

**Fox Chase
Spotsylvania, Virginia
Architectural and Landscape Design Guidelines**

**FOX CHASE
SPOTSYLVANIA, VIRGINIA**

ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES

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Preamble

The Architectural and Landscape Design Guidelines that follow have been formulated to create a distinguished residential community that respects its extraordinary site and the marvelous character with which the Fredericksburg area has been so favorably blessed. Through the careful location and siting of individual homes, the development program for Fox Chase seeks to protect the open spaces, views, landscape, and natural features that define the character of the site. The Design Guidelines further this goal by establishing criteria aimed at achieving quality design and encouraging the use of premium construction materials. The Guidelines are advisory in nature and are intended to assist the Owner, Designer, and Builder meet the intent of the development program for Fox Chase.

The first section provides standards for the overall site, its appearance from the other sites, and the access road as well as generally setting the character and criteria that are important for the protection of significant natural features, the enhancement of critical physical relationships, and the general site/landscaping requirements. It also describes the general criteria and explicitly encouraged, required, or prohibited items relating to buildings and structures. This section should provide interested parties with adequate information for an appropriate design.

The second section outlines the steps, procedures, and required submittals for a project review. The process is intended to be an interactive and creative one, blending the needs and desires of all concerned parties.

The Guidelines will be interpreted by the Architectural Review Committee (A.R.C.) as established in the Covenants, Restrictions, and Reservations recorded with the Plat of Subdivision Fox Chase.

The A.R.C. will review house design based on:

- Individual Design
- Relationship to surrounding homes and sites
- Conformance with the Guidelines

Exceptions to the Guidelines can be granted by the A.R.C., but it is thought that designs that follow the Guidelines will maintain and enhance the beauty and value of the Fox Chase community.

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Site and Landscape Guidelines

- Minimum setback of 75 feet from the front property line is greatly encouraged.
- A minimum of one and one-half percent of the construction budget or \$5,000 whichever is greater, should be dedicated to landscaping materials, not including grass.
- All entrances to all Parcels shall be a single driveway (10' maximum width). Meandering rather than straight drives are encouraged. All drives must be paved prior to occupancy.
- Driveways of less than 75' in length must be paved with two inches of Asphalt paving or material approved by the A.R.C.
- Signs, except those advertising property for sale, are not permitted
- Treatment of all culverts should be approved by the A.R.C. with the intent being that they be concealed or aesthetically pleasing.
- Driveway entrances must conform to Virginia Department of Transportation standards.
- Entrance features for individual entrances are not permitted.
- Siting of individual houses must be carefully considered so that they relate with other houses, conform as closely as possible with existing natural grades so that a minimum of cut or fill is necessary, and save as many trees as possible. All houses must generally face the road.
- Landscaping of imaginative design is encouraged. Species native to Eastern North America are strongly recommended. Trees are preferred over shrubs, and should be placed to allow for easy growth to their ultimate size. Plantings near the house should be selected that won't overgrow the site. The natural forms of trees and bushes are preferred to trimmed or sculpted forms.
- In-ground lawn and landscape irrigation systems are strongly encouraged.
- Fencing should not be placed along a property line nor utilized to define the lot line. Accent fencing, as part of an overall landscape plan, may be used only with prior review and approval by the A.R.C.
- Privacy fences are permitted to surround pool and terrace areas only as approved by the A.R.C. Fences should be screened with landscaping wherever possible. Fences should not extend into areas greater than 20% slope. Fences shall not be higher than 4'-0" and shall be of open design. All fences must be submitted to the A.R.C. for approval prior to installation.
- A site and landscaping plan must be submitted to the A.R.C. for consideration illustrating house location, prominent natural features such as mature trees or rock outcroppings, limits of clearing, drain field location, count, and species of any proposed landscaping.
- All Parcels must be maintained in a neat and orderly fashion with no construction debris, junked automobiles, or other unsightly debris allowed to accumulate. The A.R.C. may, after notifying the Owner, contract for debris removal from non-conforming Parcels at the Owner's expense.
- Adequate, off street, parking should be provided for all vehicles. Parking areas should be screened with landscaping wherever possible.
- Boats, RV's, buses, or commercial vehicles may not be parked within Fox Chase.

