

GREYWALLS ARCHITECTURAL AND DEVELOPMENT STANDARDS PREPARED BY THE GREYWALLS ARCHITECTURAL REVIEW BOARD

Revised: July 1st, 2024

Preface

Greywalls is located in rural Powhatan County. It is the intent of The Reed's Landing Corporation to create a timeless community that is compatible with the surroundings and reflective of the traditional architectural vocabularies of the region. The guidelines are provided to aid owners in the development of homes that will ensure a high standard of quality and character to enhance the collective investment that we all have in our community.

The Architectural Review Board (ARB) is primarily interested in the impact any one residence will have on the streetscape of the neighborhood. This impact starts with the siting of the structure on the natural terrain and culminates in the approval of a finished set of construction documents. Our collective interests are the same, the creation of finest product possible that is responsive to budget, the site, and our community.

Siting – It is important that the proposed structure respond to the major determinates of site planning: View, terrain, acres, existing and proposed vegetation, and natural exposure. The siting of any home must first respond to the existing contours in a natural manner that will allow ease of access and be respectful of the street and neighboring properties. Each parcel will be treated on an individual basis to highlight the entry sequence in a gracious and functional manner.

- 1.0 The siting of houses on each individual parcel is most important. Emphasis is on the driveway accentuating the front of the house, not the garage. Guest parking is also an important element in the site plan and the location of guest parking and/or handling of cars is reviewed in the site plan approval process. We would encourage the use of a landscape architect in the preliminary siting including the driveway. A comprehensive site plan including driveway, guest parking, cleared areas, drainfields and house location to scale, is required to accompany the New Home Architectural Form.
- 1.1 Golf Course – On many of the lots views of the adjacent golf course will be important. Clearing should be done in such a way as not to overexpose resident property to the golfers. Overexposure could result in the golf course planting some type of screen on the golf course property adjacent to the lot. Lots

which connect directly to the golf course may limb-up trees facing the golf course. Limb-up should be evaluated on a case-by-case basis with ARB staff. Under brush can be removed but no grass, only mulch or leaf litter if underbrush removed. Section 4 lots must comply with the 50' rear boundary environmental restriction.

- 1.2 Walks and Drives – The location and grade of driveways and walks must be shown on the site plan. Driveways must be located in a natural manner that will dominate the streetscape and should be surfaced with concrete, brick pavers or asphalt material approved by the ARB. Entrance columns at the driveway must be a minimum of 25 ft. from the pavement. These treatments are best associated with the residence and not the street.
- 1.3 It is important that a solid and usable driveway is constructed prior to commencing construction. This would include cutting through the organic mat to hard-pan and clearing the sub-surface, the installation of #3 stone to grade and top dressing with #21 or 24 stone. The developer and Powhatan County will require proper erosion control along the driveway. All of the above needs to be installed prior to commencing construction. In addition to the above, the guest parking and entrance to the garage needs to be stabilized also to give the sub-contractors parking areas.
- 1.4 The design of night lighting for individual residences should achieve the objective of providing adequate, safe and yet discreet illumination. Lighting should be concentrated in small areas and be low intensity and directional to maintain the serenity of the woods; preserve night view; and minimize disruption of neighborhood privacy. High intensity lights shall not be permitted. All exterior lighting must be approved and the Committee would prefer that this be submitted on the original submittal. If not, lighting needs to be submitted with the landscape plan 45 days prior to completion.

Architecture – “Massing, proportion, symmetry, and rhythm are the essential elements of traditional design.” Stephen A. Mouzon

The intent of the Architectural Review Board is to aid owners in the creation of well crafted and cost effective dwellings that are responsive to the architectural language of the traditional forms of the region. Colonial, Georgian, Federalist, Arts and Crafts, and Country English and French homes all have historical precedent in the region. Architectural styles from outside the region (ie. Mediterranean, Mission, Southwestern, Alpine will be discouraged. Transitional homes that compliment the site and meet material and construction requirements will be reviewed on a case by case basis.

