

Reflection Homes
Association

Townhome
Architectural Standards

Revised
November 2018

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TABLE OF CONTENTS

OVERVIEW	6
A. DEFINITIONS.....	6
B. FENCES.....	7
1. Material/Finish.....	7
2. Height.....	7
3. Gate	7
4. Design	7
5. Construction.....	7
6. Location.....	8
7. Color.....	8
8. Exceptions.....	8
C. SHEDS.....	8
D. DECKS.....	9
E. SIDING	9
F. EXTERIOR COLORS	9
1. Approved Colors	9
a. Siding Colors.....	10
b. Front Door Colors	10
c. T1-11 Wood/Fiber Cement Siding Paint Colors.....	10
G. MAINTENANCE OF YARDS.....	10
1. Lighting	10
2. Yards	10
H. DOORS AND WINDOWS.....	12
I. FACADES	12
J. ROOFS.....	13
K. CLOTHESLINES	14
L. DISTURBANCES	14
M. SIGNS	15
N. TRASH.....	15
O. FREESTANDING FLAGPOLES.....	15
P. SATELLITE DISHES.....	15
Q. RECREATION AND PLAY EQUIPMENT	16
R. GENERAL MAINTENANCE.....	16
S. PARKING.....	17
T. CONTRUCTION.....	17
U. ZONING/BUILDING CODES.....	17
V. BUSINESSES	18
W. TENANTS	18
X. COMPLAINTS	18
Y. ENFORCEMENT & MONETARY CHARGES.....	18
Z. DECLARATION OF COVENANTS	18
APPENDIX A EXTERIOR COLORS	23
DOOR COLORS.....	25
SIDING COLORS	26

APPENDIX B FORMS.....	27
REQUEST FOR INSTALLATION OF SIDING ON A TOWNHOME.....	29
REQUEST FOR STRUCTURAL/EXTERIOR CHANGE OR ADDITION	30
APPENDIX C INSTALLATION OF SIDING	31
C-A. SIDING	33
C-B. COLORS	33
C-C. ACCESSORIES	33
C-D. CHIMNEY	34
C-E. BALCONY, DECORATIVE WOOD POSTS	34
C-F. SHEDS	35
C-G. GENERAL CONSIDERATIONS	35
C-H. SKETCHES	35

OVERVIEW

Applications for any exterior changes or additions to Lots within Reflections Homes Association (RHA) must be submitted in writing to the Association in care of the management agent. (There is an application form at the end of this handbook, see Appendix B.) The following comprises the standards set by the Architectural Control Committee (ACC) and the Board of Directors (Board) in considering requests for changes or additions by individual Owners. This is not meant to rule out other materials or reasonable differences from them, but the ACC must approve any change or addition.

It is recommended that all requests to the ACC be made at least forty-five (45) days prior to the commencement of any project. We also recommend that you pay no money or sign any contract until you have received written approval from the Board or ACC.

The ACC and the Board are volunteer groups working for you and your community. Given the number and variety of requests, it is impossible to provide an instant response to any request. All requests are given timely consideration within 30 days of the time stamped receipt by property management company, according to the *Declaration of Covenants, Conditions and Restrictions (CC&Rs)*. All requests shall be answered in writing by either the ACC or Board.

Neither the property management agent nor any employee of the management company can approve or disapprove architectural requests. This can only be done by the Board or their duly appointed ACC. The Board has the final decision on any application presented and approved by the ACC.

All requests for an ACC approval must be submitted by the Owner in the form of a preprinted ACC application which can be obtained by contacting management. All correspondence relating thereto will be directed to the Owner only. **Requests made through contractors or received from renters will not be considered.** Failure to obtain proper approval for changes under these architectural control standards may result in the Board referring the matter to an attorney to compel compliance with architectural requirements or the Board asserting its right to enter the Lot and to repair maintain and restore the Lot, as provided in the CC&Rs. All ACC violations must be disclosed in the sale disclosure package when a home is sold.

Exceptions to these guidelines, such as requests for reasonable accommodations pursuant to the Fair Housing Act, will be considered by the Board upon written request and with appropriate documentation, on a case-by-case basis.

A. DEFINITIONS

Public View, unless otherwise noted herein, shall be defined as observable from the public street or any common area at ground level while standing directly in front of or directly behind that portion of property being examined. Public view for end townhomes will also be considered as viewable from the side of the unit in question.

In Good Repair shall be defined as including but not limited to: no rust or stains, breakage, dents, gouges or peeling.

Junk Vehicle shall be defined as any vehicle that is inoperable or considered a junk vehicle per Fairfax County code.

Structure shall be defined to include any building or portion thereof, fence, pavement, deck, patio, or appurtenances to any of the aforementioned and any planting which, by normal growth, may be expected to exceed ten (10) feet in height.

B. FENCES

Requests for approval must include a diagram showing the location of the fence relative to all building and property/Lot lines, and a description or sketch of the fence structure.

