

**Tabb Lakes Homes Association: Covenants Compliance and Architectural Review Guidelines Summary Table**  
*Approved May 19, 2015, Revised Aug. 26, 2016, Revised Nov. 16, 2021*

<b>Structure</b>	<b>Covenants Compliance - Governing Document Restriction</b>	<b>TLHA Governing Document</b>	<b>ARC Approval Needed?</b>	<b>Association Guidelines &amp; Additional Information</b>
Basketball Goals	<ul style="list-style-type: none"> <li>- Basketball goals must be freestanding and maintained in good repair</li> <li>- May not be positioned so that players would play in or from the street</li> </ul>	8/2007 Reg. Section 8	Yes—for permanent goals only	
Carports	<ul style="list-style-type: none"> <li>- No carports or structure of similar design shall be constructed on any lot</li> </ul>	Original Covs. Art. VI Section 14		
Clotheslines	<ul style="list-style-type: none"> <li>- Must not be visible from the street</li> </ul>	8/2007 Reg. Section 8	No	<ul style="list-style-type: none"> <li>- Clotheslines are strongly discouraged</li> <li>- If installed, clotheslines must be maintained in good repair</li> </ul>
Debris	<ul style="list-style-type: none"> <li>- Trash may not be stored on any lot except in a properly maintained sanitary container</li> </ul>	Orig. Covs. Article VI Section 12	No	<ul style="list-style-type: none"> <li>- Miscellaneous items should be stored out of view from the street, including lawnmowers, garden tools and equipment (8/2007 Regs., Sec.7)</li> </ul>
Ditches	<ul style="list-style-type: none"> <li>- Any landscaping work and planting that diverts groundwater or runoff water onto adjoining properties is prohibited</li> <li>- Homeowners are responsible for keeping easement areas free from trash, weeds, and other unsightly materials</li> <li>- Modification to any ditch requires ARC approval. If the intent is to replace the ditch with pipe and then fill the ditch to be level with the existing lawn, ARC approval is contingent upon written approval from VDOT</li> </ul>	<p>8/2007 Reg. Section 4</p> <p>Motion passed at March 17, 2015 BOD Meeting</p>	Yes	<ul style="list-style-type: none"> <li>- Trees and bushes are not to be planted within the storm water drainage ditch easement area</li> <li>- Homeowners are responsible for keeping ditches free of any vegetation that impedes the flow of water</li> <li>- Culvert pipes must be kept completely open so as to not impede the flow of water</li> </ul>

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Docks/Piers/ Bulkheads	<ul style="list-style-type: none"> <li>- No pier, dock or float may be constructed to extend more than 5 ft. out from the shoreline.</li> <li>- Any bulkhead constructed by any lot owner shall not exceed 12 inches in height above the mean high-water mark of the lake</li> </ul>	Orig. Covs. Article VI Section 8	Yes	<ul style="list-style-type: none"> <li>- Docks should maintain the aesthetic character of the lake community</li> <li>- Ensure that design does not increase the rate of erosion of neighbor's lots</li> <li>- Rip-rap barriers are discouraged, but if used should be minimum grade of 1A, 25-75 lb stone. Broken up concrete or bricks is unsightly and not allowed.</li> <li>- Do not use sand or bring in additional dirt to create beach. It will eventually contribute to raising the bottom of the lake and lead to the expense of dredging.</li> <li>- It is acceptable to bring in dirt to fill in behind the bulkhead and thus level the adjacent yard area and avoid erosion</li> </ul>
Driveways/ Parking Pads/ Pathways	<ul style="list-style-type: none"> <li>- All driveways should be of asphalt or concrete construction</li> <li>- All hard and gravel landscape surfaces shall be kept in good repair, clean and free from weeds, vehicle fluid residues, stains, debris, etc.</li> <li>- Loose gravel that migrates into the street from a driveway shall be promptly swept back or removed</li> <li>- ARC approval is required for any driveway additions, including the paving of gravel sections</li> </ul>	Orig. Covs. Article VI Section 17  10/2007 Reg. Section 9	Yes	<ul style="list-style-type: none"> <li>- Same rules apply to when owners replace gravel part of the driveway with a hard surface</li> </ul>
Exterior Painting/Trim	<ul style="list-style-type: none"> <li>- ARC approval is needed for any substantive changes to the original exterior appearance of a home, such as siding, trim, shutters, front door and garage door colors</li> </ul>	Restated By-Laws Article VIII Section 2(h)	Yes	<ul style="list-style-type: none"> <li>- Colors deemed to be garish or fluorescent will not be approved</li> </ul>

