

# LAFAYETTE VILLAGE COMMUNITY



## 2006 ARCHITECTURAL GUIDELINES

From the  
Architectural Control Committee

# ARCHITECTURAL CONTROL COMMITTEE RULES & GUIDELINES

Revision Approved by the Architectural Control Committee and the Board of Directors of the Lafayette Village Community Association  
Supersedes all Rules & Guidelines published before June, 2006

The Architectural Control Committee (ACC) of the Lafayette Village Community Association ("LVCA" or "Association") is charged with the duty of preserving the architectural character and aesthetic qualities of the community.

Article 6 of the Declaration of Covenants, Conditions and Restrictions for Lafayette Village, to which all members of the Association subscribed when they became property owners, defines the general area and nature of the ACC's responsibilities while allowing it broad latitude and discretion in dealing with specific situations and requests.

These standards are not intended to stifle the imagination or creative desires of residents, but rather to assure them that protective restrictions are in effect that will help maintain the appearance and value of their property and surrounding properties.

The following RULES & GUIDELINES have been adopted by the ACC and by the Board of Directors to inform homeowners of changes to houses and yards that are permitted without ACC approval, and also to explain those actions that do require approval. Further, a form, the "ACC Request for Exterior Improvement Form," is provided at page 14 to use for submitting proposals to the ACC for changes requiring approval. These RULES & GUIDELINES may be modified or changed by the ACC and the Board of Directors from time to time whenever sufficient evidence is presented to the ACC to warrant a re-evaluation of its position, or whenever experience gained dealing with specific requests demonstrates the necessity of reconsidering a previously established position. Appropriate means will be taken to notify all homeowners in the event of any modification or change in these RULES & GUIDELINES.

To conform to the Covenants, each homeowner must abide by these RULES & GUIDELINES and/or receive approval, in writing, before any work is begun. Any failure of the Association to enforce any architectural covenants, rules or guidelines in the past will in no event be deemed a waiver of the right to do so thereafter. The ACC must refuse any permission for a proposal that, in its opinion, would have a detrimental effect on the neighboring properties or on the community as a whole. The ACC must also refuse permission for any proposal which, in its opinion, would result in a potential hazard to health and safety. Any damage to the common area is to be promptly repaired by the homeowner. Homeowners are responsible for notifying utilities in advance of any improvements. (Call Miss Utility at 1-800-257-7777.) Vehicles are not to drive on the common area to make deliveries.

There are two distinct sets of RULES & GUIDELINES - one for the attached townhouses subject to the Lafayette Village Community Association By-Laws, and a second set for the single family detached houses on Merrimac Trail subject to the Lafayette Village Community Association By-Laws.

## **Rules for Owners of Single Family Attached Houses (Townhouses) in Lafayette Village**

The following is an index to the guidelines that apply to the single family attached houses in Lafayette Village.

- 1.1 Lawn, plantings, trees, and beds
- 1.2 Stoops, porches, walkways, and railings
- 1.3 Trim, doors, and shutters
- 1.4 Screen/storm/security doors
- 1.5 French doors
- 1.6 Sheds
- 1.7 Fences
- 1.8 Back yards
- 1.9 Patios and decks
- 1.10 Exterior wiring
- 1.11 Flood lights
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- 1.14 Trash, recyclables and containers
- 1.15 Attic fans, skylights, roofs, downspouts, gutters, exhaust/vent pipes
- 1.16 Boats, recreational vehicles, and junk vehicles
- 1.17 Driveways
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- 1.31 Windows

### **1.1 Lawns, plantings, trees, and beds (both inside and outside fenced areas)**

Lawns, shrubs and trees must be retained and kept trimmed. Limbs of trees on private property that hang over sidewalks or fences are to be trimmed so that they are no lower than 7 feet over the sidewalk. Homeowners must replace dead trees and shrubs as soon as practical. Replacement or additional trees and shrubs must either be from the approved lists (see page 13) or approved in writing by the ACC. Replacement trees must be at least 5 feet in height at the time of planting. Homeowners must request approval from the ACC to remove front yard trees without replacement. Artificial turf is not permitted as a cover for areas originally intended by the developer to be covered by live grass.

Shrub beds should be no more than 4 feet in width from the front of townhouse and side of end unit. Borders for shrubs and flowerbeds may be built of landscape timber, brick, or stone as long as they do not cause run-off problems for adjacent properties or common areas. Such borders may not be placed along any sidewalk.

