

**The Timbers Homeowners Association**  
Architectural/Environmental Guidelines  
Eleventh Edition

- I. This eleventh edition of the "Guidelines" is effective as of January 1, 2025, and shall supersede and revoke all previous "Guidelines" and amendments.
- II. In order to be completely informed of all rules and regulations on environmental matters that legally bind homeowners, the Architectural/Environmental Control Committee (AECC) suggests that these guidelines be thoroughly reviewed and that homeowners refer to:

BY-LAWS of the Timbers Association:

- Article IV, section 1(e)
- Article IX, sections 1 & 2

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS:

- Article III, section 1(e)
- Article VI, sections 1, 2, 3, & 4
- Article VIII
- Article IX
- Article XI

- III. Definitions of frequently used terms:

1. The term project is defined as, but will not be limited to any improvement, alteration, construction, revision, modification, variation, or addition made on a lot or to anything within or on that lot.
2. The term occupant is defined as any person or persons presently occupying a property, (actual owner or renter). AECC approval of any project is granted to the homeowner only.
3. Visible (visibility) is interpreted literally, as defined in the dictionary. The AECC interprets visibility concerns on an individual basis. For example, a fence does not render everything within it "invisible" from neighboring property, and a garbage can placed behind a shrub does not render it "invisible" from sight.
4. The term common area is defined as any area outside of a homeowner's

property line that is within the Timbers Association property.

IV. AECC Membership and Responsibility:

1. AECC chairperson must be a Timbers Association Board Member. AECC members are nominated and approved by the Timbers Association Board of Directors. AECC members serve at the pleasure of the Timbers Association Board of Directors and may be removed from the AECC by a majority vote of the Timbers Association Board of Directors.
2. The AECC is responsible under the Timbers Covenants for preserving the architectural and environmental harmony, unity, and integrity of the Timbers community.
3. Any modification or improvement to the exterior of a home requires written AECC pre-approval regardless if the modification or improvement is permitted within the AECC guidelines.

V. General Guidelines:

The following guidelines are intended to supplement the Covenants and provide homeowners with additional guidance in areas of environmental concern. **The guidelines are not all encompassing, so homeowners should refer questions to the AECC before starting a project.**

1. MAJOR ARCHITECTURAL CHANGES to the exterior of a house are NOT permitted which would modify the height, width, or length of the original designs. Changes to the architectural design of exterior walls and shared walls are NOT permitted, except where sliding doors and rear windows are involved, and then only after approval of a Project Approval Form by the AECC.
2. WINDOWS must maintain the overall integrity of the surrounding townhouses and not detract from the consistent look and appearance. Replacement windows must be identical in size and design to the original when practical. *Any capping must match the siding/trim colors.* The addition of small decorative windows (round, oval, etc.) to accent and brighten a room is possible based on the Project Approval Form description and diagram submitted for review. All windows are required to be

homogeneous in design, construction, color, etc. Vertical or double hung windows may be allowed in Sections 1 and 2 with approval from the AECC. Garage doors may have small windows on the top panel with approval.

3. SKY LIGHTS or SKY TUBES should not extend above the roof ridgeline. All locations must be approved by the AECC. This includes, but is not limited to, the front or side of the townhouse. NOTE: Homes in Section 4 have original skylights on both the front and back roofs.
4. SHUTTERS are allowed only in Sections 3 and 4. We prefer louvered shutters. All shutters must be uniform in size and design. Non-louvered shutters must be approved by the AECC.
5. AWNINGS or any other roof-like coverings are permitted on the ground level of the back yard with AECC approval. No permanent awnings or non-retractable coverings are permitted.
6. RESIDENTIAL HOUSE NUMBERS are limited to one per home (except some end townhouses) with a combined total face area of less than 84 square-inches. House numbers must be visible from the street as required by Fairfax County.
7. EXTERIOR COLOR changes must be approved by the AECC even if using an Association approved paint color. These changes include, but are not limited to decks, siding, shutters, doors, trim, gutters and downspouts, brick and any other permanent building component. Color samples must be submitted with a project approval form and photos of your home and connecting homes.
  - Williamsburg, Colonial, Chesapeake and similar exterior paint color collections may be used. See the website for sample palettes.
  - Requests should specify which color is being used for each building component.
  - Each home should have at least 2 and no more than 3 colors.
  - Shutters and/or doors on connecting homes cannot be identical in color.
  - White is an approved trim color only.
  - Black is an approved door and shutter color only.
  - Garage doors should match the color of the trim on the home.