- 2.0 This list should be used as a general guideline in the design, construction and landscaping of all homes in Greywalls. Final approval of all plans must be made by the Architectural Review Board and prospective homeowners and builders are asked to incorporate the elements listed here in their plans before submitting them to the Committee. Property owners need to realize methods of construction in housing. In addition, prospective homeowners and builders should realize the Committee might have approved certain styles of homes and materials that may not necessarily be approved today. Certain styles of homes may be allowed on one parcel but not the other because of their impact in the sole subjective opinion of the Committee. Past approvals are not necessarily indicative of what will be in the future. The Committee is constantly trying to improve and fine-tune the approval process.
- 2.1 Preliminary plans may be submitted to show the general character of the resident. This submittal may be photographic, stretch form or in any form that best describes the imagery, materials, and character of the proposed construction.
- 2.2 A complete set of plans including front, side and rear elevations, building section including cornice detail, with appropriate detail, will be required to be submitted to the Architectural Review Committee. Plans that are “marked up” will not be accepted. The Committee requires a clean set of plans. In addition, the Committee will be looking not only at the front elevation, but the sides and rear also because of the openness and nature of the parcels. The New Home Architectural Review Form should accompany the submittal.
- 2.3 Plans must be drawn by and architect or approved local designers. Stock builder plans will not be acceptable. It has been the Committee’s experience that most plans, which are found in plan books, are designed for narrow lots in places like Atlanta, Dallas or even western Henrico County. The Committee is insistent the homes fit the individual parcels are designed to take advantage of the various vistas and views.
- 2.4 Simple massing and clean designs are desired. The Committee would like a well-organized plan that is tasteful. Many windows of different sizes and shapes, multidirectional siding, towers, too many materials and wild shapes will not be permitted.
- 2.5 Cornice – All submittals must include a cornice detail. On traditional houses all fascia (cornice or rake) must be finished with a crown member, gutter, or appropriate shaped trim. Flat fascia of three quarter inch material will not be accepted. Failure to submit the cornice detail with the plans will result in the plans being sent back without approval. Vinyl cornice/trim is not acceptable. (See Sketches 1 and 2).

2.6 Roof construction

- A. Pitch - on a gabled roof, the minimum pitch is to be 8/12. On a hip roof the minimum pitch is to be 10/12. These are minimum pitches and the Committee may ask for increases on some plans.
- B. Material – all roofs to be hard shingles, i.e., cedar shake, slate, synthetic slate or Certain Teed Grand Manor roof shingles in stonegate gray, colonial slate and gatehouse slate.
- C. Construction – It is recommended that roof rafters be set on a plate that is atop the joist. This construction will raise the cornice level and enhance the façade.

2.7 Windows

- A. Proportion – the Committee feels it is very important to obtain a pleasing virtual proportion to the windows on the street façade. The 9 over 9 double hung unit in most cases produces such a proportion for first floor openings, this unit is normally plus or minus 2' 8" x 5' 2". The second floor windows have a slightly more compact proportion and should be plus or minus 2' 8" x 4' 10". Specific windows will be approved at the time of plan approval.
- B. Material - Wood and clad windows with appropriate trim are acceptable. Black windows are NOT permitted.
- C. Detail – Brick mould should be 3½: and sills 1½ shaped brick.

2.8 Dormers

- A. Construction – A dormer detail is supplied in Sketch No. 3. Special attention should be paid to the proportion face as seen from the street.
- B. Organization – Dormers are prominent architectural features and must respond to the overall architectural organization of the façade.

2.9 Elevations

- A. Traditional architectural designs are preferred. Examples are Colonial Williamsburg, Georgian, and Federal. Designs will be reviewed on a case by case basis. Given that lots in Greywalls are a minimum of 2 acres, the front elevation should measure a minimum 70 feet across to provide an appropriate proportion to the size of the lot.
- B. Material.

1. Accepted materials – brick, stone, synthetic stucco, wood, and concrete siding.

1B. Brick front homes are not allowed.

Masonry must be used on three sides at a minimum.

2. Vinyl will not be accepted except on vinyl clad windows.

C. Details – Jack arches and wood foundation vents are required on front elevations. Water tables or foundation accents will be required on all brick front/sides. Quoins accents and other appropriate detailing will be approved on a case by case basis.

