

CORBIN HALL  
AT  
CHINCOTEAGUE PLANTATION  
PROPERTY OWNERS' ASSOCIATION  
ARCHITECTURAL REVIEW COMMITTEE

GUIDE TO NEW CONSTRUCTION,  
ADDITIONS AND ALTERATIONS  
OF EXISTING STRUCTURES

TAKEN FROM THE RECORDED SUBDIVISION DECLARATION OF  
PROTECTIVE COVENANTS, EASEMENTS AND RESTRICTIONS DATED  
MAY 17, 2004 AND AMENDED MAY 25, 2005, JUNE 5, 2006, DECEMBER  
22, 2008 & JUNE 14, 2017

(JANUARY 2021 EDITION)

36310 CORBIN HALL LANE  
P.O. BOX 550  
HORNTOWN, VA VIRGINIA 23395

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## PURPOSE OF THIS DOCUMENT

The primary purpose of this document is to familiarize homeowners at Corbin Hall with the objectives, scope and application of design standards and guidelines which are intended and will be employed to maintain the aesthetic appearance and environmental quality of the Corbin Hall community. Familiarity with the architectural standards and guidelines should assist homeowners in the preparation of applications for building or modifications to their homes or lots which are consistent with the guidelines and therefore approvable.

The manual enumerates specific architectural standards and guidelines which have been adopted by the Corbin Hall Property Owner Association. It also explains the application and review process which must be adhered to by homeowners seeking approval for any building exterior modifications or changes to their homes or lots which are subject to approval by the Association.

This document will serve as a valuable reference source and will assist homeowners in preparing acceptable applications for review by the Association's Architectural Review Committee (ARC). All homeowners are encouraged to familiarize themselves with its contents and to retain the manual for future use.

## ARC COMMITTEE MISSION STATEMENT

The mission of the Architectural Review Committee (ARC) is to maintain, preserve, enhance and protect the property values and assets of our Community. Other goals are to help promote harmonious living, preserve the common scheme and design of our Community. It is the intent of the ARC to use the Committee's values and vision in making its decisions. The mission is carried out with respect and caring for the individuals and the Community which it serves.

The ARC is given approval authority for all new construction, all changes to the exterior of structures and all landscaping. This authority applies to all properties within the Community: residential and association property. The Committee shall exercise its best judgment to the end that all such changes, improvements and alterations requested for properties within Corbin Hall conform to and harmonize with the existing surroundings, residences, landscaping and structures.

## ROLE AND AUTHORITY OF THE ARCHITECTURAL REVIEW COMMITTEE

All homeowners at Corbin Hall are automatically members of the Corbin Hall Property Owners' Association. The Association is responsible for the upkeep and maintenance of all common properties within the community.

The Association is also responsible for the administration and enforcement of all covenants which are applicable to property owners, including architectural standards and restrictions. The Declaration of Covenants, Conditions and Restrictions for the Association provides that responsibility for the enforcement of architectural standards shall be exercised through an Architectural Review Committee, the members of which shall initially be appointed by the Declarant and then passed on to the Corbin Hall Property Owners' Association.

The Architectural Review Committee is composed of three (3) representatives. These representatives should be property owners/resident that are in good standing and are approved by the Corbin Hall Property Owners' Association Board. The chairperson of the Architectural Review

Committee must be a director on the Association Board. Committee members will be voted on by the Association Board every two (2) years. A majority vote by the Board carries the approval.

The Committee is responsible for enforcing the Association's Architectural Standards with respect to new building and exterior modifications to homes and lots proposed by lot owners. The Committee shall review and approve (or disapprove) applications submitted by lot owners for visible exterior additions, alterations or modifications to a home or lot. The review process shall be governed by the Architectural Standards promulgated by the Architectural Review Committee.

The Architectural Review Committee must meet quarterly or as needed for property and plan approvals. At this meeting, minutes will be recorded and made available on the Association's website.

It will be the responsibility of the Committee chairperson to communicate with the Association Board and property manager on all discussions of building and change applications. However, the Committee has final say in approvals, so it can be done in a timely fashion.

## DESIGN REVIEW CRITERIA

In reviewing applications for building modifications, additions or improvements to homes and lots, the Architectural Review Committee will examine the conformance of applications to the adopted Architectural Standards, as well as any covenants or use restrictions in the recorded Declaration. There will be instances where applications are approvable or not based on specific permitted or prohibited actions or uses.