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Architectural Design Guidelines

- All plans must be professionally drawn by an architect or approved design service.
- Use of historic styles (i.e.: Federal, Georgian, Colonial Revival, English Country, Shingle) are encouraged. Mixing of historic styles resulting in awkward proportions or features is discouraged.
- Exterior materials for all buildings and structures shall be limited to: brick, stucco or stucco type material, horizontal siding, and stone. Use of more than two types of finishes are not recommended. Glue on or artificial brick and stone are not allowed.
- Split-level elevations are not recommended.
- Premium, traditional building materials are recommended.
- Wood and metals shall be limited to trim accessories and miscellaneous items such as windows, doors, handrails, louvers, etc. All wood or metal must be finished and maintained with an appropriate permanent finish. Stained exterior wood is not permitted.
- The minimum recommended roof pitches are 8” in 12” unless otherwise approved by the A.R.C. Flat roofs or lesser pitches will only be considered by the A.R.C. when they are integral parts of an outstanding architectural design. Gable, Hip and Gambrel roof forms are recommended. Mansard and shed roofs are not recommended.
- Porches should be usable and at least 6’-0” in depth. Two story porches are not recommended.
- Roofs must be cedar shakes, slate, standing seam copper or fiberglass shingles (fiberglass shingles must be at least 240# architectural grade) unless otherwise approved in writing by the A.R.C.
- Minimum window area for any side or major elevation should be 7.5%. Total window area on the front (street side) of the main building block should be between 10% and 20%. Rear elevations can have more window area; 10% - 50% is recommended. A maximum of one “special” window (i.e. octagonal, Palladian) per elevation is recommended.
- Side entry garages are strongly encouraged. Carports are not recommended.
- Roof penetrations of the front roof other than dormers and chimneys (i.e. skylights, plumbing stacks) are not permitted.
- Chimneys must be brick or stone to grade.
- Exposed foundations for crawl space homes must be brick or stone. Painted, stamped concrete foundations are acceptable for rear elevations only. Brick or stone is required on front and both side elevations. Exposed foundations more than 24” in height at the front elevation are not recommended. Other specifically approved materials can be used only when it is consistent with the overall design intent of a house and by expressed approval of the A.R.C.
- Storage sheds, both attached and freestanding, are not recommended. Storage should be accomplished within garage structures or within the house. Freestanding

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storage sheds, workshops, garages, etc., must be designed and located as an integral part of the house and landscape designs.

Architectural Design Guidelines (continued)

- Swing sets, doghouses, playhouses, gazebos, etc., must be designed, finished, and landscaped to blend with the house and natural landscape. Plans, elevations, and finish samples should be submitted to the A.R.C. for approval prior to construction or installation.
- Decks, either freestanding or attached to the house are not encouraged. Porches, patios, and terraces are preferred. If decks are built, they should be sturdy and low to the ground. Tall decks with views to the underside are discouraged.
- Patios, terraces, and walks should be of brick, stone, or exposed aggregate concrete (pea gravel).

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Construction Activities

- Construction materials and temporary structures are to be located completely within the boundaries of the site in an orderly manner that will not interfere with the local traffic and neither present an eyesore nor produce noxious odors from the neighboring Parcels.
- Construction materials shall not be placed on site until construction is approved to commence, and all permits have been obtained. Once construction has begun, all work must be completed and materials removed within twelve months. (Extensions may be granted at the sole discretion of the A.R.C.)
- Temporary structures required for use during the construction period are subject to approval of the A.R.C. and shall not be used for any residential purpose or overnight accommodations by any parties including the Owner.
- On-site burial of debris is not permitted
- Erosion controls must be maintained on site during construction to prevent washing and sedimentation of ditches.
- Cleated equipment must be loaded and unloaded on the lot. Cleated equipment is not allowed on the community streets.
- All building sites must be kept free of construction debris and trash on a daily basis.

