

**University Square HOA
Exterior Architecture Guidelines & Regulations (EAG&R) Checklist**

The following property self-checklist is consistent with the latest EAG&Rs from our homeowners association. Please review your property and ensure that it is in compliance with the guidelines.

If you are unsure whether a previous modification to your property has been approved by the HOA, please email earc@universitysquareha.com so that we may review your property file. If you need to apply to the HOA for a new property modification, or to retroactively apply for approval to a modification you have already done, you may do so using the form on our website <https://www.universitysquareha.com>. Please refer to the website for a full description of each guideline.

Thank you for keeping our community a beautiful and safe place to live, and keeping all our property values high!

| √ | Property Self-Checklist |
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| | <p>Additions, Alterations, and New Construction Any additions, alterations, and new construction external to the existing living unit(s) must be approved by the EARC. These include, but are not limited to: rooms, garages, screened porches, gazebos, storage structures, playhouses, patios, and decks.</p> |
| | <p>Address Numbers, Mail Boxes and Home Business Signs House numbers contrast with home color, no more than 6 inches tall. Mailboxes must be maintained in good mechanical and visual condition. The post that holds the mailbox is vertical, in good repair.</p> |
| | <p>Antennae/Satellite Dishes Antennae and satellite dishes must be installed in the least visually intrusive place possible while still performing their function. Satellite dishes greater than one meter in diameter are prohibited. Transmitting antennae may be mounted to the roof vertically and shall not exceed a height of 15 feet above the roofline.</p> |
| | <p>Attic Ventilators Attic ventilators and turbines must be mounted on the least visually obtrusive side of the home, and be well maintained.</p> |
| | <p>Awnings Exterior awnings are permitted only on the rear of the home with compatible colors and consistent scale. They are to be maintained in good condition including paint, as appropriate.</p> |
| | <p>Barbecue Grills and Stands Portable grills must be stored behind the home, except when in use. Grills and stands must be maintained in good condition. Permanently installed grills and stands require approval by the EARC.</p> |
| | <p>Basketball Setups Basketball backboards may be attached to the front of the garage or to the back of the home or garage. Backboards may also be attached to permanent or temporary freestanding poles.</p> |
| | <p>Chimneys and Metal Flues New chimneys must be brick or sided. Approval from both EARC and Fairfax County is required. Metal flues and chimney caps shall be well maintained and, if painted, match the roof color.</p> |

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| | <p>Decks Decks are located behind the house and must comply with all Fairfax County requirements. Approval from Fairfax County and EARC is required. Wood or composite decks are allowed. Wood decks may be left to age naturally or treated with a clear sealer, stained a wood tone color, or painted a muted earth tone color or white. Composite decks may be a wood tone color, gray or white. Accents, such as siding, railings, etc., shall either match the color of the deck, or be white or black, or a complimentary muted earth tone color. If privacy screening is used, the screening may be up to 6 feet in height from the deck. Lattice style or other open style of screening will be allowed. Lattice colors must match those of the deck. Personal effects stored under deck are not visible to others.</p> |
| | <p>Doghouses Doghouses must be located behind the home, visually unobtrusive to neighbors; evergreen screening may be required. Doghouses should be well maintained.</p> |
| | <p>Driveways Driveways must be in good repair and free of stains. Extensions and additions to driveways require an application; must be paved using asphalt or concrete.</p> |
| | <p>Dwellings and Structures All structures on the property will be well maintained. Paint should not be peeling or stained. Siding should not be loose, missing, or dented, and are to be kept clean of mold, mildew, algae, and other stains. Window shutters, screens, and light fixtures are to be kept in good repair. Roof shingles will be in good condition.</p> |
| | <p>Exterior Color Changes If changing color or style, application is required. Color scheme must not contain more than three colors (not including roof). Primary color must be a muted earth tone or white. Accent colors (used on shutters, entrance and garage door, trim, roof, porch, lampposts, and other structures) must be complementary colors that fit in with the overall look of the neighborhood. Accent colors must be neutral or earth toned or dark. Dark colors acceptable for accents include black, charcoal, maroon, or navy. Front doors may be painted red.</p> |
| | <p>Exterior Decorative Objects Decorative objects in the front yard that require approval include bird houses, bird baths, statues of animals, weather vanes, sundials, sculptures, planters, chairs, benches, tables, fountains and all items attached to approved structures. Portable lawn furniture in the front or side yard may only be used for single-time family events, and should not be stored/kept in front or side yards.</p> |
| | <p>Exterior Lighting Lighting added to the front of the home must match or complement existing fixture styles.</p> |
| | <p>Fences Fences shall be natural, unpainted (may be sealed or stained with a natural wood color) wood, or wood-toned composite or vinyl. Fence slats must be 1x4 or larger and will not exceed 6 feet in height; lattice sheets are not allowed. Fences shall not be located forward of the front plane of the home.</p> |
| | <p>Firewood Firewood must be kept neatly stacked and shall be located in the back yard. Evergreen screening may be required to minimize adverse visual effects. Stacks must not exceed 8 feet in length and 4 feet in height and width. Clearance from the ground is required to prevent animals from making a home. Small amounts of firewood may be located on patios or decks but should be intended for immediate use only. Tarps used to cover the firewood should be an earth tone and well maintained.</p> |
| | <p>Flagpoles Only one freestanding, permanent flagpole is allowed per home. Freestanding flagpoles must be maintained in a vertical position, not exceeding 22 feet in height, unpainted, stainless steel, black, white or cream color. Poles attached to the front of the home do not require application but should not exceed 6 feet in length.</p> |