However, the Architectural Standards cannot envision every type of improvement for which an application can be submitted and, as such, there must be latitude for the Architectural Review Committee to review applications based on certain criteria. Judgments of acceptable design are based on the criteria listed below which, depending on the particular application, may not be all inclusive. The latitude to evaluate applications based on appropriate design criteria should not result in the imposition of personal opinion or taste by the Architectural Review Committee. However, it does mean that the Architectural Review Committee can evaluate each application based on its individual merits and specific circumstances, such as characteristics of the housing style, the individual site and relationship to environmental features. As such, what may constitute an acceptable design and approvable application in one case may not in another.

- I. **Relation to Environmental Conditions and Community Open Space.** Harmony of a design with its surrounding natural environment is an important factor. Other factors, such as the removal of trees, disruption of the natural topography, vegetation and changes in rate or direction of storm water run-off, also adversely affect the environment in terms of aesthetics or functionality.
- II. **Validity of Concept.** The basic idea must be sound and appropriate to its surroundings.
- III. **Design Compatibility.** The proposed building improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details as stated in the guidelines (5 1.3).
- IV. **Location and Impact on Neighbors.** The proposed alternation should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage.
- V. **Materials.** Refer to guidelines in (5 1.3).

## ENFORCEMENT PROCEDURES

The Declaration and Bylaws of the Association empower the Corbin Hall Property Owners' Association Board to enforce compliance with the Association's Architectural Standards. The following enforcement procedures will be used to ensure compliance.

- I. A violation may be observed and reported to the Architectural Review Committee by a member of the Committee, the Board, or a homeowner. In the case of homeowners wishing to report a potential violation, a written notification should be transmitted to the Associations or managing agent.
- II. The alleged violation will be confirmed by a site visit by a member of the Architectural Review Committee.
- III. The Architectural Review Committee will contact the resident in violation by letter advising them of the violation and requesting appropriate action to remedy the violation. Notice will be sent by certified mail where the violation is deemed to involve an immediate emergency or where such violation, if not remedied, will increase or enhance with the passage of time.
- IV. If the violation continues for thirty (30) days after notification to the resident in violation (or if no substantial progress is made in curing the violation, where such remedy would require more than thirty days) a letter will be sent by certified mail to the resident in violation. This letter will provide notice that the violation must be remedied within fifteen days from the date of mailing of the letter (or alternatively, that the resident in violation must submit to the Architectural Review Committee a written plan, including timing, for the abatement of the violation within a reasonable period of time, where such violation cannot be cured within the fifteen-day period).
- V. If the violation is not abated within fifteen (15) days from the date of mailing of the certified letter (or if progress is not being made to abate such violation in accordance with a plan agreed to by the resident in violation and the Architectural Review Committee) the Committee will refer the violation to the Board for enforcement of the Association's Architectural Standards. If the violation is not abated after forty-five (45) days, the property owner in violation is notified again. After sixty (60) days, funding held in escrow will be used to abate the violation.
- VI. The above procedures do not preclude the Architectural Review Committee or the Board from taking accelerated measures in the case of a violation which constitutes an emergency situation, provided that the resident in violation has been properly notified by certified mailing and that the action is consistent with the provisions of the Association's legal documents. Likewise, the Architectural Review Committee or the Board may establish shorter notification periods for the correction of violations of the Architectural Standards where the homeowner shall not be disadvantaged by a shorter notification period for compliance.

## APPLICATION AND REVIEW PROCEDURES

Application and review procedures which will be used by the Architectural Review Committee are detailed below.

- I. **Applications.** All applications for proposed building and proposed improvements must be submitted in writing using the application form authorized by the Architectural Review Committee. A copy of this form is included as an exhibit to this manual. Applications must be complete in order to commence the review process. Incomplete applications will be returned to the applicant with a statement of deficiencies which must be remedied in order to be considered for review.

Application fee of \$300.00 should be attached to each application when submitted. The check should be made payable to Corbin Hall Property Owners' Association.

Unless notified to the contrary, homeowners should mail applications to the following address:

Attn: Architectural Review Committee  
Corbin Hall Property Owners' Association  
36310 Corbin Hall Lane  
P.O. Box 550  
Horntown, Virginia 23395

