

## **Design Standards for Shady Creek Homes & Duplex Units**

All architectural requests will be submitted for review and approval by the Architectural Review Committee/Board of Directors. The application form must be accompanied by a photo of the product you intend to install, as well as a visual of your property with the proposed location noted. You can submit your requests by email to [kristin@rocktownrealty.com](mailto:kristin@rocktownrealty.com) or to the Rocktown Realty office at 218 East Market Street, Harrisonburg, VA 22801.

### **Playground equipment toys and structures**

- Shall include: swing sets, sliding boards, jungle gyms/climbing structures, trampolines, playhouses
- Wood swing sets only (color of the equipment should be a natural color – brown, tan, beige, grey)
- Size of the unit cannot be any larger than 8x12 (swing or gyms)
- Placement must be behind the home and not seen from the front of unit (backyards only). They must be kept away from property lines, following setback rules as determined by local ordinance.
- Certain play equipment may require screening by either fence or landscaping.
- Appearance must be kept up (repaint/repair as necessary). Equipment that has fallen into disrepair must be removed from the property.
- Playhouses/forts must be no taller than interior height of 6'0", or less floor to ceiling, and no more than 36 total square footage.

### **TV antennas**

- TV antennas/satellites are not permitted in the front yard.

### **Basketball goals**

- Basketball goals are acceptable with the following criteria:
  - Placed in the rear of units only.
  - Grey, white, or clear acrylic in color.
  - Pole must be black or painted a neutral earth tone color.
  - No chain netting (due to noise).
  - May not be placed in streets or parking areas.
  - If additional weight is required for portable goals, it must be added internally (no sand bags).
  - All goals must be kept in good condition or must be removed.

### **Fencing**

- Fencing must be of white vinyl and can be no taller than 6 feet in height for back yards.
- All fencing must be placed along the property lines, with owners being responsible for working out any issues with their neighbors regarding fence maintenance, property line disputes, or common fence issues.
- Fences are not permitted in the front yard.
- Fence applications are not required to be submitted with a property plat, but a visual will need to accurately represent that the fence will be on the applicant's property & where.
- Homeowners should be aware that there are various easements on each lot for drainage and utilities, and it is the applicant's responsibility to determine if these easements impact their fence installation. Should the homeowner's association need to access the easement in the future and need to remove the fence to do so, it will be the owner's responsibility to repair the fence at their expense.

## **Outbuildings/Sheds**

- Outbuildings are approved up to 10' x 12.'
- Buildings/sheds must be approved by the Architectural Review Committee prior to installation.
- No wooden sheds allowed.
- Exterior must match the siding or exterior of the house.
- Location must be approved by the Architectural Review Committee.

## **Pools**

- Above-ground pools are allowed, but require fencing and must not be taller than the fence.

## **Yards/Lawns and Landscaping**

- Although a formal landscape plan is not required for review, adequate foundation landscaping is required (especially along the foundation and those elevations visible from the street).
- Landscaping must be installed within one year of construction completion.
- Decorative ornaments and other landscape accessories (including gazebos, firewood sheds, hot houses, arbors, trellises, benches, fountains, permanent barbecues, decorative objects, etc.) must be approved by the Architectural Review Committee as to the design and the location.
- Landscape accessories are not permitted farther forward than or closer to side property lines than the rear corners of the house (backyards only). The ARC may consider accessories in the front yard that are part of an overall landscape plan on a case-by-case basis.