## 8. EXTERIOR SIDING MATERIALS

- a. Siding: AECC must review and approve any request for color or style changes. Sections I & II homes were originally designed with vertical siding. Sections III & IV homes were originally designed with horizontal siding. ALL REPLACEMENT SIDING MUST BE HORIZONTAL. Siding should be a "clapboard" design with an "exposure" to weather of about six inches.
- b. Siding Trim: The use of vertical and horizontal trim boards should be retained in order to breakup and "panelize" expanses of siding. Trim colors are to be contrasting and must be approved by the AECC. The Association recommends matching the Williamsburg, Colonial & Chesapeake Exterior paint trim colors.
- c. Brick: Brick is an allowable exterior material. The type, texture and color must match the original design. Any brick exterior must maintain harmony, unity, and integrity of the surrounding neighborhood homes. AECC must review and approve any request for variance to the brick guidelines.

## 9. FRONT AND SIDE YARD AREAS

- a. Lawns must be trimmed, maintained by appropriate lawn products (including fertilizer and weed removers) and consist of appropriate lawn grass. Lawns and plant beds must be well maintained and kept free from fallen leaves, cuttings, trash, weeds and other debris.
- b. Evergreen foundation shrubs may not be removed without approval and are generally required in front of all homes. The AECC will require planting of evergreen foundation shrubs unless conditions exist that would not allow them to be maintained properly (low windows, trees, etc.). Shrubs must be neatly trimmed, and not block sidewalks, windows, or doors.
- c. Lawn Edging, which is visible above ground, may be used without AECC approval if the following conditions are met and maintained:
  - i. The material used must be compatible with the appearance of the

- townhouse and the community as a whole. Plastic or vinyl edging may not be used.
- ii. Edging does not extend more than six (6) inches above ground level.
  - iii. Edging does not alter drainage.
  - iv. Edging does not obstruct the public sidewalk.
  - v. Edging is around plant beds and is not installed to separate property lines.
- d. Planting Areas may not be expanded into the original lawn area without approval by the AECC. Generally, the AECC approves conversion of up to 50 percent of the original front yard into additional planting area for flowers and shrubs. Such areas must be well maintained and must not obstruct the public sidewalk. Tiered planting areas combined with ground cover or flowers are permitted only after AECC pre-approval of a project design description.
- e. Vegetable Gardens are preferred in back yards. However, vegetables can also be blended in with front yard shrubs as long as planting beds are maintained on a consistent basis. Approval is required for any plants that will exceed the height of 48 inches. Stakes required for plants should be less than 48 inches and be evenly cut and not appear to be scrap. Vegetable gardens are not authorized along walkways or sidewalks.
- f. Trees may not be planted without AECC pre-approval. Trees must be neatly pruned to ensure neat appearance, to remove dead branches, and to prevent encroachment over neighboring yards or common areas. Dead and diseased trees that cannot be cured must be removed. Per Virginia law, the Association is not responsible for common area trees that grow on or over private property. Encroaching branches may be professionally pruned, if necessary. Removal of trees does not require approval by the AECC provided that the stump is removed and the area restored to its original design, including lawn grass.
- g. Any other landscaping projects for front or side yards must be approved by the AECC and will generally not be approved if concrete; asphalt, cement, or similar material is involved.
- h. Bare ground in planting areas is not permitted. Shredded wood mulch, ground cover, or small stones of 1-2” diameter or greater must cover the

ground. Gravel is not an acceptable cover.

- i. Downspout Extensions should terminate at least 3' from the edge of a lot to prevent erosion and drainage onto adjacent properties.

## 10. REAR AND FENCED YARD AREAS

- a. Lawns must be neatly maintained at all times at a height less than 6". Rear yard plant beds must be neatly maintained and free of weeds and long grass.
  - b. Flowers, Gardens, and Shrubs may be planted in fenced yard areas without AECC approval if the following conditions are met and maintained:
    - i. Drainage is not altered in any way.
    - ii. Plants are maintained at a height below the lot's lowest fence line.
    - iii. Plants do not encroach upon adjoining property, either above or below grade.
  - c. Small Landscaping Projects such as walkways, gravel beds, or borders within fenced lawn areas, which do not alter drainage, using material such as gravel, sand, flagstone, natural colored rocks, or natural colored wood are allowed, with AECC approval, as long as the conditions listed in (a) above are met and maintained.
  - d. Large Landscaping Projects such as patios or patio extensions must be approved by the AECC. Walk out window wells up to 4' in width may be permitted with approval from the AECC.
11. DECKS must be approved by the AECC. A Fairfax County building permit is required for all decks regardless of the height above grade. Decks are required to be a minimum of one (1) foot from the property line. Townhouses on end rows should not exceed past their home. Decks are not allowed to be more than 14 feet in depth from the back of the house, including steps.