- II. **Supporting Documentation.** The application must include a complete and accurate description of the proposed improvement(s). In order to permit evaluation by the Architectural Review Committee, supporting exhibits will frequently be required. Examples include: a site plan showing the location and dimensions of the proposed building or proposed improvement; architectural drawings or plans, as applicable; landscape plan; material and/or color samples, etc. The design guidelines and application form provide guidance with respect to the supporting documentation required for various types of improvements.
- III. **Time Frame for Completion of the Review.** The Architectural Review Committee is required to approve or disapprove any proposed improvement within sixty (60) days after the receipt of a properly completed application. However, the review period will only commence upon the receipt of a complete application form, including any required exhibits. It is therefore advisable for homeowners contemplating substantial improvements to first ensure that they are aware of all required supporting documentation prior to submitting a design review application. In the event that the Committee fails to act within the sixty (60) day period, the application shall be deemed approved.
- IV. **Notice of Approval/Disapproval.** Homeowners who have submitted design review applications will be given written notice of the decision of the Architectural Review Committee. Approval of the Committee shall in no way be construed as to pass judgment on the correctness of the location, structural design, suitability of water flow or drainage, location of utilities, or other qualities of the item being reviewed, nor shall such approval be substituted in lieu of applicable governmental approvals and permits or be deemed to constitute a determination as to compliance with local zoning ordinances, governmental guidelines or restrictions.
- V. **Appeals Procedure.** A homeowner may appeal a decision of the Architectural Review Committee by submitting a written request to the Corbin Hall Property Owners' Association Board within ten (10) days after the date of an action by the Committee. This request should include any new or additional information which might clarify the requested change or demonstrate its acceptability. The Board may, at its discretion, conduct an informal hearing related to the appeal. Such hearing may be convened at a meeting of the Corbin Hall Property Owners' Association which occurs more than ten (10) days after receipt of the appeal by the Committee. Two thirds (2/3) of the board of Directors shall be required to reverse the decision of the Architectural Review Committee. The Corbin Hall Property Owners' Association must consider an appeal and respond in writing to the applicant within forty-five (45) days following the receipt of an appeal.
- VI. **Completion of Building Approved Changes.** Construction or alteration in accordance with plans and specifications approved by the Architectural Review Committee pursuant to the provisions of this Article shall be commenced within six (6) months of such approval and completed within twelve (12) months of such approval, or within such longer time period as the Board of Directors or the Architectural Review Committee may specify in its approval. In the event construction is not commenced within the period aforesaid, then

approval of the plans and specifications shall be conclusively deemed to have lapsed and compliance with the provisions of this Article shall again be required.

# HISTORY AND INTENT

## CORBIN HALL AT CHINCOTEAGUE PLANTATION

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### SUBDIVISION DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS

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On May 17, 2004, the declarations were signed, notarized and recorded with the Clerk of The Court of Accomack County, Virginia. This document established construction guidelines for the new development and is a companion piece to the Bylaws of the Property Association (hereafter known as the "association"), and the association's Articles of Incorporation. There have been three amendments to the original declarations, filed May 25, 2005, June 5, 2006 and December 22, 2008.

On July 31, 2015, with all lots in Corbin Hall sold, the developer exited its involvement with the association and with Corbin Hall in general.

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### INTENT

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The purpose of this guide is to provide a central resource to existing homeowners and lot owners, as well as potential buyers and builders within the Corbin Hall community. Please note: There are covenants, restrictions and rules pertaining to the Corbin Hall community but do not pertain to structures, uses, lots, etc. that do not appear in this guide. It is strongly suggested that the reader consult the full declarations and amendments to know all regulations.

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### GUIDING PRINCIPLES

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This document was created to provide an easy to understand point of reference in regard to the covenants, conditions, easements and restrictions within Corbin Hall. It is not intended to replace or supplant the full code of protective covenants recorded on May 17, 2004 but rather to give a simple and speedy reference to this document.

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### FRAME OF REFERENCE

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Corbin Hall at Chincoteague Plantation is entirely in Accomack County, Virginia and is thus governed by the laws of the county, the Commonwealth of Virginia and the United States Government. It is bordered on the east by Chincoteague Bay, on the west by Fleming Road (Virginia State Route 679) and on the north and south by bordering properties. The base zoning is listed by the county as "Agricultural District" with an overlay zoning of "Airport Overlay District" and "Chesapeake/Atlantic Preservation Area." Latitude and longitude of the entrance to Corbin Hall are: 37.974011 N, -75.456661 W.

1. Corbin Hall exists entirely in the 2<sup>nd</sup> Congressional District of the US House of Representatives, and in Virginia State Senate district 6, and Virginia State House district 100.
2. Corbin Hall exists entirely in the 2<sup>nd</sup> supervisory district of Accomack County, Virginia.



**CORBIN HALL PROPERTY OWNERS ASSOCIATION  
APPLICATION FOR ARCHITECTURAL REVIEW**

Architectural Review Committee  
36310 Corbin Hall Lane | P.O. Box 550  
Horntown, VA 23395

Property Owner's Printed	Applicant's printed
Name _____	Name _____
Address _____	Address _____
City/State/Zip _____	City/State/Zip _____
Phone/FaxNo. _____	Phone/Fax No. _____
Email Address _____	Email Address _____
Property Owner's Signature _____	
Date _____	
By signing this application, I give the applicant permission to represent me regarding this request. I also give the CHPOA employees and members of the Architectural Review Board the right to enter my property.	

