

Running Man Standards

Section I. Background. The Running Man Architectural Control Committee (ACC) is a body consisting of three to five members of the Running Man Homeowners Association (RM HOA) appointed by the RM HOA Board of Directors and are empowered in accordance with Article VII of the Running Man Declarations of Covenants, Conditions, and Restrictions. The Director of ACC and the Covenants Director are elected members of the Running Man Homeowners Association Board of Directors and serve to ensure all homeowners remain in compliance with these standards as well as the current Declarations of Covenants, Conditions, and Restrictions.

In accordance with the Running Man Covenants, the standards to be applied by the committee shall be determined and/or changed from time to time as it, in its sole discretion, shall determine, with the general standards to be applied being calculated to ensure harmony and variety of exterior design, appearance, materials, and placement of building and structure within the subdivision.

Section II. Submission of Change Requests. Only Running Man homeowners may submit a Change Request to the ACC. Submissions made by a vendor or contractor on behalf of a homeowner will not be accepted for the protection of the homeowner. The Change Request form can be found at runningmancommunity.org and should be submitted along with plans and specifications, plat diagram showing placement, and additional information as to exterior materials and architecture. Approvals expire one year from the date signed. If the project is not completed within that time resubmit a new Change Request with the specifics of the project as many times the scope of work will change during that time.

Section III. Running Man Standards Precedence. In cases where a Change Request is submitted to the ACC for something allowable by York County but is prohibited or further restricted by the Running Man Covenants or Standards the Running Man Covenants and Standards take precedence.

Section IV. Scope of Standards. The Running Man Standards cover four areas; Repairs to existing structures, Replacement of existing structures, Adding new structures to a lot, and Maintenance of existing structures.

A. Definitions.

1. Repair – Fix, mend, or improve damaged condition of something with the same material, color, etc. For example, fix or repair a couple of damaged or warped slats of a fence with the same material and color. **Repairs DO NOT Need ACC Approval.**

2. Replace – Put something back in a previous place or position with new material, color, etc. **Replacement Projects Require ACC Approval.** Any new color for a home, garage or shed must receive ACC approval. In addition, the new paint must be uniformly applied so that the old paint is not visible.

Examples:

- Fence - Replacing an existing wood fence with a vinyl fence
- Front Door / Garage Door / Shutters – Painting exterior door or shutters a different color
- Roof shingles – Replacing existing shingles with a new material and / or color

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- Windows - Replacing white framed windows with black framed windows

3. New – A permanent fixed structure that did not exist before. **All new exterior improvements require ACC Approval.**

Examples:

- Additions to Main House
- Detached Garage
- Driveway extension or widening
- Fence
- Gazebo
- Greenhouse
- Landscape Screening/Trellis
 - Must not be attached to fence
- Patio (Concrete, Pavers, Wood, etc.)
- Permanent Grill Fixture
- Playhouse
 - Less than 150 square feet and less than 8 feet high – no building permit needed
- Outdoor Kitchen and Fire pit
- Raised Flower Bed
- Screened Porch
- Shed
- Three Seasons Room
- Tree House
 - Less than 200 square feet – no building permit needed

4. Maintenance – In order to maintain the appearance and value of the neighborhood, homeowners are expected to perform routine maintenance. These tasks are expected to be completed and **do not require a Change Request or ACC approval.**

Examples:

- Structures free of mold, mildew, rot, and dirt stains
- Trees, shrubs, plants, and lawn trimmed to prevent obstructing driveways, sidewalks, and streets
- Weeds controlled so as not to overtake sidewalks, driveways, flower beds, or structures
- Roofs and gutters free of leaves, plants, weeds, and debris
- Fences and other structures in good repair and operational

5. Elements NOT subject to ACC approval – Some projects or equipment are considered temporary or routine and do not require the submission of a Change Request.

Examples:

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- Landscaping design, specifically softscape such as flowers, shrubs, trees, mulch, grading, aerating, and flower bed edging that is typically used in landscape design (stone, landscape wood products, plastic/metal landscape edging, etc.). Refuse and materials not typically used in landscape designs are prohibited (such as tin cans, floor boards, guttering material, etc.).
- Potted Plants
- Portable basketball hoops
- Swing sets/playhouses not permanently installed in the ground
- Porch swings

Section V. Specific Requirements. Common improvements that require homeowners to submit a Change Request and receive ACC approval.

A. Decks, Gazebos, & Pergolas

Colors must match or complement the existing house siding or brick and trim color. Any structure with a roof should match the color and material of the house.

Approved materials:

- Wood – left to age naturally or natural stain colors
- Composite – wood grain
- Vinyl
- Or other materials that might be approved

B. Direct Broadcast Satellite, Broadband Radio Service, & Television Broadcast Antennas

The Over-the-Air Reception Devices (OTARD) rule prohibits the RMCA from creating restrictions that:

- a) Unreasonably delay or prevent installation, maintenance, or use
 - b) Unreasonably increase the cost of installation, maintenance or use, or
 - c) Preclude reception of an acceptable quality signal
- Installation of this equipment requires submission of an ACC request form for notification purposes only
 - Support poles for this equipment need ACC approval

C. Fences

No fences shall be erected on any lot forward of the front of the house.

