

GENERAL PROHIBITIONS AND REQUIREMENTS

1. No portion of the land conveyed shall be improved or occupied for other than residential purposes and no commercial activity of any nature shall be conducted on any of the lots in the subdivision. All residences shall be for the use of a single family.
2. If one owner acquires two or more adjoining lots, the adjoining one or more lots may be used together as the site for a single residential structure. No lot or lots in said subdivision may be resubdivided except that a lot may be subdivided providing each part is allotted to and combined with an adjoining lot.
3. As long as Developer owns any lot within The Village at Hollins, complete construction plans and specifications for residential structures must be submitted to and filed with Developer and a complete copy thereof retained by Developer who must review and approve, in writing, all such construction plans for the purpose of maintaining neighborhood compatibility. Plans may be rejected in order to insure compatibility and to protect the integrity of the subdivision. Developer reserves the right to approve or disapprove the exterior color scheme of any residential structure at the time written approval of the plans and specifications for same is given. All residence structures shall be built by Developer approved builders.
4. No prefabricated houses shall be erected on any of the lots. (Prefabricated homes are defined as pre-constructed home modules delivered to be installed on foundations.) However, pre-constructed wall sections erected on the job site are not to be considered prefabricated homes. Developer reserves the sole right of interpretation and definition as to that which constitutes a prefabricated home.
5. All new homes shall conform to the following minimum square footage requirements, excluding any basement and garage area:

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| One Story: | 1,700 square feet |
| One and One-Half Story: | 2,000 square feet |
| Two Story: | 2,200 square feet |
| Split Foyer: | No split foyer permitted. |
6. All roof lines shall have a minimum pitch of 5/12.
7. Exterior siding type T1-11 shall not be permitted.

8. All horizontal siding shall not exceed an 8' lap.
9. There shall be no exposed foundation materials.
10. No aluminum windows of any kind, with the exception of storm windows and basement windows, shall be permitted without the approval of Developer.
11. No commercial signs, billboards, or advertising of any nature shall be erected, placed or maintained on any residential lots herein designated, nor upon any building erected thereon, except directional and informational signs erected by the Developer, its successors and assigns. "For Sale" signs may be erected temporarily for the sale of lots or residences. However, Developer shall have the right, and may give lot builders the right to erect Developer approved signs.
12. No above-ground swimming pools shall be permitted or constructed on any lot.
13. All electric, telephone, cable TV and other utility lines shall be installed below ground. No overhead utility lines shall be permitted for any purpose.
14. If any dwelling or outbuilding on any lot in the subdivision is destroyed in whole or in part by fire, windstorm or any other cause, the same must be rebuilt and/or all debris removed and the lots restored to a clean and orderly condition with due reasonable promptness, but in no event shall debris remain longer than three (3) months.
15. All residences and other permanent structures in the subdivision shall be completed within twelve (12) months after the commencement of construction except where such completion is impossible or would cause great hardship to the owner or builder as a result of fire, natural or other extenuating cause. No structure shall be used at any time either temporarily or permanently as a residence until the entire structure is completed in a turn key manner and approved for occupancy. During the period from the date of conveyance by Developer to the completion of the construction of the residence, grass or other ground cover on the lot on which such residence is being constructed shall be kept to a height of six to eight inches.
16. Utility storage sheds shall not be constructed of metal/fiberglass or T1-11 siding material. Sheds and other outbuildings must be architecturally compatible with the residential structure and its surroundings.

17. Architectural statues, sculptures or ornamental figures shall not be located within the front minimum building line of any lot.
18. All driveways shall meet Virginia Department of Transportation standards and shall be paved with asphalt or concrete paving within one (1) year of occupancy of dwelling. Any damage to curb caused by the purchaser or builder during construction shall be the responsibility of the purchaser and/or builder to repair. In the event Developer has to make any correction to curb and driveway entrance to meet Virginia Department of Transportation standards, purchaser of lot will be responsible for the cost thereof.
19. No railroad ties shall be used for landscaping or other exterior use. Treated landscape timbers will be acceptable.
20. No television or radio antennas shall be permitted. Satellite dishes no larger than 24 inches in diameter will be permitted to the rear of dwellings.
21. Retaining walls shall be faced with rock, brick or other material approved by Developer.
22. No chain link fencing shall be permitted. No front yard fencing shall be permitted. All other fencing must be approved by Developer so long as Developer owns any lot in the subdivision.
23. No building materials or vehicles shall be stored except construction materials during the actual construction of the residential structure.
24. There shall be no more than two cats and two dogs per household for a period of more than eight (8) weeks.
25. No hogs, chickens, goats, cattle, and domestic farm animals or other nuisance shall be permitted, and no activity shall be permitted which disturbs the peace and quiet of the neighborhood.
26. No outside storage of unlicensed motor vehicles for longer than seven (7) continuous days shall be permitted.
27. Developer, in the event of a conflict or dispute pertaining to the restrictions herein, reserves the sole right to interpret, amend or modify its restrictions for the purpose of implementing the same until such date as Homeowners Association takes control.