The signature of the property owner is required for the application to be processed. Any application submitted without the property owner's signature will not be processed and will be returned to the applicant.

**DESCRIPTION OF PROPOSAL** (please attach a separate sheet if necessary):

\*\*\*\*\*

**Location of Proposal:** \_\_\_\_\_

**Architectural Review District:** \_\_\_\_\_ **Tax Map Number:** \_\_\_\_\_

**Business Name (if applicable):** \_\_\_\_\_

**PLEASE NOTE THAT CONSIDERATION WILL NOT BE GIVEN  
TO INCOMPLETE APPLICATIONS.**

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Elevations and drawings to scale.  
Colored renderings for commercial projects are required.  
Site plan or survey plat of property.

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**A LIST OF ALL MATERIALS USED AND COLORS PROPOSED  
MUST BE SUBMITTED WITH THE APPLICATION.**

The following list must be completed for the application to be processed. Samples of colors must be submitted when the application is submitted for review. Failure to submit specific materials and colors will result in the application not being processed and returned for completion. For any materials that do not apply to the specific application, please note N/A in the space.

**PROPOSED MATERIAL:**

**PROPOSED COLOR:**

Foundation: _____	_____
Walls: _____	_____
Roof: _____	_____
Doors: _____	_____
Windows: _____	_____
Trim: _____	_____
Deck: _____	_____
Chimney: _____	_____
Gutters/Downspouts: _____	_____
Fence: _____	_____
Rails: _____	_____
Driveway/Sidewalks: _____	_____

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Application was: ☐ Approved ☐ Approved with Conditions ☐ Denied

Date of ARC Action: \_\_\_\_\_

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for Architectural Review Committee

Approval by the Architectural Review Committee of this application shall expire 12 months from the date of approval by the Board unless the approval is granted in conjunction with a site plan, which extends the approval date until the expiration date of the site plan.

**Corbin Hall Property Owners' Association  
Exterior Alteration Application**

Mail this application to:

Attn: Architectural Review Committee  
Corbin Hall Property Owners' Association  
36310 Corbin Hall Lane | P.O. Box 550 | Horntown, Virginia 23395

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Name (Last, first, middle initial)

Date

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Street address, City, ST, ZIP Code

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Primary phone number | Other phone number

Email address

Please provide a full description of desired change(s), attaching additional sheets of paper, if necessary.

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If applying for approval of paint or stain, please attach a paint stain chip, type and color.

Please include a drawing of your proposed change(s) where applicable.

Please note that this application does not exempt you from obtaining, where necessary, any county permits and contacting Miss Utility, if relevant to the change(s) desired. If using a contractor for said work, please furnish us with the following information. Please note that if the contractor causes damage to any common area, you as the owner will be held liable.

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Contractor Name (Last, first, please include company name if applicable)

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Street address, City, ST, ZIP Code

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Primary phone number

It is necessary to advise the neighbors adjacent to your home of the changes you wish to make. Once you have apprised them of your intent, please have them complete the following section:

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Name (Last, first, middle initial)

Name (Last, first, middle initial)

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Street address, City, ST, ZIP Code

Street address, City, ST, ZIP Code

---

Signature

Signature

---

**DO NOT COMPLETE AREA BELOW THIS LINE**

This application has been reviewed by the Covenant Committee and the Corbin Hall Property Owners' Association Board and has been:

- ☐ Approved as submitted
- ☐ Approved with changes

☐ Disapproved as submitted

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**Association Representative Signature**

**Title**

**Date**

Please be advised that if your request is denied, you can file an appeal for the matter to be fully reviewed by the full Association Board. You will need to take this form for appeal consideration.

# RESTRICTIONS/ALLOWANCES/ ARCHITECTURAL CONTROL CONTENTS

- General allowances & restrictions
  - Acceptable uses
  - Rental
  - Restriction on subdivision of lot
  - Definition of single family
  - Setback requirements
  - Private Docks
  - Rules for domestic pets
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- Residences, site preparation and construction
  - Before building
    - Paving, trees and construction time period
  - Dwelling and structure requirements and restrictions:
    - Minimum square footage
    - Foundation
    - ~~Roof~~ pitch and materials
    - Siding materials
  - Height, guest cottages, outdoor accessories
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  - Unacceptable structures and materials
- Pertinent sites to find additional code information
  - Accomack County Building, planning & zoning
  - Accomack County Zoning descriptions
    - Generally: Agricultural district A
    - Specifically: Airport overlay district
    - Chesapeake/Atlantic Preservation overlay district
  - Accomack County Department of Planning
  - Commonwealth of Virginia
    - Department of housing & Community Dev.