Finished side of the fence is required to face out. (York County Code)

No chain link fences.

- Split rail fences with a metal inner attached to the split rail is not the same as chain link fences and is considered on a case-by-case basis.

Maximum six (6) feet height for all fences.

Fences on corner lots are subject to sight distance at intersections and may have additional height restrictions.

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Approved fence materials:

- Wood - painted white, stained a natural wood finish, or left to age naturally
- Vinyl – white, wood grain, or tan
- Wrought Iron - black or white
- Split rail with or without a metal inner fence attached to the split rail
- Or other materials that might be approved

D. Landscape Screening

Manmade landscape screens may be constructed to provide privacy and may be a maximum of six (6) feet tall.

Approved screening materials:

- Wood - painted white, stained a natural wood finish, or left to age naturally
- Vinyl - white or wood grain
- Wrought Iron - black or white
- Or other materials that might be approved

Natural materials, such as shrubs and conifers, may be used to provide privacy and do not require ACC approval.

E. Mailboxes, Mailbox Supports, and Newspaper Boxes

Two (2) mailboxes – standard size, black design

- Left mailbox – no door, for newspapers, etc.
- Right mailbox – with door, for USPS use only

Post:

- Wood
- Dark red only
 - Behr Redwood Stain
- 16 – 24 inches off the road to allow postal vehicle access

F. Poles

Only poles to hold satellite dish antennae, basketball goals placed in the ground, flagpoles, gas or electric lamps, and other poles cemented or buried in the ground are permitted with ACC approval.

Location of poles must be marked on your plat with the distance to the adjoining property boundaries.

G. Pools and Hot Tubs

Pools and Hot Tubs are subject to York County Building Code Guidelines For Home Pools

- Link is posted on runningmancommunity.org

Pools and Hot Tubs require ACC submission after receiving proper permits from the county.

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Permits are required for any pool that exceeds one or more of the following:

- a) 2 feet or deeper,
- b) 156 square feet or greater
- c) 5000 gallons or greater

Free-standing (above ground) pool installation requests will no longer be approved. All currently installed above ground pools will be allowed to remain in place when the owner sells the property if an Architectural Approval Request for the pool was previously approved. If an above ground pool was installed without ACC approval, it must be removed prior to the Homeowners Packet issuance.

H. Raised Flowerbeds

Flowerbeds that will be greater than 18" tall shall be constructed of approved material and shall match the overall appearance and color of the main house.

Approved materials:

- Wood - painted white, stained a natural wood finish, or left to age naturally
- Vinyl/Cement Board – white, wood grain, or matching the house
- Non-rusting metal
- Or other materials that might be approved

I. Sheds/Greenhouses

Metal siding and metal roofing material are not permitted. Sheds and greenhouses shall match the color, material, and appearance of the main house, as appropriate. Greenhouse materials should be the same as sheds when possible; glass or high-quality plastic will be considered to ensure the appropriate function of a greenhouse.

Sheds shall be a maximum of one (1) story and constructed on or secured to a sufficient foundation such as a concrete slab or typical piers.

Approved shed materials include vinyl, brick, wood, cement board, or resin (high quality plastic).

Sheds larger than 256 square feet are subject to York County Code and require a Building Permit

Location of shed must be marked on your plat with the distance to the adjoining property boundaries.

J. Solar Panels

1. Placement:

- Ground mounted systems are not allowed.
- Solar panels shall not be installed as to be visible from the street in front of the Living Unit or detached buildings, except as described below.
- In accordance with Virginia Code 67-701(B) enacted 1 July 2020, solar panels will not be installed on the roof parallel to the street in front of the Living Unit unless an independent Solar Panel Design Specialist determines that their placement elsewhere would cause:
 - a) a 5% cost increase or

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- b) a 10% decrease in energy efficiency.
- c) Homeowner shall provide documentation to RMCA to show that the restriction is not reasonable according to the criteria established in the bill

2. Panel Size:

- Solar panels are limited in size to 12kW.
- Larger systems will be considered with sufficient evidence that such an installation is required to meet that homeowner's own energy usage.

3. Manner of Placement:

- Solar panels should be installed parallel to the roof line and must be in compliance with York County Building Codes
- Wiring and components should be concealed as much as possible
- Panels should reasonably coordinate with appearance of the Living Unit

K. Car/Vehicle Covers:

1. Covers for authorized vehicles in driveways are allowed but must be a neutral color and in acceptable condition. These covers may not be:
 - a. supported by a frame
 - b. supported by the ground or
 - c. attached to any permanent or free-standing structure.

Section VI. York County Building Codes. All Owners are responsible for contacting York County for current Building Codes, Guidelines, and Permits before commencing the construction, erection, or installation of any "Improvement" on their Lot.

The foregoing Running Man Standards of Running Man Community Association, Inc. were acknowledged and duly adopted at a meeting of the Board of Directors held on 10 June, 2026.



Eric Todhunter, RMCA President