All fences in the townhome community are required to meet the following standards.

1. Material/Finish. Must appear to be unstained and appear as unpainted, pressure-treated lumber or composite material appearing natural. Clear and transparent sealants are allowed. No redwood shall be allowed.
2. Height. Must be six (6) feet in height.
3. Gate. Must be four (4-6) feet in width.
4. Design:
 - a. Must be board-on-board
 - b. Must have a straight edge/dog eared across the top.
 - c. Boards must be 6 inches wide and at least 1 inch thick.
 - d. Boards on one side must be spaced not less than two inches and not more than four inches apart. The boards on the opposing side must be placed in the center of this space.
 - e. Posts must be capped with brown, black, or brass post caps.
5. Construction:
 - a. Finished side of the fence must face the exterior of the Lot.
 - b. Posts must be 4" x 4" or 6" x 6" in width and must be sunk at least three (3) feet into the ground, secured with 18" of concrete.

6. Location:

- a. Fences shall only be located in the rear yards of Lots.
- b. Privacy fences on side yards of end townhomes shall not extend beyond the side property/Lot line.
- c. No fences are permitted in front yards between townhomes or to cross the face of any townhouse. (The front yard is considered to be from the front corner of the townhouse to the public walk.)
- d. Rear fences between properties are the shared maintenance responsibility of the Owners whose properties are separated by such fences.
- e. No portion of any common area or walk through may be fenced by any Owner.
- f. Before installing a fence, an Owner who intends to construct a fence must contact Miss Utility (811) to determine the placement on the Lot of cable and electrical wiring which may be affected by the installation of the fence. Instructions on how to make such inquiries may be made through the utility companies serving the community, such as Verizon, Cox Communications, Dominion Virginia Power, and the like.

7. Color. No staining or painting of fences is permitted. Any fence bearing either stain or paint must be cleaned to bare wood or replaced with a material that appears to be unstained and appears as unpainted, pressure-treated lumber. Clear and transparent sealants are allowed. No redwood shall be allowed.

8. Exceptions. Landscape fences or wickets up to eighteen (18) inches in height are excluded from the foregoing requirements, but must conform as follows:

- a. Such fences shall not be used as perimeter fencing for Lot boundaries. Landscape fencing or wickets may only be use as a border around flower beds or other similar landscaped areas.
- b. Such fences must be in good repair.

C. SHEDS

Requests for approval for new or replacement sheds must include specific dimensions, materials, color, and location (on a plat or drawing of the Lot). Requests that lack specific information describing any of these requirements may be denied:

1. No more than one shed structure shall be allowed on any Lot.

2. All sheds shall be constructed of the same, approved siding materials as described in the siding section of this document, and/or painted to match the approved color of the townhouse.
3. All sheds shall be no more than eight and one-half (8 ½) feet in height ground to apex.
4. All sheds shall be maintained in good repair in accordance with the RHA's standards for townhouse maintenance.
5. All shed trim must match the trim of the townhouse.
6. The Owner is responsible for the three sides facing the Owner's property. If a shed is not back-to-back with a neighboring home's shed, then the shed's Owner is responsible for maintenance of all four sides.
7. The shingle color of the roof of a shed must match the shingle color of the roof of the townhouse.
8. Sheds shall only be placed in the rear yard of a Lot.

D. DECKS

1. No Owner may install a deck without first submitting an application to the ACC and obtaining the approval of the ACC or the Board. The application must include the dimensions of the deck, a plat or drawing of the Lot showing the location of the deck, a description of the materials to be used, and an approved Fairfax County building permit. All decks must be natural in color (no redwood) and sealed with a clear sealant.
2. Permanent/semi-permanent canopies, pergolas, and gazebos are only permitted on decks and in the rear yard of a Lot.

E. SIDING

Siding materials permitted are brick, vinyl, stone, aluminum coil wrap, fiber cement, and wood. Siding designs allowed are T1-11, Dutch-Lap, vertical, clapboard, and beaded. Materials cannot be more than 2 materials, 1 color per material. (Refer to Appendices A and C.)

F. EXTERIOR COLORS

All Owners are prohibited from changing the present exterior colors on their townhomes without first obtaining approval from the ACC or Board. Reference Appendix A for all color options.

1. Approved Colors. If the color is not from the pre-approved list (Appendix A), a paint color sample must accompany the siding application. All exterior home materials (doors,

roofing, siding, trim) should be comprised of harmonious colors. The pre-approved colors for front doors and siding are as follows:

- a. Siding Colors. Siding requires a special ACC application that is available, upon request, from the property management company. The following color choices are for Quest branded siding from Mastic Home Exteriors:

- | | |
|---------------------|----------------------|
| 1) Almond | 8) Linen |
| 2) Cameo | 9) Classic Cream |
| 3) Everest | 10) Desert Sand |
| 4) Pebblestone Clay | 11) Wicker |
| 5) Sandstone | 12) Sage |
| 6) Silver Grey | 13) Scottish Thistle |
| 7) White | 14) Victorian Grey |

If the siding is NOT purchased from Mastic, a siding sample must accompany the ACC application. (Some siding colors have been discontinued. Therefore, any townhome that is currently sided with a discontinued color will not be in violation of these ACC guidelines until such time as the siding needs to be replaced. At the time siding needs to be replaced, in accordance with these ACC guidelines, all siding replacement must be done consistent with the colors and procedures outlined in this section.)