## ARCHITECTURAL CONTROL

§2.1: In order to ensure the development of Corbin Hall as a residential area of high standards, the Declarant herein reserves the power to control the buildings, structures, remodeling of any existing structures, and improvements (including landscaping) which may be placed upon each lot. Whether or not specific provision is made in any conveyance of any lot by the Declarant unto any person or persons, the owner or occupant of each and every lot in Corbin Hall by acceptance of title thereto or by taking possession thereof, covenants and agrees that no building, structures, remodeling of any existing structures; or other improvements (including landscaping) shall be placed upon any lot unless and until the plans and specification's therefore have first been duly approved in writing by the declarant, all as hereinafter set forth. Each such building, structures or other improvement (including landscaping) shall be placed upon a lot only in accordance with the plans and specifications so approved. Refusal to approve any such plans or specifications may be based upon any grounds, including purely aesthetic grounds which, in the sole and uncontrolled discretion of the Declarant, be deemed sufficient cause to refuse approval thereof. Further, no alterations, additions or changes in and to the exterior appearance of any building, structures or other improvement shall be made without first obtaining like written consent thereof. Each lot owner shall be required to pay a \$300 plan review fee, and deliver a \$3,000 cash security deposit or bond (the "completion security") at the time that the owner submits building plans for approval by the Declarant. The completion security will be held by the Declarant, without accruing interest to the lot owner, to ensure that the building project is completed in accordance with the plans approved by the Declarant. Upon issuance of a certificate of occupancy, or other similar governmental certificate evidencing that the building project is complete, the Declarant shall determine whether the building is completed in accordance with the approved plans, and if it is, the completion security deposit will be promptly returned to the lot owner. If the Declarant determines that the project is not completed in accordance with the approved plans, the lot owner shall have sixty (60) days to cure plan deficiencies described by the Declarant. If such deficiencies are not cured in a timely manner, Declarant may use the completion security funds to cure the deficiencies. If the funds are not sufficient to cure the deficiencies, Declarant may accrue additional costs to cure the deficiencies and assess the lot owner and lot the costs associated with such efforts. If any completion security funds remain after completion of Declarant's curative actions, such funds will be promptly returned to the lot owner.

§2.2: It is recognized that certain restrictions as they apply to certain lots or situations may impose hardships if minor exceptions are not sometimes granted. Accordingly, the Declarant shall have the right to alter, amend or waive any one or more covenants contained herein or any one or more violations thereof, and such alteration, amendment or waiver shall be binding on the owners of all said lots. Any such alteration, amendment or waiver shall apply to the specific lot or lots for which the alteration, amendment or waiver is granted and shall not be construed as an alternation, amendment or waiver of any other provision contained in this Declaration or as applicable to any other lot. A waiver of a single provision does not waive the Declarant's rights with respect to all other provisions herein contained pertaining to the lot which a provision waiver was granted.

## GENERAL ALLOWANCES & RESTRICTIONS

**Acceptable Uses:** All lots within Corbin Hall are residential lots, and shall be used for only residential purposes. No commercial uses of the lots are permitted, except home occupational business such as an artist, a writer, a stock trader or other business that are non-disruptive in nature and do not require continual and ongoing business visits by the public. These non-disruptive home occupational businesses shall be permitted so long as they are in accordance with the applicable zoning ordinances of Accomack County, Virginia. (§1.1)

**Rental:** Lot owners may rent their property, provided that the rental period is not less than thirty (30) consecutive days, and the lot owner notifies the Owners Association in advance of such rental. The lot owner shall be fully responsible for tenant's actions occurring in and around the Corbin Hall community during the term of such rental. The Community Association may, in its sole discretion and for any reason allowable at law, grant or prohibit said tenant's use of owner amenities at Corbin Hall. Tenant shall follow all covenants, rules and regulations established for Corbin Hall while staying in the community. (§1.18)

**Subdivision of existing lots:** No lot within Corbin Hall shall be further subdivided. (§1.13)

**Definition of Dwellings:** Corbin Hall is established as a restrictive development or neighborhood for single family detached dwellings. For the purposes of these restrictions, the word "family" shall mean a single person occupying the dwelling unit and maintaining a household; one, two or more persons related by blood, marriage or adoption occupying a dwelling, living together and maintaining a common household; or not more than three (3) unrelated persons occupying a dwelling, living together and maintaining a common household. (§1.2)

**Setback regulations:** Minimum front yard setback requirement shall be fifty (50) feet. Minimum rear yard building setback requirement shall be thirty-five (35) feet. Minimum side yard building setback requirement shall be fifteen (15) feet, except where a side lot is adjacent to a street, which is thirty-five (35) feet. If these setbacks are less than present or future Accomack County zoning ordinances, the setbacks required by Accomack County zoning ordinances shall apply. (§1.5)

