



# **Architectural Guidelines**

Revised Architectural Guidelines  
Approved April 2, 2018  
Board of Directors' Meeting

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## Architectural Guidelines

Refer to Articles 7, 8 and 9 of the Declaration for North Rock R. A. in conjunction with these guidelines. Section 9.1 of Article 9 defines the purpose and power of the Board of Directors and Covenants Committee.

IN GENERAL, ANY EXTERIOR ALTERATION OR CHANGE TO THE EXISTING STRUCTURE REQUIRES AN APPLICATION FOR REVIEW BY AND APPROVAL OF THE COVENANTS COMMITTEE. DETAILED INFORMATION DEFINING SUCH ALTERATIONS AND CHANGES IS FOUND IN THE SUBHEADINGS UNDER “MAJOR ALTERATIONS” IN THESE GUIDELINES. SUBHEADINGS UNDER “MINOR EXTERIOR CHANGES” SHOULD ALSO BE NOTED FOR OTHER CHANGES THAT MAY REQUIRE AN APPLICATION.

### **Applications for Review by Covenants Committee**

Applications submitted to the Covenants Committee *must* include:

1. Signatures of four neighbors most affected by the change.
2. Estimated start and completion date.
3. Detailed drawings and plans of exterior elevations for any changes that involve the exterior elevation showing the proposed change(s).
4. Description of materials and colors to be used, including type of siding, exterior lighting, etc. (*refer to all subheadings of Architectural Guidelines*).
5. Site plan showing location of proposed structure or change to existing structure along with detailed drawing of proposed structure or change.
6. Landscape plans, including size and type of plants, as well as approximate number to be planted.
7. Duplicate of any documents required by Town of Warrenton for a building permit.
8. Under no circumstances should any revisions on any application include changes to Common Area

### **Maintenance Requirements**

Property Owners are responsible for maintenance of all structures and grounds on their property. Exterior accouterments such as light fixtures, mailboxes, paint, wood trim, shingles, gutters, and weather stripping must be maintained by repair or replacement to match the trim in style and color as originally installed. An application to the Covenants Committee is not required if the item and color will be matched. However, if the homeowner has any doubt about conformity to this standard for repair and replacement, an application for review by the Covenants Committee must be made.

Violations of maintenance standards are violations of the Covenants.

## **A. Lawn Maintenance**

Lawns must be weed free and mowed at regular intervals, to maintain a neat appearance. Flower and plant beds need to be weeded and kept neat and orderly.

As per Article 7.2 of the By-Laws, dumping of debris or lawn clippings on common areas/open space including roadways and storm drainage is prohibited.

## **B. Erosion Control and Drainage Management**

Residents are responsible for seeing that their lots are protected from erosion and that storm drain structures are not blocked. Residents are responsible for maintaining proper drainage through their property and for not blocking or hindering natural drainage from adjoining properties.

## **C. Dwelling and Structures**

Maintenance of the exterior of dwelling and other structures includes but is not limited to:

1. Peeling paint on exterior trim or foundations.
2. Mailboxes in need of repair.
3. Playground equipment which is either broken or in need of repairing or painting.
4. Fences with either broken or missing parts
5. Decks with missing or broken parts.
6. Dented, loose or missing siding.
7. Other miscellaneous exterior items in need of repair.
8. Removal of trash
9. Shingles in need of replacement
10. Gutters in need of repair or replacement
11. Garage doors
12. Structural maintenance and overall appearance.

## **Major Alterations**

### **A. Major Exterior Changes**

Major alterations are generally considered to be those that substantially alter the existing structure either by subtraction or addition. Major building alterations include, but are not limited to, rooms, screened porches, roofs, garages, driveways, decks, and fences. Several types of changes may be combined on one application.

The design of major alterations will be compatible in scale, material, and color with the applicant's house and adjacent houses. The location of major alterations should not impair the views or amount of sunlight and natural ventilation on adjacent properties.

New windows and doors must be compatible with the original type used in the applicant's house.

If changes in grade or other conditions that will affect drainage are anticipated, this should be indicated. Approval will be denied if adjoining properties are adversely affected by changes in drainage.

Construction materials must be stored so that impairment of views from neighboring properties is minimized. Debris must not be allowed to accumulate. Excess materials should be removed immediately upon the completion of the construction.

