

The Villages of 
Charter Colony

Addendum

Madison Village





Madison Village Addendum

THE REQUIREMENTS HEREIN ARE IN ADDITION TO THE REQUIREMENTS IN THE CHARTER COLONY DESIGN STANDARDS:

The following standards are specific requirements for lot and home development in Madison Village. They are provided as supplements to the general Design Standards. The standards listed below are referenced to specific paragraphs in this book. In each case, the standard referenced shall be modified by the addition of language provided here for any lot or home improvements in Madison Village. All other language in the modified paragraph remains applicable unless specifically contradicted by this additional language. All other standards unmodified by this section shall apply to Madison Village in the same manner as they do to all other villages in Charter Colony.

Referenced Standard

Additional Requirements for Madison Village

GENERAL INFORMATION:

2.51 **Type of Residence:**
Madison Village is a single family village of detached villas with its own homeowners' association that is a sub-association of the Charter Colony Foundation, Inc.

2.41 **Proximity of Similar Houses:**
A minimum of three different house plans are required in Madison Village. The same house plans, with only minimal and minor changes to the front elevations, may be permitted on adjacent lots and on lots across the street.

2.52 **Minimum Finished Square Footage:**
1,800 square feet

Zoning: R9A Residential:

2.4.2(a) **Minimum Setbacks:**
Front: 20'
Side: 6'
Rear: 25'

NEW CONSTRUCTION:

2.6 **Colors:**
Colors are submitted and pre-approved for the entire village. No deviations will be permitted.

2.7.1(b) **Foundations:**
All visible portions of exterior foundation shall be brick and in accordance with Chesterfield County ordinances.

2.7.1(d) **Foundation Vents (Louvers):**
Wood or vinyl louvered vents are not required.

2.8 **Exterior Siding:**
All exterior elevations are to be brick or vinyl. For lots 1, 18, 19, 30, 31, 35, 36, 41, 42, & 48 the front and side elevations will be brick. Stone, stucco and synthetic stucco (i.e. E.I.F.S.) are not permitted. The front elevations of all homes shall be primarily brick. All material colors must be submitted by the builder and will be pre-approved for Madison Village.

2.10 **Front Doors:**
Standard six-panel doors are required. Doors may be adorned with sidelights or transoms.

2.10(c) **Windows:**
Bay windows are not permitted.

2.11 **Roof Pitches:**
Minimum roof pitch shall be 8 in 12 on the main home and garage; secondary roof pitches may be of a lesser incline.

2.11(a) **Shingles (Roof Material):**
Roof material to be 3-Tab asphalt shingles.

2.11(b) **Shingle Color:**
All material colors must be submitted by the builder and will be pre-approved for Madison Village.

2.11(c) **Gutters:**
Pre-finished aluminum gutters are required. Gutter color must match color of trim or adjacent siding material.

2.12 **Chimneys:**
Cantilevered chimneys are not permitted.

2.12(d) **Direct Vent Fireplaces:**
All fireplaces will be direct vent. All direct vent fireplaces shall have siding exteriors and a brick foundation.

2.13.1 **Post Lights:**
Post lights are not required in Madison Village. In lieu of post lights, all homes must have two (2) mounted lights on the exterior of the garage. This garage mounted light will be a Progress Lighting P5832-10 Brass GUARD Lantern. **Control/switches for these lights are not permitted inside the home; hot wired photocell is required.** Front, side, and rear door wall mounted light will be matching Progress Lighting P5756-10 Brass GUARD Lantern. Phillips 10W 800 Lumen 2700I LED bulb or its equivalent is recommended.

