

GLEN ALLEN HOME OWNERS ASSOCIATION, Inc.

AMENDMENTS & ADDITIONS TO THE ARCHITECTURAL GUIDELINES
Effective March 11, 2003

A. Architectural Guidelines Amendment - Sheds

In the Architectural Guidelines, on page 10, Storage sheds; the statement that sheds are disallowed in the Declaration is incorrect, since the article was amended to allow sheds. To provide clarity, the criteria for sheds as stated in amended Article VII, Section 12, effective in 1990, should be included in the guidelines.

The storage shed item should read, "Storage sheds can aesthetically affect both individual property and the neighborhood. No shed, storage building or other outbuilding shall be temporarily or permanently erected on any Lot which (1) exceeds one story in height, (2) has a floor area in excess of 150 square feet, (3) in conjunction with any other such structure exceeds 150 square feet in cumulative floor area, (4) has a roll up style door, or (5) is located in either the front or side yard of the lot."

B. Architectural Guidelines Amendment – In-home businesses

In the Architectural Guidelines, on page 16, In-home Businesses, it states that no non-residential or business activities may be conducted on the property. Since the writing of this rule, various types of in-home jobs have been allowed by law. The Board's research revealed that that the wording contained in the Declarations is appropriate.

Therefore, to provide clarity, this section would read, "A Lot shall be used for residential purposes and such accessory uses thereto as are allowed by the applicable zoning ordinances. No such use shall generate vehicular traffic and parking which is above that which is normally and customarily expected in a residential subdivision."

C. Add Pools and tennis courts section

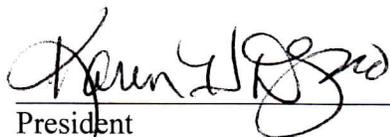
Tennis courts and pools are addressed in the Declarations in article VII, section 12, but are not mentioned in the Architectural Guidelines. For clarity, the Declaration statements should be added to the Guidelines.

The new section would read, "No tennis court or above ground pools may be erected or constructed on any Lot at any time."

D. Architectural Guidelines Amendment – Exterior unit air conditioners

In the Architectural Guidelines, page 15, exterior unit air conditioners extending from windows are prohibited. The intent of this rule was to prohibit the use of exterior window air conditioners.

The first sentence of this section would read, "Air conditioning units extending from windows and exterior walls are prohibited."



President