## **B. Fences**

Fences and Walls. In order to maintain the open feel of properties at North Rock and prevent the obstruction of views, fences and walls shall be allowed only in side and rear yards, and only a limited number of fence and wall styles shall be permitted.

### **1) Single Family Lots.**

(a) Fences shall extend perpendicularly off the back corners of the dwelling as shown in Illustration No. 1 unless special factors related to the condition of the Lot (*e.g.*, corner lots, end lots, or the existence of a retaining wall in a landscaping plan) warrant a different fence placement. Such special factors shall be described in the application and may be approved if the proposal is reasonably necessary to accommodate the condition and conformation of the Lot and does not detract from the overall appearance of the area.

(b) Only the following types of fences shall be allowed on single-family lots:

1. Wrought iron or extruded aluminum rail fencing with rails, posts and balusters of sufficient strength and thickness to withstand a minimum 200 pound live load in accordance with the Building Officials Code Administrators International (“BOCA”) standards for Handrails and Guardrails adopted in Virginia as may periodically be amended. All metal fencing shall be of one of the two design types shown in Illustration No. 3 and shall be black in color. Iron or aluminum rail fences shall not exceed four feet (4’) in height.

2. Picket fencing with gothic style pickets (as shown in Illustration No. 2) constructed of pressure treated pine, or of Trex, vinyl or a similar building code approved synthetic material, provided the synthetic material has a wood tone color and texture. Building code approved aluminum structural components (posts and cross sections only) may be included in such fences provided the aluminum components have a wood tone color and texture that matches the planking sections of the fence. Wherever pressure treated pine is used, the fence shall be treated with a transparent or semi-transparent wood tone stain or clear sealer. Solid color stains shall not be used on any type of fencing material. Picket fences shall not exceed four feet (4’) in height.

3. Brick or stone walls not to exceed four feet (4') in height and eighteen inches (18") in depth may be constructed on single-family lots as a decorative or screening fence, or interior landscape accent, but not as a boundary line fence. Accent columns at the ends of corners may be up to 4'8". The building material shall be brick, natural or artificial stone in an earth tone that complements the existing exterior colors of the dwelling.

2) **Villa Lots.** The term "Villa" refers to an attached, or townhouse, unit.

(a) Fences shall be located on end-unit Lots in accordance with Appendix 1, Illustration 1, as it applies to Villa side yards. Fences on center-unit lots shall be placed only along the side boundary line(s) running perpendicularly between a corner of the dwelling and the respective rear corner boundary and across the rear boundary line.

(b) If a rear boundary line fence is placed on a Villa lot, a gate of the same height and material shall be installed in that portion of the fence.

(c) Only the following types of fences shall be allowed on Villa lots:

1. The board-on-board style shown in Illustration No. 4 constructed of pressure treated lumber. The fence shall either be treated with a transparent or semi-transparent wood tone stain or clear sealer. Solid color paints or stains shall not be used. The Lot Owner's application shall specify the type and color of the fence components to be installed and the type and color of the stain to be applied.

2. The board-on-board style shown in Illustration No. 4 constructed with building code approved aluminum structural components (posts and cross sections only) provided the aluminum components have a wood tone color and texture that matches the planking sections of the fence. The planking sections shall be pressure treated lumber, or Trex, vinyl or a similar building code approved synthetic material, provided the synthetic material is of a wood tone color and texture. Solid color paint or stains shall not be used. The Lot Owner's application shall specify the type and color of the fence components to be installed and the type and color of the stain to be applied.

(d) Proposals to construct or alter fencing on Villa lots shall preserve the ten-foot (10') long section(s) of existing privacy fencing that runs perpendicularly from the rear of most units, and shall have a substantially seamless interface with said privacy fence.

(e) Proposals to construct or alter fences on Villa lots, other than the original style privacy fencing, shall demonstrate that the fencing will be located on the applicant's land. If an adjoining owner seeks to rebuild, repair or remodel a neighboring privacy fence, the application shall include the written consent of the land owner or establish that the land owner refused to give such consent and the proposed construction is necessary to preserve the privacy fencing in good condition.