- 2.10 Entrances - On traditional homes, the front entrance is the focal point of the architectural organization. Appropriate detail and design will be required at the front entry and in the architectural elements that surround it.
- 2.11 The garage should not dominate the street façade. This is critical to giving the front entranceway strong definition. Garage doors must not be on the street façade and must be screened from adjoining properties.
- 2.12 Chimneys – Chimneys must extend 4 ft. above the ridge elevation or closest roof within 12 ft. They must have proper cap and be 2 ft. x 4 ft. minimum in dimension at the start of the cap. Chimneys must be the same material as the foundation. If the chimney is to extend the full two story height, it should have two sets of washes, 8” each, at about the ceiling line.
- 2.13 Steps – Front steps must be brick, slate or stone. The stoop should be of the same material, but will be reviewed on a case by case basis. When the grade of the lot is severe, the design of the house must keep the exposed front foundation and number of risers to a minimum. No more than 6 risers will be accepted in a straight run.
- 2.14 Foundation – Foundations must be brick or stone material, except in the case of synthetic stucco. Wood foundation vents are required on front elevations. It is important that the foundation material be consistent throughout the design.
- 2.15 Decks – Salt treated material is acceptable for decking but the foundation must be the same masonry construction as the house foundation. No unfinished wood should be visible from the front. All exposed vertical and horizontal members are to be painted or stained.
- 2.16 Materials – flashing, stacks, vents and any roof penetration must be copper or weathered copper in color. Stacks and vents must be on the rear of the roof structure, not visible from the front.

- 2.17 All exterior wood steps must have closed risers.
- 2.18 All wood sided houses should be painted or stained with solid stains. Semi-transparent stains will not be allowed.
- 2.19 Vinyl and aluminum siding may be utilized on the side of dormers and as cladding for windows, but is not allowed as siding per se. Vinyl as cornice, rake, etc. will not be allowed. All cornice will be wood, Hardi-plank, or PVC. Concrete siding (Hardi-plank) is allowed as siding.
- 2.20 Accessory buildings will be allowed on individual parcels. These freestanding sheds, workshops, garages and/or barns must be designed and located as an integral part of the property. Their design should be compatible with the house in terms of style, materials, etc. Accessory buildings must be placed behind the main body of the house and shall require a foundation of similar material as the main house such as brick or stone to a minimum height of 18". Poured concrete flooring is also required. In cases where Accessory buildings are visible from the golf course or street, ARB may require landscape screening. In addition, swimming pools and related buildings will be allowed assuming the site so dictates.
- 2.21 Patios shall be in the rear, behind the main body of the house. Side patios may be considered on a case by case

Landscaping – Landscaping is a great tool in the design process for the integration of the built form and the natural landscape. Through thoughtful plant selection and proper placement of architectural appropriate landscape features (i.e. walls, fences, walls, trellises, etc.) the house can be seamlessly joined to the natural surroundings.

- 3.0 Landscaping – It is the intent of the developer to preserve the natural beauty of Greywalls by limiting the removal of trees. The covenants of Greywalls (Part II, Paragraph 2) requires ARB approval for trees 6" in diameter or greater to be removed. This does not apply to the portion of the lot designated as yard immediately surrounding the house but is a guide for thinning the perimeter of each lot. Appropriate landscaping is essential to a mature streetscape. A landscape plan is required for initial Home Design approval. Plans must depict plant & bed placement and any planned hardscapes including retaining walls, rock placements or other significant landscape features. The minimum \$3,000 required as a landscape allowance is not inclusive of grass seeding, irrigation or landscape lighting.
- 3.2 Exterior lighting – The design of night lighting for individual residences should achieve the objective of providing adequate, safe and yet diffused discreet illumination. Lighting should be concentrated in small areas and be low intensity and directional to maintain the serenity of the woods, preserve night view; and

minimize disruption of neighborhood privacy. High intensity lights shall not be permitted. For clarity low voltage lights are 20 volt or lower and produce 1000 Lumens or less. Homeowners should refrain from high intensity LED light bulbs in lamp posts, mailbox accents and door lights. Use of flood lights for continual illumination is prohibited. Decorative lighting such as “string lights” are allowed provided the support structure is appealing and lights are used on an occasional, not nightly basis. Holiday decorative lighting is permitted and encouraged with the request that post-holiday these decorative lights are reasonable removed. All exterior lights must be approved and the Committee would prefer that this be submitted on the original submittal. If not, lighting needs to be submitted with the landscape plan 45 days prior to completion.