Plantings in the common areas may be done with the approval of the ACC. Residents are not to trim, cut, or remove trees and shrubs in common areas. Residents who believe trees or shrubs in common areas should be trimmed, cut, or removed should request ACC review. Residents disregarding this section will be liable for any damage they cause to trees or shrubs in common areas.

The Grounds Contract stipulates that, in addition to providing for the care of association common areas, the contractor will mow and edge front lawns, hand edge and mulch front yard shrubbery beds and tree bases, and will shear front yard shrubbery three times per year. It is the homeowner's responsibility, however, to lay down sod or seed on bare areas on their property to the front or to the side of their home. Homeowners may confer with a professional landscaping company toward electing alternate ground cover; however, they should obtain ACC approval prior to changing the outward appearance of the property. Requests should be submitted by using the "ACC Request for Exterior Improvement Form."

In addition, homeowners are responsible for tree roots that have become prominent and unsightly. The tree with the offending roots should be removed and replaced with one on the approved tree list.

### **1.2 Stoops, porches, walkways, driveways, and railings**

Significant cracks or structural damage must be repaired as soon as possible without modification to the original design. Concrete may not be covered, painted or colored. All railings must be metal, painted black and kept in good repair. Porches, walkways, and driveways are not to be used as storage areas. Planters, flowerpots, and window boxes are permitted.

Homeowners are responsible for keeping sidewalks clear of snow, ice, and other obstructions and hazards.

### **1.3 Trim, doors, and shutters**

All color changes must be approved by the ACC except if the owner is maintaining the original Developer color or another approved color. Outside trim and siding must be maintained and painted in the original color used by the Developer or an approved color, except replacement window trim may be either white or the color of the rest of the unit's trim. Shutters, doors and box window/bay window roofs must be maintained and painted one of the original colors used by the Developer or an approved color. Shutters, front doors, and box window/bay window roofs must be the exact same color. Exterior brick, stone and or siding may not be painted. Replacements must be similar to original items. To maintain variety within the town home community, homes next to one another should not use the same color for doors and shutters.

On the west side of Lafayette Village Drive, a third color other than trim or door/shutter color may be introduced on window boxes but must match the color of the siding.

Homeowners can find approved colors for their homes on the [lafayettevillage.org](http://lafayettevillage.org) website. If a homeowner does not have access to a computer, contact the management company, LMA.

If replaced, door knobs, latches, and door knockers must be in keeping with the colonial appearance of the community.

#### **1.4 Screen/storm/ security doors**

Screen/storm/security doors must be kept in proper repair. They can be brown, black, or painted to match the color of the door or trim. Any other color option must be submitted to and approved by the ACC.

#### **1.5 French doors**

French doors of tasteful design may replace the original sliding glass doors at the back of the homes. Approval for the French doors should be obtained in advance from the ACC. The homeowner should provide a photograph and specifications for the proposed French doors as an attachment to their "ACC Request for Exterior Improvement Form."

#### **1.6 Sheds**

Sheds must be made of weathered wood to match fences or Rubbermaid-type in an earth-tone shade. No part of the shed may be higher than the top of the fence. The shed roof shingles must match the material of the shed or match the house roof shingles. Plans for sheds must be submitted to the ACC for approval. Rubbermaid type sheds may be installed. No part may exceed the fence line in height.

#### **1.7 Fences, gates**

Homeowners are required to have back yard fences and be responsible for keeping them in proper repair. Caution must be exercised with any structure that rests against the fence. Proposed changes to existing fences or the proposed construction of new fences must be submitted to the ACC for approval. The following guidelines are provided for submitting requests:

- a. Fences must be of cedar or unpainted pressure-treated wood and of the same construction as original fences.
- b. Fences may be no more than 6 feet high at any point. Fence posts for new fences may be capped with either aluminum caps or the heavy-duty plastic black caps that have become standard in the fencing industry.
- c. Fences may generally be extended to the property line so long as severe slopes or any restrictions of easements are not involved. End units may extend fences outward from the side of the unit to the property line and generally may extend fences forward 15 feet from the back and up the side of the unit. However, fire department emergency access guidelines dictate that adjacent end units leave a path at least 6 feet in width between the units' fences to provide a passageway between rows of townhouses.
- d. Although gates are not required on fences, existing gates must be kept in proper repair. A new or replacement gate must be of the same wood and style as the existing fence. Gate hardware must be painted black, preferably black wrought iron.