**Frontage:** Lots with frontage on Fleming Road, (State Route 679) shall not be allowed direct access to Fleming Road from such lots and shall not construct any driveway for the purpose of obtaining such direct access; rather the access to such lots shall be from the private roads within Corbin Hall. Construction of dwellings and other improvements on Phase 2 Lots 46-52 shall not be permitted between the ponds and Fleming Road. (§1.19)

**Private docks:** Private docks shall be permitted on waterfront lots. Private docks shall be constructed only of wood. Private docks must be raised one foot off marsh grass for every foot in width of the dock. No dock shall be constructed of steel, vinyl or wood treated with creosote or tar. (§1.10)

**Pets:** Domestic or household pets are permitted provided that they are not kept, bred or maintained for commercial purposes. Household pets must be accompanied by the owner, be leashed or be kept in an outside enclosure not visible from the street. The owner shall take whatever steps are necessary to ensure that pets do not interfere with the use and enjoyment of any other lot within Corbin Hall. Dogs excessively barking, chasing cars, bicycles or people or otherwise menacing other property owners or their guests shall be immediately removed from Corbin Hall. No other animals, livestock or poultry of any kind shall be raised, bred or kept on any lot. (§1.12)

**Signs:** "For Sale" signs shall be allowed on the lots for sale within Corbin Hall. Only one sign shall be permitted and it shall be no larger than 12" wide by 18" tall. Any such signs shall be uniform in appearance with a white background and green or red lettering. Corbin Hall entrance signs will be installed by the Declarant. No tradesman, building or other type of advertising signs shall be placed upon any lot except that a sign no larger than 24 inches by 36 inches may be placed on the lot by a homebuilder or general contractor during the time it is actively constructing a home on the lot. (§1.11)



**Damage/Destruction:** Any dwelling or structure on any lot which may be destroyed in whole or in part by fire, windstorm, or for any other cause or Act of God shall be rebuilt and all debris removed and the lot restored to a slightly condition with reasonable promptness; provided, however, that in no event shall such debris remain longer than sixty (60) days after the date of damage or destruction or longer than sixty (60) days after the insurance claim has been settled, whichever first may occur. (§1.14)

**Irrigation wells:** In order to limit the use of deep well water for irrigation purposes, landscaping irrigation for each lot in Corbin Hall shall be limited to a maximum of one (1) acre unless the lot owner obtains the consent of Accomack County for a larger area (for example, by approval of a shallow well for irrigation). (§1.18)

#### **Unacceptable Uses:**

**Dumping:** No lots shall be used or maintained as a dumping ground for rubbish, garbage, or other waste, and the same shall be kept in sanitary containers at all times. Trash barrels shall be on wheels and shall be of a uniform type, size and color for the subdivision and shall be kept in a clean and sanitary condition. No noxious or offensive activity shall be carried on or kept upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the adjoining property or properties. This includes the use of burning barrels, piles or burning debris of any nature. (§1.8)

~~**Vehicle restrictions:**~~ No all-terrain vehicles (ATVs), hovercraft, off road motorcycles or airboats shall be operated anywhere in Corbin Hall, (§1.8) *and* No boat, trailer, commercial vehicle, recreational vehicle, bus, or automobiles not registered or used on a regular basis shall be parked on any lot or driveway so as to be visible from the street. No boat and/or boat trailer may be stored outside on a residential lot; boats and trailers must be stored inside a garage or at any outside boat storage area provided by the Association. (§1.9)

**Placement restrictions at residences:** No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot as a residence either temporarily or permanently. In addition, there shall be no outside laundry lines of any kind. No outside roof-mounted or ground-mounted satellite dish or antennas for television, radio, or any other purpose shall be constructed, placed or permitted to be placed upon any lot unless the dish or antenna is not visible from the front of the lot and not more than 24 inches in diameter. Items such as swing sets, playground equipment, basketball hoops and the like shall be located out of sight behind the main dwelling and shielded from view by plantings or decorative fencing. (§1.9)

**AC/LP Tank restrictions:** To maintain the aesthetic appearance and natural beauty of Corbin Hall, exterior items such as heat pumps, air conditioners, propane cylinders and other such items shall be placed in the rear of the building and further shielded from view by natural plantings of trees or shrubs or decorative fencing. All oil and fuel tanks shall be buried and no barrels or tanks of any nature shall be permitted as storage tanks in any exposed place except during the construction period as defined in Section 1.14. (§1.8) *(Section 1.14 appears on previous page)*