(f) The Villa privacy fences described in Section 2(d) of these Guidelines shall be six feet (6') in height. Other sections of fencing on Villa lots shall be at least four feet (4') and not more than six feet (6') in height.

**3) APPLICATIONS:** Shall specify the type, height, length and color of the fence components (including any gate) to be installed, specify the type and color of the stain to be applied, establish that the fence will be constructed on the Applicant's land, and otherwise demonstrate that the proposal meets the criteria in these Guidelines.

### **C. Patios and Decks**

1) Patios shall be placed only in rear yards, and shall be constructed of poured concrete, natural or artificial stone or brick set in a proper foundation, or a combination of such materials, and shall be of a color and texture that complements the existing exterior colors of the dwelling.

2) Decks shall be placed only in rear yards, and shall be constructed of pressure treated wood, Trex, aluminum, vinyl or a similar code-approved synthetic material of a wood tone color and texture, but may include metal balusters or railings, or glass panels.

3) Metal deck components shall be black in color or shall have a wood tone color and texture that matches the planking and support sections of the deck.

4) Pressure treated wood used in decks shall be treated with a transparent or semi-transparent wood tone stains or clear sealer. Solid color stains or paints shall not be used.

5) Patio and deck applications shall include:

(a) The dimensions and composition of the railings, posts, balusters, planking, stairs, steps, benches and other structural details.

(b) A detailed description of any changes to windows or doors of the house associated with the proposed deck or patio.

(c) A detailed description of changes in grade or drainage patterns related to the proposed construction, and a demonstration that any such changes will not adversely affect other Lots or the Common Area.

### **D. Solar Collectors**

Solar panels must be flush mounted to the rear side of the roof and not extend above the roof peak. Ground mounted solar collectors are not permitted.



## **E. Auxiliary Power Generators**

- 1) Must be installed and inspected in accordance with local building codes and in accordance with UL or manufacture's guidelines.
- 2) A complete written Architectural Review Application must be submitted and approved in advance.
- 3) Installations can only be in Side or Rear Yards.
- 4) The location of the generator must be clearly identified on a plat or scale drawing with dimensional information showing both the proposed location of the unit and the proximity to the dwelling and lot lines or setbacks.
- 5) All wiring must be underground except for the riser to the transfer switch.

## **F. Temporary Storage Sheds/Bins/Trailers**

Application and approval are required.

Temporary storage bins/trailers such as "Pods" shall be limited to placement on the driveway of the residence and for a period not to exceed fifteen (15) days. Should additional time be necessary, the owner may apply for an extension of an additional fifteen (15) days.

## **G. Greenhouses and Screened Porches**

Attached greenhouses and porches will be reviewed as *a* major exterior change. Architectural drawings are required for all greenhouses and porches.

If a homeowner already has a porch and decides to have it screened, an application to the Covenants Committee is not required.

## **H. Hot Tubs and Ornamental Ponds (Swimming Pools are not Allowed)**

- 1) Hot tubs and ponds must be located in the rear of the house. For single family homes they may approach the property line no closer than 5 feet (or more if dictated by code), including the required safety fencing and or privacy screening. In the case of corner lots, a minimum of a 20-foot setback from the side property line adjacent to the side street is required.
- 2) Code Compliance with regard to safety fencing shall not be confused with the need for privacy fencing or screening that minimizes the impact on both neighbors and the general public. Should the code compliance authority (Town of Warrenton) determine that a perimeter rear yard fence meets the safety/code requirements the fence must comply with fencing requirements in Fencing Section of this document.
- 3) Privacy Screening: The immediate area around the Hot Tub must be enclosed with a six foot high, board on board fence, and must comply with fencing requirements contained elsewhere in this document for materials and style for Privacy Fencing. A six-foot screening requirement for side yards may not be waived. Privacy Fencing/screening across the rear yard may not be required for homes that are not exposed to other neighbors or the general public to the rear. Landscaping will be required to lessen the

impact of the pond or hot tub and or fence/screening. If the landscaping is adequate to meet the six-foot screening requirement, no fence may be required. The homeowner may apply for a grace period of not more than 2 years to allow potential landscaping to mature.