## **1.8 Back yards**

Back yards should be kept clean and tidy. It is the homeowner's responsibility to ensure that back yards do not become overgrown with grass or weeds, or filled with debris. Dogs may be allowed into back yards without a leash as long as they cannot escape from the back yard, however, it is required that their droppings or feces be disposed of so that malodors or health hazards do not arise.

## **1.9 Patios and decks**

Ground level (no higher than 8 inches at any point) patios and decks of brick, concrete, stone, slate, and/or unpainted pressure treated wood are permitted as long as they do not create a drainage problem for adjacent property owners or common areas. Buried downspout hoses should be extended underground at least 5 feet behind fence lines. Any damage to other property (common areas), including erosion or drainage issues, is the homeowner's responsibility to repair to pre-construction condition. Any deck above 8 inches requires a county building permit. Plans for any patios or decks that do not meet these criteria must be submitted to the ACC for approval. No second level decks are permitted.

## **1.10 Exterior wiring**

Exterior wiring must be concealed, anchored, and installed in compliance with all county and other applicable codes and regulations. No wiring may be run on the front exterior of the house.

## **1.11 Flood lights**

Floodlights are permitted as long as installation is in accordance with Section 1.10 and the light is not directed into another homeowner's yard.

## **1.12 Firewood**

Firewood may not be stacked outside fences. Firewood stacked inside fences must not be stacked higher than the fences.

## **1.13 Storage of personal property**

Personal property (toys, big wheels, mops, buckets, bicycles, baby carriages, sleds, snow shovels, ladders, brooms, construction debris, trash, trash/recycling containers, etc.) may not be stored outside or on top of fences, on top of sheds, or on porches, or front or side yards.

## **1.14 Trash, recyclables and containers**

Trash, recyclables and containers must not be in public view except on collection day or after dark on the day preceding the collection.

Trash is collected on Mondays and Thursdays, except for New Year's Day, Thanksgiving Day, and Christmas Day.

Trash must be placed in secured containers or tied plastic bags (i.e., not in brown paper grocery sacks) to avoid its being blown or strewn around the community and/or attracting animals, such as dogs, cats, rats, and large birds. Trash containers should be placed at or near the curb in front of the unit, but not on grassy areas of private or common property or near mailboxes.

Recyclables are collected every Thursday. Empty containers must be removed from view on the same day that recyclables are collected.

### **1.15 Attic fans, skylights, roofs, downspouts, gutters, exhaust vent pipes**

Attic fans/skylights are permitted only on the rear side of the roof. Only electric fans are allowed; no turbines are permitted.

Roofs must be maintained. Replacement shingles must be one of the original colors used by the Developer.

Downspouts and gutters must be maintained and painted the original color used by the developer.

Exhaust and vent pipes must be maintained and painted the original color used by the developer.

### **1.16 Boats, recreational vehicles, and junk vehicles**

In accordance with Article VI, Section 6(d), of the Declaration, junk vehicles, trailers, campers, camp trucks, house trailers, boats or similar vehicles may not be kept anywhere on the Property. Commercial vehicles may not be kept anywhere on the property. Extraordinary maintenance or repair of automobiles and other vehicles is prohibited anywhere on the property. Additional explanation/stipulation is provided in "Parking Rules..." "A commercial vehicle is defined as a vehicle which displays advertisement lettering; or, a vehicle which is licensed as a "for hire" vehicle; or a vehicle which is being used for a clearly commercial or business purpose; or a vehicle which contains equipment or materials used for a clearly commercial or business purpose."

All vehicles must be in working order, i.e. no flat tires, and properly licensed with current tags.

### **1.17 Driveways**

Driveways must be properly maintained. Significant cracks or structural damage must be repaired as soon as possible. Plans for enhancements must be submitted to the ACC for approval.

### **1.18 Ornaments**

No ornaments either affixed to the house or standing in the yard are allowed. Exterior holiday lights and ornaments must be removed one month after the holiday. If replaced, house numbers must be of the original size and color and in the original placement. Other replacement items, such as lights, must be of the same style, material, and color as those originally installed by the developer and be in the original placement. Style, size or placement changes must be approved by the ACC.

### **1.19 Awnings**

Awnings are only allowed over rear doors. Awnings must be of an inconspicuous and subdued color, made of durable canvas, and must be retractable. They must be kept in good repair.

### **1.20 Air conditioners**

Window-installed air conditioners are not permitted. Installation of an attic fan is suggested as an alternative.