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Fences/Walls	<ul style="list-style-type: none"> <li>- May be constructed in back and side yards only; fences must come no closer to the street than the front face of the main residence</li> <li>- Corner lot side fences may come no closer than 15 ft. from the edge of the street</li> <li>- Front yard fences of limited features that define front yard property lines may be approved by the ARC (for example: four-ft. high single-post split rail fencing corner definition features)</li> <li>- Must be constructed of wood or of wood-like vinyl and must comply with the look and feel of the neighborhood. Wooden split rail fences with wire mesh may be approved in locations where the fence design is consistent with the immediate neighborhood.</li> <li>- Chain link or metal posts with wire fences are not allowed</li> <li>- Non-Lakefront Properties: fence height maximum is 6ft. 8 ft. may be approved for a property line that coincides with the Tabb Lakes subdivision perimeter property line.</li> <li>- Lakefront Properties: Back yard fences shall have a minimum 6 feet setback from the lake to provide a maintenance easement. Fences may be a maximum of 4 ft. high along the lake and on the sides of the property up to a distance of 65 feet from the lake. The remainder may be up to 6 ft. high on the sides of the property and fronting on to the street.</li> <li>- Lakefront fences must not obstruct neighbors' views of the lake</li> <li>- Existing fences which violate the current height restrictions must be brought into compliance with current rules at such a time as the owner wishes to modify or repair the fence or to sell the home</li> </ul>	<p>Orig. Covs. Article VI Section 13</p> <p>Policy Resolution <del>2012-04-17</del> 2021-11-16</p>	Yes	<ul style="list-style-type: none"> <li>- Fences need to be maintained in good condition and must be of a color consistent with the home and subdivision</li> </ul>
Flags	<ul style="list-style-type: none"> <li>- Flags may be displayed from a flagpole attached to the front of the home or from a freestanding flagpole</li> </ul>	8/2007 Reg. Section 8	Yes—for free-standing flagpoles	

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General Property Maintenance	- The exterior of all dwellings is to be properly maintained	Restated By-Laws Article VIII Section 2(h)		- Roofs, siding and chimneys are to be kept free of mold, algae, rust, etc. - Rotten or peeling wooden trim is to be repaired/replaced - Gutters are to be in acceptable operating condition at all times and are to be free from leaves and vegetation
Grills	- Immovable grills that will be visible from the street require ARC approval	8/2007 Reg. Section 8	Yes	
House Numbers	- House numbers are to be properly displayed and maintained	Restated By-Laws Article VIII Section 2(h)	No	
Landscaping	- Grass cannot be kept more than 5 inches high	Orig. Covs. Article VI Section 11	No	- Homeowners are encouraged to mulch beds and install edgings separating landscape beds and lawns in order to more easily maintain neat landscaping (8/2007 Regs., Sec. 6)
	- Shrubs, trees, grass, landscape beds and flowerbeds must be properly cultivated and free from trash, weeds and other unsightly materials - A clear line should be maintained between the edge of the lawn and any landscape/flowerbed  - Vegetable plantings are to be located in backyard. Raised beds that may affect water flow through adjacent properties require neighbor and ARC approval.	8/2007 Regs. Sections 4, 5 & 6  8/2007 Regs. Section 8	Yes—for raised beds only	
Mail/Newsboxes	- Mailbox design must not detract from the overall appearance of the property - Mailboxes and stands must be kept free of mold/mildew and kept in good repair	8/2007 Regs. Section 8	No	
Night Watch Lights	- Watch Lights not on corner lots: Cut back all foliage to ensure a minimum 180-degree arc of light that will illuminate in both directions down the street - Watch Lights on corner lots: Cut back all foliage to ensure an approximate 270-degree arc of light that will equally illuminate the intersecting streets	Motion passed at Sept. 16, 2014 BOD Meeting	No	- Waivers: The Association recognizes there are some limitations to this standard in cases where foliage was planted prior to the introduction of Watch Lights. If a homeowner considers that an Association request to cut back foliage will endanger the

