

## **Architectural Structures – Decks, Screened Porches, Sheds, Patios**

**Remember to submit** an Architectural Review Application Change Form to obtain approval if installing a Deck, Screened Porch, Shed, Patio.

### **With Reference to: Rules and Regulations of The HAMLETS**

#### **IV. Architectural Guidelines and Regulations**

##### **(1) Architectural Guidelines and Regulations; Restrictive Covenants**

2. Decks -- Shall comply with all applicable Prince William County zoning ordinances and permitting with regards to size, structure, materials, permits, etc. Deck placement is limited to only the rear of the house, with maximum width limited to the width of the house back corner to back corner, and the depth from the house not to exceed 18 feet. Decks can be constructed at ground level and/or main level (middle of three levels), but not adjacent to the upper level of house. Decks can have connecting stairs between the main the lower levels but stairs must not extend beyond the rear corners of the house. Decks shall be constructed of either wood, composite board (i.e., TREX, etc.) and/or a combination of these materials. Decks can be uncoated natural wood and/or composite board, or may be stained and/or sealed with either clear, semi-transparent and/or solid color stain products; but the entire deck structure can only be one (1) earth tone uniform color. Decks may be painted (with only white paint – one color), but if painted are to remain in good visual condition with all paint (not peeling, chipping, etc.). Decks are to remain to good visual condition with all boards attached and maintained including not being warped, rotten, and/or missing. Lot owners are to submit an ARB application including documentation, design-color specifications and supporting samples for approval if installing or expanding a deck.

3. Patios -- May be cement, brick, flagstone, wood, etc. Patios can be placed only on the rear of the home and cannot extend left or right beyond the back corners of the home.

4. Sidewalks/Steps/Entrances/Walkways -- May be cement, brick, flagstone, etc. They are not to be painted unless approved by the Architectural Review Board, and if so must remain to a maintained condition and not chipping and/or flaking. Sidewalk extensions that wrap around home to the side must be approved by the Architectural Review Board.

5. Sheds -- Shall at their apex be no higher than a maximum of ten (10) feet. External construction shall be limited to roofing shingles, doors, windows, wood and/or vinyl siding. Shall be designed, painted or stained to match the exterior color scheme of home on Lot or wood exteriors can be painted/stained with earth tone colors to match decks and background of wooden Lots. Sheds shall be located adjacent to the Lot's rear property line, with the exception of wooden/treed Lots rear of Lot will be defined as abutting or in the treed area. Inclusion of a drawing or Lot plat documenting the placement of the shed is required and to be submitted with the ARB application. No sheds are to be attached or located immediately next to a home on a Lot. All existing sheds shall be well maintained and secure.

**Questions can be directed to** HOA Board and/or ARB members and refer to the HOA webpage at: [www.thehamlets.com](http://www.thehamlets.com) for additional color samples, information, and the “Contact Us” section.