28. (Added by Amendment 4 in 2024) During the growing season of each calendar year (April-November), the owners shall be required to maintain their front yards, side yards and any portion of their yard that can be seen from the immediately adjacent street. "Maintain" shall mean that these portions of the lawn shall be mowed at least every 2 weeks and that all weeds shall be less than 6" tall. If an owner fails comply with this requirement, the Association may have that owner's yard mowed and any weeds pulled at the owner's expense. The Association may consider extenuating circumstances in enforcing this requirement, and any waiver or enforcement shall be at the sole discretion of the Association.

29. (Added by Amendment 5 in 2026) Parking of vehicles or trailers on any portion of a lot that is not a designated driveway or approved parking area, such as grass, landscaped areas, or other parts of the yard, is generally prohibited in order to maintain the aesthetic appearance and condition of the community. However, occasional parking in the yard may be permitted on a temporary basis for special events, visitors, or short-term needs, provided it does not result in damage to the lawn or create a nuisance. Repeated or extended parking in the yard is not allowed. The Association reserves the right to determine what constitutes excessive or inappropriate use and may issue warnings, assess fines, or require corrective or restorative action to the yard, lawn or landscaping at the expense of the owner if this Requirement is not followed.

30. (Added by Amendment 6 in 2026) Trash containers must not be placed at the street or curb for collection prior to the day before scheduled collection. For bulk trash collection or special collection days, bulk trash and containers may be placed at the street no earlier than the Saturday immediately preceding collection day. All trash containers must be removed from the street, curb, or public view within 24 hours after collection. Occasional exceptions are permitted for Owners or Occupants who are temporarily out of town or have extenuating circumstances, provided that exception is not habitual or repeated on a consistent basis. The Association reserves the right to determine what constitutes excessive violations and may issue warnings, assess fines, or require corrective action if this Requirement is not followed.

31. (Added by Amendment 7 in 2026) Homeowners are responsible for maintaining the exterior of their property, including the front yard, driveway, walkways, landscaping, and any visible structures, in a neat, clean, and orderly condition. This includes, but is not limited to, painting, repair of visible damage, and maintaining landscaping.

(a) All windows, shutters, and window treatments visible from the street must be kept in good repair and present a neat and uniform appearance. Homeowners shall ensure that:

- Broken or damaged window panes are promptly replaced.
- Window coverings (blinds, shades, curtains, or other treatments) on all street-facing windows are in good condition. Broken, torn, faded, or stained window coverings are prohibited. Unfinished or makeshift coverings such as sheets, blankets, or newspaper are prohibited.
- Window coverings are of neutral or harmonious colors that do not detract from the community's appearance.

(b) Landscaping requirements are as follows:

- All landscaping visible from the street, including lawns, flowerbeds, shrubs, trees, and other plantings, must be maintained in a healthy and orderly condition.
- Homeowners must complete all landscaping projects in a timely manner; unfinished landscaping, bare soil, or incomplete installations that are visible from the street are not permitted.
- Unfinished or neglected landscaping projects, overgrown or dead vegetation, and conditions that detract from the community's overall aesthetic are not permitted.

The Association reserves the right to determine what constitutes violations of this Requirement and may issue warnings, assess fines, or require restorative action to the windows, window treatments, yard, lawn or landscaping at the expense of the owner if this Requirement is not followed.

32. (Added by Amendment 8 in 2026) Solar energy collection devices ("solar panels") may be installed on a Lot only after written approval from the Board or Association's Architectural Review Committee ("ARC"), to the extent permitted by Virginia law.

(a) Solar panels shall not be installed on any roof plane, structure, or portion of a Lot that is visible from any street within or adjacent to the Community.

- Panels mounted on the front-facing roof of a dwelling are prohibited.
- Panels mounted on side-roof planes that are visible from the street are prohibited.

- Ground-mounted solar panels are prohibited if visible from the street.
- (b) Solar panels may be installed only in the following locations:
- Rear-facing roof planes not visible from the street.
 - Rear yard locations screened such that no portion of the device is visible from any street or neighboring Lot, subject to Board or ARC approval.
- (c) All installations must meet the following screening or aesthetic standards:
- Low-profile, parallel to the roof surface when applicable;
 - Constructed of non-reflective material;
 - Free of visible conduits or wiring to the greatest extent practicable; and
 - Installed in compliance with state and local building codes and permitting requirements.
- (d) Owners must maintain all solar equipment in good condition so as not to create a nuisance, safety concern, or visual deterioration.

Any installation in violation of this Requirement is a covenant violation subject to corrective action, including correction or removal at the Owner's expense.

33. (Added by Amendment 9 in 2026) Electric Vehicle (EV) Charging Stations shall only be installed within driveways, garages, or other fully paved, on-lot areas that are part of the Homeowner's property. Installation locations cannot obstruct traffic, sidewalks, or public rights-of-way. EV charging stations are strictly prohibited in any location where a vehicle must park in the street to charge. Additionally, they are prohibited where a vehicle must park in any portion of a lot that is not a designated driveway or approved parking area, such as grass, landscaped areas, or other parts of the yard. Any installation in violation of this Requirement is a covenant violation subject to corrective action, including correction or removal at the Owner's expense.
34. (Added by Amendment 10 in 2026) Residents must comply with all local, state and federal laws, ordinances, building codes, zoning regulations, safety codes, and property-maintenance requirements that apply to homes within the HOA. The Association may issue warnings, assess fines, or require corrective action to remedy violations at the expense of the owner if this Requirement is not followed.