## RESIDENCES, SITE PREPARATION AND CONSTRUCTION

### **Before Building**

**Paving prior to construction:** To maintain the integrity of the roads in Corbin Hall and prevent mud and dirt from being carried onto them, the driveway for each lot shall be paved for at least the first 100 feet before any home or foundation construction activity commences on the lot, and the entire driveway shall be paved within twelve (12) months after completion of the home. Each lot owner shall be responsible for cleaning up any mud and dirt deposited on the road by vehicles serving such owners lot, and for repairing any damage to the roads caused by such vehicles. The Owner's Association shall have the right to perform such cleanup and/or repair and collect the cost of same from such lot owner as special assessment under section 5.6 hereof. (§1.17)

**Trees:** It is understood that often some trees must be cut to prepare a lot for a home site, driveway or other improvement. No live trees larger than 8 inches around shall be cut or removed from the lots without written approval of the declarant, its ~~successors~~ or assigns, and such permission shall not be unreasonably withheld from the lot owner. (§1.16)

**Construction time:** ~~Construction of any building once commenced shall proceed without delay and be completed within twelve (12) months. Cessation of work for a continuous period of ninety (90) days following commencement shall be prima facie evidence of an attempt to abandon the same in its partially completed state and the same shall be deemed to be a public nuisance. (§1.15)~~

### **Dwelling and structure requirements and restrictions:**

**Size, foundation, roof pitch and materials, siding materials:** The minimum square footage of heated living area per dwelling shall be no less than 2,200 square feet. All dwellings shall be constructed on a basement, foundation or crawl space with brick, stone, drivit or a cedar face skirting. All dwellings and buildings shall be constructed at least twenty-four inches (24") above the finished ground level. No cinder block or asbestos siding exteriors will be permitted. The minimum roof pitch shall be 9/12 for all structures. Roofs on all lots shall have wood shingles, slate (natural or artificial) or 30-year dimensional asphalt shingles. The exterior of the dwelling shall be horizontal cedar or other wood clapboard, brick, stone, wood shingle or Hardiplank lap siding. No vinyl, aluminum or plastic siding shall be permitted on any building, except that vinyl, aluminum and plastic products approved by the Architectural Review Committee may be used for soffit, fascia, and corner trim and architectural accents. (§1.3)

**Height, guest cottages, and outdoor accessories:** No structures shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single family dwelling, not to exceed two stories in height. As a third level, a railed, rooftop platform (typical on a coastal home), commonly known as a widow's walk may be permitted. A single detached guest cottage and a garage as described in §1.4 shall also be permitted. In ground swimming pools, tennis courts and cabanas shall be permitted so long as there are no commercial uses of same. (§1.1)

**Garages:** Each dwelling shall have a garage for not more than four (4) nor less than two (2) vehicles. The maximum size of the garage must conform to the Accomack County zoning ordinances or as determined by Declarant in reviewing the plans and specifications. Garage entrances must be on the side of the dwelling unit facing away from the road entrance. All garages must conform to the building material requirements set forth in Section 1.3. (§1.4) *(Section 1.3 appears directly above this paragraph)*

**Unacceptable structures and materials:** No log cabins, log homes, metal sheds, metal structures, metal fences, trailers, double-wides, manufactured housing, modular homes or manufactured homes as defined in Virginia code, annotated section 36-85.16 shall be permitted anywhere on the premises. (§1.3)

*Text of Code of Virginia 36-85.16: "Manufactured home" means a structure constructed to federal standards, transportable in one or more sections, which, in the traveling mode, is 8 feet or more in width and is 40 feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein.*

**PERTINENT SITES TO FIND ADDITIONAL STATE AND LOCAL CODE INFORMATION**

**ACCOMACK COUNTY, VIRGINIA:**

**Accomack County Building, planning and zoning**

**David A. Fluhart, Director**

**23296 Courthouse Avenue**

**Accomac, VA 23301**

**757-787-5721**

**[bpz@co.accomack.va.us](mailto:bpz@co.accomack.va.us)**

**M-F 8:30 am-5:00 pm**

**Building permit and inspection process:**

**[http://www.co.accomack.va.us/building\\_permits\\_code\\_inspections.html](http://www.co.accomack.va.us/building_permits_code_inspections.html)**

