

**Stoney Glen West
Community Association**

Community Standards

October 13, 1999
Revised
December 18, 2005

Stoney Glen West Community Standards

Section 1

IMPROVEMENTS REQUIRING APPROVAL

1.1 General

Each property owner within Stoney Glen West is responsible for keeping his property in compliance with the Covenants and the Community Standards. Certain exterior improvements made to that property must first be submitted by the property owner and approved by the Architectural Review Board (ARB) in order to maintain compliance. This is true whether the work is being performed by the property owner directly or by a contractor. Use the following subsections to determine the applicability in your case. For any proposed construction that is not listed, please contact the Chairperson of the ARB to determine if approvals are required.

1.1.1 New Home Construction

Submittals shall be made directly to the Developer for approval. If the Developer has relinquished association duties to the Community Association then plans are to be submitted to the ARB.

1.1.2 Exterior Painting

Approval required when painting existing structures a NEW color. Repainting with the same colors does not require review. See Section 4 for approval guidelines.

1.1.3 Exterior Modifications

Examples of these are room additions and porches. Approval required. Refer to Section 4 for approval guidelines.

1.1.4 Accessory Buildings

This includes garages, sheds, pavements, walks, patios, and driveways. Approval required. See Section 5 for approval guidelines.

1.1.5 Recreational Structures

This includes decks, deck additions, gazebos, site structures, swimming pools, spas, and hot tubs. Approval required. See Section 69 for approval guidelines.

1.1.6 Fences

This also includes walls and trellises. Approval required. See Section 7 for approval guidelines.

1.1.7 Exterior Lighting, Mechanical, and Electrical Equipment

Approval required in certain cases. Refer to Section 8 for approval guidelines.

1.1.8 Exterior Play Equipment

This also includes play houses, dog houses, landscaping, and gardens. Approval not required if guidelines are followed. See Section 8.

1.2 Property Owner Responsibility

In addition to compliance with these Standards, you or your builder may be required to obtain other permits such as a county building permit. It is not the responsibility of the Community Association, the Architectural Review board, or the Developer to obtain other permits for you, nor to provide any guarantees or waive any legal requirements for compliance with any state or county law, or with the Covenants or these Standards.

End of Section

ARCHITECTURAL REVIEW PROCESS

2.1 Review Meetings

The Architectural Review Board (ARB) meets at least once in every month that applications are presented for review. Contact the ARB Chairperson for meeting times and dates. At that time the ARB reviews all requests submitted on the appropriate application forms together with their supporting drawings and information. Application forms may be obtained from any ARB member. To be included on the agenda, applications must be submitted no later than the 10th of the month. As required by the covenants, the ARB will respond to each application in writing within 30 days of receipt.

2.2 Review Basis

The ARB bases its review of each application on its interpretation of the Covenants and these Standards only. Due to time constraints, ARB review of all applications occurs without personal presentations by the applicants. Therefore, it is incumbent upon the applicant to provide sufficient and accurate information to the ARB for proper consideration. If, in the applicant's opinion, extenuating circumstances – not caused by the applicant – exist which would require a variance from stated guidelines, this information should be presented with the application.

2.3 Appeals

Should an application be denied by the ARB on the basis of the Covenants or Standards, and the applicant feels that there are extenuating circumstances which should qualify them for an exception from these requirements, they may contact the ARB Chairperson. If the ARB agrees that a second review is in order, they will place the application back on the agenda for the next meeting. The applicant may be present at that second meeting to state his or her reasons for appeal.

If an applicant feels that he or she has been unfairly denied approval by the ARB, an appeal may be filed with the Board of Directors by contacting the President of the Community Association. The appeal will be heard at the next regular board meeting. The applicant may be present at that meeting to state his reasons for appeal. The board of Directors will review the actions of the ARB and the circumstances of the request to determine that the ARB acted within its authority with reasonable care and due process. They will also determine if any extenuating circumstances exist which would warrant an exception, in the sole opinion of the Board, to the ARB ruling. The Board of Director's role in an appeal is to take into account the position of the ARB, and, based on the Covenants and Community Standards, make a fair and equitable decision.

2.4 Duration of Approval

Written approvals issued by the ARB for proposed projects are effective for a period of six (6) months from the date of approval. Applicants who have not completed a project within this time may be required to reapply for approval. Such reapplication for approval will not be unreasonably denied, but may be subject to denial if conditions affecting the applicant's property have changed.