- 4) Hot tubs or ponds shall not be more than 50% of the back yard.
- 5) Applications: Detailed drawings and plans of the pool hot tub and/or pond, deck area, lighting arrangements, walkways, fences, landscaping, etc., will need to be a part of the application. Proper building permits from the Town of Warrenton are required with the application. The exhibits must demonstrate compliance with all aspects of Building Codes, Zoning and Homeowner's Association Requirements.

### **I. Roof Replacements**

Applications shall be submitted for roof replacements. New ridge vents shall have over-ridge vent shingles.

Villa roof shingles shall match adjoining units on the same elevation as closely as possible. If villa roofs are not replaced simultaneously, a demising strip shall be used at the edge of the adjoining roof(s), unless adjoining owner(s) agree to interweaving of shingles.

## **Minor Exterior Changes**

### **A. Recreation and Play Equipment**

Equipment must be placed in rear yards only. Freestanding basketball backboards and poles must be placed so as to minimize the visual and acoustic impact on neighbors. Equipment such as badminton and volleyball nets, trampolines, and skateboard ramps should be stored when not in use or at end of season.

Play equipment applications must include a photograph or sketch of the proposed play equipment.

### **B. Satellite Dishes**

A small satellite dish located in the rear of the dwelling does not require approval of the Covenants Committee. Installations that must be located on the front of homes must minimize the visual impact from the street and require prior written approval from the Covenants Committee.

### **C. Attic Ventilators and Metal Flues**

Attic ventilators are permitted provided they are painted to match the siding or trim color on the house if mounted on a gable end. They must be painted to match the roof if placed on a roof. The roof location shall be on the least visible side of the roof peak.

Metal flues and any vent through the roof must be painted to match the roof color.

#### **D. Clotheslines**

No exterior clotheslines or other clothes drying apparatus are allowed.

#### **E. Compost**

Compost piles or containers are allowed and must not exceed four (4) feet in height and be located in the rear of the property at least ten (10) feet from a common property line. Containers must be used in such a manner as to not be offensive to neighbors.

#### **F. Dog Houses**

All doghouses must be portable and located in back yard.

#### **G. Exterior Miscellaneous Objects**

Small exterior decorative objects that are not obstructive or offensive are allowed and application is not required. If objects are too large or offensive homeowners will be required to remove the item.

#### **H. Exterior Lighting and Electronic Insect Traps**

Exterior lighting added to the front of a home must match or compliment existing lamp styles. Ground level lights bordering driveways must be unobtrusive in nature, with a black or dark green finish. Lighting in the front or rear yard must be placed so that light does not shine outside the property in a manner that could disturb neighbors. In particular, care must be taken in arranging the angle of a spotlight.

Electronic insect traps must be located in rear yards and stored at end of the season.

#### **I. Exterior Painting or Other Exterior Color Changes**

All Color changes require an application to the Covenants Committee and are restricted to Shutters and doors. All exterior colors in North Rock are restricted to Williamsburg Colonial Colors as Identified in the Sherwin Williams Color Palette (or matched to that palette)

Color changes apply to the house siding, doors, shutters, trim, roofing, and other approved structures. Repainting or staining a specific object to match its original color does not require an application to the covenants committee. (Please reference Appendix 2 for original materials)

Applications to change the color of exterior paint must include a list of all exterior colors on the house and appurtenant structures, as well as a color sample of the new color to be used.

## **J. Flagpoles**

Freestanding flagpoles are not permitted. Applications are not required for flagpoles which do not exceed six feet in length and which are attached at an incline to the front wall or pillar of the house.

## **K. Gutters and Downspouts**

Replacement of gutters and downspouts must match those in existence, in color and design, and must not adversely affect drainage on adjacent properties.

## **L. In-Home Business**

Local government agencies regulate in-home businesses and permits must be obtained. Customer intensive businesses, which frequently attract large numbers of vehicles to the resident's neighborhood, are not allowed.

No commercial signs or any advertising device of any nature shall be placed upon any lot or dwelling.

No exterior storage of business related materials will be allowed.

## **M. Landscaping**

Landscaping should not obstruct sight lines required for vehicular traffic. All yards must be neatly maintained including the removal of all unused stakes, trellises, and dead growth.

An application is required for hedges or other features that, in effect, become structures, fences or screens. However, an application is not required for single trees or single plantings or if the rear of the house faces a vacant lot or commercial property.