- b. Front Door Colors. Paint may be purchased from any store; however, the paint color must match one of the colors listed in the table in Appendix A. If the paint is NOT purchased from one of the stores listed in Appendix A, a paint sample must accompany the ACC application.
- c. T1-11 Wood/Fiber Cement Siding Paint Colors. T1-11 wood siding must be painted to match a color from the vinyl siding colors. (Refer to Appendix A)
2. The new color must also be harmonious with present siding and roof colors.
3. Any Owner who installs siding must strictly adhere to the siding guidelines. (Refer to Appendix C.)

G. MAINTENANCE OF YARDS

1. Lighting. No exterior lighting shall be directed outside the boundaries of a Lot. Replacement of existing lights does not require ACC approval. No Owner shall install new lighting prior to receipt of ACC approval.
2. Yards:
- a. Grass (turf), shrubs and non-cultivated ground cover, (e.g., no fruits, vegetables, or herbs) allowed, must cover 75% of front yard of a Lot. All Owners must keep their

- turf grass at no higher than 6 inches. Artificial plants/grass/shrubs/trees are prohibited. Invasive and noxious weed growths are prohibited from front yards of Lots.
- b. Vegetable and herb gardens must only be planted in the rear yard of a Lot. No vegetable or herb gardens of any type are permissible in the front yard of a Lot.
 - c. With the exception of bird baths and bird feeders, application for freestanding lawn decorations taller than one foot must be submitted to the ACC for consideration and approval prior to installation.
 - d. Owners must trim and maintain their hedges and shrubs in an orderly fashion. Grass clippings must be removed from sidewalks immediately; snow must be removed from sidewalks within 24 hours from end of snowfall.
 - e. Owners must maintain their flower beds with regular weeding.
 - f. Owners shall not install large plants in excess of a mature height of 10 feet without first receiving the approval of the ACC or Board. Dead or diseased trees must be removed within a reasonable time frame.
 - g. No tree, shrub, or hedge planting shall be planted or maintained in such a manner as to obstruct sight lines for vehicular traffic as required by Article IX of the CC&Rs.
 - h. All Owners must trim all shrubbery, landscaping and plants on private Lots in a manner so as to not impede traffic on the public walk and to prevent such plantings from hanging over and into the parking Lots.
 - i. Owners are responsible for trimming trees which overhang any common area or any neighbor's Lot.
 - j. If debris and other personal property located on an Owner's Lot are in public view through fenced yards, such property is subject to all applicable standards that govern the Association.
 - k. Permanent/semi-permanent canopies, Pergolas, and gazebos are permitted on decks and in backyards. No structure shall cover more than 75% of the yard and shall only be in the back yard of a Lot.
 - l. Collapsible canopies shall not be left up overnight.
 - m. All foundations should be covered with raised flower beds, shrubbery or other conforming landscaping, including exposed tar-like water proofing sealants along the townhome's foundation.

H. DOORS AND WINDOWS

1. All storm doors must be approved prior to installation, unless they meet one of the following criteria:
 - a. Full pane, clear, plain (meaning no etchings, drawings or appliqué on the glass) glass door with a frame of white, the color of the townhouse's siding, or the color of the front door.
 - b. Doors which are composed of a top half made of glass and the bottom half of metal must be painted white, the color of the townhouse's siding, or the color of the front door.
2. Replacement doors must be constructed of solid wood, steel, or fiberglass and in an approved color.
3. Front doors with half-circle window inserts in the upper half of the door or window door panels are permitted so long as the frame of the window is the same color as the front door.
4. French and sliding doors are permitted for patio and balcony doors.
5. Double front doors may be permitted pending ACC approval.
6. No exterior plastic covering is allowed on doors or windows.
7. Owners must promptly repair or replace within thirty (30) days all broken windows, doors and/or screens.
8. Window appliances (such as fans, air conditioners, etc.) which extend beyond the exterior surface of the townhouse are prohibited.
9. If an Owner replaces a window on their townhome, the replacement window must be white or the original brown and can be slider, double/single hung, fixed, hopper, awning and casement window style. All windows must be clear and identical in style.
10. Vinyl window casements must be painted to match the siding of the house.
11. Mullion and window grids are permitted on all windows and doors.
12. Retractable outdoor awnings are permissible in the back yard of a Lot.