2.5 Preparation of Submittals

Submittals prepared for consideration by the ARB shall be complete and accurate. Submittals for design review must include drawings prepared as described below. Submittals for color review must include color chips. In every case all requested information on the application form shall be furnished. The ARB may return applications that are incomplete.

For consideration by the ARB, drawings must be neat, accurate, drawn to scale, and with sufficient detail to adequately explain the entire design. Insufficient explanation of a design, including all visible details, is cause for rejection of an application. As a minimum requirement, the following drawings shall be submitted.

2.5.1 Additions

Site Plan – showing Addition location and distances to property lines.

Floor plan(s) of Addition

Elevation of Addition including existing house. .

2.5.2 Accessory Structure

Site Plan – showing location of new structure and existing house, with distances between each and distances to property lines

Floor Plan(s)

Elevations. .

2.5.3 Other Site Improvements

Site Plan – showing location of improvement, existing structures, and distances to property lines.

Plan of Improvement (ex: deck, patio, swimming pool, etc.)

2.5.4 Fences

Site Plan – showing locations and extent of fence.

Elevation view of fence.

2.5.5 Drawing Quality

Site plans shall accurately describe the lot and may require, at the Board's discretion, a scale drawing. Examples of typical site plans, with required information or ARB review, follow this section for reference.

2.5.6 Submittals Not Returned

Only one copy of each drawing is required for submittal and is kept on file as a record of approved designs. Submittals will not be returned.

End of Section

Section 3

PRIMARY DESIGN GUIDELINES

3.1 Purpose of Standards

This document sets forth many guidelines that should be considered rules to follow when making improvements to property in Stoney Glen West. These rules are not arbitrary but are based on primary guidelines of good design as it relates to single family residential communities. Further, it is not possible nor is it advisable to make a rule for every potential situation. As a result, the Architectural Review board (ARB) uses these primary guidelines in the judgment of each design submittal. To the greatest extent possible, this eliminates review based on subjective viewpoints and provides a means of testing every decision. This benefits the ARB, the community, and the applicant by ensuring a continuity of approach regardless of how the membership of the ARB changes over time.

Each of the primary guidelines is defined below. On the pages that follow, specific guidelines are provided for common situations that occur for property improvements. The specific guidelines for each type of improvement are organized under sub-sections that relate to the primary guidelines.

3.2 Primary Guidelines of Architectural Review

3.2.1 Form and Content (Specifications)

All structures shall be of a size and use that is consistent with the standards of the community. All structures and sit improvements shall be designed in styles, materials, products, and colors that are harmonious with each other, supportive of the architectural style, and appropriate to the residential architecture in the community.

3.2.2 Siting Guidelines

Each structure or site improvement shall be located to create a proper setting within each lot, consistent with the density and setbacks of the community, so as not to unduly restrict the view from neighboring properties, and so as not to compromise the privacy of any other lot below the general level enjoyed by other members of the community.

3.2.3 Environmental Considerations

Approval for clearing and alteration of existing lots shall be made only for approved structures, site improvements, landscaping, and access. Clearing and lot alteration may not be performed in a way that will result in erosion of soils, excessive water runoff, waste discharge into soil or water, stagnation or standing water, or substantial removal of indigenous vegetation.

3.3 Quality of Workmanship

3.3.1 All construction must be performed in a workman-like manner in material, style, and form. The work must remain true to the original approval in quality and workmanship.

3.3.2 Any screening shrubbery required as part of an approval is to be maintained in a viable manner. Any plant material that dies after installation shall be replaced.

End of Section

Stoney Glen West Community Standards

Section 4

ADDITIONS AND EXTERIOR MODIFICATIONS

4.1 **General**

All additions and exterior modifications to homes must be approved by the Architectural Review Board (ARB). This includes any new construction, demolition, or changes to existing finishes (repainting). This does not include routine maintenance work or repainting with the same colors.

The following guidelines apply to additions and modifications to existing houses. They are specific requirements that are in support of the Primary Guidelines defined in Section 3. The ARB has the authority to waive requirements where it deems appropriate.