Applications are required for materials which form a wall over 12" high. The application should include the location indicated on a site plan as well as information on the landscaping plans and any grading changes.

## **N. Rock Gardens and Vegetable Gardens**

An application must be submitted for rock gardens, collections of rocks and single rocks exceeding 24". All rocks shall be left their natural color.

Vegetable gardens must be located at the rear of the house and within the rear property line and its size shall not exceed ¼ of such area. A vegetable garden must be installed in such a way as to not damage other property through the flow of water and be maintained by weeding regularly during growing season and by removing dead vegetation, stakes, fencing, etc. at the end of the growing season.

## **O. Permanent Grills and Barbeque Pits**

Permanent grills and barbecue pits should be placed in the rear of the house and must not be located within ten (10) feet of the side and rear property lines.

## **P. Real Estate Sale and Rent Signs**

Real Estate signs must meet county regulations with respect to size, content and removal. No other signs of any character shall be erected, posted or displayed in a location that is visible from neighboring property without prior written approval from the Board of Directors.

## **Q. Storage of Boats, Trailers, Campers and Mobile Homes/Recreational or Commercial Vehicles**

No recreational or commercial vehicle may be parked or stored in open view on residential property, private streets, or an open space. Residents may park their recreation vehicles in their driveway for temporary loading, unloading and cleaning not to exceed seven (7) days.

Visiting RV's may be parked up to seven (7) days in the driveway of a resident's home.

## **R. Motor Vehicle Parking**

Motor vehicles, including motorcycles, must be parked in driveways or in designated, paved parking areas. Street Parking is Prohibited. Please refer to Section 7.6 and 8.2(o) of the Declaration for North Rock.

## **S. Storm/Screen Doors and Windows**

The addition of storm or screen doors and storm windows does not require an application provided, that:

1. Doors do not have ornamentation such as scrolls, grill work or scallops.
2. Door color matches the front door or is white.
3. Storm window color matches the trim color of the house.

## **T. Sun Control Devices**

Sun control devices must be compatible with the architectural character of the house in terms of style, color and materials. Awnings and trellises must be consistent with the design of the houses to which they are attached; and an application is required.

Awnings and trellises are allowed only on the rear of houses, in such a way as not to affect views, light or natural ventilation of adjacent properties.

Trellis work must match the deck if part of the deck. (*See Major Exterior Changes, subheading Patios and Decks.*)

Frames for canvas awnings must match the trim or the awning material.

## **U. Trash Cans**

Containers shall not be placed for pickup prior to 4:00 PM the previous evening. Trash is to be placed for pickup in appropriate metal or plastic containers. Containers stored outside the garage must be stored in the rear of the property or screened from view. Recycling is encouraged.

## **V. Mail Boxes**

Damaged mail boxes must be replaced with same style and type. Application is not required. If same style is not available, application must be submitted for approval and include picture(s) of replacement type.

## **W. Pet Control**

Residents are required to follow Section 8.P of the Declaration for Northrock

## **X. Noise Abatement**

Creation of loud and disturbing noise that is detrimental to the quiet of another person is prohibited at anytime, i.e. radio, TV, vehicles, horns, music and pets. Violators may be charged with a misdemeanor.

## **Amendments to the Architectural Guidelines**

These guidelines may be amended to provide clarification or to reflect changed conditions or technology. Owners may submit written requests to the Covenants Committee for changes to the Guidelines. Upon review, the Covenants Committee will make a recommendation to the Board of Directors. Amendments will require final adoption by the Board of Directors.

## **Disclosure Statement and the Sale of Your Home**

The Virginia Property Owners' Association Act requires owners who are selling their homes to obtain a Disclosure Packet from the Association and see that it is provided to the purchaser. This Packet provides information on the current status of assessment payments and on the existence of any maintenance that needs to be performed, or violations of the governing documents, at the home or on the property, as well as containing a copy of the Association's documents.

To obtain a Disclosure Packet, contact the Association's management company as soon as you determine that you are going to sell your home. The Act states that the Association has up to 14 days to provide the Packet to you. The Packet may be paid for at the time that it is requested, or at the settlement.

