ISLAND CREEK COMMUNITY ASSOCIATION
HANDBOOK OF ARCHITECTURAL GUIDELINES, RULES AND REGULATIONS
As of July 25, 2019

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It is not possible for the Community to develop Architectural Guidelines for every conceivable architectural modification. Consequently, it is incumbent upon the homeowner to request approval for any modification where there is not a written Architectural Guideline or the where current Architectural Guidelines are incomplete or silent.

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INTRODUCTION: This document contains the Island Creek Community Association (ICCA) architectural guidelines, rules and regulations as adopted by the Board of Directors (BoD) and contained within the scope and intent of Articles V and VI of the Declaration of Covenants (DofC). Moreover, it serves as a reference source to assist homeowners and residents as they seek to maintain and improve their property. These guidelines represent the minimum standard for maintaining homes in the Community and homeowners are obligated to follow these standards when they request to make and subsequently make approved modifications to their homes. Furthermore, this document should help to familiarize Island Creek homeowners and residents with the scope, objectives and criteria of the architectural guidelines, the process for evaluating homeowner requests to make architectural changes to their property, and the process to manage homeowner compliance with the adopted and published guidelines.

Island Creek was designed in the Colonial or Georgian style, the popular form used in the Colonial era. Examples of this type of home can still be seen in Williamsburg and Annapolis. This style is formal, symmetrical, and typically does not have exterior ornamentation beyond having pillars or a small porch to make a visual statement with the paneled front door. The color palette for the neighborhood is based on those found in historic Williamsburg (examples are included in the Painting section). The approval of design modifications and the enforcement of design guidelines combine to enhance the physical appearance of the community while preserving the style and unity of the community and enhancing property values. Through these design guidelines, and associated enforcement authority, homeowners and residents are protected from actions of their neighbors. Unapproved modifications could detract from the physical appearance of the community, create potential safety hazards and, in some cases, diminish neighborhood property values.

MAKE-UP OF THE BOARD OF DIRECTORS (BoD) (Bylaws Article IV): The Board of Directors (BoD) consists of seven (7) Directors elected by the homeowners to preserve and enhance the quality of life at Island Creek. The BoD is responsible for policy formation, implementation and interpretation. The BoD reserves the right to make policy changes at any time. Changes will be made to reflect amended policies, covenants and procedures consistent with the needs of the ICCA, homeowners and residents.

MAKE-UP OF THE COVENANTS COMMITTEE (CC) (DofC 5.01): The Covenants Committee (CC) consists of seven (7), but not less than three (3) volunteer members of the community who are appointed by the Board of Directors (BoD). If there are more than seven (7) members those additional members may participate in meetings and discussions as non-voting members. As vacancies open the non-voting members can be appointed to a voting position.
ROLE OF THE COVENANTS COMMITTEE (CC) (DofC 5.02): The primary responsibility of the Covenants Committee (CC) is to serve as the Architectural Review Board (ARB). In that role, the CC shall:

- Regulate the external design, appearance and location of lots and structures to enforce the architectural provisions of the covenants,
- Enforce the requirements of the recorded plats and deeds,
- Serve to preserve and enhance property values, and
- Maintain a harmonious relationship among structures and the property.

DEVELOPMENT OF NEW GUIDELINES AND MODIFICATIONS TO EXISTING GUIDELINES: The primary purpose of architectural guidelines is to maintain environmental and architectural design throughout the Community. Design guidelines were initially developed by the community architect and will be subsequently maintained by Covenants Committee (CC) as the community ages and building materials, technologies and techniques change. The adoption and enforcement of these Architectural Guidelines is intended to achieve the following objectives:

- Maintain consistency with the overall design concept for the community.
- Promote harmonious architectural and environmental design qualities and features.
- Promote and enhance the visual and aesthetic appearance of the community.

(DofC 5.06) The CC shall develop the architectural guidelines for the Community. The process provides for Community comment during the drafting process before final review and adoption by the Board of Directors (BoD). In so doing, the CC routinely evaluates existing architectural guidelines and opportunities for new guidelines to ensure that they:

- Are current with changing County, State and Federal Code.
- Consider new building materials, technologies and architectural techniques.
- Consider emerging home improvement interests of the homeowners.
- Consider the style and architectural differences of the sections throughout the Community, specifically:
  - The various townhome sections, and
  - The single family home section.

GUIDELINE CRITERIA: The Covenants Committee (CC) seeks to provide homeowners as much freedom as possible to maintain and improve their property without undue oversight or burdensome review processes.
• Where possible, architectural guidelines are written with sufficient specificity to provide
guidance to homeowners that, if followed, do not require preapproval from the CC.
• Additionally, the guidelines are written with the opportunity for homeowners to request
modifications outside the prescribed guideline by using the Architectural Modification Request
(AMR) process.
• In some cases, the complexity, significance, scope or impact of the requested change mandates
using the AMR process.
• In all cases, when guidelines are changed, all previously approved modifications remain
approved until the homeowner elects to make changes. At that time, a new AMR is required and
will be evaluated against the new guidelines. This does not apply to modifications necessary due
to Code revisions.

It is not possible for the Community to develop architectural guidelines for every conceivable
architectural modification. Consequently, it is incumbent upon the homeowner to request approval for
any modification where there is not a written architectural guideline or the where current architectural
guidelines are incomplete or silent.

ARCHITECTURAL MODIFICATION REQUEST (AMR) APPLICATION PROCESS (DofC 5.03): The
Homeowner’s request for changes to their property is delivered to the Covenants Committee (CC) in the
form of an Architectural Modification Request (AMR). The more information a homeowner provides the
easier it is for the CC to make an informed decision and minimizes the need to return requests for
additional information, delaying the requested improvement. AMR forms are available electronically at
the Island Creek Community website (www.islandcreek.org) or in hard copy from the On-Site
Community Manager. A properly formatted request shall include, as a minimum:

• A site plan (plat) showing the location of all proposed and existing structures on the lot and all
existing structures on adjoining lots,
• Elevations or other drawings that best show the proposed change(s),
• Specification of materials, color scheme and other details affecting the exterior appearance of
the proposed change(s),
• Photos, brochures and website links, and
• A description of the plans or provisions for landscaping or grading when affecting the grounds of
the property.

Applications and supporting documentation should be submitted to the CC either electronically via the
website or via hardcopy delivery to the On-Site Community Manager at the Clubhouse or thru the drop-
box at the Clubhouse.

An approved AMR must be obtained by the owner prior to the start (and subsequent completion) for
any required exterior project. Work performed without an approved AMR is not automatically
grandfathered and is subject to reversal.
ARCHITECTURAL MODIFICATION REQUEST (AMR) REVIEW PROCESS (DofC 5.06): The Covenants Committee (CC) shall review and approve, in writing, homeowner’s plans and specifications (request). The CC will review, approve, denied or return for additional information and/or clarification within 45 days. The review and decision process is held openly at the monthly CC meeting and is open to homeowners and residents should they wish to observe, participate or comment on a specific application. Homeowner and residents not available to attend the meeting can submit their written comments via the On-Site Community Manager. The process can result in:

- Approval as requested and without comment,
- Approval with modifications/comments,
- Return for additional information and/or clarification, or
- Denied.

In addition to the Architectural Modification Request (AMR) process, plans for construction, including, but not limited to, decks, patios, sheds, other structures, and any other construction regulated by Fairfax County building code (https://www.fairfaxcounty.gov/code/) must comply with the code and appropriate building permits must be obtained before beginning the construction. For more information call 703-324-1780, TTY 711. Code compliance flyers can be found here: (https://www.fairfaxcounty.gov/code/flyers)

Although the CC is expected to make a decision within 45 days of receipt of the complete application and associated materials, the CC is not required to notify the applicant within the same 45 day period. If you have not received a written decision from the CC within the prescribed time period, you should contact the On-Site Community Manager or the management agent to confirm that a decision has been made. If the CC fails to make a decision within the 45 day period, approval shall be automatic but shall not waive any provision of the Declaration of Covenants (DofC), Conditions, Restrictions or Local, State, or Federal codes.

ARCHITECTURAL MODIFICATION REQUEST (AMR) APPEAL PROCESS (DofC 5.02): When a request is approved with modifications or denied, the homeowner may:

- Modify the request and return it to the Covenants Committee (CC) for reconsideration.
- Appeal the decision to the CC.
- Appeal the CC decision to the Board of Directors (BoD).

If a request is denied by the CC, the applicant may resubmit a request after bringing the application into compliance with the requirements of the CC or may notify the CC and the BoD within 45 days of the receipt of the denial that the applicant has elected to appeal to the BoD for approval. The BoD will review the appeal at a regularly scheduled Board meeting. The decision of the BoD will be final.
**APPROVED PROJECTS**: Approved projects must be completed in a timely manner. The failure to commence a project within six (6) months of approval by the Covenants Committee (CC) or the Board of Directors (BoD) and the failure to complete a project within six (6) months of commencement will require an application to the CC for an extension of time to complete the project.

In consideration of other residents, any and all noise producing work on exterior projects is only allowed during the following days and hours:

- Monday thru Friday  8 a.m. to 7 p.m.
- Saturday  9 a.m. to 9 p.m. or sunset (whichever comes first)
- Sunday  9 a.m. to 6 p.m.

**ARCHITECTURAL MODIFICATION REQUEST (AMR) EVALUATION CONSIDERATIONS (DoFC Article VI)**: Requests are evaluated so as to preserve and enhance property value and to maintain a harmonious relationship among structures (private and common), with landscaping (private and common), with the topography, and with the natural environment adjacent to the community.

- **Design Compatibility**: These Architectural Guidelines are established to ensure modifications or improvements are compatible with the architectural characteristics of the homeowner’s home, with existing landscaping both of the property and of common areas, adjoining or adjacent homes and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship and materials, colors and construction details.

- **Scale**: These Architectural Guidelines are established to ensure modifications or improvements are compatible with the size/dimensions of the home and lot, its setting, and its relation to adjoining or adjacent homes, common area improvements and the neighborhood setting.

- **Color and Materials**: These Architectural Guidelines are established to ensure modifications or improvements are compatible with color and finishing materials of the original construction of the homeowner’s home, adjoining or adjacent homes and the neighborhood setting.

- **Relationship to Environment**: These Architectural Guidelines are established to ensure modifications or improvements do not have a negative impact on the surrounding natural environment.

- **Impact on Neighbors**: These Architectural Guidelines are established to ensure modifications or improvements do not have a negative impact on the community, the neighborhood, and adjoining or adjacent homes. The Covenants Committee (CC) gives consideration to both visual and functional impacts on neighbors. Visual impact refers to the aesthetic appearance of the proposed improvement and includes, in part, consideration of design quality, scale, location and
architectural compatibility. Functional impact refers to such concerns as view, sunlight, ventilation, and drainage.

PROCEDURES FOR ENFORCEMENT:
The Island Creek Community Association (ICCA) shall notify the homeowner in writing of any violation of the procedures for obtaining approval of any addition or modification. The ICCA shall notify the homeowner in writing of any violation of the guidelines, or of any violation of the plans approved by the Covenants Committee (CC) and/or the Board of Directors (BoD) which are not covered in the guidelines or covenants. If the homeowner is a nonresident, the violation notice shall be mailed to the tenant and to the homeowner.

In any instance where the violation presents a health or safety hazard, the BoD may direct the ICCA’s management agent to immediately notify the homeowner and/or tenant in writing and to take corrective action.

All notifications of violations appealed by the homeowner and reviewed by the BoD will include a statement of the BoD’s findings and conclusions, and the appropriate sanction, relief or denial thereof. A copy of each decision when issued shall be sent to the parties to the proceeding.

If the homeowner does not bring the violation into compliance within the time frame specified in the notice or submit a request for an appeal within ten (10) days of the expiration date for compliance, the ICCA may take legal action. The homeowner may be held liable for any and all costs, including legal expenses, in connection with the correction of the violation.

THE FAILURE OF THE BOARD TO ACT TO ENFORCE ANY RIGHT, PROVISION, COVENANT, CONDITION, RULE OR REGULATION SHALL NOT CONSTITUTE A WAIVER.

INSPECTIONS:
Covenants Committee (CC) members and the management agent may inspect the site of proposed additions and modifications. Inspections may be done prior to, during and after completion of the project. Access to a homeowner’s property will be in accordance with the Declaration of Covenants (DofC). Additionally, annual inspections are normally performed in the Spring by the management company staff and CC volunteers. CC and/or Management Company may perform periodic unscheduled inspections of any/all properties in the ICCA.
CHANGES SINCE LAST UPDATE:

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• The Main (Front) Door guideline is clearer as to style and hardware.
• No Artificial Turf allowed in the front yard

Previously, we modified some of our other guidelines.
• We further added style language to the Introduction to highlight the Colonial and Georgian architectures our home styles are based.