I. FACADES

1. All facade trim, downspouts, and gutters must be properly secured to the townhouse.

2. Fascia, soffits, and rake boards, must be white or the same exact color of the siding of the townhome. Gutters and downspouts must be white. Downspouts must drain approximately three feet away from the house.
3. All changes in permanent, exterior decorations must be submitted to the ACC for consideration and approval prior to installation. Door knockers, kick plates, and security viewfinders are the only exceptions to this provision, all of which may be installed without ACC approval.
4. Holiday decorations, including but not limited to, lights, flags and banners that commemorate a specific holiday do not need approval, but are permitted to remain on the exterior of the townhome and the Lot for only thirty (30) days prior to and thirty (30) days after the commemorated holiday.
5. One pole bracket and pole is permitted per property without ACC approval. Owners shall not place banner/flag poles in a location or manner so that such poles interfere with pedestrian traffic on the public or common walks.
6. Balconies shall be natural or painted the same color as the siding. If left natural, the Owner must apply a clear color sealant to the balcony.
7. Owners shall not install siding without first submitting a special siding application to the ACC and receiving approval. Owners must install all siding in a manner consistent with the specifications noted within the “Architectural Standards for the Installation of Siding.” Owners may obtain the “Architectural Standards for the Installation of Siding” from the property management company. **Please note that a special application is required for siding. (Refer to Appendix B.)**
8. All cable wires outside the townhome should be in line with the downspout and gutters and must be away from view and show integration with the townhome.
9. All sidings need to be free from stains that are usually the result of mold, mildew, algae, or moss.
10. Gutters must be free from any noxious plant growth and debris.
11. Porches, sidewalks, and walkways shall not be painted or covered in carpet. Porches, sidewalks, and walkways shall remain the natural color of the materials used to create the porch, sidewalk or walkway.
12. All facades must be free from any plant growth such as vegetation or wall climbing plants.

J. ROOFS

1. If an Owner repairs or replaces their roof, the replacement or repaired roof shall be compatible with the existing paint color and adjoining townhomes. Shades of brown or gray will be acceptable if approved by the ACC. Three tab/five tab and architectural asphalt shingles are acceptable. Other materials will be considered on a case-by-case basis.
2. Any change in the color or structure of the roof is prohibited unless the Owner receives approval from the ACC for the change. Requests for approval must include a sketch of the townhouse with changes clearly diagrammed and sample of new roof shingle submitted.
3. All Owners must maintain or replace their roof in a manner which assures that the exterior shingle color is sustained throughout the entire visible roof and/or matches the existing roof to the degree of the closest color match available in the marketplace.
4. Wind turbines will be considered on a case-by-case basis. Requests for approval must include a sketch of the townhouse with changes clearly diagrammed including color, materials, location, size, location of batteries (if applicable), and other pertinent information.
5. Solar Panels are permitted, however, the placement and position of said panels on the townhouse must be approved by the ACC. Requests for approval must include a sketch of the townhouse with changes clearly diagrammed including color, materials, location, size, location of batteries (if applicable), and other pertinent information.
6. Skylights will be considered on a case-by-case basis, but they need to be installed a minimum of two feet from the neighbor's townhouse roof if being considered. Requests for approval must include a sketch of the townhouse with changes clearly diagrammed including color, which must be compatible with the roof; materials; location; size; and other pertinent information.
7. All roofing needs to be free from any moss growth, mold or any black or other colored residue that is usually the result of mold or mildew.
8. All chimneys need to be free from rust or corrosion.

K. CLOTHESLINES

1. No clothing, laundry or wash shall be aired or dried on any portion of the Lots, other than in the rear yards of the Lots and on clotheslines only.
2. Owners must remove all clothing or other items on clothesline before nightfall.

L. DISTURBANCES

1. No noxious or offensive activity shall be carried on upon any portion of the residential Lot nor shall anything be done thereon or permitted to remain on any Lot which may be or become a nuisance or annoyance to the neighborhood.
2. On behalf of the Association, the Board has given the Fairfax County Police written permission to enter the RHA property to enforce all Fairfax County codes and laws concerning nuisance activities.

M. SIGNS

1. Unless meeting an exception noted below, no sign of any kind larger than one (1) foot square shall be displayed to the public view on any Lot except temporary signs not more than four (4) square feet in area, advertising the property for sale or rent. This does not include decorative flags or banners.
2. Business signs are prohibited in residential neighborhoods by zoning ordinances and by this Association. However, a temporary, contractor's sign no larger than 2' by 2' may be displayed during current, active work on an Owner's Lot but must be removed upon the contractor's departure from the site for more than 24 hours or the completion of the job.
3. Display signs are permitted and maybe displayed on the exterior of the townhome and the Lot, for a maximum period of only thirty (30) days prior to and thirty (30) days after the commemorated holiday.
4. Decorative signs maybe displayed not more than five (5) square feet celebrating the holiday.
5. Decorative display signs may be permitted for a maximum of one week, displaying a large-sign, celebrating a particular event (including but not limited to a weekend sporting event) which measures more than one (1) square foot.
6. Owners may display political signs of not more than four (4) square feet in preparation of a particular election, but the signs cannot be displayed any more than 15 days before and 15 days after the event.