4.2 **Form and Context**

- 4.2.1 No proposed addition or modification shall change the permitted use of the property from single family detached residential.
- 4.2.2 Additions shall not increase the lot coverage or the height of structures beyond those limits established by County zoning. Approval of large additions will be judged by appearance of size in relation to the house and by siting considerations contained in the following paragraphs.
- 4.2.3 The architectural style of any addition or modification shall match that of the house. The massing of the addition shall be similar in size and use of shapes as that of the house, in proportion to other elements of the house so as not to overpower the existing design. Roof styles and slopes shall be similar and complementary to the existing house.
- 4.2.4 Openings shall be required in additions, including windows and doors, in a similar fashion and extent as that of the original house. Windows and doors in additions shall be of materials matching those of the house. In general, windows and doors should match the style of those in the existing house. Exceptions may be granted at the discretion of the ARB for sun-rooms or other specially glazed areas.
- 4.2.5 Storm doors do not need to be submitted for approval. The style of the storm door must match the style of the style of the house. Full view or divided view storm doors are acceptable.
- 4.2.6 Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters shall match the style of the same elements on the house.
- 4.2.7 Any change of exterior colors must be approved by the ARB prior to painting or applying pre-finished materials.

- 4.2.8 Color selections are not limited but should create a soft general appearance. Colors should generally be muted in hue, especially for large areas such as siding. Colors selected must be harmonious with each other and with other finishes, such as masonry foundations and roof colors.
- 4.2.9 The same siding color may not be used on adjacent houses or on houses directly across from each other. The ARB may also reject a proposed siding color if it determines that the color has been used on too many houses in the same neighborhood.
- 4.2.10 Decks constructed at or below the first floor level of the house may be constructed entirely of unfinished treated lumber. Decks or balconies constructed above the first floor level shall be finished to match the house.
- 4.2.11 Covered decks, open porches, stoops, and screened porches shall all be constructed from the first floor level up. Materials shall match the house. Substructure and decking may be of unfinished treated wood.
- 4.2.12 Greenhouse window additions shall be constructed of finished wood framing or of a pre-finished metal consistent with the exterior color scheme of the house.
- 4.2.13 Awnings and other sun screen devices shall be consistent with the architectural character of the house.

4.3 Siting Guidelines

- 4.3.1 No addition shall extend beyond the minimum set back requirements established for the house, as stated in Section 6.3 or by current zoning regulations.
- 4.3.2 The siting of additions shall not create a breach of privacy between neighboring houses. Where this may be unavoidable, the ARB will require screening of the view by the Applicant. New windows, doors, or routes of access created by the addition or modification shall not create a breach of privacy between neighboring houses. The ARB reserves the right to reject certain openings or require screening where, in the opinion of the ARB, these actions are required to maintain privacy between neighbors.

4.4 Environmental Considerations

- 4.4.1 Clearing for construction of additions shall extend no farther than 15' outside of the addition's footprint. Beyond the clearing limits described above for structure and access, clearing of existing vegetation for additional landscape and view shall not materially alter the natural characteristics of Stoney Glen West.
- 4.4.2 Alteration of existing topography will generally be permitted as required to create positive drainage away from the house. In no case shall drainage be modified to infringe on adjacent properties. Other requests to alter the topography of a lot will be reviewed by the ARB on a case by case basis.

End of Section

Stoney Glen West Community Standards

Section 5

ACCESSORY BUILDINGS

5.1 General

No building or other structure shall be erected, placed, or altered, nor shall a building permit for such improvement be applied for on any property in Stoney Glen West until the proposed building plans, specifications, exterior color or finish, plot plan (showing the proposed location of such building or structure), and approximate start and completion date shall have been approved by the Architectural Review Board (ARB).

5.2 Form and Context

5.2.1 All proposed accessory buildings, both prefabricated and constructed on site, shall conform to applicable Chesterfield County building guidelines and if required shall have proper permits issued. Any proposed building shall not change the permitted use of the property from single family residential.

5.2.2 The foundation of accessory buildings shall be constructed on solid masonry foundations. For smaller sheds the foundation may be constructed on treated lumber foundations.

5.2.3 All accessory building's windows, doors, trim, siding shall be complimentary to those on the house. The color and finish materials shall match those of the house.

5.2.4 Metal sheds are not permitted.

5.3 Siting Guidelines

5.3.1 No accessory building may be constructed farther forward on the site than the rear plane of the house. No accessory building shall extend beyond the minimum setback requirements established for the house by County zoning requirements.

5.3.2 Each structure will be located with regard to the topography of each property, taking into consideration the location of large trees and other aesthetic and environmental considerations.

5.3.3 The siting of accessory buildings shall not create a breach of privacy between neighboring houses. Accessory buildings shall not create a visual nuisance to neighboring houses. Where this is unavoidable the ARB will require screening of the structure's view by the applicant

5.4 Environmental Considerations

5.4.1 Clearing for accessory buildings shall not extend more than 10' outside the actual footprint. Beyond the clearing limits described above, clearing of existing vegetation for additional landscape and view shall not materially alter the natural characteristics of Stoney Glen West.