• Driveways can be converted between asphalt and concrete with Committee approval; however, if you replace with the same material, no approval is required.

• Decks in the townhome sections can now have gray colored Trex-type floor boards.

• Decks and fences can be painted (specific color palette).

• Some minor changes to Holiday decorations include making noise making items must comply with Fairfax County noise ordinances instead of ICCA limits. We also imposed a height limit on inflatables to 11 feet.

• Sheds and Greenhouses can now be 8 ½ feet at their highest point. However, they can only occupy 10% of the square footage of your backyard (or 100 square feet), whichever is smaller.

• Also, Fairfax County did a major redo of their public facing website – we have updated all the links within the Guidelines to point properly.

• No longer do fence and deck colors have to match. This no-color match also applies to front doors and shutters. They all still have to comply with the approved color schemes as indicated in our Architectural Guidelines.

• For Patios, we moved ground level decks in with Decks. We also made it possible to construct a simple patio without asking for permission, if backyard is enclosed and if no leveling structure higher than 12” [to be consistent with Landscaping walls] is required.
• **Phone:** 703-339-6987

• **Email:** [communitymanager@islandcreek.org](mailto:communitymanager@islandcreek.org)

• **Postal Mail:** 7550 Thomas Grant Drive; Alexandria, VA 22315

• **Drop Box:** The black mailbox located in front of The Clubhouse (at the above address).
*ADDITIONS*

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The Covenants Committee (CC) must approve the installation/construction of home Additions prior to starting work. Supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the design and materials for the home Addition. It is the responsibility of the homeowner to ensure the Addition design conforms to building codes of Fairfax County and that all applicable permits and inspections are completed. More information can be found on the Fairfax County website: https://www.fairfaxcounty.gov/landdevelopment/building-permits/

- Townhome Additions: Additions are not permitted for townhomes.
- Single Family Home Additions: Additions must be compatible with the size and scale of the existing home.
- Color and Materials: Color, style and construction materials must complement the existing home.
- Restrictions:
  - No Addition shall be erected, altered, placed or permitted to remain on any lot other than one dwelling unit, a garage, and other approved structures for use solely by the occupants.
  - No alterations, Additions or improvement shall be made to any garage that would defeat the purpose for which it was intended and no garage may be converted to living space.
DUCTLESS AIR CONDITIONERS

Ductless (or mini split) Air Conditioners are authorized with the following conditions:

- The exterior heat exchange unit must be co-located with current exterior HVAC unit.
- All exposed (exterior) piping between the units must be concealed in an enclosed conduit that closely color matches the area of the house that it traverses.

* WINDOW AIR CONDITIONERS

Window Air Conditioners are prohibited in the Island Creek Community. However, Window Air Conditioners for medical necessity may be approved by the Covenants Committee on a case-by-case basis.
ANTENNAS
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Replacement of existing or installation of new Antenna’s may be installed without Covenants Committee approval as long as they satisfy the following parameters. The Covenants Committee must approve the installation of replacement or new Antenna’s that are outside these parameters.

- Location: All Antennas must be contained within the attic space.
- Equipment: All apparatus must be in compliance with FCC regulations and may not be visible from the exterior of the home.
Replacement of existing or installation of new Attic Vents, Turbines and/or Exhaust Ducts may be installed without Covenants Committee approval as long as they satisfy the following parameters. The Covenants Committee must approve the installation of replacement or new Attic Vents, Turbines and/or Exhaust Ducts that are outside these parameters. In these cases, supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the design and installation of the Attic Vents, Turbines and/or Exhaust Ducts.

- **Location:** Attic Vents, Turbines and Exhaust Ducts will be mounted on the side of the home near the gable of the home. When mounted on the roof of the home, they must be mounted on the backside of the roof and will not extend above the ridge line of the roof.

- **Color:** Attic Vents, Turbines and Exhaust Ducts and associated hardware and brackets mounted on the side of the home must match the siding or trim. When mounted on the roof of the home, the color must match the color of the roof shingles or be painted black.

- **Materials:** Homeowners discretion.
The Covenants Committee must approve the installation of a Retractable Awning prior to starting work. Supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the design, colors and materials for the Retractable Awning. Although a building permit is not required by the county for a Retractable Awning of the type and size approved for installation within the community, homeowners are encouraged to consult with the county on current zoning and code regulations before installing or modifying a Retractable Awning: https://www.fairfaxcounty.gov/landdevelopment/building-permits/.

- **Style:** Retractable Awnings must match and/or complement the color and style of the home. They must be of plain design without decorative features. Fixed Awnings are not permitted.

- **Materials:** Frames or structural supports for Retractable Awnings must be painted to match the trim or dominant color of the home.

- **Size:** Retractable Awnings must be a size that is appropriately proportional to the home.

- **Location:** Retractable Awnings may only be installed in the back of the home.

- **Maintenance:** Retractable Awnings must be kept in good repair at all times with no rips or tears. Mechanical failures that prevent complete retraction, and not repaired in thirty (30) days, may be cited as a violation.
The Covenants Committee must approve the installation of a new Chimney or Flue prior to starting work. Supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the design, colors and materials for the Chimney or Flue. It is the responsibility of the homeowner to ensure the new Chimney or Flue is designed to conform to building codes of Fairfax County and that all applicable permits and inspections are completed. More information (and forms) can be found on the Fairfax County website: http://www.fairfaxcounty.gov/landdevelopment/

- Location: Chimneys and Flues will be mounted on the back or side of the home. When mounted on the roof of the home the Chimney or Flue must be mounted on the backside of the roof and will not extend above the ridge line of the roof.

- Material and Finish: Chimneys must be either masonry or enclosed in the same finish material as the exterior of the home to which they are attached.
Clotheslines are prohibited in the Island Creek Community. No clothing, laundry or wash shall be aired or dried outside any home on a Clothesline, on decks or deck railings, or on stairs or stair railings.
The Covenants Committee must approve the installation of, modifications to or replacement of a Compost Pile or Compost Bin prior to starting work. Although a building permit is not required by the county for Compost Piles or Compost Bins, homeowners are encouraged to consult with the county on current zoning and code regulations before installing or modifying a Compost Pile or Compost Bin.

- Location: Compost Piles and Compost Bins are prohibited in front and side yards and may not be placed within public view from any street.

- Size: Compost Piles and Compost Bins may be no larger than 15 square feet.
CONCRETE PORCHES, STOOPS AND STAIRS

Painting or staining of Concrete Porches, Stoops, or Steps is not permitted. Replacement concrete should match the concrete installed by the original builder and replicate color, tone and texture of concrete of surrounding homes. All concrete surfaces must be kept clean and in good repair. At a minimum, this should include periodic washing, rust removal and patching. Additionally, painting or staining sidewalks (public or private) is not permitted.

Standards for Previously Painted Concrete Porches, Stoops and Stairs: Concrete steps and porches painted prior to issuing these covenants guidelines may remain painted. Paint must be maintained similar to the maintenance of all other painted surfaces on the home.

- Before repainting previously painted Concrete Porches, Stoops and Stairs, give the surface a thorough cleaning to ensure proper adhesion of the paint.
- Ensure you are using paint designed for exterior concrete surfaces. Household and interior paints do not have the additives to withstand environmental extremes.
- Replacement paint should, as closely as possible, match the color of the concrete installed by the original builder and replicate color and tone of concrete of the surrounding homes. Battleship gray, bright white and other colors that do not closely match the color of the concrete installed by the original builder will not be approved.
- Returning a previously painted concrete surface to its original unpainted look requires that all paint must be completely stripped.
- It is not permitted to allow paint to peel over time in attempt to return the concrete surface to its original look.

Maintaining Concrete Porches, Stoops and Stairs:

- General Cleaning
  - Exposed surfaces should periodically be washed to maintain a clean appearance.
  - A good wire brush and soapy water will help clean rust from concrete surfaces. Recommend avoiding cleaners containing acids as they may eat away at older concrete.
- Concrete surfaces should be patched as needed.
  - Chips larger than ½ dollar size (50¢ piece) must be repaired within thirty (30) days of it appearing.
  - Patched concrete should match color, tone and texture of the concrete installed by the original builder.

A concrete skim coat, or a resurfacing product (like Miracoat), can be used as part of a restorative process. It must be applied to the entire surface ensuring uniformity of color, tone and texture. The
surface should be thoroughly cleaned and patched prior to the coating being applied. It is recommended that this work be performed by a professional installer.

Only the following colors are approved:
- Natural Concrete
- 413: Speedway Gray
- 304: Sandpiper Beige
- 3304 Provincial Tan
- 4413: Dolphin Gray

The samples below are from Miracote and are for reference only. Homeowners may choose a different manufacturer as long as the stain colors match the approved samples below.

Maintaining Exposed Concrete Foundations:
- Concrete or block foundations exposed more than one (1) foot above grade shall be painted with appropriate concrete exterior paint.
  - Paint should, as closely as possible, match the trim color of the home.
  - Painted concrete or block foundations must be maintained similar to the maintenance to all other painted surfaces on the home.
The Covenants Committee must approve the installation of, modifications to or replacement of a Deck prior to starting work. This applies to both elevated and ground-level decks. It is the responsibility of the homeowner to ensure the Deck design conforms to building codes of Fairfax County and that all applicable permits and inspections are completed. More information can be found on the Fairfax County website:

https://www.fairfaxcounty.gov/landdevelopment/decks-fairfax-county

- Placement: Elevated Decks attached to the top level of townhomes are prohibited. No Deck may have a floor with a height greater than the main floor level of the house.
  - Decks may not extend beyond the side of the Single Family house so as to be seen from the front and may not extend over the property line.
  - Townhome Decks on end units must be placed inside the party-wall, may not extend beyond the open side of the house, and must include the required setback as specified by Fairfax County Code.
  - Stairs (end unit TH and SF) are considered separately from the Deck and may extend beyond the foundation as allowed by code.
  - Townhome Decks on interior units must be placed inside each party-wall and must include the required setback as specified by Fairfax County Code. These restrictions include stairs, footers, joists, railings, supports, flooring and all other portions of the Deck.

- Scale: Decks should be of a scale and style that are compatible with the home to which they are attached, adjacent homes and the environmental surroundings.

- Shape: Decks must be square or rectangle and may include offsets or angled portions.

- Structure: All Fairfax County Codes in relation to Decks must be followed and all Decks must receive a certificate of inspection from the county. Decks must be attached to the dwelling. No free standing Decks are permitted. Decks may not have a roof, rafters, overhead beams or overhead joists of any type.

- Materials: The main loadbearing support structure must be constructed of pressure treated lumber and conform to current County building codes. Deck surfaces may be constructed of pressure treated wood or composite products. Railings must conform to Fairfax County building and safety standards; the balusters may be constructed from wood, a black metal (round or square), composite or a mixture.

- Construction: Proper workmanship to assure sound construction and attractive appearance is required. Any adverse drainage, which might result from the construction of a Deck must be considered and remedied.
• Privacy Screening: Lattice is the only screening allowed. Lattice may be installed on the Deck as screening and below the Deck for storage concealment (but may not completely enclose the area). The lattice screening must consist of heavy duty wood or composite lattice framed by dimensional lumber or composite material and must be a single color matching the color of the Deck. Privacy screening must conform to Fairfax County zoning regulations.

• Under-Deck water management: Any under-Deck water management system must be approved by the covenants committee. Only professionally manufactured systems specifically designed for this purpose may be used such as DrySnap, DrySpace, DuoDeck, RainTight, Zip-Up, RainEscape, or DEK Drain.

• Restorative Products: Restorative/Resurfacing products (Deck Helmet, Restore, liquid armor, or other Elastomeric Coatings) are permitted on the main deck, flat walking surface only and treads of stairs. Color should match existing stain color of deck. It may not be used on balusters, railings or the risers of attached stairs. It will only be approved once as it is a stop-gap measure. This will not be approved for brand-new construction.

• Wood Deck Finish: Decks (or any wood parts) made from wood must be stained, sealed or painted within two years in order to maintain their appearance. It is the responsibility of the homeowner to inform the Committee/Management Company when you have completed this our you will be considered in violation. Approved semi-transparent stain colors are provided below. Every wood surface, including top, bottom, sides, etc. must be stained the same color. Paint colors must be white or gray or can match the existing trim or siding color of the home. If a single family homeowner chooses to paint the Deck, every wood surface, including top, bottom, sides, etc. must be painted the same color. Integrity of the finish must be maintained.