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Review and Approval Procedures – Introduction

All new construction, subsequent construction, remodeling (with exterior exposure), expansion, and/or demolition must be reviewed and approved by the A.R.C. prior to the start of any building or on-site activity. All decisions are at the sole discretion of the A.R.C.

Any matter requiring review and approval by the A.R.C. shall be submitted directly to the A.R.C. Two copies of all plans, specifications and related data constituting a formal submission shall be delivered to the A.R.C. in person or by certified mail together with a cover letter identifying the materials as a formal submission and describing the submission stage. The A.R.C. will review each complete, formal submission made and will provide a written response within thirty (30) days after receipt of a complete, formal submission of plans. There are two submission steps: Schematic Site and Building Design Plans Submission and Construction Plans and Construction Schedule Submission. These two submission steps are defined in detail on the following pages.

The Architectural Review Committee may take one of three steps:

- a) Approval
- b) Approval with conditions
- c) Disapproval/re-submittal

The A.R.C. will notify the applicant, returning one copy of the submission with a letter outlining the Committee's decision and the steps required or recommended of the applicant. These procedures should prove reasonable for most situations. The A.R.C. can, however, react to accommodate unusual situations.

All submissions must always include the following information:

- Name and address of applicant and firm preparing the submission
- Graphic scale of documents: minimum 1" = 20'-0" for site plans and 1/8" = 1'-0" for building plans
- North arrow
- Date of preparation
- Revisions from previous submittals (if applicable)
- State of submission (schematic or construction plans)
- Gross area of individual buildings and/or structures
- Lot number(s)

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Schematic Site and Building Design Plan

The Owner and his agent (architect, landscape architect, builder) should review the FOX CHASE Covenants and Design Guidelines and submit a preliminary set of drawings which depict building size, building location, all driveways and parking areas. This should take form in the following:

1. Site Plan clearly illustrating all entrances, driveways, layout of all parking areas, and grading
2. Schematic Landscaping Plan
3. Schematic Floor Plans
4. Schematic Building Elevations
5. Finish Board with samples, photos, or replicas of all exterior materials and trim
6. Irrigation Plan (if applicable)
7. Existing Vegetation Plan, illustrating all trees with 5" diameter or greater

These plans are intended to provide the Owner with comments from the A.R.C. prior to expending time and funding for construction drawings, which may not meet the Covenants and Guidelines. The Owner is urged to submit these documents as early in the design/planning process as possible to minimize changes and misunderstandings of the Covenants and Guidelines of Fox Chase.

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Construction Plans and Construction Schedule

This submission should incorporate any and/or all interaction generated in the schematic (Preliminary Site and Building Design Plans) and present refinement of the site scheme and floor plan layout. The submittal must fully convey all exterior aspects of the proposed work.

Submission to include:

1. \$500.00 fee, in check or money order form, payable to Fox Chase H.O.A.
2. Complete Site Plan
3. Grading/Drainage Plan
4. Landscaping/Lighting Plan
5. Floor Plans (including miscellaneous site structures)
6. Building Elevations
7. Building Sections
8. Actual samples of all exterior finish materials with proposed colors
9. Construction Schedule

These plans should illustrate the scope and character of the proposed construction. All components of building and site design must comply with the Spotsylvania County Building Code and all other applicable codes and regulations. Where the Guidelines are more restrictive, the Guidelines will govern.

The more clearly the drawings represent the nature of the design finishes and construction, the faster the application can be acted upon by the A.R.C. No submission will be reviewed if the drawing package is incomplete or if the \$500.00 fee is not presented at time of submission.

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