Development Standards – To develop a consistent environment that preserves landowner value and promotes quality construction the ARB has created the following standards for the Greywalls Community that are not covered in the review of/residential designs.

- 4.0 Screening
 - A. HVAC units and trash receptacle require hard screening and must be shown on the site plan.
 - B. Driveways must not be located closer than 20 feet to the adjacent lot.
 - C. Garbage cans must be contained by hard screening.
- 4.1 All propane tanks are to be buried. All pools will be in-ground in design and installation.
- 4.2 Accessory buildings – These freestanding sheds, workshops, and/or garages must be designed and located as an integral part of the house. Their design should be compatible with the house in terms of style, materials, and so forth. Accessory buildings must be placed behind the main body of the house and shall require a foundation of similar material as the main house such as brick or stone to a minimum height of 18”. Poured concrete flooring is also required. In cases where Accessory buildings are visible from the golf course or street, ARB may require landscape screening. In addition, in-ground swimming pools and related buildings will be allowed assuming the site dictates. Swimming pool play structures such as slides and playground swing sets shall be behind the main body of the house and screened from the road and golf course. Slide and swing material colors should be muted earth tones such as tan, brown, or green. The pool and its related building will not be considered an accessory building. However, location and design of the pool, pool house and fencing must be approved by the Architectural Review Board.

- 4.3 Once the parcel is cleared, #3 stone needs to be put down immediately to stabilize the driveway and reduce mud on the streets, etc. Your builder will be responsible for keeping the street in front of the building job clean of debris and mud. Porta-Johns and a central debris collection will be required.
- 4.5 Fences – All fences must enhance the residence and the streetscape. It is the intent of the Committee to promote a natural landscape. Fences should not be used to mark the boundary of the property and except under special conditions will be limited to the rear yard. Colored metal fences will be approved for use on yard fences. Color to be approved, dark colors are preferred. Small screening fences of less than a total of 10 linear feet long used to obscure visibility of HVAC and trash cans should be made of metal or wood with an ARB approved color which matches the house. Vinyl may be considered by the ARB on a case-by-case basis for these small screening fences only, but no vinyl will be approved for yard fences. All fences must be approved by the Committee for location, height, material, and color.

- A. Height – 48” maximum
- B. Material – no chain link permitted. Wood, vinyl or metal on a case-by-case basis.
- C. Six-foot (6’) screening fences will be allowed for pens and recreational vehicles to enclose a maximum of 500 square feet.

- 4.6 Mailboxes – Standard mailboxes will be used. They can be ordered by calling 598-5959. The current cost is \$250 installed.

- 4.7 Signage – All signs need to be removed from the lot at the time of occupancy. For sale signs are to be of a standard design as shown in Sketch #4. Only one sign may be placed on the lot and no lead in signs are to be placed elsewhere in the development.

- 4.8 Areas that front the street (lot front or sides which are directly adjacent to the street) which remain natural will be required to be “park” cleared thus removing thick underbrush, any large dead limbs or fallen trees. Park cleared and maintained does not allow grass except in road Right of Way(25 ‘ from Centerline of Road). Only mulch or leaf litter for natural appearance is allowed. However, clearing from parcel line to parcel line will not be allowed. Open areas that connect to the street are required to be grass.

This will be determined on a case-by-case basis. However, clearing from parcel line to parcel line will not be allowed.

- 4.9 SQUARE FOOTAGE –

The minimum square footage for conditional and livable space is 3200 square feet above - grade and non-inclusive of porches, decks or garage.

5.0 Electric Vehicle Charging Stations:

EV charging stations should be inside the garage. If any charging portals are external to the house, these must be fully screened from the front street, neighbors and golf course.

Submittal Requirements:

The Greywalls Architectural Review Board must approve all brick selections, mortar, exterior colors (including roof material) and stakeouts before lots are cleared. Please see our new home Architectural Approval Form for details.

