

# Trent's • L A N D I N G •

## *Architectural Control Committee Guidelines*

*(Pursuant to and Governed by the Recorded Declaration of Trents Landing and subject to change without notice)*


1.20.2017

1. All numbered lots shall be used for residential purposes only and no dwelling other than a single family dwelling shall be erected upon a lot.
2. No modular or trailer style home shall be permitted.
3. Construction of any dwelling must be completed within twelve (12) months from commencement of construction, including the seeding of the yard.
4. No dwelling shall be erected or maintained on any lot which shall contain less than 1,600 square feet (floor area) of heated and finished living space if such dwelling be a one story, not less than 1,800 square feet (floor area) for a 1 ½ story dwelling or a 2 story dwelling. Garages, carports, porches, breezeways, stoops and basement areas shall not be included in the tabulation of the minimum square footage of living area.
5. ARCHITECTURAL CONTROL COMMITTEE – All construction, additions, renovations or site work must first be approved in advance by the Architectural Control Committee prior to beginning of work. All house plans, driveway layout and house placement on parcel shall be approved by the Architectural Control Committee prior to beginning work.
6. Parcels with trees must maintain foliage. No trees are to be remove prior to written permission by the Architectural Control Committee.
7. Roof pitch on main home must be 8/12 pitch or greater. Front porch columns and railings must be painted wood or fiberglass, and may not be exposed treated wood unless approved by the Architectural Control Committee.
8. All exterior surfaces above grade level of any dwelling constructed on any lot shall be faced with brick, stone, vinyl, EIFS, cementitious board, or other material as approved by the Architectural Review Committee and not be concrete or CMU. The exposed foundation wall of any dwelling shall be limited to brick, stone, or parged and painted.

9. The building setback line shall be as shown on the plat. Side and rear setbacks shall conform to the respective County ordinance.
10. All utility lines shall be installed and maintained underground.
11. Specified mailbox and post will be required for all parcels. Mailbox and post must be purchased from the declarant.
12. Before construction of any driveway, whether temporary or permanent, a culvert or drain pipe may need to be installed. The size and location of said drain pipe must be to the Virginia Department of Transportation (VDOT) standards, and a VDOT entrance permit must be obtained. All driveway entrances and mailboxes shall conform to the minimum requirements of VDOT. A gravel drive must be installed prior to any construction on any lot to provide off-street parking for construction vehicles in order to prevent soil erosion and to keep mud and debris off the streets. The builder and lot owner will be liable, jointly and severally, for damage to the street shoulder of the road, utilities and for the costs of conforming to VDOT standards for driveway and mailboxes.
13. Off street parking shall be provided on each lot sufficient to accommodate at least two (2) automobiles. Driveways must be surfaced with asphalt or concrete.
14. After purchase from the Declarant, each lot owner shall keep his property in the subdivision free of tall grass, dead trees, undergrowth, trash and rubbish. No debris, junk, used appliances or household goods shall be located outside of a garage or other building so as to be visible from any other lot. Wood stacks or piles must be located on the back side of the dwelling and may not be visible from the street.
15. Fences or walls shall not exceed six (6) feet in height and shall be of rock, brick, vinyl, wrought iron or wood fencing materials. Wire or chain link fences will not be permitted. All fences shall be approved in writing by the Architectural Control Committee or Declarant prior to installation.
16. Television antennas, radio antennas, or television satellite dishes 24" or less in diameter may be placed on the rear or side of any lot. Except as expressly permitted in the previous sentence, no communication receiving and/or transmitting devices (including but not limited to television antennas, radio antennas, satellite dishes, CB, or other antennas) may be placed on any lot without the written approval of the developer. If there is any question or concern, the declarant shall have final authority.
17. Per Campbell County storm water management regulations, the maximum allowable impervious area for each lot shall be 3500 square foot. If a parcel Owner requires more than the allowable amount, they will need to add additional (private) water quality features on their parcel.

*Architectural Control Committee*

By:



Phoenix 1 Investment, LLC, Declarant