N. TRASH (see Book of Resolutions; Trash Policy)

O. FREESTANDING FLAGPOLES

Freestanding flagpoles are not permitted in the yard of any townhome but maybe attached to the side of the home.

P. SATELLITE DISHES (see the Book of Resolutions)

Satellite dishes are allowed by RHA standards and federal law, but there are limitations on their placement. Please refer to RHA's resolution on placement of satellite dishes and contact the ACC or the property management company, for approval before placing a satellite dish.

Q. RECREATION AND PLAY EQUIPMENT

1. All exterior play equipment shall only be placed in the rear yard of a Lot, must minimize the negative visual and physical impact to the community and must be well-maintained. No peeling, rusting, falling apart, or extreme fading shall be permitted on any exterior play equipment. If exterior play equipment peels, rusts, falls apart or fades, the Owner must either remove the equipment from the exterior of his Lot or must repair or restore such equipment to its original condition. No Owner may install play equipment taller than five feet (5') without first obtaining approval from the ACC. Please keep in mind that some play equipment is subject to Fairfax County approval. Please check with the County before submitting an application.
2. Recreation and play equipment utilized for parties cannot be left up overnight. If over 24 hours, ACC approval is required.

R. GENERAL MAINTENANCE

1. All Owners must maintain their masonry work and siding in good repair.
2. All Owners must maintain their sidewalks, including the portion in front of their townhouse and steps, in good repair. Exterior carpeting that can be seen from the street, public sidewalks or common areas is prohibited.
3. Townhouse numbers must be legible and visible from the street or parking Lot. At least the last three digits of the townhouse number must be displayed on the rear of the townhouse in a visible place either under the light or over the sliding door. Rear numbers must be black, gold or brown, a minimum of three inches in height, and a contrast to the siding color. Numbers may be no more than six inches in height.
4. Subject to ACC approval, if retaining walls are needed to combat erosion, the Owner must maintain the areas behind the walls as planters only.
5. No household appliances, including but not limited to stoves, freezers, and/or refrigerators, may be stored outside on any Lot for more than 24 consecutive hours without approval from the ACC or the Board. Contact the Association's property manager to gain permission from the ACC and/or Board if you are planning on remodeling or making repairs which will require the storage of such appliances or materials temporarily on your Lot for more than 24 hours consecutive.

6. The front yard is not intended as a storage area. No resident or Owner may store any materials, including but not limited to construction materials, household appliances, kids toys, wood, tools, trash cans and/or boxes (or any other material besides vegetation), if such materials are in public view. In public view is defined as having more than 30% of an item visible when examined from the sidewalk facing the main entrance door of the townhouse. Storage of any item in an alcove must also conform to Fairfax County fire and zoning ordinances.
7. Permanent storage of new or used building materials on any Lot is prohibited, as provided in the CC&Rs. Please contact the property management company to gain permission from the ACC and/or Board if you are planning on remodeling and will be required to store materials temporarily on your Lot during such renovations or repairs for more than one week.
8. Owners are prohibited from storing any items on the common area.
9. No horse, pony, cow, chicken, pig, hog, sheep, goat or other farm or wild animal as defined by Fairfax County ordinances shall be kept or maintained on any Lot; however, common household pets may be kept and maintained provided that they are not kept, bred or maintained for commercial purposes, as provided in the CC&Rs.
10. All pets must be kept on a leash when outside of a resident's private yard as **required** by county law. All Owners are required by county law and the Association to clean up pet waste **immediately** after its deposit or will be subject to fines if pets are found unleashed or pet waste is not removed. All pet deposits liquid or solid must be avoided on private property.
11. All cable wires outside the townhome should be in line with the downspout and gutters and must be away from view and show integration with the townhome. (All homes must be in compliance by June 2019.)

S. PARKING (see the Book of Resolutions, Parking Regulations)

T. CONSTRUCTION

No structure or addition to a structure shall be erected, placed, or altered on any Lot until the plan and specification, including elevation, material, color and texture and a site plan showing location of improvement, shall be filed with and approved in writing by the Board of the Association or an ACC appointed by the Board. Structure shall be defined to include any building or portion thereof, fence, pavement, deck, patio, or appurtenances to any of the aforementioned and any planting which, by normal growth, may be expected to exceed ten (10) feet in height.

Unless otherwise approved by the Association or indicated herein, all projects must be completed within thirty (30) days of commencement.

U. ZONING/BUILDING CODES

The ACC will not knowingly give approval to any structure which may be in violation of County codes. The Owner is responsible for obtaining applicable permits from the county. Structures which are built in clear or questionable violation of local codes will be reported to the appropriate County office.

V. BUSINESSES

No portion of a Lot created by the CC&Rs of the Association shall be used for any professional, industrial, mining or commercial activities except as can be and are in fact conducted from a single family home residence as provided in applicable Fairfax County ordinances, as provided in the CC&Rs.

