

**HETHWOOD FOUNDATION  
ARCHITECTURAL STANDARDS, RESTRICTIONS AND PROHIBITIONS FOR  
RESIDENTIAL PROPERTY**

1. No Ham Radio operations.
2. No external antennas, including satellite dishes (see attached).
3. No obnoxious or poisonous vegetation.
4. No flagpoles of a permanent nature or permanent display of flags or banners.
5. No abandoned vehicles.
6. No commercial vehicles, campers, mobile homes, boats, or trailers shall be parked on homeowner's property or common areas for more than 72 hours except in the homeowner's garage, driveway or areas specifically designated by the Hethwood Foundation for such storage.
7. Garbage and trash receptacles must be neatly arranged with proper covers and located to minimize their visibility. Empty trash receptacles must not be left at the curb overnight.
8. Woodpiles shall be neatly placed with the grass around them trimmed periodically.
9. Lawn, shrubbery and garden areas shall be properly maintained. Violations not corrected after written notice is given will be corrected by the Hethwood Foundation at a charge of \$50 to the property owner.
10. Swing sets and similar children's play equipment, must be in back of the house and must be maintained by painting and anchoring, and must be approved by the neighborhood Architectural Control committee and the Hethwood Foundation office.
11. Backyard garden plots are to be allowed on residential lots in the back plane of homes. Any garden plot over 500 square feet requires special screening (i.e. pine trees, fence) which must be approved by the Architectural Review Committee. Dead vegetation must be removed by November 1 and garden site must be cleared by the end of the growing season.
12. Changes in the original color of the house must be approved by the Architectural Review Committee. General exterior appearance must be maintained.
13. No chain link fences. No fence shall be installed past the front plane of the house. Partial fences in the front of the house will be considered individually by the Architectural Control Committee. All other fences must be of limited height, properly maintained and to be installed with the "good side" facing out. All fences are subject to the approval of the Architectural Review Committee of Hethwood Foundation.
14. Any detached structure must be approved by the Architectural Review Committee. All plans and proposals for any exterior property change must be submitted in writing and in duplicate to the Architectural Review Committee.
15. No permanent clotheslines shall be installed. Retractable or umbrella type, tension-loaded clothesline may be installed. Clothes may not be left on the line overnight.

16. Parking of motor vehicles is not permitted on the property of a private dwelling unit within Hethwood *except* in the garage or paved driveway (gravel on homes with gravel drives).
17. The operation or parking of motor vehicles is not permitted on Hethwood community owned green spaces, sidewalks or bike paths.
18. Basketball backboards must be approved by the Architectural Review Committee. Existing backboards must be properly maintained and painted.
19. Vacant lots must be maintained to conform with town ordinances, so they do not become an eyesore, collect trash, etc. Violations not corrected after written notice is given, will be corrected by The Hethwood Foundation, at a charge of \$50 to the property owner (see attachment).
20. Propane Tank Installation Guidelines: The location of propane tanks exceeding 20lbs. must be approved by The Hethwood Foundation. All plans including tank location, screening and landscaping must be submitted in writing, drawn to scale and delivered to The Hethwood Foundation office, **along with a copy of the building permit as required by The Town of Blacksburg**. No underground tanks will be allowed. No tank larger than 120 gallons (100lbs.) shall be approved. Only one tank may be installed. The installation of all propane tanks, must be approved by The Hethwood Foundation and The Architectural Review Committee. The word installation for this purpose will include any tank that would hook up to lines entering any building on the property. All tanks shall be installed according to the Uniform Statewide Building Code-Section 36 as adopted by The Town of Blacksburg. All tanks shall be screened immediately with decorative fencing or appropriate evergreens to the height of the tank, to minimize the visual impact.
21. Lightning Rod Installation Guidelines: Lightning rods are allowed in Hethwood. They may be located on the home and/or trees. Approval by the Architectural Review Committee and subsequent approval by the Hethwood Foundation is necessary. Additionally, a permit and subsequent inspections are required from The Town of Blacksburg. The most unobtrusive placement and aesthetically appealing design is requested. A dimensioned plan showing size, style, materials and placement of both aerial needles and grounding cables are required. All work is subject to the 1996 Uniform Statewide Building Code (USBC), Council of American Building Officials (CABO) one and two family dwelling code of 1995, and the 1996 edition of the National Electrical Code (NEC). We strongly recommend that any installation adhere to the requirements of national safety standards as established by Underwriters Laboratories (UL) and the National Fire Protection Association (NFPA).

#### **ADDITION TO THE HETHWOOD FOUNDATION ARCHITECTURAL STANDARDS FOR VACANT LOTS**

**There has been some discussion on the standards of the vacant lot maintenance within the Hethwood Community. The Foundation would like to emphasize that the maintenance of the vacant lots is the responsibility of the owner and any work completed by the Foundation will be at the owner's expense.**

Vacant lots must be maintained to conform to the Town ordinances; Specific codes of special attention to the Hethwood residents: (All codes are to be followed by all Hethwood residents)

\*It shall be unlawful for the owner of any property within the town to permit the accumulation thereon of any trash, garbage, refuse, litter or other substance which might endanger the health or safety of other residents of the town or the growth thereon of any weeds, Johnson grass or other noxious plants to a height of twelve (12) inches or more. Such situations are declared public nuisances.

\*The owners of property in the town shall at such time or times as the town manager may prescribe, remove therefrom any and all trash, garbage, refuse, litter and other substances which might endanger the health of other residents of the town. If the owners do not act, the Town Manager, after not less than five (5) working days notice to the owner, may have such trash, garbage, refuse, litter and other like substances removed by agents, employees or contractors of the town. In that event, the cost of expenses thereof shall be chargeable to and paid by the owners of such property and may be collected by the town as taxes and levies are collected. The notice shall be mailed by certified mail to the owner at his last known address or at his address for tax assessment purposes, and shall afford the owner an opportunity for a hearing on the proposed action and consequences thereof.

\*Blacksburg Code Section 23-15. Tree limbs overhanging from private property. It shall be the duty of property owners to maintain trees growing on their property in such a manner that no limbs thereof project over any sidewalk or street at a height of less than fourteen feet.

In the event a vacant lot is not maintained by the owner, the Hethwood Foundation or its employees will serve written notice to the owner of the violation. After the notification period has passed the Hethwood Foundation will complete the following duties at a charge to the owners:

1. Removal of all dead or dying trees or shrubs
2. Removal of all noxious plants
3. All lots will be maintained in a natural setting. The Hethwood Foundation will maintain the lots to reduce any security issues that could arise due to the overgrowth of plants and trees.