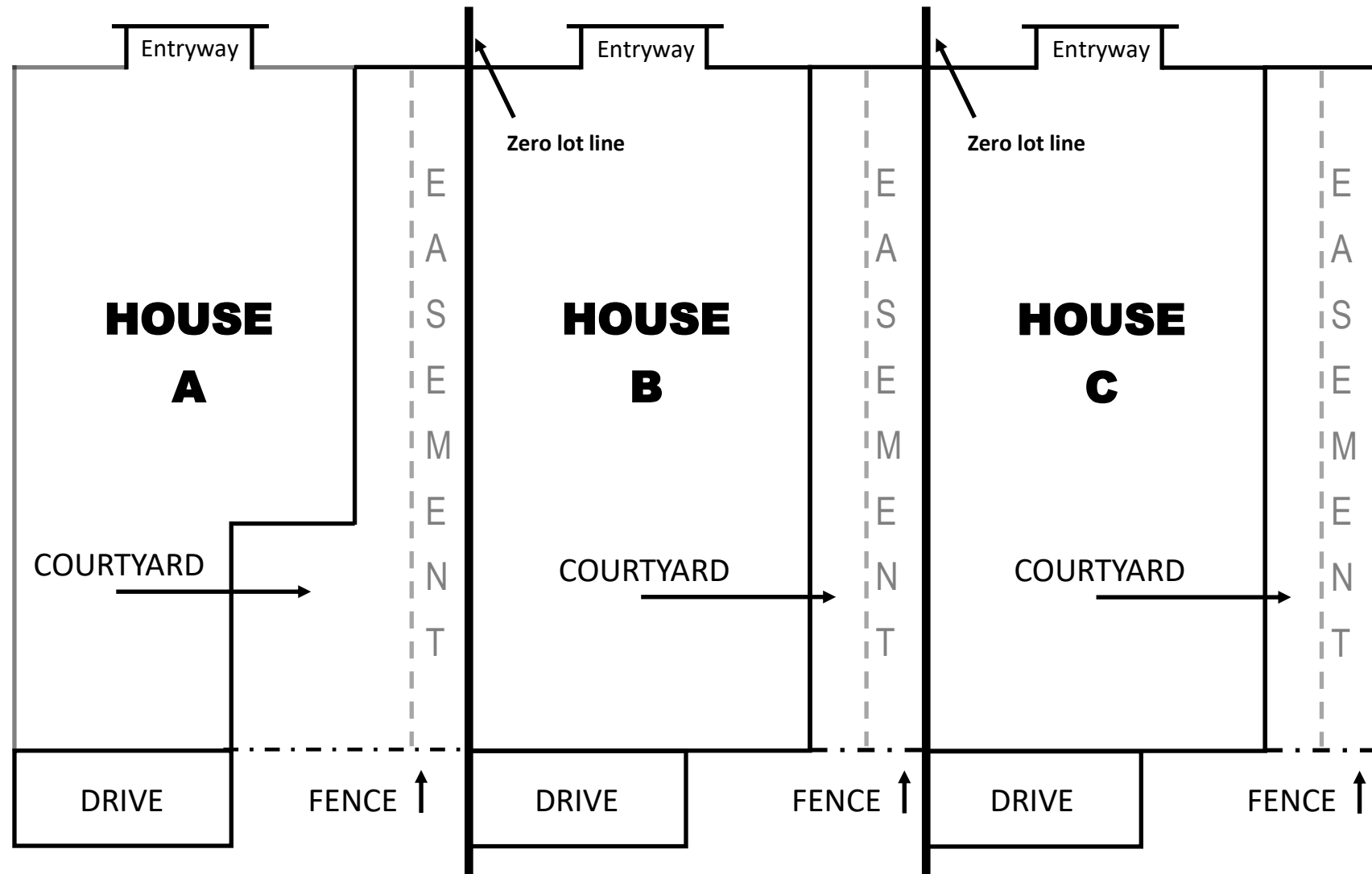
### What does the ARC look for?

**When reviewing an application, the ARC considers the original design aesthetic of the developer as well as:**

- \* guidelines as stated in the G&S-A;
- \* harmony with existing structures and landscape;
- \* locations of surrounding structures, topography, and plantings;
- \* visibility and other impacts to neighbors and community; and
- \* color, style, size, material, and quality of workmanship.

For complete, official information please see the 2019 Design Guidelines and Community-Wide Standards for the Non-Gated Villages of East Park (G&S-A).

# What is the Servient and Dominant Relationship?



**Servient:** Between two houses, the house for which the common boundary is not the zero lot line is the servient house. The servient house has a courtyard easement area that extends 5 feet out in a horizontal direction from the dominant house and in a vertical direction to the top of the house. Owner(s) of the servient house must give right of entry to the easement area to the owner(s) of the dominant house.

**Dominant:** Between two houses, the house with the zero lot line is the dominant house. The dominant house has an easement (within the servient house courtyard) and right of entry. After giving reasonable notice, owners of dominant house must be allowed access to the easement area of the servient house.

**Between house A and house B, house B has a zero lot line, therefore house B is dominant and house A is servient.**

**Between house B and house C, house C has a zero lot line, therefore house C is dominant and house B is servient.**

## Supplemental Declaration Section 2.1 Easement and Right of Entry for Benefit of Dominant Estate States:

"The owner and occupants of each dominant estate shall have a perpetual non-exclusive easement on, over, and across the easement area of the adjoining servient estate (including, without limitation, a right of access through the gate, if any, of any fence) ..."

## What is allowed in Courtyards?

**ARC approval is required** to construct, install, remove or modify anything in a courtyard that is of a permanent nature (not easily removed, e.g., heavy objects, poured concrete).

**ARC approval is required** to plant/remove shrubs within the easement area, and trees anywhere within a courtyard, and/or to make changes to an established drainage pattern.

**ARC approval is not required** to construct, install, remove or modify anything in a courtyard that is not of a permanent nature (easily removed), and to plant annuals, perennials, and ground cover. Planting/removing shrubs that are not in the easement areas do not need approval.

### Standard:

- The owner is required to maintain the courtyard (including easement area) in good condition.
- Ground cover and vines must not climb onto the side of houses, and must not grow on, over, or under any fence or wall.
- Trees and shrubs located in courtyard must be trimmed no less than 3 inches from houses.
- Dominant house must be granted their "right of entry" to courtyard easement area of servient house when requested. Except in an emergency, entry should be made after reasonable notice.
- Work done by the dominant house in the courtyard easement should be done during daylight hours, in a prompt, efficient, good and workmanlike manner.
- When work in the easement area is completed by the dominant house, the area must be restored to its prior condition if appropriate.
- The courtyard easement area must remain free of obstacles that would prevent neighbor's right of entry and easement. Servient house must remove obstacles as needed.
- Nothing must be done in the courtyard easement area to deface the dominant house.

**Check the 2019 G&S-A for all courtyard guidelines.**