APPENDIX 1 - ILLUSTRATIONS

Illustration No. 1 – Permitted Placement of Fencing on Single-Family and Villa End Unit Lots

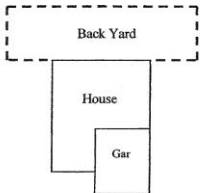


Illustration No. 2 – Picket Fencing Permitted on Single-Family Lots

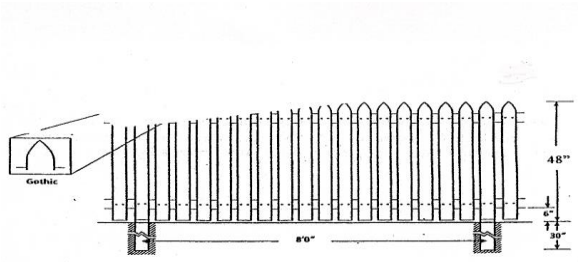
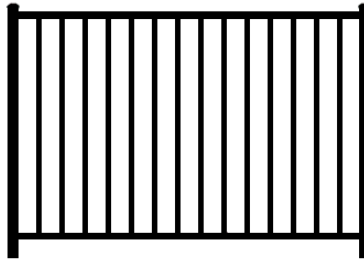


Illustration No. 3 – Two Types of Aluminum Fencing Permitted on Single-Family Lots



Three Rail Aluminum Fencing

UAB-200 or UAB-400 BOCA Code Strength and Thickness

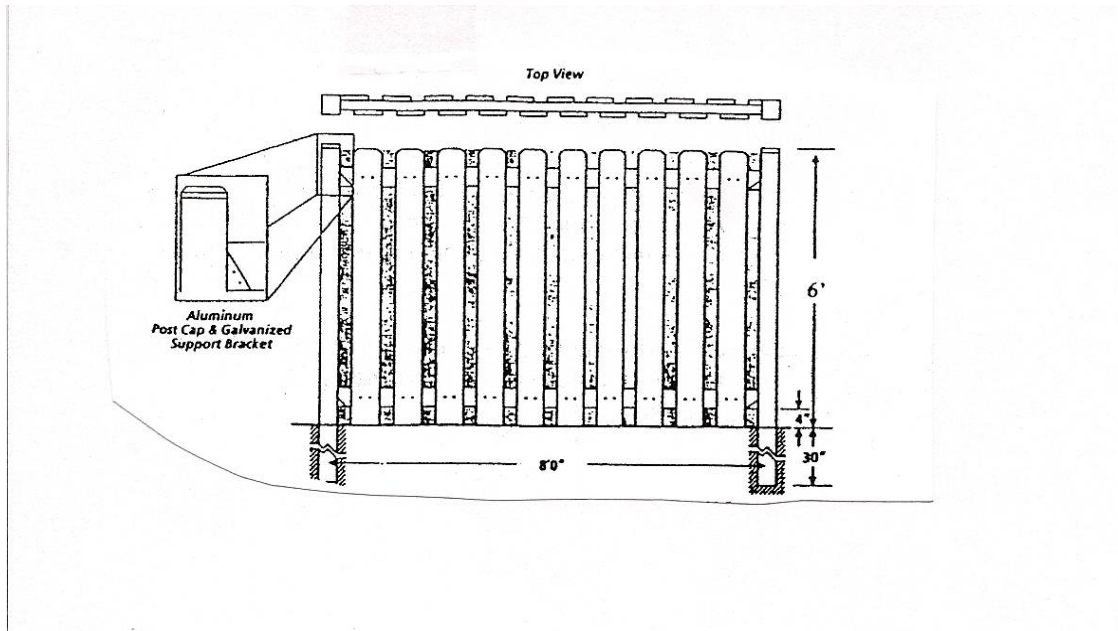


Two Rail Aluminum Fencing

UAB-200 or UAB-400 BOCA Code Strength and Thickness

APPENDIX 1 - ILLUSTRATIONS

Illustration No. 4 - Board-on-Board Fencing Permitted in Villas





APPENDIX 2  
ORIGINAL BUILDING MATERIALS USED DURING INITIAL DEVELOPMENT

The building materials listed below have been obtained from either the builder or the builder's sales representatives to enable residents to more easily match existing components of their homes and assist in filing any needed Architectural Review applications for maintenance and repairs. This material is being attached as an addendum to the Architectural Guidelines to assist residents in maintaining their homes with either exact matches or "like kind" replacements of most exterior building components. Should there be any doubt about the need for an application to the ARC, please contact the Management Agency.