5.4.2 Alteration of topography to provide positive drainage away from accessory building will generally be permitted by the ARB when requested by the applicant. In no case shall drainage be modified to infringe on adjacent properties. Other requests to alter the topography of a lot will be reviewed by the ARB on a case by case basis.

End of Section

Stoney Glen West Community Standards

Section 6

MISCELLANEOUS PROPERTY IMPROVEMENTS

6.1 General

Certain permanent property improvements or changes to existing improvements must be approved by the Architectural Review Board (ARB). Improvements regulated by this section are listed in Paragraph 6.2.1 below. The following guidelines apply to property improvements. These are specific requirements which are in support of the Primary Guidelines. The ARB has the authority to waive requirements where it deems appropriate.

6.2 Form and Context

6.2.1 Permitted site structures may include, but are not limited to the following:

- Patios
- Driveways
- Walks (greater than 4' wide)
- Free standing decks
- Gazebos and open pavilions
- Spas, hot tubs
- Swimming pools
- Large permanent climbing play structures (not swing sets)

6.2.2 Structures shall not be dominant forms, nor highly visible from other lots.

6.2.3 In general, site structures above ground shall be constructed primarily of wood. Acceptable materials include: .40 CCA Pressure treated southern yellow pine – unfinished, clear finish or stained approved for decks and railings. Redwood, Cedar, Cypress or Fir – clear, stain, or paint finish – approved for gazebos, pavilions or other structures.

6.2.4 Above ground structures may be constructed on masonry foundations or on pressure treated wood posts. Creosote treated wood products are not permitted.

6.2.5 Fences are required for in-ground swimming pools and shall be in accordance with Section 7. Fences shall meet all applicable building codes for such installations.

6.2.6 Pools (above-ground or in-ground) are not permitted unless approved by the ARB. For above-ground pools to be considered for approval by the ARB, decking must surround the pool and full screening must be provided by landscaping the deck perimeter with evergreen shrubbery. The pool, deck, and shrubbery must be submitted for design and material approval.

6.2.7 Approved pavements for walks and patios include:

- Exposed aggregate concrete
- Patterned embossed concrete (to look like brick or stone pavers)
- Brick pavers
- Interlocking concrete pavers
- Flagstone (set in mortar)
- Slate or cut stone (set in mortar)

6.2.8 Approved pavements for driveways include:

- Asphalt
- Exposed aggregate concrete
- Patterned embossed concrete (to look like brick or stone pavers)
- Brick pavers
- Interlocking concrete pavers

6.2.9 Additions to existing paved areas shall be of the same material as existing.

6.2.8 Wing Walls (structure placed on or around culvert running under a driveway to prevent erosion) must also be submitted to the ARB for approval. Recommended materials are brick, stone, or other such material excluding plain concrete, cement block, cement or asphalt. Any additional structure, including treated wood, which rises above the level of the driveways, must be submitted for design and material approval.

6.3 Siting Considerations

6.3.1 The following minimum setback requirements shall apply to Site Structures:

- Front Yard: No farther forward than the front plane of the house
- Corner Side Yard: No closer to the street than the side of the house
- Side and Rear Yard: Determined on a case by case basis

6.3.2 In general the siting of site structures shall not create a breach of privacy between neighboring houses, nor shall it create a visual nuisance to neighboring houses. Where this is unavoidable, the ARB may require screening of the view or the structure by the Applicant.

6.3.3 Spas, hot tubs, or other bathing structures shall be screened from view as required in Section 6.2.2.

6.4 Environmental Considerations

6.4.1 General clearing for construction of site structures shall extend no farther than 10' outside of the actual footprint. Beyond the clearing limits described above, clearing of existing vegetation for additional landscape and view shall not materially alter the natural characteristics of Stoney Glen West.

6.4.2 Alteration of existing topography will generally be permitted as required to create positive drainage away from the structure. In no case shall drainage be modified to infringe on adjacent properties. Other requests to alter the topography of a lot will be reviewed by the ARB on a case by case basis.

End of Section

Stoney Glen West Community Standards

Section 7

FENCES

7.1 General

- 7.1.1 Any structure or planting designed to define or enclose land area, or to screen view to an area of land, shall be defined as a fence for purposes of review and approval. This may include, but is not limited to, rail fences, picket fences, board fences, lattice, trellises, and solid walls not enclosing a structure. Construction of any fence must be approved by the Architectural Review Board (ARB).
- 7.1.2 The following guidelines apply to fences. There are specific requirements that are in support of the Covenants or Primary Guidelines. The ARB has the authority to waive requirements where it deems appropriate.