The samples below are from Olympic and are for reference only. Homeowners may choose a different manufacturer as long as the stain colors match the samples below.

http://www.olympic.com/color/stain-color-and-finish
• Composite Finish: The composite material and color, or colors, must be from the approved list. Two-toned Decks are permitted for all dwelling types only when composite materials are used; the tone selections must come from the approved color pallet.

The samples below are from TimberTech and are for reference only. Homeowners may choose a different manufacturer as long as the material colors match the samples below.


The colors below are approved for townhomes and for single family homes:
Replacement Main Entry Doors may be installed without Covenants Committee approval as long as they satisfy the following parameters. The Covenants Committee must approve the installation of replacement Main Entry Doors that are outside these parameters. In these cases, supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the color, design and style of the replacement Main Entry Door.

- **Design**: Replacement Doors must remain architecturally similar to those found in the community and installed during original construction and community development.

  **Six-Panel Door Structure**

- **Style**: Front Main Entry Doors must be replaced with either a solid six-panel door or a six-panel door with top glass panes. In either case the doors must be paintable. Both styles are standard throughout the community. Single-family home front Main Entry Doors may be replaced with solid Doors or Doors with window inserts; however, they must be approved via an AMR.

- **Hardware** The only hardware permitted on main entry doors are a knob/handle, a deadbolt lock, decorative knocker [conservative, no longer than 8”] and/or a peephole. These can be any finish
(brass, satin, etc.); all hardware finishes must match. All Doors, townhome and single-family, may have a brass, or matched to handle finish, kick-plate installed.

- **Materials:** Replacement Doors, frames and headers may be constructed of fiberglass, aluminum, steel or wood.

- **Color/Finish:** Doors must be painted a single color to match approved community door colors (see approved colors below). Townhome Doors will not be finished or stained to appear as natural wood. A color change to a Townhome Main Entry Door or the color chosen for a replacement door must be one of the approved colors.
  
  - The color examples below closely represent original installed Island Creek front Main Entry Door colors and are typical of Colonial, Chesapeake or Federal Style exterior Door and trim paint colors which are available from several paint companies.
  
  - The color examples below (from McCormick Paints) are provided as a guide to help homeowners closely match approved Island Creek exterior Main Entry Door colors. Most paint companies have a cross reference tool to match these McCormick Paint colors and codes.

- **Trim:** Trim color will either match the color of the window frames (casements) and Door frames (generally white or beige) or will match the siding color.

- **Transom Window:** When Doors have a transom window, the window must be the same style and shape, and maintain the same grid pattern and grid color as the original Door. Glass will be clear, non-tinted and without decorative features (etching, stained glass, etc.).

- **Sidelight Window(s) (Single-family only):** When Doors have sidelight window(s), the window(s) must be the same style and shape, and maintain the same grid pattern and grid color, as the original door. Glass will be clear, non-tinted and without decorative features (etching, stained glass, etc.). Exceptions can be granted on a case-by-case basis through the Covenants Committee.
## Approved Door Colors

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<td>443</td>
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<tr>
<td>443 Mt. Vernon Grey</td>
<td>231 Rock Creek</td>
<td>232 Takoma</td>
<td>470 Smokey Pewter</td>
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<td>445</td>
<td>474</td>
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<td>445 Gunston Hall</td>
<td>474 Pinewood</td>
<td>471 Grey Flannel</td>
<td>472 Drum Hill Grey</td>
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<td>233 Richmond</td>
<td>236 Dominion Green</td>
<td>475 McKinney Stone</td>
<td>234 Bay Blue</td>
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<td>444</td>
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<td>444 Bull Run</td>
<td>120 Kingston Clay</td>
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<td>235 Potomac</td>
<td>216 Hearthstone</td>
<td>215 Cobblestone Grey</td>
<td>441 Harpers Ferry</td>
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<td>225</td>
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<td>200</td>
<td>227</td>
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<tr>
<td>225 Old Colonial Red</td>
<td>220 Georgetown Green</td>
<td>200 Black</td>
<td>227 Williamsburg</td>
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The Covenants Committee must approve the installation of or modification to a Driveway prior to starting work. It is the responsibility of the homeowner to ensure the Driveway conforms to building codes of Fairfax County and that all applicable permits and inspections are completed. More information can be found on the Fairfax County website: https://www.fairfaxcounty.gov/code/

General Information:
- Driveways can be either asphalt or concrete and can be converted from one to the other upon approval by the covenants committee of a homeowner’s request.
- Replacing a driveway with the same material and specifications does not require approval of the Covenants Committee.
- Maintenance: Driveways must be maintained to remain serviceable and without defect (cracks, holes, etc). See below for specifics.
- Painting or staining of concrete Driveways (to include the street-side apron and visible garage apron) is not permitted. Replacement concrete should match the concrete installed by the original builder and replicate color, tone and texture of concrete of surrounding homes. All concrete surfaces must be kept clean and in good repair. At a minimum, this should include periodic washing, rust removal and patching.

Maintaining Driveways:
- General Cleaning
  - Exposed surfaces should periodically be washed to maintain a clean appearance.
  - A good wire brush and soapy water will help clean rust from concrete surfaces. Recommend avoiding cleaners containing acids as they may eat away at older concrete.
- Surfaces should be patched as needed.
  - Chips larger than ½ dollar size (50¢ piece) must be repaired within thirty (30) days of it appearing.
  - Patched concrete should match color, tone and texture of the concrete installed by the original builder.
- Asphalt driveways must be sealed on a periodic basis.

The street-side apron is the responsibility of the Community Association.
Electronic Insect Traps are regulated using similar criteria as exterior lighting. (See the Exterior Lighting Architectural Guideline for details)

- **Operations**: All Electronic Insect Traps shall be installed, used, or maintained in a way as that causes no noise discomfort to adjacent residents.

- **Operating Periods**: Electronic Insect Traps may only be operated during times when the protected area is occupied by residents or their guests.
Residents are responsible for maintaining the exterior of their homes, grounds, and any other structures or improvements on their property. This also includes, but is not limited to, routine structural maintenance, mowing lawns, and removing trash and other debris.

- Storage Prohibitions: Bicycles, trash or trash cans, barbecue grills, snow shovels, tires, work tools, boxes, building supplies, etc., may not be stored in the front or unfenced side yards, or on the front stoop.

- Grounds: Lots must be properly maintained so as not to present an unsightly appearance (see the Landscaping Architectural Guideline).
The Covenants Committee must approve the installation of, modifications to or replacement of a Fence prior to starting work. Although a building permit is not required by the county for Fences of the type and size approved for installation within the community, homeowners are encouraged to consult with the county on current zoning and code regulations before installing or modifying a Fence.


- **Placement:** Fences must be located in the rear and side yard, and must be set back at least 12 feet from the front of the home where the Fence extends into the side yard. Enclosing the rear yard is not required. However, if the rear yard is enclosed, a minimum of a three foot (3') opening must be installed as an alternate escape route and for access by emergency personnel; the opening may be secured by a gate. The Fence must remain completely within the homeowner property line except where Fence is common to two townhomes. Fences will not extend onto common property. It is not the responsibility of the Covenants Committee to resolve disputes over property line placement of fences.

- **Scale:** All Fence sections must be 6’ in height as measured from the ground level, regardless of the location of the Fence. This applies to new and replacement construction.

- **Structure:** All Fences will be of a board-on-board construction.

- **Shape:** Fences must be square or rectangle and may include offsets or angled portions.

- **Materials:** Fences may be constructed of pressure treated wood or composite products. Chain link or metal Fences are not permitted. Boards must be 1x4 or 1x6.

- **Maintenance:** All Fences must be maintained in good working order. Loose stiles and top boards need to be repaired, gates must be operable.

- **Wood Fence Finish:** Fences made from wood must be stained, sealed, or painted within two years in order to maintain their appearance. It is the responsibility of the homeowner to inform the Committee/Management Company when you have completed this task you will be considered in violation. Approved colors are provided below. Every surface, including top, bottom, and sides must be the same color. Integrity of the finish must be maintained.
• The samples below are from Olympic and are for reference only. Homeowners may choose a different manufacturer as long as the stain colors match the samples below.

http://www.olympic.com/color/stain-color-and-finish

- Clear on Cedar
- Clear on Pressure Treated Wood
- Clear on Redwood
- Clear on Cedar
- Clear on Pressure Treated Wood
- Clear on Redwood
- Cedar NaturalTone
- Honey Gold
- Redwood NaturalTone
- Canyon Brown

• Composite Finish: Two-toned Fences are permitted when composite materials are used, but the tone selection must be approved by the Covenants Committee. The composite material and color or colors must be approved by the Covenants Committee. A composite material sample must be submitted to the Covenants Committee with the Architectural Modification Request.
The samples below are from TimberTech and are for reference only. Homeowners may choose a different manufacturer as long as the material colors match the samples below. [http://www.timbertech.com/products/decking-products-by-color.aspx](http://www.timbertech.com/products/decking-products-by-color.aspx)

The colors below are approved for townhomes and for single family homes:

<table>
<thead>
<tr>
<th>TwinFinish Cedar</th>
<th>ReliaBoard Cedar</th>
<th>DockSider Cedar</th>
<th>Brown Oak</th>
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<tr>
<td>Rustic Bark</td>
<td>Pacific Teak</td>
<td>Pacific Walnut</td>
<td>Brownstone</td>
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<td>Harvest Bronze</td>
<td>Walnut Grove</td>
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<tr>
<th>SandRidge</th>
<th>TwinFinish Grey</th>
<th>ReliaBoard Grey</th>
<th>DockSider Grey</th>
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Firewood must be stored to avoid adverse visual impact to neighboring homes and damage to adjacent property.

- Location: Firewood shall be kept neatly stacked and shall be located in the rear yard or fenced side yard and must be screened from view. Firewood storage is prohibited in front or unfenced side yards.

- Size: Firewood piles may be no higher than five and one-half (5½) feet high.

- Prohibitions: Firewood piles must not contain debris.
FLAGPOLES

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Flagpoles may be installed without Covenants Committee approval as long as they satisfy the following parameters. The Covenants Committee must approve the installation of Flagpoles that are outside these parameters. In these cases, supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the color, design and style of the Flagpole.

• Townhomes: One temporary Flagpole staff in the front of the home and one temporary Flagpole staff in the back of the home may be installed without Covenants Committee approval as long as they satisfy the following parameters. Each Flagpole may display one Flag in good condition and of an appropriate size.

• Single Family Homes: Two temporary Flagpole staffs in the front of the home and one temporary Flagpole staff in the back of the home may be installed without Covenants Committee approval as long as they satisfy the following parameters. Each Flagpole may display one Flag in good condition and of an appropriate size.

In these cases, supplemental information must be included with the architectural modification request (AMR) that accurately depicts the design and location of the Flagpole(s).

Flagpoles must be attached at an incline to a wall or column of the front of the house and to a wall or deck structure in the back of the house. The height, color, and location of the Flagpole must be consistent with the size, scale and design of the home. The Flagpole staff must not exceed six (6) feet in length. It is the responsibility of the homeowner(s) or resident(s) to ensure that the location and size of a Flagpole staff does not create a safety hazard.

Example of Approved Flagpole Installation and Flag Display

• Freestanding Poles: Permanently installed freestanding Flagpoles are not permitted, except for those installed previously by the builder at model home(s) or installed with prior Covenants Committee approval.

Example of Prohibited Flagpole Installation and Flag Display
Title 36, U.S.C, Chapter 10:

Homeowners are encouraged to reference the United States Flag Code (36 U.S.C. 174-176) for proper rules for use and display of the national Flag. (www.usFlag.org/uscode36.html#171)

- §174. Time and occasions for display: (a) Display on buildings and stationary Flagstaffs in open; night display. It is the universal custom to display the Flag only from sunrise to sunset on buildings and on stationary Flagstaffs in the open. However, when a patriotic effect is desired, the Flag may be displayed twenty-four hours a day if properly illuminated during the hours of darkness.

- §175. Position and manner of display: When the Flag of the United States is displayed from a staff projecting horizontally or at an angle from the window sill, balcony, or front of a building, the union of the Flag should be placed at the peak of the staff unless the Flag is at half-staff.
GARAGE DOORS

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Replacement Garage Doors may be installed without Covenants Committee approval as long as they satisfy the following parameters. The Covenants Committee must approve the installation of replacement Garage Doors that are outside these parameters. In these cases, supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the color and design of the replacement Garage Door.