Plant hangers are allowed above upper-level decks. However, privacy fences, lattice or other wall-like structures are not permitted. Decorative post caps are permitted on deck railings with AECC approval.

Deck materials can be wood or composite materials intended for use as deck material. Black aluminum pickets may be used.

Decks cannot be painted. Property Owners who wish to apply wood coatings to their decks should be aware that there are transparent, semi-transparent, and solid stains/finishes. Shades of brown are the only color options. Grey, white, red, orange, black (except pickets), or similar will not be approved. Behr brand “Cedar Naturaltone” is allowed as a semi-transparent stain without approval. Behr brand “Redwood Naturaltone” is allowed as a solid stain without approval.

12. SHEDS must be approved by the AECC and maintained in good condition. Sheds should be constructed of materials that complement the house colors, may be no higher than eight (8) feet above the lots natural grade, or 2 feet taller than the nearest adjacent fence. Decks must be 50 square feet or less, and must be in the rear of the lot within the lot boundary. Sheds should be constructed on a foundation of concrete or weather resistant wood.
13. CONCRETE PATIOS using concrete, asphalt or cement-type materials must be approved by the AECC. Maintaining adequate drainage on a lot is the responsibility of the homeowner. Projects that negatively affect the drainage on a property will not be approved. The maximum non-permeable surface in back yards is limited to 50% of the total square footage of the back yard. At least 1' must be uncovered along all property lines. Use of permeable materials is encouraged, as well as non-elevated surfaces. Fairfax County restricts water flow and drainage onto adjacent properties.
14. CLOTHESLINES for drying or airing clothes and other materials are permitted if they are temporary, not attached to a fence, and not on a deck or otherwise directly visible from the common area, or any neighboring property.
15. FIREWOOD AND PERSONAL PROPERTY must be neatly stored within fenced areas. It may not exceed the height of the lot's lowest fence line or create a nuisance for adjoining property. It shall not be stacked or stored adjacent to building walls or in common areas. Firewood and similar storage areas must be maintained to eliminate any rodent or pest infestations.

16. ATTIC FANS, HOUSE FANS, AND WINDOW AIR CONDITIONERS or rooftop fans, ventilators, and rooftop flashing must complement the house roof color. They must be located on the least visible side of the roof (usually the backside roof) and must not extend above the ridgeline. AECC approval is not required if the preceding conditions are met. House fans must not be used in a way that makes them visible from the outside. Window air conditioning units are NOT allowed, unless required for medical reasons: AECC pre-approval and a physician's certification of necessity are required.
17. TRASH CONTAINERS may not be kept in front or side yards, or visible to neighboring property at any time. Trash should be put out for collection no earlier than the evening before it is collected. Trash cans and recycling containers must be stored in the back yard.
18. EXTERIOR LIGHTING shall be located, operated and maintained so that it does not cause unreasonable glare or illumination on any other lot, or the common areas. AECC approval is required for modifications to current light fixtures. Front light fixtures should be a "Colonial Style" similar to others in the community. Spotlights may not be installed in the front of a home. Pole lights are not permitted. Holiday lights must be removed within 30 days of the end of the holiday.
19. SATELLITE ANTENNA AND DISH installations are subject to FCC guidelines. Antennas should be installed on the least visible side of the roof and should not extend above the roof ridgeline. Antennas are not permitted on decks or on any part of any fence (shared or not), or on the front, back or side of the townhouse for any reason.
  - a. Satellite dishes may also be placed on a low, free-standing post in the back yard. Post mounted satellite dishes may not exceed the community fence line standard height of six (6) feet (including the satellite dish hardware).
  - b. Homeowners are authorized one satellite antenna. A variance is required for more than one satellite antenna on their property.
  - c. As required by FCC guidelines, a variance will be granted based upon a proven need.