### **1.21 Hot Tubs, ponds**

Ground level hot tubs are permitted under the following conditions: (1) installed on a prepared ground level surface (like concrete) (2) installed with a tightly fitting neutral colored cover (3) installed with sufficient privacy screening below the height of the fence and (4) installed with a locking gate on the yard fence opening. Ponds are permitted under the conditions of (1), (3) and (4) above. Prior ACC approval is required for both hot tubs and ponds.

### **1.22 Exterior antenna and satellite dishes**

Exterior television satellite dishes and radio antennas are permitted, preferably in the back of the unit. Satellite dishes less than one meter (39.37 inches) in diameter are allowed, but must be placed in an unobtrusive location and may not encroach on neighbor's property or space. If a satellite dish must be located in an area not conducive to the aesthetic, harmonious appearance of the community, owners must provide written documentation from a professional satellite dish installer to confirm that the satellite dish location is necessary to comply with FCC requirements. All cables and connections must be secure and concealed as much as possible.

### **1.23 Exterior Clotheslines/Racks/Railings/Fences**

No exterior clotheslines or racks are allowed. Front porch rails and fences are not to be used to dry bathing suits or towels.

### **1.24 Security devices**

Fairfax County Police recommend internal security bars on sliding glass doors and pins in most ground level windows. The ACC follows this recommendation. Except as noted above, any visible security devices must be approved by the ACC.

### **1.25 Solar panels**

Permanently attached solar panels must be submitted to the ACC for approval.

### **1.26 Pets**

Pets must be attended at all times, and registered, licensed and inoculated as required by law. Pet owners are responsible for cleaning up after their pets, both on common grounds and homeowners' lots, and for promptly repairing any damage caused by their pets.

### **1.27 Miscellaneous**

No structure may extend above the top of the fence. All window dressings (draperies, shades, blinds, etc.), lamps or ornaments visible from the outside must be kept in good repair. No swing sets or tree swings are permitted in front or sides yards nor are they permitted to be higher than the top of the fence line.

### **1.28 Bay window hoods**

Bay window hoods must be maintained as originally installed by the Developer. Metal hoods, if painted are to be the original color or the same color as the door and shutters, provided the color has been approved by the ACC. Shingle-covered hoods must be exactly the same as the roof shingles.

### **1.29 Ivy**

While ivy is not prohibited on town homes, the ACC recommends against it, because of its destructive effect on brick and siding.

### **1.30 Siding**

Siding may be replaced on a case-by-case basis only after approval by the ACC. The proposed siding must match the color the original siding as closely as possible. The width “must” be the same size as the existing siding. The ACC recommends foam-backed or solid core backing on siding. The homeowner should submit a sample of the proposed siding along with their “ACC Request for Exterior Improvement Form” for review by the ACC prior to replacing the siding.

### **1.31 Windows**

Windows may be replaced without ACC approval provided they are substantially similar to the original windows. Replacement windows must have the same number of glass panes and mullions as the original windows. Sliders and flip style windows are also permitted, as long as they comply with the above requirements.

**Rules for Owners of Single Family Detached Houses on Merrimac Trail  
Supersedes all Rules and Guidelines published before June, 2006**

The following is an index to the guidelines that apply to the single family detached houses in Lafayette Village.

- 2.1 Lawn, plantings, trees, beds, and gardens
- 2.2 Front porches, walkways, driveways
- 2.3 Trim, doors, and shutters
- 2.4 Screen/storm/security doors
- 2.6 Fences
- 2.7 Patios and decks
- 2.8 Exterior wiring
- 2.9 Flood lights
- 2.10 Firewood
- 2.11 Storage of personal property
- 2.12 Trash, trash containers and recyclable containers
- 2.13 Attic fans/Skylights/Downspouts/Gutters
- 2.14 Recreational and similar vehicles
- 2.15 Ornaments
- 2.16 Awnings
- 2.17 Air conditioners
- 2.20 Mailboxes
- 2.21 Solar panels
- 2.22 Pets
- 2.23 Ivy

## **2.1 Lawns, plantings, trees, beds, and gardens**

Lawns, shrubs and trees must be maintained in a neat and orderly fashion. Limbs of trees on private property that hang over sidewalks are to be trimmed so that they do not impede pedestrians - no lower than 7 feet over the sidewalk. Homeowners must **remove** dead trees and shrubs as soon as practical. Artificial turf and plants likely to spread on to neighboring property are not permitted.

Plantings in the common areas may be done with the approval of the ACC.

## **2.2 Front porches, walkways, and driveways**

Significant cracks or structural damage must be repaired as soon as possible without modification to the original design. Concrete may not be covered, painted or colored. Porches, walkways and driveways are not to be used as storage areas.