Replacement Garage Doors may be constructed of steel, aluminum, vinyl, wood or composite materials. At the discretion of the homeowner, they may be insulated. The design must remain similar to those found around the community. Replacement Garage Doors must have four segments and the same number of short horizontal panels as the original door (generally 4 or 5 panels for single car garages and 7 or 8 panels for double car garages).

- Color: Garage Door color must match the color installed by the builder and complement the trim color of the home (generally white or beige).
- Wood Garage Doors: Although not recommended for our climate, wood Garage Doors must be painted (no stain) to match the color installed by the builder and complement the trim color of the home (generally white or beige).
- Door Panels: Panels on steel, aluminum, vinyl or composite Garage Doors will be raised panel style.

Example of Approved Garage Door Segment
(example is one segment with four panels)

• Windows: Garage Doors may have clear or frosted glass windows only in the top segment of the Garage Door. Other decorative glass is not permitted. If windows are installed, they will be
square, half-round on the top, mission or sunset styles without or with grids that match the color of the Garage Door.

**Examples of Approved Garage Door Segment Windows**

- **Handles & Locks:** Each Garage Door may have one handle and one lock. Color of this handle and lock should be stainless steel or a color that matches the color of the door (generally white or beige).
- **Hardware:** Decorative hardware installed on the outside of the Garage Door is not permitted.
### Examples of Unapproved Decorative Garage Door Hardware

<table>
<thead>
<tr>
<th>Premium Hardware Selection</th>
<th>Value Hardware Selection</th>
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<tbody>
<tr>
<td>Iron Studs</td>
<td>Spear Hinge (16&quot; and 18&quot; Available)</td>
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<tr>
<td>Bean Design Handle</td>
<td>Bean Hinge (16&quot; Only)</td>
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<tr>
<td>Hammered Iron Handle</td>
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<tr>
<td>Traditional Hammertone Handle</td>
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<tr>
<td>Spade Design Hinge</td>
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Gazebos are not authorized for townhomes. The following shall only apply to single family homes. The Covenants Committee must approve the installation of, modifications to or replacement of a Gazebo prior to starting work.

- **Materials:** Gazebos may be constructed of pressure treated wood or composite products.

- **Placement:** Gazebos must be located in the rear yard and not visible from the street.

- **Size:** Gazebos shall be no higher than ten feet (10’) at its highest point (as measured from the ground) and shall be limited to not more than 10% of the rear yard’s square footage or 100 square feet, whichever is less. The design must be architecturally and aesthetically compatible with that of the home. Additional screening with live vegetation or other screening materials may be required to minimize any visual impact on neighboring homes and can be asked for after installation. Any exceptions must be submitted as an AMR to the Covenants Committee for approval.

- **Shape:** Gazebos may be round, square or rectangle and may include offsets or angled portions.

- **Wood Finish:** Approved semi-transparent stain colors are provided below. Paint may also be used but must be either white or match the trim color of the home. Every surface, including top, bottom, sides, etc. must be stained or painted the same color.

The samples below are from Olympic and are for reference only. Homeowners may choose a different manufacturer as long as the stain colors match the samples below.

- Composite Finish: Two-toned Gazebos are permitted when composite materials are used, but the tone selection must be approved by the Covenants Committee. The composite material and color or colors must be approved by the Covenants Committee. A composite material sample must be submitted to the Covenants Committee with the Architectural Modification Request.

The samples below are from TimberTech and are for reference only. Homeowners may choose a different manufacturer as long as the material colors match the samples below. [http://www.timbertech.com/products/decking-products-by-color.aspx](http://www.timbertech.com/products/decking-products-by-color.aspx)
*GREENHOUSES*

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The Covenants Committee must approve the installation/construction of Greenhouses prior to starting work. Supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the design and materials for the Greenhouse. It is the responsibility of the homeowner to ensure the Greenhouse design conforms to building codes of Fairfax County and that all applicable permits and inspections are completed. More information can be found on the Fairfax County website: [https://www.fairfaxcounty.gov/code/outdoor-storage](https://www.fairfaxcounty.gov/code/outdoor-storage)

Greenhouses are characterized as a home addition and will be governed by the home [Additions](https://www.fairfaxcounty.gov/code/outdoor-storage) Architectural Guideline with the following additional criteria.

- **Restrictions:**
  - The Greenhouse must not have an adverse visual impact on community property or neighboring homes. Additional screening with live vegetation may be required to minimize any visual impact on neighboring homes and can be asked for after installation.
  - Quantity: Only one (1) Greenhouse is permitted at each home.

- **Size:** Square footage and height of Greenhouses are limited as follows:
  - Square Footage: Greenhouses shall be limited to not more than ten percent (10%) of the rear yard’s square footage or 100 square feet, whichever is less.
  - Height: Greenhouses may be up to eight and one-half (8.5’ or 8 ½’) feet high as measured from the ground to the Greenhouses’ highest point but not higher than two and one-half (2.5’) feet above the fence (if present). This does not apply if the fence slopes downward as it conforms to the natural grade.
The Covenants Committee must approve the installation/construction of Permanent barbecue Grills.

- Location: Permanent Grills may only be installed in the rear yard of the home and away from adjacent neighboring property lines.

- Portable Grills must be stored in the rear or side of the home on a deck or patio.
Gutters and Downspouts may be installed without Covenants Committee approval as long as they satisfy the following parameters. The Covenants Committee must approve the installation of Gutters and Downspouts that are outside these parameters. In these cases, supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the color, design and style of the replacement Gutters and Downspouts.

- **Location:** Gutters and Downspouts will be installed to ensure that they do not affect the drainage on adjacent private or community property. Gutters must be contiguous with the roofline of the home. Downspouts must not bisect any exterior wall of the home.

- **Color:** Gutters and Downspouts and associated hardware and brackets must be either white or a color that matches the exterior trim color.

- **Materials:** Gutters and Downspouts must be constructed of aluminum.
The Covenants Committee must approve the installation of, modifications to or replacement of exterior ramps and other construction necessary to accommodate handicapped residents, however, an Architectural Modification Request (AMR) is required. Ramps and other construction to support handicapped residents should be constructed in general compliance with community construction and community appearance standards.

It is the responsibility of the homeowner to ensure the Handicapped Access construction and design conforms to building codes of Fairfax County and that all applicable permits and inspections are completed. More information can be found on the Fairfax County website: https://www.fairfaxcounty.gov/
HAZARDOUS WASTE DISPOSAL
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The list of items defined as Hazardous Waste is constantly changing as environmental agencies find new risks from materials used in our daily lives and new opportunities to recycle Hazardous and non-Hazardous Waste. Consequently, the Island Creek Community Association is unable to provide a complete list of Hazardous Wastes.

Nevertheless, the dumping or disposal of Hazardous Waste including, but not limited to, oils, grease, oil-based paints, fuels and other chemicals on community property or private property in the community is prohibited. Hazardous Waste Disposal must conform to Fairfax County environmental regulations.

The following Fairfax County Hazardous Waste websites are provided for your reference.


- Fairfax County Hazardous Waste disposal sites: https://www.fairfaxcounty.gov/publicworks/recycling-trash/household-hazardous-waste
HOLIDAY DECORATIONS

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The use of temporary or seasonal outdoor Holiday Decorations does not require Covenants Committee approval as long as they satisfy the following parameters. For the purposes of this Architectural Guideline, the term “Holiday” shall include all legal public holidays recognized by the United States Government and other more traditional holidays celebrated seasonally (e.g., Hanukkah, Kwanzaa, Valentine’s Day, Saint Patrick’s Day, Flag Day, Halloween, etc.).

Outdoor Holiday Decorations must be temporary in nature and must be sized appropriately to the home and property. Specifically, the height of any standalone or inflatable decoration shall not exceed eleven feet (11’) tall. They must be safe for other residents and visitors to the Community. If lighted or produce noise, Holiday Decorations must be positioned so as not to disturb neighboring homes from their noise or light. If powered, they must be properly safeguarded and power supplies/cords must be positioned in such a way so as to not create a safety hazard; it is highly recommended they be plugged into a GCFI protected circuit.

- **Display Periods:** Temporary or seasonal outdoor Holiday Decorations may be displayed:
  - 30 days prior to the Holiday; and,
  - Remain on display for up to 15 days following the Holiday.

- **Noise:** Noise producing outdoor Holiday Decorations may only be operational consistent with Fairfax County noise ordinances. [https://www.fairfaxcounty.gov/planning-zoning/zoning/noise-ordinance](https://www.fairfaxcounty.gov/planning-zoning/zoning/noise-ordinance)

- **Location:** Outdoor Holiday Decorations must be confined to the homeowner’s property. This includes spotlights and projectors.

- **Restrictions:** Temporary or seasonal outdoor Holiday Decorations may not be placed or installed in or on Community Common Areas without the prior approval from the Covenants Committee.

- **Examples of approved temporary or seasonal outdoor Holiday Decorations:**
  - Holiday lights
  - Holiday signs
  - Holiday flags
  - Holiday figures
  - Holiday wreaths
  - Holiday inflatables
The Covenants Committee must approve the installation of, modifications to or replacement of a portable or permanently installed residential Hot Tub or Spa prior to starting work. It is the responsibility of the homeowner to ensure the Hot Tub or Spa design and installation conforms to building codes of Fairfax County and that all applicable permits and inspections are completed. More information can be found on the Fairfax County website: https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/pdf/publications/pool.pdf

- **Restrictions:**
  - Hot Tubs and Spas must be installed within a fenced area.
  - Hot Tubs and Spas may not be placed within public view from any street.
  - Waste water discharge from Hot Tubs and Spas must comply with Fairfax County Waste Water standards and code.

- **Installation:** Hot Tubs and Spas must be installed to ensure proper drainage and that no ground level drainage problems are created on either adjoining properties or community property.
Replacement House Numbers may be installed without Covenants Committee approval as long as they satisfy the following parameters. The Covenants Committee must approve the replacement of House Numbers that are outside these parameters. In these cases, supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the color and design of the House Numbers to be installed.

The House Numbers are regulated to facilitate efficient public safety response and to maintain community standards and aesthetic appearance.

- **Materials and color:** House Numbers will be securely attached to a non-reflective background or plaque. The numbers should be a color that contrasts with the surrounding material to enhance visibility. For example, if your background or plaque is a dark color, the numbers should be a light color. Conversely, if the background or plaque is a light color, the numbers should be a dark color. They should not blend with the background.

- **Not Permitted:**
  - House Numbers or plaques made of glass.
  - Plastics or adhesive House Numbers or plaques.
  - Non-numerical numbers.
  - Scripted letters.
  - Self-illuminating House Numbers.

- **Style and design:** The font style of the House Numbers must be simple, proportional and legible. House Numbers will be evenly spaced and may read either left to right or top to bottom consistent with the neighborhood style.

- **Size and Scale:** Plaques containing House Numbers must be simple and geometric in shape with a modest proportional size not exceeding nine (9) inches in height and 14 inches in width. House Numbers will be separate “numerical” characters and not smaller than four (4) inches or larger than five (5) inches in height.

- **Location:** House Numbers should be placed near or adjacent to the front door, above eye level, and in an area illuminated by a porch light. They must be clearly and easily visible from the accessible neighborhood street and sidewalk. In the case of townhouses with a front portico, the House Numbers should be placed in the same position as installed by the original home builder. Bushes and shrubs around House Numbers should be kept trimmed.

- **End unit with side entrance:** It is recommended (but not required) that you have your house numbers somewhere on the front façade.
Examples of Approved House Numbers
Examples of Unapproved House Numbers
The Covenants Committee must approve the installation of, modifications to or replacement of Landscaping described below prior to starting work. The replacement of like kind and size plant material is permitted without approval. Due the variability of Landscaping possibilities it is highly recommended that homeowners request approval for any Landscaping addition or change prior to starting work.

Landscaping is defined as any planting or change in ground cover that would include 50 percent or more of the front of a Lot.

All Landscaping must be neatly maintained including the removal of dead growth. Where yards are enclosed by a fence, homeowners are responsible for maintaining grass and Landscaping inside the fence. Grass must be properly maintained; shrubs, bushes, hedges and trees must be trimmed so as to present a pleasant appearance.

Any artificially installed drainage shall not interfere with or impact your neighbor’s yard.

In this Architectural Guideline you will find guidance on:

- Landscaping not requiring Covenants Committee approval
- Landscaping requiring Covenants Committee approval
- Specific guidance on Hardscape
- Landscaping Maintenance
- Easement Landscaping on Island Creek Common Areas
- Recommended Shrubs for our Environment

**Landscaping not requiring Covenants Committee approval:**

- General Landscaping maintenance.
- Planting flower beds or shrubs (that are not used as a hedge).
- Replenishing shredded hard wood, pine bark, or mulch.
- One (1) garden flag (University, Season, Sport, Team, etc.) not to exceed 24 inches square. [See the Flag Architectural Guideline for more information]
- **Artificial Grass/Turf:** Artificial Grass/Turf is only authorized for the rear yard; yard must be enclosed fully (on all sides) by a fence. It should be installed by a professional company due to the drainage requirements. Artificial Grass/Turf is not authorized to be installed in the front or side yard.