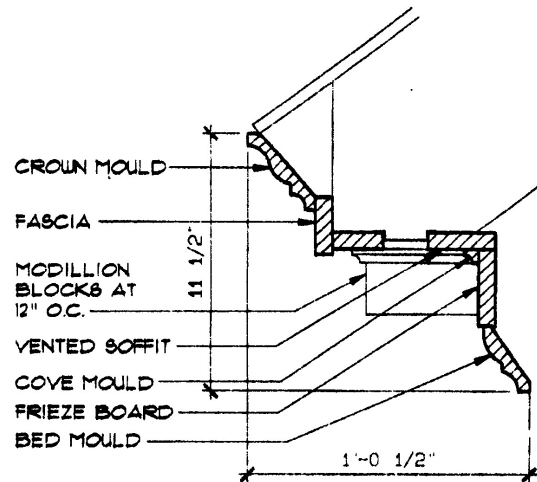
6.0 GREYWALLS SUBMITTAL REQUIREMENTS:

1. Greywalls Architectural Review Board Plan Submittal Form
2. Complete set of architectural drawings:
 - Floor plans
 - All four exterior elevations
 - Building sections showing structure of house and roof pitches
 - Wall section with cornice detail
3. Site plan:
 - Cleared areas
 - Location of house to scale including porches and decks
 - Driveways including guest parking
 - Sidewalks
 - Fences
 - Accessory building location
 - Location of swimming pool and related buildings
 - Existing and proposed grades
4. Landscape plan (45 days prior to completion of house)
 - All landscaped areas
 - Exterior lighting
 - Irrigation system

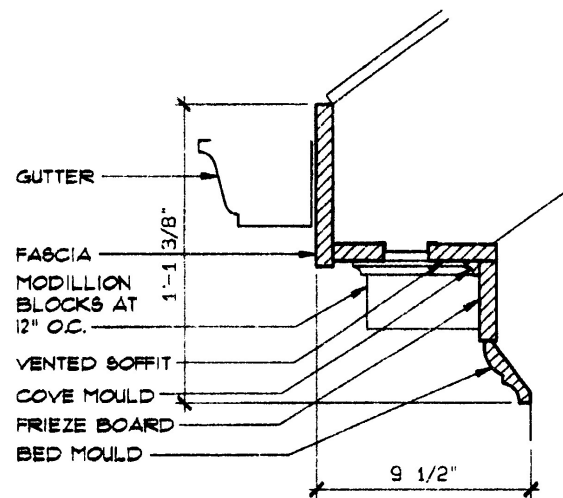
MATERIAL APPROVALS:

1. Brick and mortar samples
2. Stone samples
3. Roofing materials
4. Siding
5. Windows
6. Exterior colors

The members of the Architectural Review Board for New Home construction are Jeff Timmons, Matthew Timmons and Bob Roop and for existing dwellings Jeff Timmons and a member of the HOA Board of Directors plus 2 at large members of the HOA.

