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.

2.52 **Minimum Finished Square Footage**

1,800 square feet

Zoning:

R9A Residential

2.4.2(a) **Zoning: R9A Residential**

Minimum Setbacks:
Front: 20'
Side: 6'
Rear: 25'

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.

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.

2.1d(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**

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.

2.17.2 & 3.17 **Walkways**

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 pressure treated wood, vinyl, or composite.

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 & 3.11 **Landscaping**

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 (revised 4/28/26)**

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. All replacement trees are required to be Green Vase Zelkova *(Zelkova Serrata "Green Vase")* planted with a trunk measurement of 2.5 inch caliper and a minimum of 8' tall.

Foundation Planting

2.19 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.

Screening

3.7 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.

Buffers

3.11.6 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 ground-cover, 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 spacing apply:

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

MODIFICATIONS

Accessory Buildings

Accessory buildings will not be permitted.

Fences

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

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.

Basketball Goals

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

Landscape Bed Edging (revised 2/12/25)

It shall be the policy of the Madison Village Board of Directors to permit the installation of edging around all landscape beds. Edging Modification Requests shall be reviewed and approved by the Madison Village Architectural Review Committee and the Charter Colony Modifications Committee.

a. The edging shall be built of any of the following options:

i. Natural granite, rectangular in shape.

ii. Ledgestone or flagstone blocks or slabs, rectangular in shape.

iii. Concrete artificial-stone blocks or slabs, rectangle in shape.

b. Wood, metal, and plastic are not permitted.

c. The edging shall be no higher than 4" installed in the ground and follow the contours of the ground.

d. The edging shall be light tan-colored sandstone or gray.

e. Responsibility for damage or other problems may result from installation, maintenance, removal, or over time from leaving the modification in place. Owner accepts responsibility for such problems caused by the modification regardless of when the damage occurs or is discovered.

Mailboxes

Mailbox must be of medium size and black.

Mailboxes must have a 4X4 post, painted semi-gloss black, with a top and bracket and a 1X6 flyer box.

Numbers must be brass.

Mailbox Landscape Bed Standards (revised 2/12/25)

It shall be the policy of the Madison Village Board of Directors to permit the installation of a landscape bed surrounding the mailbox post. Mailbox Landscape Bed Modification Requests shall be reviewed and approved by the Madison Village Architectural Review Committee and the Charter Colony Modifications Committee.

a. The mailbox bed shall be no larger than 36" by 36", measured from the curb line of the yard. The mailbox shall be approximately centered in the bed. The bed may be trenched, or edged in accordance with the approved Landscape Bed Edging Policy, outlined below.

b. The edging shall be built of any of the following options:

i. Natural granite, rectangular in shape.

ii. Ledgestone or flagstone blocks or slabs, rectangular in shape

iii. Concrete artificial-stone blocks or slabs, rectangular in shape.

c. Wood, metal, and plastic are not permitted.

d. The edging shall be tan-colored sandstone or gray.

e. The edging shall be no higher than 4", installed in the ground and follow the contours of the ground.

f. The edging shall match the color and type of any existing edging in the front yard.

g. Beds shall be mulched with mulch to match existing mulch.

h. Landscaping shall be maintained at a height not to exceed 24". Landscaping shall not interfere with mail delivery service or paper box access.

i. Shrubs and/or seasonal plantings are required. Beds shall not remain barren year-round.

j. Responsibility for damage or other problems may result from installation, maintenance, removal, or over time from leaving the modification in place. Owner accepts responsibility for such problems caused by the modification regardless of when the damage occurs or is discovered.

k. Owner accepts responsibility for cost of any irrigation adjustments that become necessary because of installation of landscaping or edging; for maintenance and replacement of shrubs and mulch; and for preventing shrubs from interfering with irrigation system.