

Holland Hills Community Standards

To help ensure that property values are maintained, the Community has adopted the following Community Standards.

Each Owner shall prevent the development of any unclean, unsightly or unkempt condition of buildings or grounds on his Lot. All improvements on each Lot shall be kept in good repair and, where necessary, painted on a regular basis. All lawns shall be mowed on a regular basis as needed. No portion of the Development shall be used or maintained as a dumping ground for rubbish. All fuel tanks and similar receptacles, electric and gas meters, air conditioning equipment, clothes lines, waste receptacles and other unsightly objects must be placed or stored to conceal them from view from adjacent property, rights of way and Common Area.

Each Owner has the following responsibilities:

Air Conditioning & Heating Equipment

HVAC units must be completely screened from the street and adjacent homes with either lattice or shrubbery. The lattice and shrubbery need to be maintained to common standards of a pleasing aesthetic appearance.

Animal Control

Only common household pets are permitted. No poultry, hogs, horses, cattle, or other livestock may be kept on a Lot in the Development. No more than three (3) common household pets may be kept on a Lot, unless kept indoors at all times. Additionally:

- Reasonable efforts must be made to ensure pets stay on the Owner's property.
- Animals must be leashed to a person if outside of Owner's property.
- Any waste left by a pet must be collected immediately and properly disposed of by its owner.

Campers, RV's, Tractors, Utility Trailers, and Yard Equipment

All trailers, campers and yard equipment (e.g., log splitter, leaf vacuum), if in proper operating condition, may be stored on the property provided that the item when stored is not visible from the street, common area or adjacent properties.

Driveways

Paved driveways must be sealed on a regular basis to reduce the likelihood of cracking. A homeowner is to make best efforts to repair driveway cracks in a timely fashion. Aggregated driveways are to be maintained to limit the amount of overgrowth.

Exterior Siding, Trim & Shutters

Exterior Siding, Trim, and Shutters must be cleaned to ensure a clean appearance. Painting should be completed as necessary to ensure cracking and peeling are minimized.

Flags and Signs

Homeowners may display a flag at their home without prior approval from ARC as follows:

- Small decorative flags may be displayed on a small wooden or finished metal pole, affixed to the house or placed vertically in the ground (not to exceed 5 feet in length or height).
- Flags of the United States, Commonwealth of Virginia and Goochland County, and decorative flags such as college/university flags, flag of the armed services, or other organizations, not exceeding 3' x 5', may be flown on a wooden or finished metal pole affixed to the house or installed in the ground. Flags should be intact and clean (as opposed to faded or worn) and U.S. and state flags should be flown in accordance with applicable laws.

The ARC approval process is required for any other type of flag display, including the installation of any freestanding flagpole on the property.

Signs displayed for public view must adhere to the following restrictions:

- One (1) sign not exceeding six (6) square feet in area used for the purpose of advertising the Lot for sale or rent;
- One (1) sign not exceeding one (1) square feet in area which identifies the resident occupying the Lot, the name of the Lot, or both;
- One (1) sign not exceeding two (2) square feet in area which advertizes services such as landscapers; and

- One political sign per elected office may be erected in a yard provided that: (i) the sign is no more than four (4) square feet in area; (ii) it is erected no more than 90 days prior to election day; and (iii) it is removed within one week after the election day.

Fences

Fences shall be maintained in a clean and stable condition.

Landscape Maintenance

Any significant changes in the landscape plan require ARC approval. Please see the ARC guidelines for details. Changes in foundation plants do not require prior approval.

Yards should contain grass turf or planting beds except where there are wooded, natural areas.

- Owners should promote the growth of grass in their yard, which includes but is not limited to aeration, seeding, fertilization and weed control. Owners should make reasonable efforts to remedy bare patches or barren dirt (excluding dormant planting beds).
- Turf should not exceed six inches (6”) in height.
- Alternative plant material or planting beds are to be installed in areas of yards where the Owner cannot establish grass.
- Owners shall maintain their entire property including ditch lines and areas adjacent to the street.

Trees, shrubs, and planting beds are to be maintained in accordance with common standards.

- Plants, shrubs and trees outside of designated natural areas should be pruned to prevent overgrowth and to promote an aesthetically appealing look.
- Planting beds are to be weeded and plant material is to be maintained in accordance with common standards to prevent overgrowth.

Lighting

No external illumination on any Lot shall be of such a character or intensity or so located as to interfere with any other Owner's use or enjoyment of his Lot.

Mailboxes

Mailboxes/posts must be maintained as originally installed. Color or design changes are not permitted.

Experience has shown that periodic cleaning and painting are required to maintain an acceptable appearance.

Trash Cans

All trash, garbage and other waste shall be kept in sanitary receptacles. All such sanitary receptacles shall be maintained in a neat and orderly manner in a screened area. Trash cans are to be removed from the curb within 24 hours of trash pick-up.

Vehicles

No commercially licensed vehicles, disabled vehicles (other than those awaiting near term repair), vehicles without a current state license or state inspection sticker, machinery or other equipment shall be kept on any lot unless kept within a garage. No vehicles under repair may be left in the driveway, or anywhere within sight of the street, common areas or adjacent properties longer than 48 hours.

It shall be the responsibility of each owner to construct, with ARC approval, and maintain suitable and adequate parking space on his lot, and all licensed vehicles shall be parked thereon. Parking on other than paved or driveway areas is prohibited. Street parking other than for special occasions or for visitors is prohibited.

Enforcement

Enforcement of these Standards is set forth in Article X of the Declaration of Covenants, Conditions and Restrictions filed with the Clerk of Courts of Goochland County, as they may be amended.