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20. FRONT DOORS must be approved by the AECC. Material must be a wood, metal, or fiberglass with or without a decorative window. The decorative door window in Sections 3 & 4 cannot exceed 50% of the surface. In Sections 1 & 2, if decorative window exceeds 50%, it must be factory manufactured to be reflective, beveled, shaded, or textured to provide light while maintaining privacy and cannot be altered.
21. STORM DOORS must be approved by the AECC. Colors and design must be compatible with the particular house exterior and with the neighboring structures. They may be plain style with full or half view and the color must match the trim or front door color.
22. FRONT DOORSTEPS must maintain the overall integrity of the surrounding townhouses and not detract from the consistent look and appearance. The metal handrails that lead to homeowner's front door must be maintained in good condition and have no visible rust. Any requests for variance must be granted approval by the AECC prior to modification.
23. FRONT YARD STORAGE is not allowed. Prohibited items include yard supplies, tools, snow shovels (when snow is not present), empty planters, containers or pots, toys, bicycles, ladders, grills, chairs, etc.
24. TEMPORARY STRUCTURES are NOT authorized if the structure would violate the guidelines if it were permanent.
25. FENCES: The only fence style allowed is an Alternating Board on Board fence constructed from cedar, or pressure treated pine. No other fences are permitted.

Material: 4" x 4" wood posts  
2" x 4" or 2" x 6" horizontal wood members  
1" x 6" vertical wood sides  
1" x 4" horizontal cap board  
6" x 6" gate posts are allowed  
Matching post caps are required for all exposed posts.

Finish: Fences may not be painted. Property Owners who wish to apply wood coatings to their fences should follow the guidelines for deck finishes.

Gate: Same as fence or flush board

Location: On side and rear of property lines (Fences for end homes may not extend forward of rear wall of building without AECC approval.)

Construction: The top of all fences must be of a consistent height of 6 feet and must be parallel to the ground. The bottom of all fences must be no more than 4 inches above grade level, and parallel to ground surface. No bracing of any kind is allowed.

26. ATTRACTIVE NUISANCES such as hot tubs, Jacuzzis, swimming pools, trampolines, and portable basketball hoops are the responsibility of the home owner and must follow the guidelines of the manufacturer, Fairfax County, State of Virginia and all other governmental or regulatory policies.
27. SOLAR PANELS are permitted by Virginia stature. Refer to Policy Resolution 2018-1 **Solar Energy Collection Devices and Facilities** for further guidance.

## VI. Project Submittal Procedure

1. Any modification to a home requires AECC approval even if the modification or improvement is permitted within the AECC guidelines. Approval for a project variance usually takes 30 to 45 days. Verbal approval is not valid for modifications.
2. Homeowners should submit a Project Approval Form for any project that changes the exterior appearance of their home. (The form is available at <http://timbers-hoa.org/> under downloads.). Applications must be submitted by the property owner and not a tenant, or contractor. Exact measurements are required on applications. Scale drawings will not be considered.
3. The completed AECC project Approval Form should include all relevant information known to the homeowner that would assist AECC consideration, including items such as: written description, dimensions, materials, color, design, estimated time of completion, etc.

4. Drawings and photographs may be attached to the completed AECC Project Approval Form showing the location of the house, and indicating the location of the new project.
5. Alterations to the common areas are only authorized with the Board of Directors written approval.
6. Homeowners are free to request reconsideration for any project rejected by the AECC. Homeowners may submit new or additional information or adjustments which might clarify the project or demonstrate its acceptability if it was previously rejected.
9. Approval of any project by the AECC does not waive requirements for building permits or zoning approval if required by Fairfax County. Conversely, a building permit does not equate to approval from the AECC.

## VII. Violations and Procedures for Enforcement of the Environmental Guidelines

1. The Timbers Association Management Company conducts periodic checks of the Timbers property to identify conditions and projects that do not comply with the Covenants, By-laws and Guidelines.
2. Homeowners may submit written and signed complaints of possible violations. These are kept confidential by the AECC. The AECC provides the complainant a written response of findings if the AECC decides there is no violation.
3. If the AECC decides a violation exists, the Timbers Association Management Company or AECC informs the homeowner in writing that a violation is present. The letter describes the nature of the violation and remedial action to correct the violation. Except in emergency situations, the homeowner normally has thirty days (30) from the date of the notification in which to respond appropriately. Shorter or longer response periods are sometimes appropriate and are stated on the AECC letter or the AECC violation form. A second letter is sent to those homeowners who have not responded. The nature of the letter depends on the type of violation (major or minor).
4. The Board of Directors has the option to correct violations and add the cost of such remedies to the normal assessment account of the homeowner. These

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costs may be collected through legal action, if necessary.

5. The Board of Directors may also request injunctive relief through the courts to compel compliance.

VIII. The Management Company conducts inspections and approves all requests within the AECC guidelines. They maintain a property file for each home. AECC requests outside of the approved guidelines are forwarded to the AECC for consideration and the Board of Directors for their information.