7.2 Specifications

- 7.2.1 The following fences are permitted to define property lines: split rail, board rail, and picket. Siting restrictions are defined later in this section. Construction of fences shall be as specified below. Sample illustrations follow this section.

7.2.2 Split Rail

Maximum height of a split rail fence is 4.0' as measured to the top of the highest rail. Posts may extend 4" to 6" above the rail and shall be placed no more than 8.0' apart. The minimum number of rails is 2 and the maximum number of rails is 3. The bottom rail of a 2 rail fence is to be a maximum of 14" above the ground. The bottom rail of a 3 rail fence is to be a maximum of 10" above the ground.

7.2.3 Board Rail

Maximum height of a board rail fence is 4.0' as measured to the top of the highest rail. Posts may extend 2" to 4" above the rail and shall be spaced no more than 8.0' apart. Posts shall be 4 X 4 with a 1 X 4 vertical face over rails. The only number of rails allowed is 3. The bottom rail of a 3 rail fence is to be a maximum of 10" above the ground.

7.2.3 Picket

Maximum height of a picket fence is 4.0' as measured to the top of the pickets. Posts shall extend 4" to 6" above the pickets and shall be spaced no more than 8.0' apart. Posts shall be a decorative style. Pickets shall face to the outside of the fence.

7.2.6 Solid Board

Solid board fences are permitted in limited areas for privacy. They may be used to define property lines in certain situations. The maximum height of a solid board fence is 5.0'. Taller fences shall be considered on a case by case basis. Vertical boards shall be 1 X 6 and shall face to the outside of the fence. Board tops shall have angled corners, pointed tops, or shall be sculptured. Square cut boards are not permitted. Posts shall be spaced no more than 8.0" and shall be no larger than 6 X 6. Decorative posts may extend up to 6" above the fence.

- 7.2.7 Fences shall be constructed of treated wood or redwood, and shall generally be unfinished. Vinyl fences, as well as stained or painted fences will be considered on a case by case basis.
- 7.2.8 The following fences are not permitted: chain link, barbed wire, electrified wire, post and woven wire, or pre-manufactured half round stockade fences.
- 7.2.9 Other types of fences including lattice, trellises, or masonry walls will be considered on a case by case basis.

7.3 Siting Guidelines

- 7.3.1 No continuous fence may be constructed in any area of the yard in front of the front plane of the house or the front corners of the house. Exceptions may be granted for discontinuous sections of decorative fence or posts incorporated as part of an overall landscape plan.
- 7.3.2 Fences intended to define property lines shall be constructed within 6" of the property line but not on it. The applicant is responsible for determining the location of the property lines.
- 7.3.3 Fences that are not intended to define property lines shall NOT be constructed closer than 6.0' to any property line, in order to provide room for adequate maintenance of the property outside of the fence.
- 7.3.4 In cases where an adjacent lot already has a fence up to their property line, the applicant will be asked to bring his fence up to that fence if the styles are compatible. If parallel fences are necessary, the adjoining section of fence shall be held back a minimum of 6.0'. Screening shrubbery shall be placed between the sections of fence to soften the appearance from the road.
- 7.3.5 On corner lots and lots adjacent to roadways, a fence placed parallel to the street side property line shall be held back a minimum of 6.0'. Fences in these locations shall be a solid board style with the top of each fence section shaped into a concave scallop. Variances from this style may be reviewed at the discretion of the ARB (revised 3-22-01). Screening shrubbery is recommended to be placed on the outside of the fence to soften the appearance from the road (revised 12-18-05).
- 7.3.6 Solid board fences shall not be placed in front of the back corners of the house.
- 7.3.7 In cases where fencing is desired to screen a lot from off-site property (areas contiguous to Stoney Glen West) other than roadways, the fence may be located within 6" of the property line. Applications will be considered on a case by case basis.
- 7.3.8 Screening shrubbery may be required on the outside of solid board fences where they are highly visible from neighboring properties.

7.3.9 Where screening shrubbery is determined to be necessary by the ARB, the minimum requirement shall be one row of 2.5' high evergreen shrubs (any variety) planted on maximum centers (base to base) of 3.0'. Alternative planting plans using varied spacing and arrangement, or several plant varieties will be considered by the ARB. Screening plans shall be submitted with fence plans for approval.

7.4 Environmental Considerations

7.4.1 Clearing is permitted only as necessary to establish a line for construction of the fence. Fences should be located to avoid mature trees.