Homeowners are responsible for keeping sidewalks clear of ice, snow and other obstructions and hazards.

Modifications to the original design must be approved by the ACC.

## **2.3 Trim, doors, and shutters**

Outside trim, shutters and doors must be maintained and painted in a color as close as possible to the original color used by the Developer (there is no list available). The addition of shutters does not require ACC approval as long as colors used are in compliance with original developer colors. Shutter and front door color must be the exact same color. Exterior brick, stone, or siding may not be painted. However, exposed foundation walls may be painted to match the siding. Siding must be maintained and may be replaced only with the same or similar color used by the Developer. The ACC recommends foam-back or solid core backing when replacing siding. All Color changes must be approved by the ACC.

## **2.4 Screen/Storm/Security Doors**

Screen/Storm/Security doors must be kept in proper repair. They can be brown, black, or painted to match the color of the front door or trim. ACC approval is needed for any color not listed above.

## **2.6 Fences**

Construction of new fences must be submitted to the ACC for approval.

## **2.7 Patios and decks**

Ground level (height of the lowest rear door) patios and decks of brick, concrete, stone, and/or unpainted pressure treated wood are permitted as long as they do not create a drainage problem for adjacent property owners or common areas. Those houses with ground level basement doors where decks were built on the next level up, may extend these decks with materials similar to those used by the Developer. All patios and decks are restricted to the rear of the house. Plans for any patios or decks that do not meet these criteria must be submitted to the ACC for approval. Damage caused by improper construction is the responsibility of the homeowner. Please Note: County approval is required for any deck over 8 inches off the ground.

## **2.8 Exterior Wiring**

Exterior wiring must be securely attached in an inconspicuous manner and installed in compliance with all county and other applicable code and regulations. No wiring may be run on the front exterior of the house.

## **2.9 Flood Lights**

Flood lights are permitted as long as installation is in accordance with Section 2.7 and the light is not specifically directed into another homeowner's yard.

## **2.10 Firewood**

Firewood should be stacked in an unobtrusive place in a neat, orderly, and safe manner.

## **2.11 Storage of Personal Property**

Personal property may not be stored on the front porch or in the front yard.

## **2.12 Trash, Recyclables and Containers**

Trash, recyclables and containers must not be in public view except on collection day or after dark on the day preceding the collection.

Trash is collected on Mondays and Thursdays, except for New Year's Day, Thanksgiving Day, and Christmas Day.

Trash must be placed in secured containers or tied plastic bags (i.e., not in brown grocery sacks) to avoid its being blown or strewn around the community and/or attracting animals, such as dogs, cats, rats, and large birds. Trash containers should be placed at or near the curb in front of the **home**, but not on grassy areas of private or common property.

Recyclables are collected every Thursday. Empty containers must be removed from view on the same day that recyclables are collected.

## **2.13 Attic Fans/skylights/roofs/downspouts/gutters**

Attic fans/skylights are permitted only on the rear side of the roof. Only electric fans are allowed; no turbines are permitted. Placement other than rear, must be approved by the ACC. Roofs must be maintained. Replacement shingles must be one of the original colors (or as close as possible) used by the Developer. Downspouts and gutters must be maintained and painted the original (or as close as possible) color used by the Developer.

## **2.14 Boats, recreational and similar vehicles**

In accordance with Article VI, Section 6(d), of the Covenants and Restrictions, "junk vehicles, trailers, campers, camp trucks, house trailers, boats or similar vehicles may not be kept on the Property". Commercial vehicles may not be kept anywhere on the Property. This does not apply to vehicles operated by short-term visitors. Additional explanation/stipulation is provided in Resolution 4 on page 19.

## **2.15 Ornaments**

Exterior holiday lights and ornaments must be removed one month after the holiday. Permanent front yard ornaments are permitted, with prior ACC approval.

## **2.16 Awnings**

Awnings are allowed for windows and doors on the rear of homes, but must be kept in good repair. Awnings must be of an inconspicuous and subdued color.

## **2.17 Air conditioners**

Auxiliary air conditioners, i.e. window units, are permitted in the rear of the house.

## **2.18 Hot tubs/pools**

Hot tubs must be covered, safe, and installed in accordance with prevailing health and safety laws and regulations. All swimming pools must be submitted to the ACC for approval. For your information: The County Building Inspector's office advises that any body of water 25 or more inches deep must have a fence around it. The fence must be at least 4 feet high with self-latching gates - the latches must be 4 feet off the ground.