**Landscaping requiring Covenants Committee approval:**

- **Exterior Decorative Objects (Hardscape):** Decorative or symbolic objects or permanent signs (see Exterior Decorative Objects (Hardscape) below).
- **Fences:** See the Fences Architectural Guideline.
- **Garden Borders**: Garden Boarders (railroad ties, garden timbers, stone, masonry, etc.) that are ten (10) inches or greater in height designed to separate or define landscaped areas and constructed to follow the natural contour of the ground without changing the slope of the area.

- **Grade and Slope**: Any modification that changes the original grade or slope of the ground or affects drainage onto adjacent properties and or affecting Community common property (see Retaining Walls and Easement Landscaping on Island Creek Common Areas below).

- **Retaining Walls**: A retaining wall is a wall over ten (10) inches in height constructed to hold in place a mass of earth or prevent the erosion of an embankment. Requests to install a retaining wall must be accompanied by engineer’s drawings.

- **Shrubs**: Shrubs planted to create a hedge effect with a projected growth of two (2) feet in height or greater. No shrub or plant shall be planted on the property line or partially on Island Creek Community property. No shrub or plant shall be planted that prevents or impairs the free and unencumbered use of streets or sidewalks for pedestrian traffic, or obstructs sight lines for vehicular and pedestrian traffic.

- **Sprinkler/Irrigation Systems**: Any permanent sprinkler/irrigation systems.

- **Trees**: See the Trees Architectural Guideline.

- **Vegetable Gardens**: See the Vegetable Gardens Architectural Guideline for permissions and restrictions for planting Vegetable Gardens.

- **Walls**: Walls or stacked fencing (railroad ties, garden timbers, stone, masonry, etc.) that change the original grade or slope of the ground into a tiered, terraced, or multi-level area.

- **Water Features**: Requests to install water features must include dimensions, location (marked on the homeowner’s plat), pictures of the feature, and the method for providing power to the water feature. In accordance with Fairfax County Code, fountains and other water features must either be hard-wired to a dedicated GFCI circuit, plugged into a cord with a built-in GFCI circuit, or connected by an outdoor extension cord to a GFCI outlet.

**Exterior Decorative Objects (Hardscape)**: The Covenants Committee must approve the installation of any exterior decorative object taller than eighteen (18) inches that is visible from the street or sidewalk prior to installing or mounting on a property. The Covenants Committee will consider all proposed exterior decorative objects solely in terms of design, installation and general appropriateness in order to prevent such objects from having a significant negative impact on adjoining homes and the Island Creek Community at-large. At a minimum, the Covenants Committee will consider:

- **Location**: A more stringent set of standards will be applied to objects located in front yards or positioned where they can be fully viewed from the street or sidewalk fronting the homeowner’s property, than to those objects located in back yards, under decks, or within screened locations of lesser visibility and impact.

- **Color and Design**: Objects must not contain colors or color combinations considered excessively bright, garish, overly reflective, or luminescent, including decorative free standing potted plants.
The object must compliment the overall appearance of the home and not distract from it in a way that draws excessive attention to the object and must be compatible in general style with the home and neighboring properties.

- **Size and Quantity:** Objects must be of an appropriate size and within an acceptable scale in order to be harmonious with the home and its location. Items must not be so numerous so as to present cluttering, safety concerns or overwhelming appearance to others.

- **Examples of decorative objects requiring approval (list is not exhaustive):**
  - Bird baths
  - Boulder rock
  - Driftwood
  - Fountains and Water features
  - Garden decorations over eighteen (18) inches in height
  - Ground-mounted bird houses or feeders
  - Permanent signage (see the [Signs Architectural Guideline for restrictions on temporary Signs](#))
  - Sculptures & Statues
  - Symbolic objects
  - Trellises over six (6) feet in height

**Landscaping Maintenance:**

- **Lawns:** All lawn areas shall be kept mowed and shall not be permitted to grow beyond a height of six (6) inches. If a lawn is discovered to have a height of more than six (6) inches, the On-Site Community Manager will notify the homeowner via letter. The homeowner will be given ten (10) working days to bring their lawn into compliance. If the homeowner fails to correct the deficiency the Island Creek Community Association (ICCA) will have the homeowner’s lawn mowed and the homeowner will be liable for the cost of said services.

- **Pruning:** Pruning produces strong, healthy plants and shrubs and is necessary to maintain the health and appearance of plants and shrubs. Pruning is best done in the dormant season, late fall and winter; although dead sections can and should be removed at any time.

- **Shrub and Plant Maintenance:** Shrubs and plants must be maintained so they do not prevent or impair the free and unencumbered use of streets or sidewalks for pedestrian traffic nor obstruct sight lines for vehicular and pedestrian traffic. Any shrub or plant in violation of this is considered a nuisance and hazard and must be cut back.

**Easement Landscaping on Island Creek Common Areas:**

- **Homeowner’s and/or residents may seek permission to make landscape changes to common areas immediately adjacent to the owner’s and/or resident’s property.** The homeowner and/or resident may go to the Island Creek website ([www.islandcreek.org](http://www.islandcreek.org)) to submit an Adopt-A-Plot application to the Grounds Committee for approval.
• Please note that the Adopt-A-Plot policy is limited to cutting weeds, planting flowers and small shrubs, planting trees specifically approved beforehand by the Grounds Committee, and extending grass cutting no further than five (5) feet into a natural wooded area.

• In no manner will landscaping create an obstacle to foot traffic to a rear entrance of any residence, impede emergency vehicle access via Common Area to the rear of any residence, or interfere with grass cutting and related lawn care by any contracted lawn service hired by the Association.

• As a part of the application process, a homeowner and/or resident applying for permission to perform a landscape change to a Common Area must obtain written acknowledgment of such application from each homeowner and/or resident with property adjacent to the subject Common Area.

Recommended Shrubs for our Environment: Our Community Arborist recommends these Shrubs for our environment and region. These recommendations are for homeowner consideration when planning their Landscaping. They do not limit Shrub selections outside these recommendations or require replacing existing Shrubs that are not on this recommendation list.

• **Full Sun:**
  - American Boxwood
  - Barberry (Royal Burgundy)
  - Boxwood (Green Velvet)
  - Carissa
  - Chinese Holly
  - Coral Bells
  - Coreopsis Zagreb
  - Daylily (ever blooming varieties Stella d’Oro/Happy Returns)
  - Dianthus
  - Dwarf Nandina
  - Japanese Holly (Green Lustre)
  - Japanese Holly (Compact)
  - Liriope (Big Blue or Variegated)
  - May Night
  - Palace Purple
  - Pennisetum (Dwarf ornamental grass)
  - Purple Rain
  - Salvia
  - Yew (Green Mountain)

• **Shade/Part Shade:**
  - Azalea (Semi-dwarf)
  - Azalea (Gumpo)
  - Hydrangea (Pee Wee)
  - Itea (Little Henry)
  - Liriope (Big Blue)
  - Nandina (Dwarf)
  - Pieris (Compact)
  - Spirea (Anthony Waterer)
  - Spirea (Little Princess)
  - Weigela (Spilled Wine)
LEASES

Homeowners may Lease their home without Covenants Committee approval.

- **Responsibility:** Homeowners are responsible for the actions of their tenant(s) and may be held accountable by the Island Creek Community Association (ICCA) for violations of these Architectural Guidelines, rules and regulations, **governing documents** and/or damage to community property.

- **Lease Term:** The initial Lease term must be at least six (6) months.

- **Lease Requirements:** The Lease must expressly provide that the terms of such Lease shall be subject in all respects to the provisions of the rules and regulations, **covenants** and **by-laws** of the Island Creek Community Association (ICCA) and that any failure by the lessee to comply with the terms of such documents shall be a default under such Lease.

- **Sub-Lease:** No home may be subleased or assigned without the prior written consent of the Board of Directors (BoD).
Replacement Exterior Light Fixtures may be installed without Covenants Committee approval as long as they satisfy the following parameters. The Covenants Committee must approve the installation of replacement Exterior Light Fixtures that are outside these parameters. In these cases, supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the color and design of the replacement Exterior Light Fixtures.

- **Materials and Color:** Exterior Light Fixtures must be made of metal and should be black, brass or bronze in color. White Light Fixtures are acceptable for security lighting and overhead porch lighting.

- **Style and Design:** Approved Light Fixtures are of a “Colonial” style consistent with the theme and styling throughout the community. Lantern or torch lights may be used as long as they are simple in design. No fixture styles that are complex, ornate or extreme are permitted.

**Examples of Approved Exterior Light Fixtures**

**Lantern Examples (mount at top of light)**

**Torch Examples (mount at bottom of light)**

**Box Example (mount on ceiling of porch)**

- **Security Light Fixtures:** Security Light Fixtures may be installed only in the rear of the home and only on the ground level. It must be consistent with the examples below. Townhomes may have no more than one security light fixture. Single family homes may have no more than two security Light Fixtures.
Examples of Approved Exterior Security Light Fixtures
(installed only on the rear and ground floor of the home)

- Size and Scale: All Exterior Light Fixtures must be of a size and scale appropriate to the home. Fixtures will be no larger than 12” W x 20” H for townhomes, 18” W x 24” H for single family homes.
- Glass: Glass must be clear or frosted white/off-white. Plastic, colored or etched glass, metal inlays or appliqués on glass are not permitted.
- Quantity and Location: Homeowners may replace Exterior Light Fixtures one for one for original fixtures. Installation of additional and relocation of fixtures is not permitted.
- Consistency/Uniformity: All Exterior Light Fixtures installed on the front and side of a home must be the same fixture/style. Mixing of fixture styles is not permitted. Homes with both building and pole mounted fixtures should select a design that offers the same style.
- Bulb Type and Color: Bulbs can be incandescent, CFL or LED. Quartz, halogen and other high output bulbs and fixtures are not permitted. Colored bulbs may be used as a seasonal decoration and must be changed to white or clear once seasonal decorations are removed.
- Area of Illumination: Any fixtures that illuminate either common areas or private property other than that on which it is installed, including reflected "backwash" behind homes, is prohibited.

Exterior light fixture restrictions: industrial and non-“Colonial” styles are not approved for installation.

Other restrictions:

- No globes
- No glass without a frame
- No industrial fixtures
- No white fixtures
- No sconce fixtures
- No fixtures without glass
- No streetlight style fixtures
- No heavily ornate fixtures

Examples of Unapproved Exterior Light Styles
The Covenants Committee must approve the installation of, modifications to or replacement of a single family home Mailbox prior to starting work.

See the United States Postal Service website for standards on mailboxes. (https://www.usps.com/manage/mailboxes.htm)

- Townhome Mailboxes:
  - Individual Mailboxes are not authorized for townhomes.
  - Townhome cluster Mailboxes are owned by the US Postal Service. Damage to these Mailboxes must be reported to the On-Site Community Manager.
Exterior Painting or Staining may be completed without Covenants Committee approval as long as it satisfies the following parameters. In general, only those areas that are painted may be repainted and only those areas that are stained may be re-stained. The Covenants Committee must approve Exterior Painting or Staining that is outside these parameters. In these cases, supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts, at a minimum, the color of the new Paint or Stain.

- **Color:** Paint or Stain must match the original Paint or Stain color on the home and reflect original architectural colors for the homes throughout the community (see table below). This applies to all Painted or Stained surfaces on or attachments to the home, including, but not limited to:
  - Trim
  - Doors (See Main Entry Doors and Doors (non-main entry))
  - Shutters

- **Shutters:** All shutters, if installed on an individual dwelling, shall be the same style and color and must be maintained. They do not have to match the Main Entry Door color, although it is preferred. See below for the approved colors.

- **Materials:** Same or comparable to the original installation including vinyl siding, vinyl or aluminum trim or a combination where technically feasible and architecturally appropriate.

- **Foundations:** Concrete or block foundations exposed more than one (1) foot above the adjacent grade must be painted in harmony the home.