W. TENANTS

Tenants are subject to these standards. Owners/Members are responsible for informing their tenants of these standards and will be held responsible for infractions by their tenants.

X. COMPLAINTS

All complaints pertaining to violations of the standards that govern this community must be in writing and addressed to the property management company. The ACC and/or Board will make an effort to keep the name of the complainant confidential.

If the ACC, Board, or property management company receives correspondence from one member alleging a violation of these architectural standards by another resident or Owner, the ACC, Board, and/or the property management company will attempt to verify the violation. If the alleged violation can be verified independent of the member's correspondence, such correspondence will be kept confidential. In the event the alleged violation cannot be independently verified, the member citing the potential violation shall be notified that the confidentiality of their correspondence may be compromised through the enforcement process if enforcement action is to be continued based only on that resident's initial allegation. Should the complaining member then seek to withdraw their allegation, the initial allegation will remain confidential and the allegation record will be removed from ACC, Board, and property management company files and destroyed.

For information regarding formal, written complaints, please contact the property manager for the format and filing instructions.

Y. ENFORCEMENT & MONETARY CHARGES

(Reference Policy Resolution for Due Process in Enforcement Cases)

Z. DECLARATION OF COVENANTS

All standards not stated herein but designated in the CC&Rs, By-laws, and Articles of Incorporation shall continue to apply.

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Appendices

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APPENDIX A
EXTERIOR COLORS

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Door Colors

Color Description	Vendor/Color Name & Number	
	Sherwin Williams/ Duron	Home Depot (Behr Brand)
White	White	White
Light Tan	Townhouse Tan SW7712	Venetian Mask
Light Tan	Tower Tan SW7704	Pale Coral
Dark Tan	Emerging Taupe SW6045	Riviera Clay
Soft Williamsburg Blue	Debonair SW9139	Coastal Vistal
Dark Williamsburg Blue	Waterloo SW9141	Forever Denim
Chocolate Brown	French Roast SW6069	Cinnabark
Light Cranberry	Arresting Auburn SW6034	Divine Wine
Dark Cranberry	Rustic Red SW7593	Chipotle Paste
Ivory	Paper Lantern SW7676	Polished Pearl
Dark Green	Jasper SW6216	Underwater

Siding Colors

Mastic Vinyl Siding by PlyGem Colors*	Matching Sherwin-Williams Paint Colors	Matching Home Depot Paint Colors**
White	White	White
Almond	Softer Tan SW 6141	Sandstone Cliff 750C-3
Cameo	Ivory Lace SW 7013	Cottage White OR-W9
Everest	Let It Rain SW 9152	Chance of Rain PPU26-19
Pebblestone Clay	Cocoa Whip SW 9084	Rolling Pebble PPU7-23
Sandtone	Quinoa SW 9102	Coco N270-3
Silver Grey	Passive SW 7064	Titanium PPU24-16
Linen	Snowbound SW 7004	Silver Drop 790C-2
Classic Cream	Décor White SW 7559	Rice Cream M320-2
Desert Sand	Malabar SW 9110	Toasty Grey 30YY (Glidden)
Wicker	Antler Velvet SW 9111	Riviera Beach PPU7-O7
Sage	Techno Gray SW 6170	Biking Trail N350-3
Scottish Thistle	Unusual Gray SW 7059	Strong Winds N380-4
Victorian Grey	Essential Gray SW 6002	Cathedral Gray PPU18-14

*If using a siding material other than vinyl or using vinyl siding other than Mastic Home Exteriors, the color must be equivalent to one of the Mastic Home Exteriors' siding colors.

**Paint colors listed are for the Behr brand unless otherwise noted.

APPENDIX B

FORMS

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APPENDIX C
INSTALLATION OF SIDING

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C-A. SIDING

Siding, if vinyl, shall be horizontal double five-inch (5”) exposure, straight line, wood grain pattern, with a minimum thickness of 0.044 inches.

C-B. COLORS

1. Siding, aluminum coil wrap, and corners shall be one of the following, approved colors based on Quest siding colors from Mastic Home Exteriors or a like color from another company:

White
Almond
Cameo
Everest
Pebblestone Clay
Sandtone
Silver Grey
Linen
Classic Cream
Desert Sand
Wicker
Sage
Scottish Thistle
Victorian Grey

2. Fascia, rake boards and soffits shall be approved white to match Mastic Homes Exteriors white coil wrap.
3. All wood siding shall match the Board-approved paint colors. See Appendix A.

