



Homeowners Association – Architectural Committee

Architectural Review Managed by: Beacon Hill HOA Board Members

Application for Towne-HOME IMPROVEMENT/Change Approval Form

Property Address: _____

Property Owner: _____

Mailing Address: _____

Contact Info: Phone: _____ Email: _____

Description of Improvement: _____

Construction Schedule: Begin: _____ End: _____

Contractor: _____

Contractor Number: _____

Improvement List (Include the material, height, color, and any other information that would be useful.):

Fence	
Deck	
Satellite Dish	
Accessory Building	
Other:	

Building Permit Must be Obtained when Necessary by Harrisonburg City and submitted to the HOA manager.

****Please Attach to this form:** A survey or other drawing showing the townhouse and the proposed improvement on lot, with dimension to the property lines and landscaping plan, screening and/or outside lighting if applicable.

Approval is limited to design criteria established by the Beacon Hill Architectural Board and should not be interpreted as approval of any variation from restrictions or conditions imposed on the property owner by the Beacon Hill Covenants and Harrisonburg City. Approval does not necessarily imply compliance with city zoning requirements.



ARC Design Standards for Fencing

Fencing at Beacon Hill HOA is welcome per the following guidelines. You must first submit a request for Home Improvement to the Architectural Review Committee for approval, per the Covenants and Restrictions.

Fencing Standards are as follows:

- Fence can only be in white vinyl.
- Fencing should be a minimum of three feet (3' inside your property line).
- Fencing allowed at most units, back/rear of units only.
- Approval determined on an individual lot basis.
- Below are photos of the approved fence designs:

***Design standards are subject to change by the Board of Directors, any fencing approved prior to changes are grandfathered.**





HOA Approved Storm Door



Frame: White

*Glass must be clear.

Replacing the Roof:

Owens Corning Oakridge 32.8 Sq Ft; Estate Gray;
Laminated Architectural Roof Shingles

These shingles can be purchased at Lowes, sourced at Builder's FirstSource in Verona, or wherever you choose.



Front Door Paint Colors:

Each of these paint colors are Sherwin Williams brand. All can be purchased at Lowe's. Examples of approved colors shown on the following page.

<p style="text-align: center;"><u>Emerson Lane</u></p> <p style="text-align: center;">Rookwood Red: SW2802</p> <p style="text-align: center;">Isle of Pine: Sw6461</p> <p style="text-align: center;">Rookwood Dark Brown: SW2808</p>	<p style="text-align: center;"><u>Frost Place</u></p> <p style="text-align: center;">Roycroft Copper Red: SW2839</p> <p style="text-align: center;">Rookwood Dark Green: SW2816</p> <p style="text-align: center;">Needlepoint Navy: SW0032</p>	<p style="text-align: center;"><u>Old Richmond Cir</u></p> <p style="text-align: center;">Classical Gold: SW2831</p> <p style="text-align: center;">Nifty Turquoise: SW6941</p> <p style="text-align: center;">Lupine: SW6810</p>
<p style="text-align: center;"><u>Poet's Court</u></p> <p style="text-align: center;">Roycroft Copper Red: SW2839</p> <p style="text-align: center;">Rookwood Dark Green: SW2816</p> <p style="text-align: center;">Needlepoint Navy: SW0032</p>	<p style="text-align: center;"><u>Victorian Village</u></p> <p style="text-align: center;">Rookwood Red: SW2802</p> <p style="text-align: center;">Rookwood Dark Brown: SW2808</p> <p style="text-align: center;">Rookwood Shutter Green: SW2809</p> <p style="text-align: center;">Evergreens: SW6447</p> <p style="text-align: center;">Needlepoint Navy: SW0032</p>	<p style="text-align: center;"><u>Wordsworth Ct.</u></p> <p style="text-align: center;">Customize with board approval.</p>

Approved Colors

SW 2831
Classical Gold

SW 6447
Evergreens

SW 6461
Isle of Pines

SW 6810
Lupine

SW 0032
Needlepoint Navy

SW 6941
Nifty Turquoise

SW 2808
Rookwood Dark Brown

SW 2816
Rookwood Dark Green

SW 2802
Rookwood Red

SW 2809
Rookwood Shutter Green

SW 2839
Roycroft Copper Red



Landscaping Requirements:

In all flower beds in the front and on the side, they must have

Brown Mulch or Dark Brown Rocks.

Please keep all bushes and trees trimmed. If you want to remove any overgrown plants or add additional planting, below is a list of plants that were originally planted throughout the community. You are welcome to add any plants not on this list, this is just a guideline.