### Approved Shutter & Main Entry Door Colors (originally from McCormack)

<table>
<thead>
<tr>
<th></th>
<th>443 Mt. Vernon Grey</th>
<th>231 Rock Creek</th>
<th>232 Takoma</th>
<th>470 Smokey Pewter</th>
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<tbody>
<tr>
<td>443</td>
<td>Mt. Vernon Grey</td>
<td>231 Rock Creek</td>
<td>232 Takoma</td>
<td>470 Smokey Pewter</td>
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<tr>
<td>445</td>
<td>Gunston Hall</td>
<td>474 Pinewood</td>
<td>471 Grey Flannel</td>
<td>472 Drum Hill Grey</td>
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<td>471</td>
<td>Grey Flannel</td>
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<td>472</td>
<td>Drum Hill Grey</td>
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<tr>
<td>233 Richmond</td>
<td>236 Dominion Green</td>
<td>475 McKinney Stone</td>
<td>234 Bay Blue</td>
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<td>444 Bull Run</td>
<td>120 Kingston Clay</td>
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<tr>
<td>235 Potomac</td>
<td>216 Hearthstone</td>
<td>215 Cobblestone Grey</td>
<td>441 Harpers Ferry</td>
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<tr>
<td>225 Old Colonial Red</td>
<td>220 Georgetown Green</td>
<td>200 Black</td>
<td>227 Williamsburg</td>
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</tbody>
</table>
The Covenants Committee must approve the installation of, modifications to or replacement of a Patio prior to starting work that is outside of these parameters: installation of any retaining wall/leveling structure higher than twelve inches (12”); backyard is not completely enclosed. Supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the design, colors and materials for the Patio. Although a building permit is not required by the county for a Patio, homeowners are encouraged to consult with the county on current zoning and code regulations before installing or modifying a Patio: https://www.fairfaxcounty.gov/landdevelopment/

- Location: Patios should generally be located in rear yards. Patios shall maintain a setback from all property lines as required by Fairfax County Code.

- Materials:
  - Patios may be constructed of poured concrete, brick, stone or commercial paver tiles.
  - Stamped Concrete is also allowed (see “Sidewalks and Pathways” for color requirements)

- If you are planning to construct a Ground-level Deck, see Decks for guidance.

- Construction: Proper workmanship to assure sound construction and attractive appearance is required. Any adverse drainage, which might result from the construction of a Patio must be considered and remedied.

- Scale: The Patio should be of a scale and style that is compatible with the home to which it belongs, adjacent homes and the environmental surroundings.
Common household pets such as dogs and cats may be kept or maintained on any property provided that they are not kept, bred or maintained for commercial purposes and do not create a nuisance or annoyance to the surrounding properties or the neighborhood and are in compliance with Fairfax County Code. [https://www.fairfaxcounty.gov/code/animals-and-pets](https://www.fairfaxcounty.gov/code/animals-and-pets)

- **Prohibited Animals**: No horse, pony, cow, chicken, pig, hog, sheep, goat or other domestic, wild animal or potentially dangerous animal shall be kept or maintained on any property.

- **Animal Control**: The Island Creek Community Association has extended authority to enforce within the Association all applicable portions of the Fairfax County Code with regard to all Animals to the Fairfax County Animal Warden.

- **Prohibited Animal Activities**:
  - Homeowners, residents or guests shall not allow pets to run at large. A pet shall be deemed to run at large while roaming, running, self-hunting or when not restrained by a dependable leash and controlled by a responsible person.
  - All pets must have appropriate vaccinations, licenses and tags.
  - Pets shall not be chained or confined in any common area.
  - No kennels for breeding or for multiple pets are permitted in the Community.
  - Dog runs.
  - Pets are prohibited on the following amenities:
    - Basketball Courts
    - Tennis Courts
    - Volleyball Court
    - Tot Lots
    - Community Pools

- **Pet Waste**: Homeowners, residents or guests are responsible for the clean-up and proper disposal of pet wastes deposited in the common areas or on the property of other residents.

- **Liability**: Pet owners are responsible for any and all costs incurred to repair damage to the common areas or property of other residents caused their pet(s).

- **Pet Nuisance**: Homeowners, residents or guests who own pets shall ensure that their pets do not become a nuisance to other residents in the community. Actions that may constitute a nuisance include, but are not limited to, barking, scratching, being hygienically offensive, or walking in neighbor’s yards on or off leash.

- **Doghouses**: Doghouses shall be compatible with the applicant’s house and either within a fenced yard, or behind appropriate screening in order to be visually unobtrusive to neighboring
homes. The Covenants Committee must approve the installation/construction of home Doghouses prior to starting work. Supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the design and materials for the doghouse.
Residents are responsible for maintaining Railings and Banisters of their homes for both safety and home and community appearance. This refers to the metal Railings and Banisters typically found on steps approaching the Main Entry Door.

- **Color:**
  - Townhome Railings and Banisters must be painted consistent with original builder color (black, beige or white).
  - Single Family Home Railings and Banisters must be painted black, white or a color that matches the trim of the home.

- **Maintenance:** All metal surfaces should be kept free from rust and corrosion.
The Covenants Committee must approve the installation of, modifications to or replacement of Rain Barrels prior to starting work. Although a building permit is not required by the county for Rain Barrels, homeowners are encouraged to consult with the county on current zoning and code regulations before installing or modifying a Rain Barrel. [https://www.fairfaxcounty.gov/soil-water-conservation/rain-barrel](https://www.fairfaxcounty.gov/soil-water-conservation/rain-barrel)

- **Design:** Rain Barrels must be completely enclosed systems to ensure they do not become a breeding ground for insects. When full or when using collected water, Rain Barrels must drain as if the barrel is not present and the gutter was unaltered to prevent water pooling and prevent the flow of water from the property onto adjoining properties or onto community common property.

**Examples of Properly Enclosed Rain Barrel Systems**

- **Location:** Rain Barrels shall be located in the back (rear) yard only and must be placed to minimize visual impact on community common property and/or neighbors’ property.
  - Townhomes: Rain Barrels are permitted only in rear yards.
  - Single Family Homes: Rain Barrels are permitted regardless of the presence of a fence and must be placed only on rear facing walls.

- **Quantity:**
  - Townhomes: Only one (1) Rain Barrel is permitted at each Townhome.
Single Family Homes: Only two (2) Rain Barrels are permitted for each Single Family Home.

- Size: Rain Barrels may not be greater than four (4) feet in height.
- Materials: Rain Barrels may be constructed of plastic, vinyl, heavy duty rubber, or ceramic.
- Color: Rain Barrels must be neutral colors that blend with and complement the siding and trim colors of the home, the deck and the fence if present. Where available, textured materials are better than those without texture.
- Maintenance: Rain Barrels must be maintained to ensure that they properly retain and drain water, prevent the possibility for insect breeding and are protected from cracking, leaking or freezing.
Recreational and Play Equipment may be installed without Covenants Committee approval as long as it satisfies the following parameters. The Covenants Committee must approve the installation of Recreational and Play Equipment that is outside these parameters. In these cases, supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the equipment, its location and its installation.

- **Location:** The Equipment must be located in the rear yard and must be unobtrusive to neighbors.

- **Size:** The Equipment shall be no higher than twelve feet (12’) at its highest point (as measured from the ground) and shall be limited to not more than ten percent (10%) of the rear yard’s square footage or 100 square feet, whichever is less. Additional screening with live vegetation or other screening materials may be required to minimize any visual impact on neighboring homes. Any exceptions must be submitted as an AMR to the Covenants Committee for approval.

- **Material:** Equipment made of wood can be left natural in color or stained with approved stain (see colors for decks, fences and gazebos). It must be maintained and sealed within two years.

- **Maintenance:** The Equipment must be in good working order, kept well-maintained and rust-free, so as to preserve its integrity, appearance and safety.

Prohibited Recreational and Play Equipment:
- Permanent basketball backboards.
- Non-portable skateboard ramps.
Replacement Roof shingles may be installed without Covenants Committee approval as long as they satisfy the following parameters. The Covenants Committee must approve the installation of Replacement Roof shingles that are outside these parameters. In these cases, supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the color and design of the Replacement Roof Shingles.

- **Material:** Replacement Roof shingles must be constructed of asphalt. Metal Roofing will only be used for bay or bow windows if that is what was installed by the builder (see below).
- **Design:** They may be the 3-tab style or the more dimensional and textured architectural (or 3 dimensional) style.
- **Colors:** Shingle colors must match the original color pallet envisioned by the architect and complement the home (generally gray or brown toned shingles). For townhomes, shingle colors must match, as closely as possible, the color of other townhomes in the same building/row.
- **XT25 shingles listed on the CertainTeed website [www.certainteed.com](http://www.certainteed.com) are representative of the colors already installed in the neighborhood: Nickel Gray / Slate Gray; Dove Gray; Cinnamon Frost; Heather Blend / Timber Blend.**

When material and/or color changes are requested, the Homeowner must provide material and color samples with the Architectural Modification Request (AMR) for Covenants Committee review.

- Alternates and changes will be considered on a case-by-case basis.
- Evaluations/decisions are based on conformance to the architectural appearance of the surrounding townhomes and the builders’ intent for the section in which the unit is located.

Selection of materials and assemblies for conformance with applicable building codes and for performance characteristics such as durability, impact resistance and water tightness are the responsibility of the homeowner.

**Bay or Bow Window Roofs:** When bay or bow windows have shingled Roofs, they will be replaced at the same time, using the same materials, as the primary home Roof. If bay or bow windows have metal or other roof treatments, they will be replaced with the same material and the same color as originally installed to maintain the integrity of the home.
The Covenants Committee must approve the installation of, modifications to or replacement of a Satellite Dish prior to starting work. Although a building permit is not required for the installation of Satellite Dishes, homeowners are encouraged to consult with the county on current zoning and code regulations before installing or modifying a Satellite Dish.

All apparatus must be in compliance with FCC regulations.

Satellite Dishes:

• Size: Satellite Dishes may not be greater than one meter (39.37 inches) in diameter.

• Location: No portion of the apparatus should infringe upon a neighbor or common property and should be located, as much as possible, to minimize visual impact. Preferred locations for Satellite Dishes are:
  o Rear yard at ground level and as near the house as possible;
  o Rear deck with no projection above the height of the deck;
  o Rear or side wall as low as possible;
  o Rear roof with no projection above the roof line.

  If none of these locations provide optimum reception, homeowners must notify the Covenants Committee in their Architectural Modification Request (AMR) submission.

• Installation: All Satellite Dish cabling must be properly shielded and hidden from view.
The Covenants Committee must approve the installation of or modification to a Sidewalk or Pathway prior to starting work. It is the responsibility of the homeowner to ensure the Sidewalk or Pathway conforms to building codes of Fairfax County and that all applicable permits and inspections are completed. More information can be found on the Fairfax County website: https://www.fairfaxcounty.gov/code

- Maintenance: Private Sidewalks and Pathways must be maintained to remain serviceable and without defect (cracks, holes, etc). Additionally, the painting or staining of sidewalks (public or private) is not permitted.

- General Cleaning
  - Exposed surfaces should periodically be washed to maintain a clean appearance.
  - A good wire brush and soapy water will help clean rust from concrete surfaces. Recommend avoiding cleaners containing acids as they may eat away at older concrete.

- Concrete surfaces should be patched as needed.
  - Chips larger than ½ dollar (50¢ piece) must be repaired within thirty (30) days of it appearing.
  - Patched concrete should match color, tone and texture of the concrete installed by the original builder.

- Material: Stone, brick, concrete or similar durable construction material should be used for Sidewalks and Pathways. With an approved AMR, sidewalks and pathways may make use of stamping to create a pattern resembling stonework. The stamped pattern must be one that mimics natural stone or commercially available pavers, and must be consistent throughout the entire stamped concrete installation. No exposed aggregate concrete is permitted and no inlay pattern or pattern changes are permitted with the exception of a border. No solid color schemes are permitted.

All requests for stamped concrete must be made through the AMR process. AMR requests must include:
  - Plat indicating location of project (to include dimensions)
  - Sample photo of desired stamp pattern
  - Sample showing desired color scheme

Once stamped concrete is installed, the homeowner must maintain the approved pattern for the life of the concrete. Areas that lose their color due to natural wear or usage, or become damaged, must be re-furbished.
Tint colors must be within the color options provided below. Use of multiple colors to create a random color pattern resembling pavers or natural stone may be authorized.

- **Scale:** The scale, location and design of Sidewalks and Pathways should be compatible with the property, home and surroundings.

- **Prohibitions:** No changes are allowed to be made to common area or community sidewalks, except for general cleaning. Any maintenance required should be reported to the On-Site Community Manager.
Replacement Siding may be installed without Covenants Committee approval as long as it satisfies the following parameters. The Covenants Committee must approve the installation of Replacement Siding that is outside these parameters. In these cases, supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the color and design of the Replacement Siding.