There were two color selections for each four unit building in the Villas:

The first color scheme applied to buildings with the following Building Designation in the legal description or plat: Buildings A, C, E, F, H, J and L.

- 1) Roof Shingles: Charcoal Black (architectural style)
- 2) Siding: Desert Sand
- 3) Trim Paint: Linen
- 4) Shutters: Black

The Second color scheme applied to buildings with the following Building Designation in the legal description or plat: Buildings B, D, G, I, K, and M.

- 1) Roof Shingles: Weathered Wood (architectural style)
- 2) Siding: Almond
- 3) Trim Paint: Cameo
- 4) Shutters: Green

1. Exterior Trim Paint. The following Sherwin Williams colors were originally used. Any brand of paint is acceptable provided the color matches the Sherwin Williams exterior paint color listed below.

Villa Homes with black doors and shutters – paint color "Crisp Linen" [No. 6378]  
Villa Homes with forest green doors and shutters – paint color "Cameo"

Note: "Cameo" is a Martha Stewart color no longer featured by Sherwin Williams, but the Warrenton Sherwin Williams store still has the formula [No. 8029] and can create "Cameo" using Sherwin Williams Extra White base and Sherwin Williams standard colorants.

2. Shutters. Builders Square (which at the time of publication) is readily available from Home Depot and similar Building supply outlets. Brands of the same design, quality, size, and color may be used.

Size: 62.5" x by 14.5" (nominal 15" width). Style: two equal sized raised panels.

Color depends on the home's door and trim paint color:

Crisp Linen trim/black door (Villas) – Black shutters

Cameo trim/forest green door (Villas) – Forest Green shutters

Appendix 2 (Continued)

3. Garage Doors. Metal or Wood doors with four rows of paneling.  
Doors should match the original color of the home as closely as possible.  
White or off-white/Beige is acceptable for all applications.  
Windows are not required, but if windows are included they shall be placed in the first or second (second from the top) tier of panels.
4. Roof Shingles. Type: CertainTeed brand Architectural Style shingles (were originally used by the builder) with a minimum warranty of 30-years are acceptable.  
Color: as designated below based on house shutter color for Villas.  
Villas with black shutters – roof shingle color “Charcoal Black”  
Villas with forest green shutters – roof shingle color “Weathered Wood”  
Single Family homes vary. Please check with Covenants Committee if in doubt.
5. Vinyl Siding. Type: Alcoa brand of “beaded” vinyl siding (0.46” thickness or better) in the color designated below based on house shutter color.  
  
Homes with black shutters – vinyl siding color “Desert Sand”  
Homes with forest green shutters - vinyl siding color “Almond”
6. Vinyl Soffits and Fascia. Type: Any brand of vinyl soffit or fascia of a thickness of at least .035 inch thickness. The color shall match the color of the home’s trim paint.
7. Gutters and Downspouts. Type: Alcoa brand aluminum 5” K-style gutters (0.32” thickness) with baked enamel color finish and corresponding aluminum baked enamel Alcoa gutters. Color of both gutters and downspouts is based on the home’s trim paint.  
  
Extra White trim – white gutters and downspouts  
Crisp Linen or Cameo trim - matching gutters and downspouts
8. Front Doors. Type: Stanley brand insulated door in a six-panel design. Other brands of the same design and quality may be used. Color is based upon the color of the home’s shutter and trim paint, as follows:  
  
Crisp Linen trim/black shutters (Villa) - Black door  
Cameo trim/forest green shutters – Forest Green door  
Single Family colors vary.
9. Windows. Type: Plygem brand 2200 Series, vinyl clad, double hung, Low E, with  $\frac{3}{4}$ ” grill between glass. Jeld-Wen or other brands of the same design and quality may be used. Color: White.
10. Mailboxes and Posts. Type: Gibraltar brand “Mailsafe” mailbox (#MSK00000) can be ordered from Home Depot (or Amazon). Posts are any nominal 4” x 4” pressure treated wood of the same height and top design as the post being replaced.