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Night Watch Lights (cont'd.)	<ul style="list-style-type: none"> <li>- Trees: Trim branches to provide a minimum clearance of eight (8) feet off of the ground and five (5) feet clearance from the back and sides of the pole</li> <li>- Bushes: Trim back bushes adjacent to the lamp post to provide a minimum of two (2) feet wide maintenance access to the front of the lamp post as seen from the street. Bushes in front of the light pole shall not exceed four (4) feet in height.</li> </ul>			<ul style="list-style-type: none"> <li>health of an existing tree, he/she is requested to contact the Board to agree on a waiver.</li> <li>- New Plantings: Homeowners should determine the expected spread of the mature tree's branches before deciding upon the type of tree to plant in the vicinity of a Night Watch Light. Owners are asked to plant trees that will have branches no closer than ten feet from the watch light pole when they reach maturity.</li> </ul>
Parking and Storage of Vehicles	<ul style="list-style-type: none"> <li>- No boat, trailer or recreational vehicle longer than 25 ft. may be parked on any property.</li> <li>- Boats, trailers and recreational vehicles less than 25 ft. long must be garaged or parked on a paved area alongside the garage.</li> <li>- The "paved area" may be pavers or a concrete pad to match the driveway. Pavers must be set on a prepared pad and must be kept free from weeds and grass. The pad shall be continuous and of sufficient area that the trailer does not extend beyond the pad.</li> <li>- RVs, boats and trailers may be parked in driveways for up to 2 weeks on an occasional basis for the purposes of cleaning, repairing, and loading/unloading.</li> <li>- No tractor or bus may be parked on any property.</li> <li>- Commercial vehicles must be in compliance with York County Code Section 24-1.</li> <li>- One inoperative vehicle may remain in the driveway as long as it complies with County Code and remains covered with a properly fitting car cover. Additional inoperative vehicles are prohibited.</li> <li>- Long-term parking may be conducted in the backyard provided a fence of 6 ft. maximum height shields the vehicle from view from the street</li> </ul>	Res. 2016-7-19: Parking & Vehicle Storage	Yes—for construction of parking pad only	<ul style="list-style-type: none"> <li>- An "inoperative vehicle" is defined as any motor vehicle which is not in operating condition, or which ... has been partially or totally disassembled by the removal of tires and wheels, the engine or other essential parts required for operation of the vehicle, or on which there are displayed neither valid license plates nor a valid inspection decal. (York Co. Code, Sec. 15-49 (c))</li> </ul>