Siding shall be of the same type and dimension as the existing Siding. Color for all trim work must be comparable to the existing trim color scheme and harmonious with the Siding.

- **Dimension:** Siding throughout the community is designed with four (4), five (5) or six (6) inch profiles. In order to maintain community architectural intent, Siding on homes with four (4) inch profiles must be replaced with Siding with four (4) inch profiles. Siding on homes with five (5) inch profiles must be replaced with Siding with five (5) inch profiles. All townhomes have 4 or 5 inch Siding profiles. Some single-family homes have six (6) inch profiles. Single-family homeowners may replace their Siding with either four (4), five (5) or six (6) inch profiles.

- **Color:** Color choices shall be the same or comparable to the original Siding and reflect original architectural color for the homes throughout the community.

- **Materials:** Material choices shall be the same or comparable to the original Siding including vinyl, vinyl-clad or aluminum trim or a combination where technically feasible and architecturally appropriate.

- **Style/Design:** Dutch Lap (for townhome and single-family homes) or Carolina Beaded (for single-family homes only).

**Example of Approved Siding**

![Dutch Lap Profiles](image1)

![Dutch Lap Profiles](image2)

![Carolina Siding](image3)
• Surface Texture/Finish: Wood grain embossed or smooth.

• Orientation: The primary orientation must be horizontal with the same exposure (see Dimensions) as the original Siding. Dormers and other home features may have an angled orientation to reinforce or highlight architectural features.

**Partial Replacement of Existing Features** (such as flat trims, corner posts, rake boards, soffits, or gable vents)

• Partial replacement of existing features must be the same color as the existing features and match the existing exterior surface of the Siding where appropriate.
Permitted Signs:

- **Real Estate Directional Signs:** Real estate directional Signs may be placed on the common area between 9:00 P.M. Friday and 9:00 P.M. Sunday. Any directional Signs placed on the common area in violation of the above stated time period will be removed and disposed of by the Island Creek Community Association (ICCA).

- **Real Estate Signs:** Temporary real estate signs advertising the property for sale or rent may be posted on the property.
  - Real Estate Signs may be no larger than four (4) square feet.
  - Real Estate Signs must be removed from the property within three (3) days of the execution of an agreement to sell or rent the home.

- **Campaign Signs:**
  - Not more than one (1) campaign sign shall be displayed on any given property.
  - Campaign Signs may be displayed no earlier than 30 days prior to an election and must be removed no later than one (1) week following the election.
  - Campaign Signs shall not be wider than 18 inches or taller than 12 inches.
  - Campaign Signs may only be displayed in the front yard or a window of the home.

- **Security Signs:**
  - Not more than one (1) security sign in the front and one (1) security sign in the rear of the home.
  - Security Signs shall not be larger than 64 square inches.

- **Construction Signs:**
  - Not more than one (1) Construction sign in the front is allowed.
  - Construction Signs shall only be displayed during the days when actual construction is taking place and remain up for one (1) week after the completion of the project.

Prohibited Signs:

- Illuminated Signs are not permitted.
- Signs larger than two (2) square feet (except Real Estate signs, as denoted above) are not permitted.
- Signs, advertisements or messages, other than for purposes of identification during a project.
- Signs that offer or imply commercial or professional products or services (except construction signs – above), or that constitute any other business solicitation shall not be displayed on any property without approval from the Covenants Committee.
Replacement of existing or installation of new Skylights or Light Tubes may be installed without Covenants Committee approval as long as they satisfy the following parameters. The Covenants Committee must approve the installation of replacement or new Skylights or Light Tubes that are outside these parameters. In these cases, supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the design and installation of the replacement or new Skylights or Light Tubes.

- **Material:** Homeowners discretion.
- **Color:** Trim color must be consistent with original builder color and should match other trim existing on home.
- **Size:** Skylights must be no larger than 22” x 48” (not counting flashing). Light Tubes must be no larger than 14” in diameter.
- **Style:** May be fixed or vented.
- **Quantity:** Homeowners are permitted to install up to two Skylights or Light Tubes or one skylight and one light tube.
- **Location:** Skylights and Light Tubes must be installed on rear facing portions of the roof and may not be visible above the ridgeline. For single family homes, Skylights/Light Tubes may be located at the homeowner’s discretion to facilitate effective lighting in the affected room(s) in the home.
The Covenants Committee must approve the installation of, modifications to or replacement of residential Solar Panels prior to starting work. Supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the style and location/placement of the Solar Panels and associated equipment. It is the responsibility of the homeowner to ensure the Solar Panel design conforms to building codes of Fairfax County and that all applicable permits and inspections are completed. More information can be found on the Fairfax County website:

http://www.fairfaxcounty.gov/

The Island Creek Community Association will provide residents the opportunity to utilize solar power for energy purposes to include, but not limited to, heating water, powering lights and appliances, and home HVAC systems.

• Reasonable Restrictions: Virginia Code § 67-701, amended 1 July 2013, allows homeowner associations to place “reasonable restrictions” on the use of solar energy collection devices. While it is not the intent of the association to deny homeowners the ability to use such devices it is the responsibility of the association to protect the interests of the community as a whole. Any solar collection device requests will be considered not only for their function and visual impact on the home and the area around it, but also the potential loss of effectiveness of the solar collection device if placed in a particular location.

• Location and Placement:
  o Due to differences in roof pitch and orientation, the optimal placement of Solar Panels may differ from one residence to the next. Generally speaking, every attempt shall be made to install all panels and related equipment on the rear and/or side roofs. Homeowners are required to submit a certified survey of the roof, depicting the exact location of all solar panel components as a part of the Covenants Committee Application.

  o Only roof-mounted systems are permitted. Solar Panels will be mounted flat and parallel to the plane of the roof (see image below). Mounting brackets necessary to elevate the panels to comply with the technical requirements of residential solar installations are permitted. The distance between the bottom surface of the panel and the roof shall not exceed three inches in height, except where necessary to comply with the technical requirements of the installation.
Example of Approved Installation

- Scale and Design: The configuration and total area of the Solar Panels and related equipment, as well as the size, number and arrangement of the panels, should be appropriate for the size and shape of the roof face on which they are mounted. All Solar Panels and related appurtenances and equipment should be compatible with the color and materials of the roof.

- General Installation Guidelines: Solar water heating systems should be nationally certified by the non-profit Solar Rating & Certification Corporation (SRCC) and in compliance with current laws, regulations and code. Solar Panels, as well as associated controls and regulators, should be UL certified (or comparably certified by nationally-known entity). Finally, Solar Panels and associated systems must be installed by a certified, professional solar installer, who should be able to provide the homeowner a final system test statement that the system has been evaluated and is in proper and safe working order.
The Covenants Committee must approve the installation of, modifications to or replacement of a Storage Shed prior to starting work. Although a building permit is not required by the county for most types and sizes of Storage Sheds, it does require building permits for some Storage Sheds. Consequently, homeowners are encouraged to consult with the county on current zoning and code regulations before installing or modifying a Storage Shed: https://www.fairfaxcounty.gov/code/outdoor-storage

- Design: Storage Sheds must be completely enclosed structures with four sides, a roof, a floor and a solid door.
- Location: Storage Sheds shall only be located in the back (rear) yard of the home.
  - Townhomes: Storage Sheds are not permitted to replace a fence and may not be used to define property boundaries where there is no fence. Storage Sheds will be located so that one side of the Storage Shed abuts either the home, the privacy fence or the fence if installed.
  - Single Family Homes: Storage Sheds must be placed to minimize visual impact on community common property and neighbors’ properties.
- Siting: Storage Sheds shall be constructed and located so that there is proper drainage. Proper drainage includes preventing water pooling, and preventing flow of water onto adjoining properties or onto community common property. The Storage Shed must not have an adverse visual impact on community property or neighboring homes. Additional screening may be required to minimize any visual impact on neighboring homes and can be asked for after installation.
- Materials: Storage Sheds may be constructed of plastic, vinyl, heavy duty rubber, aluminum, or wood (not particle board). When a Storage Shed is constructed with a shingle roof, the shingles must match the shingles on the home.
- Utilities: Storage Sheds with installed permanent electrical power, water supply, sanitary drainage systems, vent systems, fire protection systems, mechanical systems or fuel supply systems require county permits and must comply with county code regulations.
- Quantity: Only one (1) Storage Shed is permitted at each home.
- Size: Square footage and height of Storage Sheds are limited as follows:
  - Square Footage: Storage Sheds shall be limited to not more than ten percent (10%) of the rear yard’s square footage or 100 square feet, whichever is less.
  - Height: Storage Sheds may be up to eight and one-half (8.5’ or 8 ½’) feet high as measured from the ground to the Storage Shed’s highest point but not higher than two and one-half (2.5’) feet above the fence (if present). This does not apply if the fence slopes downward as it conforms to the natural grade.
• Color: Storage Sheds must be neutral colors that blend with and complement the siding and trim colors of the home, the deck and the fence (if present).
  o Plastic, vinyl and heavy duty rubber: Must be neutral colors that blend with and complement the colors of the home. Where available, textured materials are better than those without texture. Multi-colored designs are permitted.
  o Aluminum: Must be neutral colors that blend with and complement the colors of the home. Multiple colors are permitted.
  o Wood: Must be painted to match the color and trim of the home, stained to match the deck (if present) and fence (if present) or covered with vinyl siding that matches the color, style, texture and finish of the vinyl siding on the home.
• Prohibited Uses: Storage Sheds may not be used as a dwelling, living space, regular work space or to permanently shelter animals.
A Storm/Screen Door on the main entry to the home may be installed or replaced without Covenants Committee approval as long as it satisfies the following parameters. The Covenants Committee must approve the installation or replacement of Storm/Screen Doors that are outside these parameters. In these cases, supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the color and design of the Storm/Screen Door.

- **Design:** Storm/Screen Doors must complement the existing front door in both style and color.

- **Style:** Storm/Screen Doors must be; single panel/pane doors with either a large screen or a large glass panel, split vent or two-view is defined as having two panes, either screened or of glass. Doors may have a seasonal exchangeable screen and glass panel. Door frames must be no wider than two (2) inches with exception of base kick-plate versions which may have a base no wider than ten (10) inches. See approved Storm/Screen Door Styles below.

**Storm/Screen Door Styles**

- **Plain Full Glass View**
- **Split Vent View**
- **Etched Full Glass View**
- **Plain Full Glass View w/Base Kick-Plate**

- **Features:** The only features permitted on Storm/Screen Doors are a handle (black, brass or satin finish), etch glass (edge only) and brass kick-plate (kick-plate designs only). If etched glass is selected, the decorative etching must be discrete and on the border of the glass pane.
• **Materials:** Storm/Screen Doors, frames and headers may be constructed of vinyl, aluminum, steel or wood (not recommended for our climate).

• **Color/Finish:** Storm/Screen Doors, frames and headers must be white, the color of the main entry door, or the color of the main entry door trim.
The Covenants Committee must approve the installation of, modifications to or replacement of a residential Swimming Pool prior to starting work. It is the responsibility of the homeowner to ensure the Swimming Pool design and installation conforms to building codes of Fairfax County and that all applicable permits and inspections are completed. More information can be found on the Fairfax County website: https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/pdf/publications/pool.pdf

This applies to in-ground or permanent above ground pools only. Temporary blowup pools are permitted.

- **Restrictions:**
  - Swimming Pools may not be installed in any townhome’s yard.
  - Swimming Pools must be installed within a fenced area.
  - Swimming Pools may not be placed within public view from any street.
  - Waste water discharge from Swimming Pools must comply with Fairfax County Waste Water standards and code.

- **Installation:** Swimming Pools must be installed to ensure proper drainage and that no ground level drainage problems are created on either adjoining properties or community property.
Trash/Garbage and Recycling pickup days and other information can be found by contacting the On-Site Community Manager or consulting the web site http://www.islandcreek.org.

- **Curb-side Placement**: Trash/Garbage and Recycling Containers are not permitted in public view earlier than dusk the evening before the pickup. All Containers must be removed from public view no later than dusk the day of the pickup.

- **Storage**: Trash/Garbage cans, Recycling Bins and similar containers may not be stored in the front yards or on the front porches or stoops of homes.

- **Containers**: Trash/Garbage must be secured in sealed yard-waste plastic bag or other approved container when placed at curbside or other areas designated for pickup. Standard in-home trash bags should not be placed at the curb as they can tear easily.

- **Accumulation**: Accumulation or storage of Trash/Garbage, new or used building materials, or refuse of any kind is not permitted on any property.

- **Litter**: Each resident is responsible for picking up litter on their property and preventing windblown debris from originating from their property.