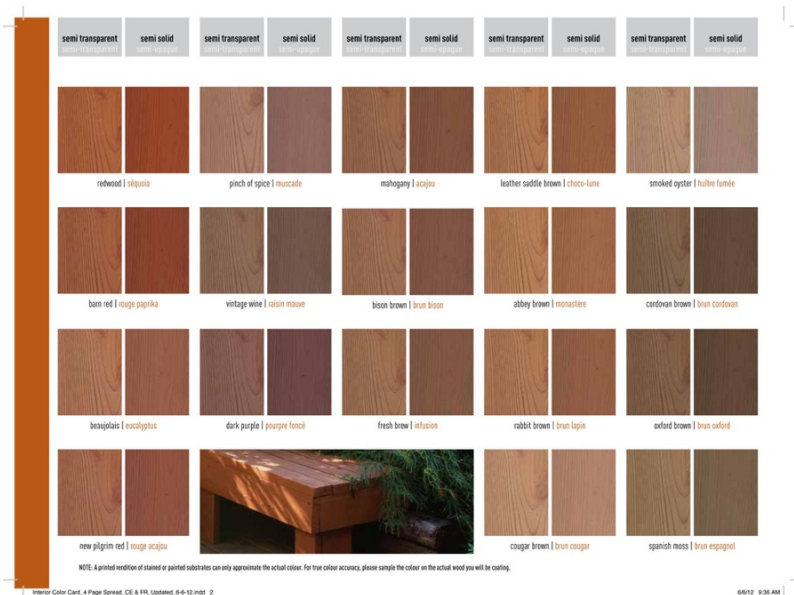
Emerson & Wordsworth	Poets & Frost	Victorian Village	Old Richmond
Landscaping encourages lots of color. Hanging baskets and flowers in pots are a signature feature of this section of Beacon Hill. The following plants are welcome along Emerson Lane and on Wordsworth Court.	Landscaping is marked by blooming plants. Potted plants are encouraged in this section of Beacon Hill. The following plants are welcome along Frost and Poets and do not constitute an alteration in the exterior.	Pastel colors and fragrance are the themes of Victorian Village Lane. Trellises, vines, silver gazing balls, and flowers in pots and window boxes may be used in this section of Beacon Hill. The following are generally associated with Victorian Gardens.	This list includes native plants of Virginia. Houses on Old Richmond Circle require plants that are shade tolerant as well as plants that are hardy in full sun. This list includes both. Hanging baskets and flowers in pots are encouraged in the section of Beacon Hill.
<u>Annuals</u> Begonia Gerbera Daisy Geranium Impatiens Ornamental Cabbage Pansy Petunia Winter Mums (in pots) Zinnia	<u>Annuals</u> Begonia Candytuft nasturtium Rubeckia (Blackeye Susan) Pansy Petunia Verbena Salvia Zinnia	<u>Annuals</u> Bachelor Button Heliotrope Lantana Pansy Petunia Primrose Snapdragon Sweet William Violet Winter Mums (in pots)	<u>Annuals</u> Begonia Geranium Impatiens Marigolds Ornamental Cabbage Pansy Petunia Snapdragon Winter Mums (in pots)
<u>Perennials</u> Daffodil Day Lilly Hellebores (Winter Rose) Hyacinth Lavender Lupine Poppy Tulips	<u>Perennials</u> Daffodil Gladiolus Baptisia Hyacinth Lavender Chrysanthemum Tulip Russian Sage	<u>Perennials</u> Asclepias Bleeding Heart Daffodil Hellebores (Winter Rose) Hosta/Hyacinth Pentas Peony Tulip	<u>Perennials</u> Asclepias Bleeding Heart Candy Tuft Hollyhock Hosta Iris Peony Phlox Virginia Bluebell
<u>Vines and Ground Cover</u> None Listed	<u>Vines and Ground Cover</u> Periwinkle Clematis	<u>Vines and Ground Cover</u> Clematis Passiflora	<u>Vines and Ground Cover</u> None listed
<u>Shrubs and Trees</u> Buddleia Dogwood Euonymus Gray Birch Magnolia Amur or Japanese Maple Nandina Spirea	<u>Shrubs and Trees</u> Buddleia Japanese Holly Euonymus Forsythia Barberry Cottoneaster Mock Orange Maple Cherry Tulip	<u>Shrubs and Trees</u> Buddleia Camellia Crape Myrtle Flowering Cherry Gardenia Hydrangea Rose Silver Maple	<u>Shrubs and Trees</u> Amur or Japanese maple Azalea Boxwood Buddleia Flowering Cherry Dogwood Holly Laurel Pyracantha Rhododendron Russian Olive



Steps/Deck Stain:

We encourage you to stain your back deck and front steps. This not only makes it more appealing but also protects the wood to keep it in great condition for many years. At Beacon Hill the deck/steps stain must be in the Brown/Beige family such as one of the colors in the color chart shown below.

Wrapped PVC in white - columns, band boards, & railings - is also permitted.



***Design standards are subject to change by the Board of Directors.**