**Accomack County Department of Planning**

**James McGowan, AICP, Director**

**23282 Courthouse Avenue**

**P.O. Box 686**

**Accomac, VA 23301**

**757-787-5726**

**[planning@co.accomack.va.us](mailto:planning@co.accomack.va.us)**

**M-F 8:30 am-5:00 pm**

**Plans review process:**

**[http://www.co.accomack.va.us/planning\\_home.html](http://www.co.accomack.va.us/planning_home.html)**

**Commonwealth of Virginia**

**Virginia Department of Housing and Community Development**

**Virginia uniform statewide building code (USBC)**

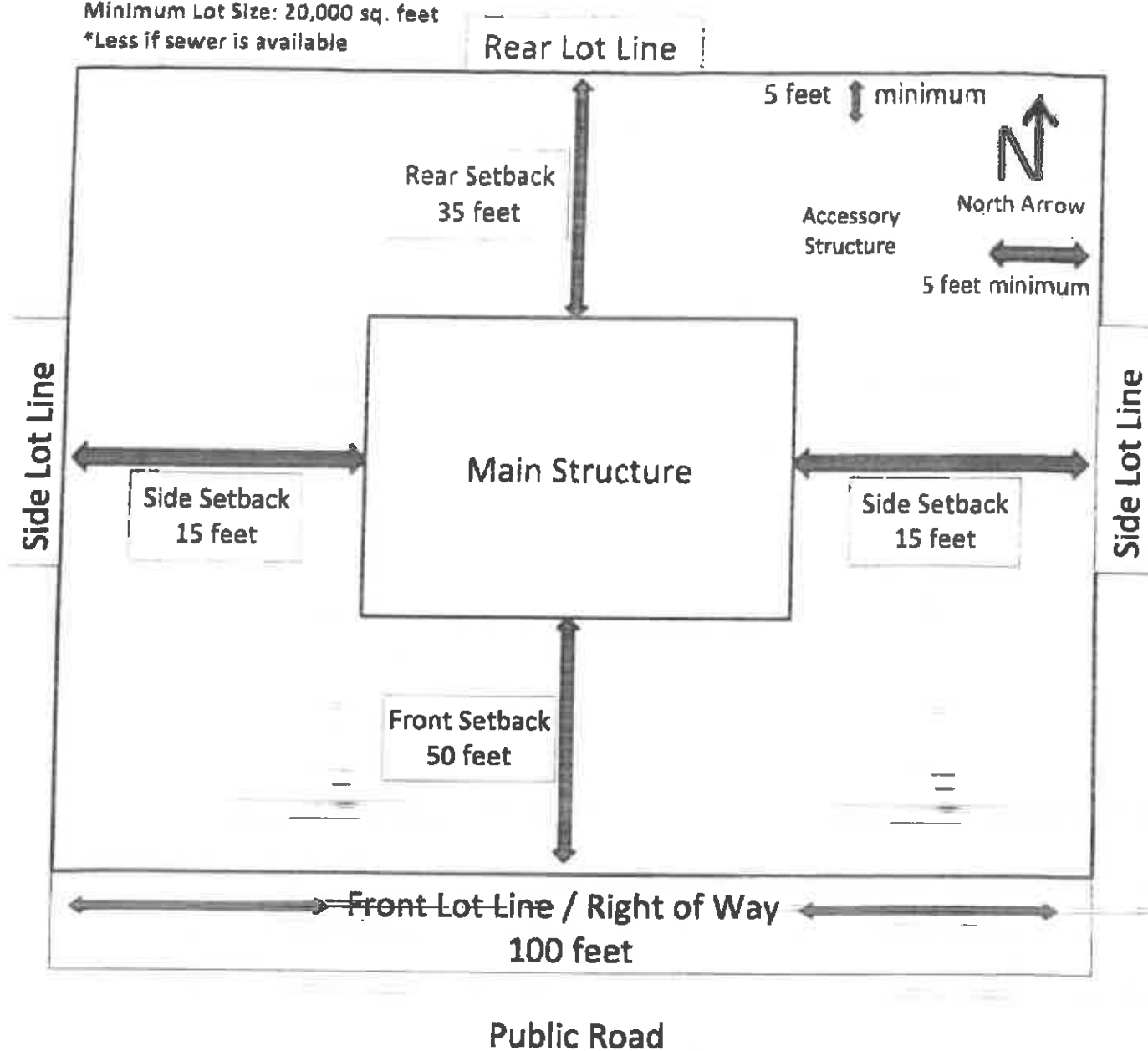
**Program Contact: Cindy Davis**



**[Cindy.davis@dhcd.virginia.gov](mailto:Cindy.davis@dhcd.virginia.gov)**

**Commonwealth of Virginia construction codes, maintenance codes, rehabilitation codes and errata to building and fire regulations may be found at this link:**

**<http://www.dhcd.virginia.gov/index.php/va-building-codes/building-and-fire-codes/regulations/uniform-statewide-building-code-usbc.html>**

Residential Zoning District  
 Minimum Lot Size: 20,000 sq. feet  
 \*Less if sewer is available



Main Structure Height	Accessory Structure Height
 <p>35 feet</p>	 <p>Eave 12 feet</p>