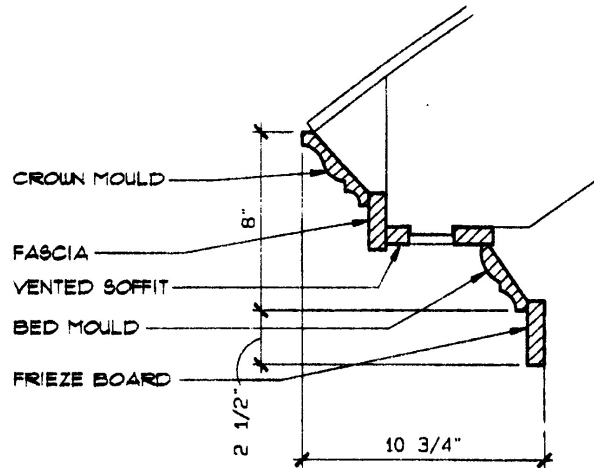


TYPE A CORNICE

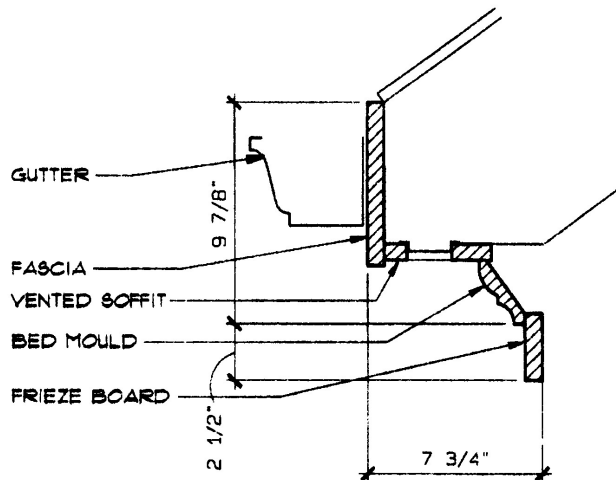


**TYPE A CORNICE
WITH GUTTER**

SKETCH ONE



TYPE B CORNICE



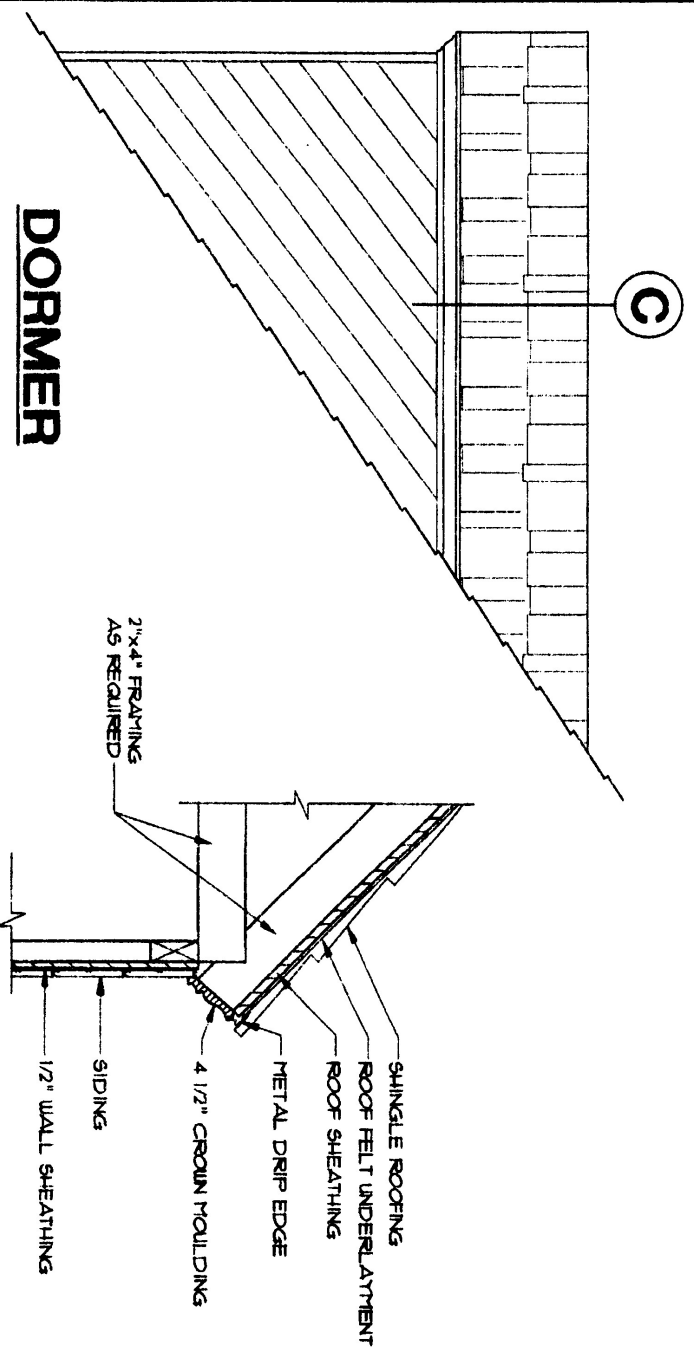
**TYPE B CORNICE
WITH GUTTER**

SKETCH TWO

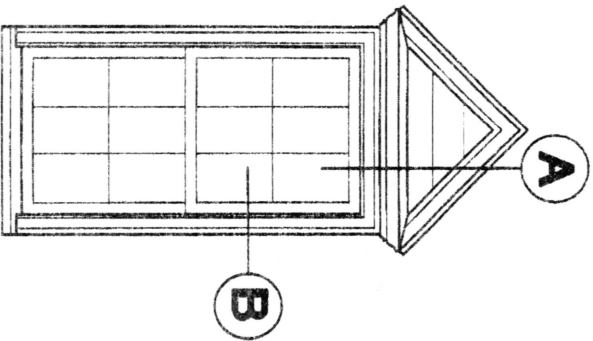
DORMER
SIDE ELEVATION

SIDE OF DORMER

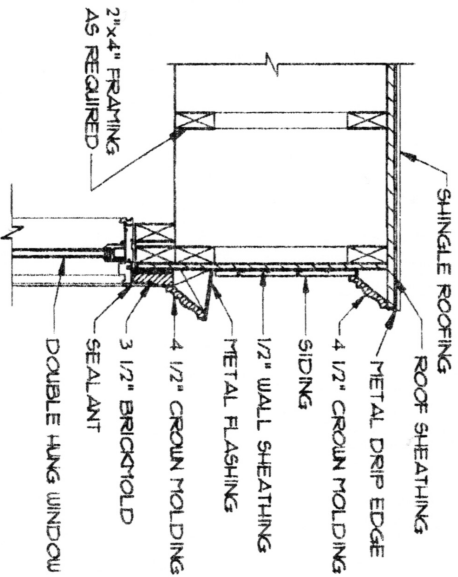