- 2.15 **Decks:**
Rear decks will not be permitted.
- 2.16 **Garages:**
All garages shall be front entry. Garages may have either one or two doors. All door colors and styles must be submitted to the DRT for approval. One-door garage minimum door size 7' x 16'. Two-door garage minimum door size 8' x 7' each. Detached garages are not permitted.
- 2.17 **Driveways:**
Driveway material shall be exposed aggregate concrete. Off-street parking for a minimum of two (2) cars shall be provided.
- 2.17.2 **Walkways:**
3.17 Walkway material shall be exposed aggregate concrete. All walkways must run from house to driveway. No variance will be granted for walkways to run from house to street.
- 2.18.1 **HVAC:**
HVAC units shall be screened with lattice constructed of unfinished pressure treated wood.
- 2.18.2 **Transformers:**
Screening of Dominion Virginia Power transformers is required with landscaping as described in section 2.6.2 of the Design Standards.
- 2.19 **Landscaping:**
3.11 Landscaping must be consistent with the architectural style of the house (e.g. placement of window might determine placement of shrubbery). Landscaping of the yard should be done to ensure proper drainage from home after installation. All new plantings shall be in accordance with the requirements and types listed below. It is the sole responsibility of the lot owner to maintain and replace all plant material unless landscaping responsibilities are assigned to a sub association of the Charter Colony Foundation, Inc..
- 2.19.2 **Sod and Irrigation:**
Sod and irrigation are required for front, side and rear yards on all lots.
- 3.11.2 **Trees:**
There is a Street Tree Program in Madison Village. The only trees provided in front yards will be through the Street Tree Program for Madison Village. It is the sole responsibility of the lot owner to maintain and replace all trees unless landscaping responsibilities are assigned to a sub association of the Charter Colony Foundation, Inc. The Foundation may require replacement of any trees.
- 2.19 **Foundation Planting:**
Foundation plantings are required along the front façade of the house and along other areas as designated by the DRT, such as highly visible foundation areas. The quantity of shrubs required will be at the sole discretion of the DRT and will be considered on a case by case basis.
- 3.7 **Screening:**
For all utility or home equipment structures (including the large Dominion Virginia Power transformer box) in the front or side yard and/or deemed visible, in the sole discretion of the DRT, from a road, common area or any other amenity, screening with landscaping is required. Screening for all shall be as that described for Dominion Virginia Power transformer boxes in section 2.6.2 of the Design Standards.
- 3.11.6 **Buffers:**
When, in the sole discretion of the DRT, it is deemed necessary, additional landscaping may be required to buffer between neighboring homes and/or amenities.
- Side and Rear Yards:**
Additional landscaping may be required in side and/or rear yards when a yard faces a road, common area or other community amenity. The DRT reserves the right to require additional landscaping, whether or not adjacent to a road, common area or other community amenity, when, in the DRT's sole discretion, it is determined that the visibility of the home so requires.
- Planting Beds:**
Areas that are not landscaped as lawn or as natural areas shall be landscaped as planting beds. Planting beds shall be defined with a trenched edge and may include spreading groundcover, shrubs and trees. Open soil between plants shall be maintained with shredded hardwood mulch.

Plant Material Size and Spacing:

When using the following plant material, these minimum sizes and plant spacings apply:

| PLANT TYPE SPACING | MINIMUM SIZE | MAXIMUM |
|--|-------------------------------------|------------------------|
| <u>Ground Cover:</u> (ex. Periwinkle, Liriope, Pachysandra) | 2 ¼" to 1 gallon size pots | 12" staggered rows |
| <u>Small Shrubs:</u> | | |
| 1. Upright (Compact Holly, Ink Berry) | 18" – 24" (when planted) | 36" (when in rows) |
| 2. Spreading (Junipers, Heller Hollies, Cotoneaster) | 15" – 18" (when planted) | |
| <u>Larger Shrubs:</u> (ex. Boxwood, Burford Holly) | 24" – 30" (when planted) | 48" |
| <u>Evergreen Trees:</u> (ex. Arborvitae, Nellie Stevens Holly, Foster Holly) | 6' – 7' (when planted) | Individually placed |
| <u>Small Deciduous Trees:</u> (ex. Crape Myrtle, Cherry, Red Bud) | 6' – 7' (when planted) | Individually placed |
| <u>Large Deciduous Trees:</u> (ex. Red Maple, Willow Oak, Bradford Pear) | 2 ½" – 3" Caliper (when planted) | Individually placed |
| <u>Screening:</u> (ex. White Pine, Leyland Cypress, Arborvitae) | 6' – 7' (when planted) | 10' on center |



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MODIFICATIONS:

3.2 Accessory Buildings:

Accessory buildings will not be permitted.

3.7 Fences:

The only type of fencing allowed is invisible fencing. No variances will be granted for yard or privacy fencing.

3.18.3 Mailboxes:

Mailbox must be of medium size and black. It must have a 4X4 post, painted semi-gloss black, with a top and bracket and a 1X6 flyer box. Numbers must be brass.

3.18 (b) Play Equipment:

Permanent and temporary play structures are permitted in Madison Village. Play structures shall be constructed entirely of wood with muted colored canopies. Plastic equipment/accessories are not permitted. The Foundation has the authority to require removal of any play structures that are in need of repair and/or maintenance. All play equipment will be reviewed on a case by case basis. Open structures, such as swing sets or climbing structures, may be no taller than 6' in height at the peak of the solid structure.

Screening: All play equipment whether permanent or temporary must be screened from view. All screening must be densely shaped evergreen shrubs or trees of a height, when planted, of a least 2/3 the height of the structure and so placed as to provide a continuous screen. Plantings may be in a continuous row or staggered. A variety of shrubs/trees may be used in addition to single species solutions. It shall be the sole responsibility of the homeowner to submit to the DRT and/or Modifications Committee a plan with proposed plant types, size and quantity for review.

3.18.3 Basketball Goals:

No permanent or temporary basketball goals will be permitted in Madison Village.