C-C. ACCESSORIES

1. Corners:
 - a. Regular 3-inch outside corner post by manufacturer to match siding color.
 - b. Aluminum coil wrap around 1 x 4 wood to match siding color.
 - c. Painted 1 x 4 wood to match the siding color.
2. Soffit. The soffit shall be vinyl with deep grooves at five inches (5”) on center pattern.
3. Fascia and rake boards:

- a. Aluminum coil wrap around existing or new wood boards shall be white or the same color as the siding.
 - b. Painted wood to be board-approved white.
4. Trellis. At roof line only, shall be painted Board-approved white.
 5. Vent Covers. Vent covers to be vinyl application.
 6. Windows:
 - a. Front and sides:
 - 1) Aluminum coil wrap around new 1 x 4 wood or existing wood to match the siding color.
 - 2) New 1 x 4 wood or existing wood to be painted to match the siding color.
 - b. Decorative Windows. Townhomes with the recessed entry shall use typical window details for the decorative glass alongside of door. Smaller wood dimensions shall be considered (painted or wrapped) on a case-by-case basis. All trim work around windows must match the siding color, coil wrapped or painted.
 - c. Rear. Wood around windows is NOT required. Run siding to window frame.

C-D. CHIMNEY

1. Aluminum coil wrap around 1 x 4 woods to match the siding color.
2. New 1 x 4 wood or existing wood to be painted to match the siding color.
3. Rear elevation. Corners may be regular 3-inch vinyl corner post matching the siding color.

C-E. BALCONY, DECORATIVE WOOD POSTS

1. Decorative wood posts and other wood that cannot be wrapped shall be painted to match the siding color.
2. The balcony can be painted to match the siding color, or if constructed with pressure-treated wood; left natural and sealed in six months with clear sealant.

C-F. SHEDS

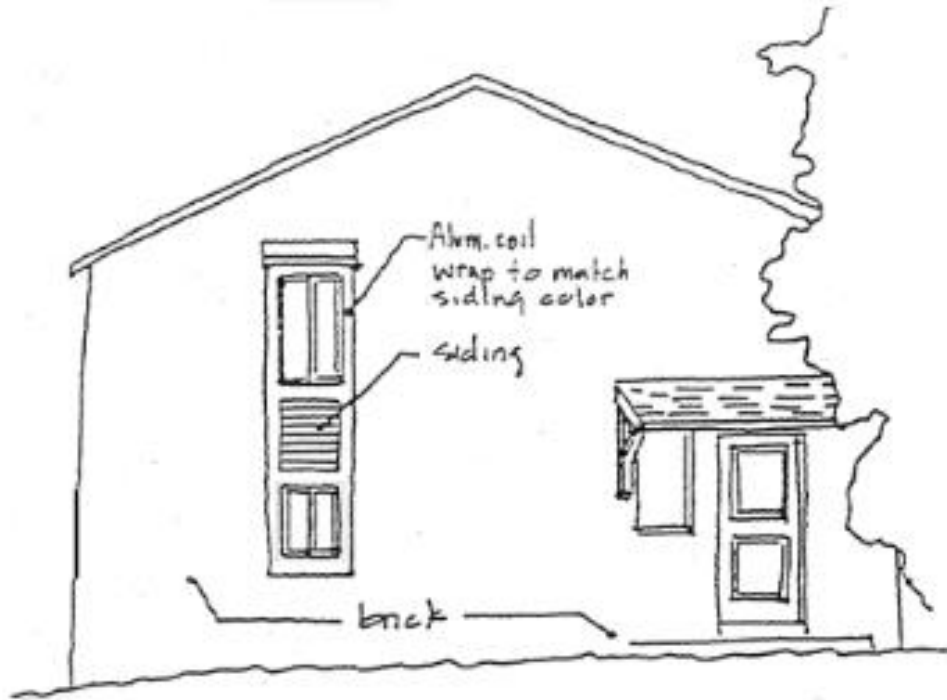
1. Detached sheds must be painted or sided in the same color as the townhome. The Owner is responsible for the three sides facing the Owner's property/Lot. If neighboring sheds are not located back-to-back, then the responsibility of the last side falls on the shed's Owner.
2. Attached sheds must be painted or sided to match the townhome.