End of Section

Stoney Glen West Community Standards

Section 8

LANDSCAPING, SITE FURNISHINGS, AND PLAY STRUCTURES

8.1 **General**

All work defined in this section shall meet the requirements established for it herein, however, review and approval by the Architectural Review Board (ARB) is not required prior to construction. The following limitations and restrictions should be read carefully. Work under this section is limited to the following:

- General Landscaping
- Vegetable Gardens
- Site Furniture – Benches, Planters, Tables, Decorative Objects
- Temporary Party Tents
- Children’s Play Equipment and Sports Equipment
- Play Houses
- Dog Houses
- Wood Piles
- Exterior Lighting

8.2 **Work Not Defined**

Any proposed work that is not defined in this section or in any other section of these Standards should be submitted to the ARB for determination as to whether it is a permitted use in Stoney Glen West.

8.3 **Work Not Specified**

Any proposed work that falls under one of the above listed categories but which does not meet the guidelines specified below, shall be submitted to the ARB for review.

8.4 **Applicable Guidelines**

The following guidelines apply to this section. These are specific requirements that are in support of the Primary Guidelines. Every requirement may not apply in every case, and the ARB has the authority to waive requirements where it deems appropriate, or to add requirements to the extent that either action does not contradict any of the Primary Guidelines.

8.5 **Form and Context**

The following size limitations apply to the work of this section:

8.5.1 Landscaping

None – comply with Section 837 of this standard.

8.5.2 Gardens

None – within siting limits specified in Section 8.6 of this standard.

- 8.5.3 Site Furniture
No objects greater than 8' in height.
- 8.5.4 Mailboxes
Supplied by the Builder for new construction. For information on obtaining replacement mailboxes, contact a member of the Board of Directors. No other box, or modification of the provided box, is permitted. Required post color is Beachside # 3.8-5 by Martin Senour.
- 8.5.5 Party Tents
No size limitation within siting limits specified in Section 8.6. Continual use is prohibited. May be erected for a maximum of 4 days.
- 8.5.6 Play Equipment
Open structures such as swing sets or climbing structures up to 8'.
- 8.5.7 Sports Equipment
Basketball backboards may be mounted on the garage face, or on a pole. Pole mounted backboards shall be near the garage and to the side property line or rear property line side of the driveway. Separate basketball courts are not permitted. For any other permanently mounted sports equipment, contact the ARB for requirements.
- 8.5.8 Play Houses
No larger than 36 s.f. in floor area, interior no higher than 6', elevated no higher than 6' off the ground. Larger play houses are accessory buildings and shall be reviewed accordingly.
- 8.5.9 Dog Houses
No larger than 20 s.f. in floor area. No higher than 4'.
- 8.5.10 Wood Piles
Kept neat, no higher than 6', no limit within siting limits specified in Section 8.6.
- 8.5.11 Lighting
Exterior post lamps, low intensity landscape lights, and flood lights mounted on the house are permitted. High intensity pole or building mounted area lights are not permitted except at the discretion of the ARB.
- 8.5.12 Appearance
Site furniture, play equipment, playhouses, and dog houses shall be neat and orderly in appearance, constructed of finish grade materials, and finished in natural muted colors whenever possible.
- 8.5.13 Visual Nuisances
Any structure brought to the attention of the ARB by complaint will be reviewed to determine if it is a visual nuisance by design or location. The ARB reserves the right to require screening, relocation, or removal in such cases.

8.6 Siting Guidelines

8.6.1 Landscaping

General landscaping may be undertaken in the areas of the site defined in Section 8.7 below,

8.6.2 Siting

All other permitted work in this section shall be located in rear yards only, behind the rear wall of the house and within side and rear house setback lines.

8.6.3 Screening

In general the siting of any work of this section shall not create a breach of privacy between neighboring houses, nor shall it create a visual nuisance to neighboring houses. When this is unavoidable, the ARB may require screening of the view or of the structure by the Applicant.

8.7 Environmental Protection

8.7.1 Clearing

Clearing of existing vegetation for additional landscape and view shall not materially alter the natural characteristics of Stoney Glen West. Landscape features and play structures shall generally be placed in areas already cleared whenever possible.

8.7.2 Topography Alteration

Alteration of existing topography will be generally permitted as required to create positive drainage away from the structure. In no case shall drainage be modified to infringe on adjacent properties. Other requests to alter the topography of a lot will be reviewed by the ARB on a case by case basis.

End of Section