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Parking and Storage of Vehicles (cont'd.)	- The roadways in Tabb Lakes are VDOT-maintained public streets. The grass verge areas along the edge of the streets are part of the VDOT public right-of-way (ROW). Residents should address any issues related to parking on the street or roadside verges in front of their homes to the York County Sherriff's Department.	Policy Resolution 2015-02-25		- Residents are encouraged to exercise courtesy and respect to each other's property by not parking, and not allowing their guests to park, on the verge area in front of their neighbors' homes without the neighbor's approval
Room Additions	- Additions must have a design similar to the residence, including the same siding and roofing materials	8/2000 Regs. Section 2	Yes	- Screened decks or patios are acceptable, but the screen must be maintained and not allowed to remain excessively stretched or torn
Satellite Dishes	- May be no closer than 5 ft. to any lot line  - Installed in rear yard only. If installed on rear roof it must be below the ridgeline, not visible from the street. - Front or side yard installation will be approved only if the necessary signal cannot be obtained by installing in the backyard and must be positioned so as to be as unobtrusive as possible - Wiring must be kept neat and tidy, preferably beneath siding or hidden from view by trim or conduit which is the same color as the siding - Lake-front owners: dishes must not block neighbors' views of the lake	York County Code Sec. 24.1-271  2/2015 Regs., Section 2	Yes  Letter from installing co. needed for front or side yard installation	
Sheds/Playhouses/ Playsets/ Outbuildings	- No additional living quarters shall be erected on any lot  - Shed size to comply with current York County code - County code requires shed to be set back minimum five (5) feet from property lines  - Position any shed/outbuilding so as to not block neighbors' views of the lake	Orig. Covs. Article VI Section 1  York County Code Sec. 24.1-271  2/2015 Regs., Section 3	Yes	

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Sheds/Playhouses/ Playsets/ Outbuildings (cont'd.)	<ul style="list-style-type: none"> <li>- Design should fit in with look and feel of the neighborhood (ie consistent with the house design)</li> <li>- Should be of wood construction, stained a natural color or painted or covered with siding material consistent with the construction of the residence. Roofing material should also be consistent with the residence.</li> <li>- Vinyl sheds consistent with the look of the residence may be installed subject to approval of the Architectural Review Committee</li> <li>- Metal sheds are prohibited</li> <li>- Two-story sheds are prohibited except on lots at the edge of the community where the property line coincides with the Tabb Lakes subdivision perimeter property line</li> </ul>			
Window Air Conditioning Units	<ul style="list-style-type: none"> <li>- Approvable installations of window A/C units include: the need for additional cooling due to the occupant's verifiable health condition, the need to cool an area not originally designed for integration with the central HVAC unit (such as an unheated garage, an addition, or a porch that is converted to a sunroom), temporary cooling and ventilation needed while a central HVAC system is undergoing repair or replacement</li> <li>- Supporting and sealing materials around the window A/C unit's housing must be painted to match the siding. Temporary cardboard or unpainted plywood materials may not be used.</li> </ul>	2/2015 Regs. Section 1	Yes	<ul style="list-style-type: none"> <li>- A portable A/C unit with a small exhaust hose mounted below the window sash is preferable to a window-mounted unit</li> <li>- Unless no other option is available, the unit should be mounted in a window that faces the back or side of the house, rather than the front</li> <li>- Homeowners should endeavor to purchase a window unit rated with a low noise output to minimize noise effects on neighbors</li> </ul>
Wood/Mulch Piles	<ul style="list-style-type: none"> <li>- Wood piles must be neatly stacked and maintained</li> <li>- Mulch piles must be neatly maintained and used within 30 days of delivery</li> </ul>	8/2000 Regs. Section 3	No	- Sand and gravel piles are subject to the same rules as mulch piles

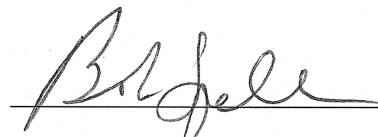
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## Covenants Compliance and Architectural Review Guidelines Summary Table Approval

The Tabb Lakes Homes Association Board of Directors approved this Covenants Compliance and Architectural Review Guidelines Summary Table on May 19, 2015. The voting went as follows:

<u>Title</u>	<u>Name</u>	<u>Approved</u>	<u>Disapproved</u>	<u>Abstained</u>
President	Bob Spell	X		
Vice-President	Keith Ebert	X		
Member-At-Large	Dave West	X		
Member-At-Large	Pete Peters	X		
Member-At-Large	Ron Maddox	X		

5-19-2015  
Date

  
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Bob Spell, President

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