General information can be found here: https://www.fairfaxcounty.gov/publicworks/recycling-and-trash
The Covenants Committee must approve:

- The planting of new Trees.
- The removal of Trees, regardless of species, with a trunk larger than four (4) inches in diameter as measured two (2) feet above the ground.

Trees are living plants and require maintenance and inspection to ensure health and stability. Consulting with an ISA Certified Arborist or ISA Board Certified Master Arborist is typically low cost to no cost and is recommended prior to planting, pruning, treating, or removing any plant.

In this Architectural Guideline you will find standards for and guidance on:

- Tree Planting
- Tree Removal
- Tree Maintenance
- Prohibited Activity
- Recommended Trees for Our Environment and Region
- Invasive Species for our Environment and Region

**Tree Planting:** Trees may not be planted on the property line or partially on Island Creek Community property. Trees may not prevent or impair the free and unencumbered use of streets or sidewalks for pedestrian traffic or obstruct sight lines for vehicular and pedestrian traffic. Any Tree in violation of this is considered a nuisance and hazard and must be cut back.

**Tree Removal:** Although there is no requirement for a homeowner to remove any Trees for which they can properly maintain, eliminating problematic Trees will help reduce repair and maintenance costs on Trees and will improve overall condition, beauty and value of property and neighboring properties. Justifications for removing Trees:

- Diseased or damaged as assessed by qualified Arborist.
- Potential damage to people or property that cannot be corrected by trimming or pruning as assessed by qualified Arborist.
- Detrimental effect on other desirable plants and Trees.
- Blockage of paths or vehicular sight lines that cannot be corrected by trimming or pruning.
- Overgrown to the extent that the Tree cannot be corrected by trimming or pruning.
- Too large for space.
- Invasive roots which could affect adjacent structures, patios, driveways and/or sidewalks as assessed by a qualified Arborist.
- Blockage of lighting/windows that compromises security and cannot be remedied by pruning.
The Covenants Committee may require that the homeowner replace the Tree depending on Tree’s location and its impact to the community. When removing Trees, the stump must be ground to the natural topography of the surrounding terrain at the homeowner’s expense. In order to prevent utility line damage, before grinding a stump, “Miss Utility” must be called.

**Tree Maintenance:** Trees must be trimmed or pruned to allow clearances of eight (8) feet from the ground when they overhang sidewalks, pedestrian pathways, driveways, parking areas and roads adjacent to the home.

- **Pruning:** Proper pruning promotes well-structured trees which reduces risk and enhances the appearance of the Tree. Pruning is best done in the dormant season late fall and winter although dead sections can and should be removed at any time. Pruning during the dormant period minimizes sap loss and subsequent stress to the Tree. It also minimizes the risk of fungus infection or insect infestation as both fungi and insects are likely to be in dormancy during this time period. Finally, for deciduous Trees, pruning when the leaves are off will give you a better idea of how your pruning will affect the shape of the Tree. When deciding how much to prune a Tree, as little as possible is often the best rule of thumb. A general rule of thumb is to never remove more than 25% of any plant’s foliage in one pruning effort. All prunes place stress on a Tree and increase its vulnerability to disease and insects. The proper way to prune a Tree is to make a cut at the node, the point at which one branch or twig attached to another.

![Diagram of proper pruning technique](image)

To find the proper place to cut a branch, look for the branch collar that grows from the stem tissue at the underside of the base of the branch. A proper cut begins just outside the branch bark ridge and angles down away from the stem of the Tree, avoiding injury to the branch collar.

- **Tree Tipping or Tree Topping:** Tree tipping or Tree topping (cutting growth down to the stub of branches) are pruning practices that harm Trees, destroys the beauty of the Tree and can foster disease in the Tree. In addition, trees will increase their growth rate following this type of “pruning” and the new growth will be poorly attached to the tree leading to increased instances of storm damage.
Prohibited Activity: Do not trim or prune Trees located in the common areas of the Island Creek Community Association (ICCA). Notify the On-Site Community Manager of problems so that our contracted service can properly remedy the problem.

Recommended Trees for Our Environment and Region: Our Community Arborist recommends these Trees for our environment and region. These recommendations are for homeowner consideration when planning their Landscaping. They do not limit Tree selections outside these recommendations or require replacing existing Trees that are not on this recommendation list.

- **Full Sun:**
  - Cherry (Okame)
  - Chinese Fringe
  - Crepe Myrtle
  - Dogwood (Kousa)
  - Golden Rain
  - Hornbeam
  - Holly (Dragon Lady)
  - Holly (Mary Nell)
  - Holly (Red)
  - Japanese Snowbell
  - Katsura
  - Linden (Little Leaf)
  - Magnolia (Saucer)
  - Maple (Amur)
  - Maple (Japanese)
  - Maple (Lace Leaf)
  - Maple (October Glory)
  - Maple (Paperbark)
  - Serviceberry

- **Shade/Part Shade:**
  - Dogwood (Kousa)
  - Dogwood (Standard)
  - Forest Pansy
  - Japanese Snowbell
  - Magnolia (Stellata)
  - Red Bud

Invasive Species for Our Environment and Region: The following Trees are considered invasive species in our region and have intrusive root systems that weaken with age and/or become too large for our community. The Covenants Committee will give expedited consideration for their removal and
replacement. They may not be planted and the Covenants Committee will not approve them for new plantings.

- Ash
- Bradford Pear
- Chinaberry
- Cottonwood
- Cypress (Leyland)
- Locust
- Maple (Silver)
- Mulberry
- Tree of Heaven
- Weeping Willow
Vegetable Gardens may be installed and planted without Covenants Committee approval as long as they satisfy the following parameters. The Covenants Committee must approve the installation and planting of Vegetable Gardens that are outside of these parameters.

- **Location:** The Vegetable Garden must be located in the back (rear) yard of the home.
  - For the purposes of installing and planting Vegetable Gardens the back (rear) yard of the home is defined by lines drawn perpendicular from the rear corners of the home extending to the rear property line.
  - The Vegetable Garden must be hidden from view and must not be visible from the street and/or from neighboring properties as viewed from ground level.
  - The Vegetable Garden will border, on at least one side, a fence or the rear wall of the house. The preferred location is approximately two (2) feet from the rear wall of the house. (Note, it is not recommended to install the garden directly up against the slab.)
  - The Vegetable Garden should not be placed on an easement.
  - In order to prevent utility line damage, utility line markings from "Miss Utility" are recommended.

- **Height Restrictions:** No plant(s) in the Vegetable Garden shall exceed six (6) feet in height in townhomes and nine (9) feet in height in single family homes.

- **Size Restrictions:** The Vegetable Garden should not be greater than 1/3 of the back (rear) yard of the home.

- **Maintenance:** Homeowners must maintain their Vegetable Garden. Failure to properly care for the Vegetable Garden will require the homeowner, at their expense, to immediately remove the garden and replace with acceptable landscaping. The following guidelines are suggestions to help you properly maintain your Vegetable Garden.
  - Excess debris should be removed at the end of each gardening season, and the plot returned to a maintained state. At a minimum, a maintained state includes the removal of any stakes and any other structural addition required for managing and harvesting from the garden.
  - The Vegetable Garden must be maintained to minimize and control weed growth.
  - Tall plants must be staked or supported.
  - Dead plants must be immediately removed.
  - The Vegetable Garden must be designed, installed, and maintained so as not to attract animals, especially rodents. The homeowner is expected to take appropriate measures to discourage the attraction of animals or rodents. If the garden attracts animals or rodents,
despite any precautions taken to avoid attracting animals or rodents, the homeowner will be instructed to immediately alter or remove the garden to prevent the attraction of or the spreading of attracted animals or rodents to adjacent properties.

- Garden pests (such as grubs, weeds, insects like aphids and leaf-chewing beetles, slugs and mildew spores) can be minimized by using smart gardening practices such as carefully choosing vegetable varieties resistant to local pests, practicing good sanitation by removing weeds and mulches, and applying naturally derived organic pesticides when required. Using non-organic pesticides can destroy a neighboring lawn or cause harm to neighboring families and pets.
VEHICLES AND PARKING
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All Vehicles shall display current licenses and other required registration and safety inspection permits and decals and shall be maintained in proper operating condition so as not to be a hazard or nuisance due to noise, exhaust emissions or fluid leakage. No vehicle other than a private automobile may be parked in any of the parking spaces maintained by the Island Creek Community Association (ICCA).

The Island Creek Community Association (ICCA), the Board of Directors (BoD) and the community management agent bear no responsibility for the safety or security of any parking areas or streets within the Association’s boundaries. In the event a homeowner or their family members, tenants, guests or other invitees violate any of these rules or regulations adopted and such person’s vehicle is towed, that person shall be responsible for the cost thereof and in the event the Association incurs any expense associated with the violation or the towing, said charges will be treated as an assessment against the homeowner.

Vehicle and parking policies are further addressed in Island Creek Policy Resolution 99-1, available from the web site http://www.islandcreek.org, or on request from the On-Site Community Manager.

- **Prohibited Vehicles:**
  - Junk Vehicles (i.e. a vehicle leaking fluids or with a flat tire, etc.), recreational Vehicles, house trailers, or commercial industrial Vehicles, such as but not limited to, moving vans, trucks, tractors, trailers, vans, wreckers, hearses, buses, boats, boating equipment, travel trailers or camping equipment may not be parked within the boundaries of the Island Creek Community without written approval of the Covenants Committee (CC) and the Board of Directors (BoD).
  - The Island Creek Community Association (ICCA) is not required to provide a storage area for these Vehicles.
  - Unlicensed Vehicles, including but not limited to motorized bicycles, mini-bikes, go-carts, etc., shall not be operated on or parked upon any common area.

- **Permitted Vehicles:**
  - Vehicles of any nature that are on official business service calls to a resident and/or homeowner within Island Creek are not considered exempt from these Guidelines for the duration of the service call. Professional service Vehicles must comply with applicable parking and safety rules and regulations of the Island Creek Community Association (ICCA).

- **Prohibited Activities:**
  - No portion of the homeowner’s property or common area shall be used for the repair of automobiles or any other Vehicles.
- No motor Vehicles shall exceed the posted speed limits while operating in the community and all Vehicles shall be operated on the paved street and parking lot areas only.

- Enforcement: Any vehicle in violation of these rules and regulations may be removed by the Island Creek Community Association (ICCA) at the expense of the vehicle’s owner after five (5) days written notice or five (5) days after a violation tag is placed on the vehicle.

  - The Board of Directors (BoD) may assess charges up to $50 per violation or $10 per day against the vehicle owner.

- Liability: Vehicle owners will be held liable for all costs to repair damages to common areas caused by negligence, repair operations on the vehicle or the storage of any combustible, dangerous or otherwise hazardous material on common area.
Replacement windows and doors may be installed without Covenants Committee approval as long as they satisfy the following parameters. The Covenants Committee must approve the installation of replacement windows and doors that are outside these parameters. In these cases, supplemental information must be included with the Architectural Modification Request (AMR) that accurately depicts the color and design of the replacement windows and doors.

- **Design:** Replacement windows and doors must remain architecturally similar to those found in the community and installed during original construction and community development.

- **Style:** Windows on the front and sides of homes will be replaced in kind (double hung for double hung; slider for slider; etc). Fixed picture windows on the sides of homes may be replaced with windows that open. Homeowners may substitute new styles for windows in the rear of the home (for example: a home homeowner may replace a rear bathroom picture window with a window that opens). Additionally, sliding doors may be replaced with sliding doors, fixed doors or French doors.

- **Color:** Exterior window frames (casements) and door frames and headers will be the same color as originally installed to maintain the architectural integrity of the community. Generally, the Island Creek Community has white or beige window frames (casements) and door frames. Interior frame color is at the discretion of the homeowner.

- **Trim:** Trim color will either match the color of the window frames (casements) and door frames (generally white or beige) or will match the siding color.

- **Materials:** Replacement window frames (casements) and door frames and headers may be constructed of vinyl, aluminum, steel or wood (not recommended for our climate).

- **Window and Door Grids:** Colonial grids the same color as the frame (generally white or beige) must be installed to match the pattern and configuration found in the windows and doors installed by the original builder and in other homes in the community. Original builder windows and doors that did not have grids may be replaced without grids. At the homeowner’s discretion, grids may added or removed in windows and doors on the rear of the home.

- **Glass:** Window glass must be clear and untinted without decorative features (etching, etc.). Windows may include low-emittance (low-E) coatings. These metal or metallic oxide coatings often add minor tint that is acceptable. Door glass may contain decorative features (etching, etc.).