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| | <p>Freestanding Structures</p> <p>Gazebos A gazebo is a freestanding, roofed structure that is open on all sides. Only one gazebo will be allowed per home, limited to 150 square feet or less. Constructed using materials that blend naturally with its surroundings.</p> <p>Sheds A shed is a simple, single story structure that is used for storage or as a workshop. Up to two sheds are allowed per home. Freestanding sheds shall be located at either the rear of the house or the back portion of the backyard, with neutral or earth-toned colors. Sheds may not exceed one level and are restricted to 180 square feet or smaller. If attached to the home, sheds shall be considered additions and will be held to the guidelines and restrictions as such. Sheds must be maintained in good condition.</p> <p>Recreation and Play Equipment (Including Tree Houses) Permanent or semi-permanent playhouses, swing-sets, and play-sets shall be located behind the home and require approval. Portable play equipment does not require approval but must be stored from view when not in use.</p> |
| | <p>Gutters and Downspouts Replacement and additional gutters and downspouts must match existing design and color. Discharge should not adversely affect neighboring properties. Discharge piping should be hidden to the maximum extent possible. Gutters must be free of debris visible from below. Missing, hanging, broken or otherwise unsightly gutters and downspouts shall be repaired.</p> |
| | <p>Hot Tubs/Spas An exterior hot tub (spa) must be located behind the home. The hot tub must blend with the exterior finish of the home, deck or patio to which it is connected. Approval from Fairfax County is required.</p> |
| | <p>Landscaping All yards and landscape beds must be neatly maintained, including trees, shrubs, grass, and planting beds. Landscaping shall not impair the use of sidewalks or sight lines for vehicular traffic.</p> <p>Front yards and street-visible side yards shall consist primarily of grass. Gardens must be maintained and have a neat appearance through the off-season. Vegetable gardens are not allowed in the front yard.</p> <p>Substantial landscaping alterations in the front or side yard (including any features intended to form a wall or border, ponds/fountains or other rock formations, pathways, arbors/archways, etc.) require an approved application from the EARC.</p> |
| | <p>Maintenance Requirements Property owners are responsible for the maintenance of all structures and grounds on their property. Dumping of debris or lawn clippings on common areas is prohibited.</p> |
| | <p>Miscellaneous Items</p> <ul style="list-style-type: none"> • Clotheslines and similar devices are not allowed. • Compost bins must not be viewable from the street. No home should have more than 3 bins. Bins must not be within 4 feet of property line and should not overflow. • Exterior seasonal displays shall be removed within 30 days after the holiday. • Holiday lights shall be removed from the front and sides of the home by January 31. • Security bars and gates on windows and doors are not allowed. • Security signs must not exceed 64 square inches in size and must be located within 5 feet of the home. No more than two signs are allowed per home. • Business signs are to be hung under the mailbox and not to exceed 8 ½ inches by 11 inches. Signs must meet USHA’s color palette. |

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| | <p>Parking Vehicles shall not be parked on the grass or block the sidewalk at any time. Inoperative/junk vehicles are not to be parked on neighborhood streets, in driveways, or in yards. Cars must be operable with valid license plates and inspection decals, per Fairfax County regulations. Out of consideration for your neighbors and to leave space for emergency vehicles, cars should not be routinely parked along the side of pipe-stem driveways.</p> |
| | <p>Patios New patios require approval. Patios shall be located in rear yards. Only flagstone, brick, concrete, pea gravel embedded in stone dust, or similar construction material shall be used. Any adverse drainage should be avoided.</p> |
| | <p>Pets Pet owners must clean up after their pets and are financially responsible for prompt and complete costs of cleaning and repairing damage caused by their pets.</p> |
| | <p>Roofs Roof materials must be asphalt/fiberglass shingles. Color must be compatible with the home and neighborhood. Solar panels may be placed on roofs such that the peak of the panel does not exceed the peak of the roof.</p> |
| | <p>Sidewalks and Pathways Public sidewalks will be maintained to permit unobstructed access for pedestrian circulation at all times. Trees and shrubs must not overhang public and will provide a 10 foot clearance from the ground. Grass and flowers must not encroach edges of sidewalk.</p> <p>Pathways, distinct from public sidewalks, must be set back at least 4 feet from the side property lines and installed flush to the ground. Only flagstone, slate, brick, stone pavers, concrete or pea gravel set firmly in stone dust or similar durable construction material may be used.</p> |
| | <p>Swimming Pools Pool filtration equipment must be shielded from view of adjacent properties and every precaution taken to minimize the noise level to the surrounding area.</p> |
| | <p>Trash Containers Trash containers and recycling bins shall be stored on the side or rear of the home, out of view from the street at all times. Evergreen screening may be used on the side of the home; lattice or other solid screening requires application to EARC.</p> |
| | <p>Window Unit Air Conditioners Individual window air conditioning units are prohibited on the street side of the home.</p> |