DORMER DETAIL



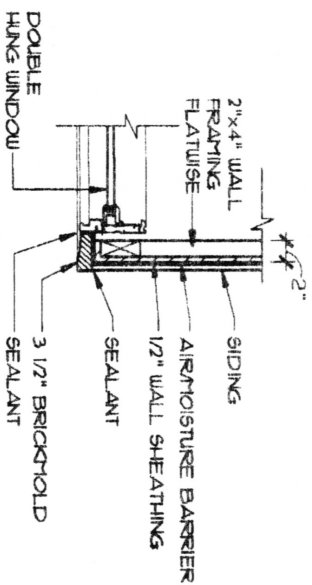
SKETCH THREE C



DORMER **FRONT ELEVATION**

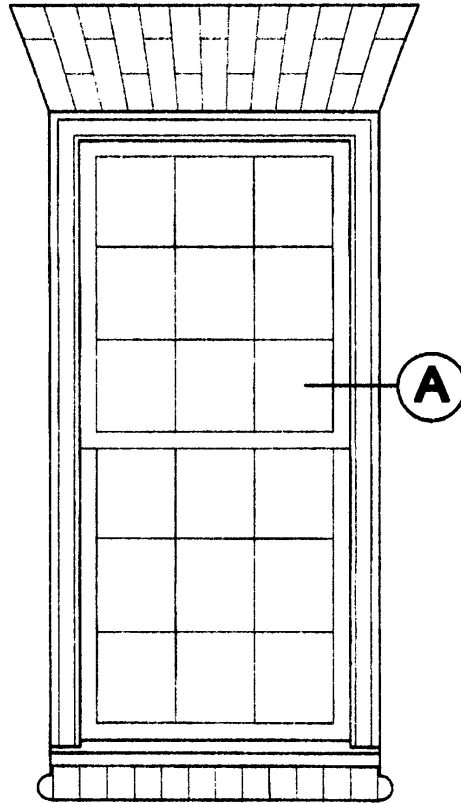


FRONT OF DORMER **DORMER DETAIL**

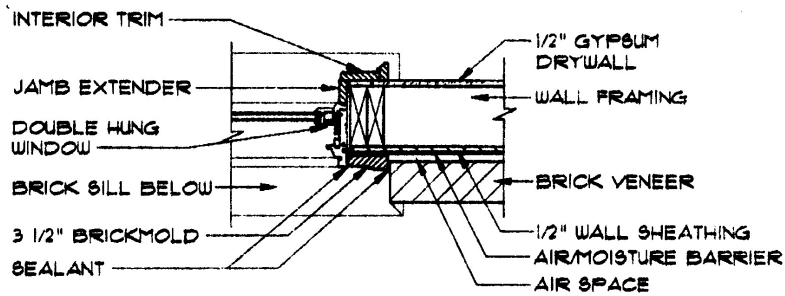


PLAN VIEW OF DORMER **DORMER DETAIL**

SKETCH THREE A-B



WINDOW ELEVATION



A JAMB DETAIL

SCALE: 1" = 1'-0"

SKETCH FOUR