## **2.19 Exterior Antenna/dishes**

Exterior television and radio antennas are permitted, preferably in the back of the unit. Small (less than one meter in diameter) satellite dishes are allowed, but must be placed in an unobtrusive location. If a satellite dish must be located in an area not conducive to the aesthetic, harmonious appearance of the community, owners must provide written documentation from a professional satellite dish installer to confirm this issue. All cables and connections must be secure and concealed as much as possible.

## **2.20 Mailboxes**

Mailboxes **must** be brown, black, white or natural wood. Plastic and metal boxes are permitted, provided they comply with approved colors and maintained. Any deviation from material or colors mentioned above, must be approved by the ACC.

## **2.21 Solar panels**

Permanently attached solar panels must be submitted to the ACC for approval.

## **2.22 Pets**

Pets must be attended at all times, and registered, licensed and inoculated as required by law. Pet Owners are responsible for cleaning up after their pets, both on common grounds and homeowners' lots, and for promptly repairing any damage caused by their pets.

## **2.23 Ivy**

While ivy growth is not prohibited on homes, the ACC recommends against it, because of its destructive effect on brick and siding.

**REQUEST FOR EXTERIOR IMPROVEMENT FORM**

To: Chair, Architectural Control ACC  
Lafayette Village Community Association  
c/o KPA, Attn. Diane Tschirhart  
6400 Arlington Blvd., Suite 700  
Falls Church, VA 22042-2336

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

Pursuant to the By-Laws and A.C.C. regulations of the LVCA the following exterior improvements to my property located at: \_\_\_\_\_ are proposed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sketches, pictures, diagrams, color paint chips and further details of my project (as necessary) are attached to help preclude further inquiries that slow the A.C.C. process and delay my work.

I am aware that A.C.C. approval for the project is contingent upon quality workmanship and timeliness of work. I further understand that A.C.C. approval is not a substitute for compliance with applicable Fairfax County building codes, ordinances or any other regulation or restriction (such as easements) and that compliance with the above is the responsibility of the homeowner. Any cost relating to compliance will be borne by the homeowner.

I further understand that it is Association policy that the homeowner is responsible for repairing, to Association satisfaction, any damage done to common properties that might be caused by the homeowner and/or parties contracted by the homeowner during the execution of the project.

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

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

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ E-mail: \_\_\_\_\_

**ENDORSEMENT**

Date of ACC action: \_\_\_\_\_

The ACC, having carefully considered the above request, hereby:

- approves as submitted
- approves the proposal as modified below
- regretfully cannot approve the project for the reasons cited below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A follow-up inspection will occur after completion to ensure compliance. Thank you for your cooperation.

Chair, Architectural Control ACC

## APPROVED TREE LIST

### For New or Replacement Trees and Shrubs

The purpose of this list is to protect foundations and drainage systems and to promote the aesthetics of the community. Water seeking trees or trees with invasive root systems such as Weeping Willows, Black Locust and Lombardy Poplar, are not permitted. It has been suggested that semi-dwarf or dwarf tree varieties be used especially in townhouse back yards. Additionally, although the builder planted several varieties of maples, birches, and other large trees in townhouse front yards, these trees are now maturing and causing problems for some homeowners; they should be replaced with more suitable variety of deciduous tree if they are removed. Please consult the local arborist or nurseries for specific advice in selecting, planting, and caring for your trees and shrubs. If you would like to plant varieties other than those listed below, please submit the names to the ACC for approval.

TREES	SHRUBS
Norway Maple*	Azalea
Red Maple	Dwarf Winged Euonymus
Sugar Maple	Siebold Euonymus
Pin Oak*	Small Leaf Holly
Flowering Dogwood	Nellie Stevens Holly
Japanese Flowering Crabapple	Pfizer Juniper
Thundercloud Plum	Compact Pfizer Juniper
Red Sunset Maple*	Skip Laurel
Bradford Pear	Forsythia
Flowering Cherry	Donsa Yew
White Birch*	Hetzi Juniper
Littleleaf Linden	Green Luster Holly
Sourwood	Rhododendron
Canadian Hemlock*	Dark Green Arborvitae
Blue Spruce'	Parsons Juniper
Willow Oak*	Shore Juniper
Japanese Red Maple	Hydrangea
Columnar Maple*	Dwarf Skimmia
Uden*	Spirea
Zelkova*	Abelia
Styrax Japonica	Bayberry
Crape Myrtle	Pyracantha
Franklinia	
Koelruteria	
Magnolia , deciduous	
Hawthorne	

\*Not suitable for small front yards