C-G. GENERAL CONSIDERATIONS

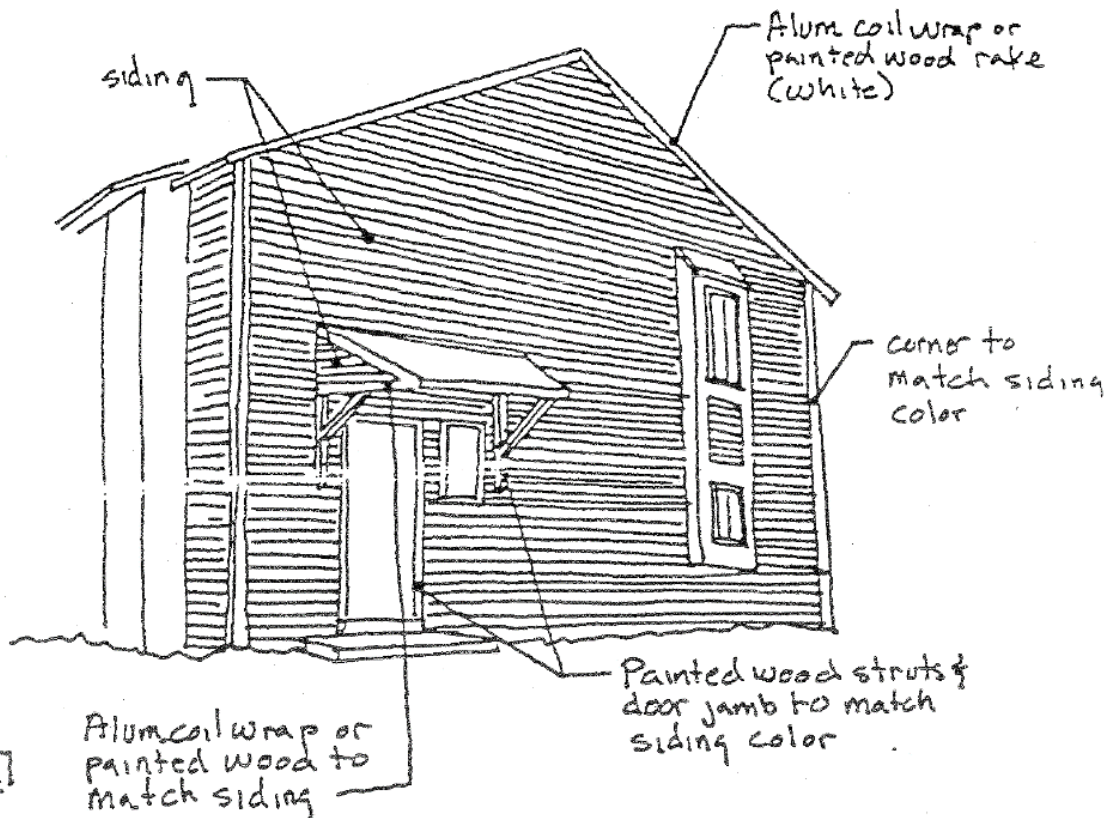
1. Decorative wood panels above and below windows may be eliminated.
2. Contractors shall caulk all edges where different materials meet and as recommended by the manufacturer.
3. Trim shall be defined as the horizontal fascia board, and rake boards along the edge of the roof.
4. Permits are required. The contractor shall be responsible for compliance with Fairfax County codes.
5. All electrical power boxes should be painted to match the siding.

C-H. SKETCHES

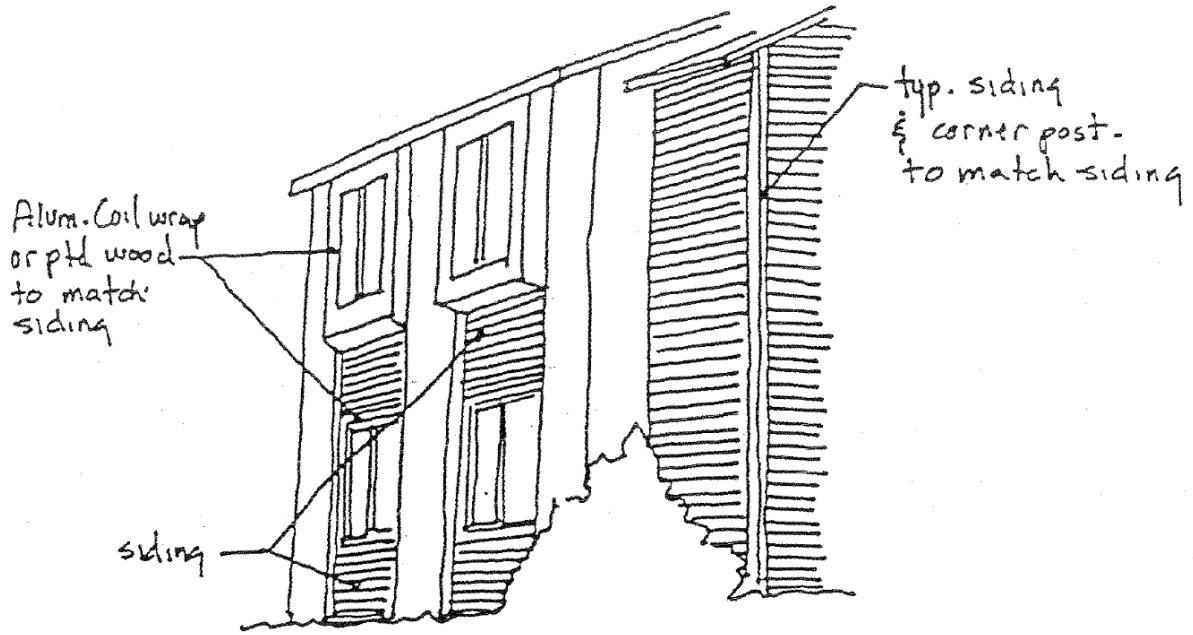
The following sketches are of various installation recommendations. These should be reviewed by the Owner and siding contractor prior to submitting an application to the ACC. Options not covered herein may be presented to the ACC for consideration.



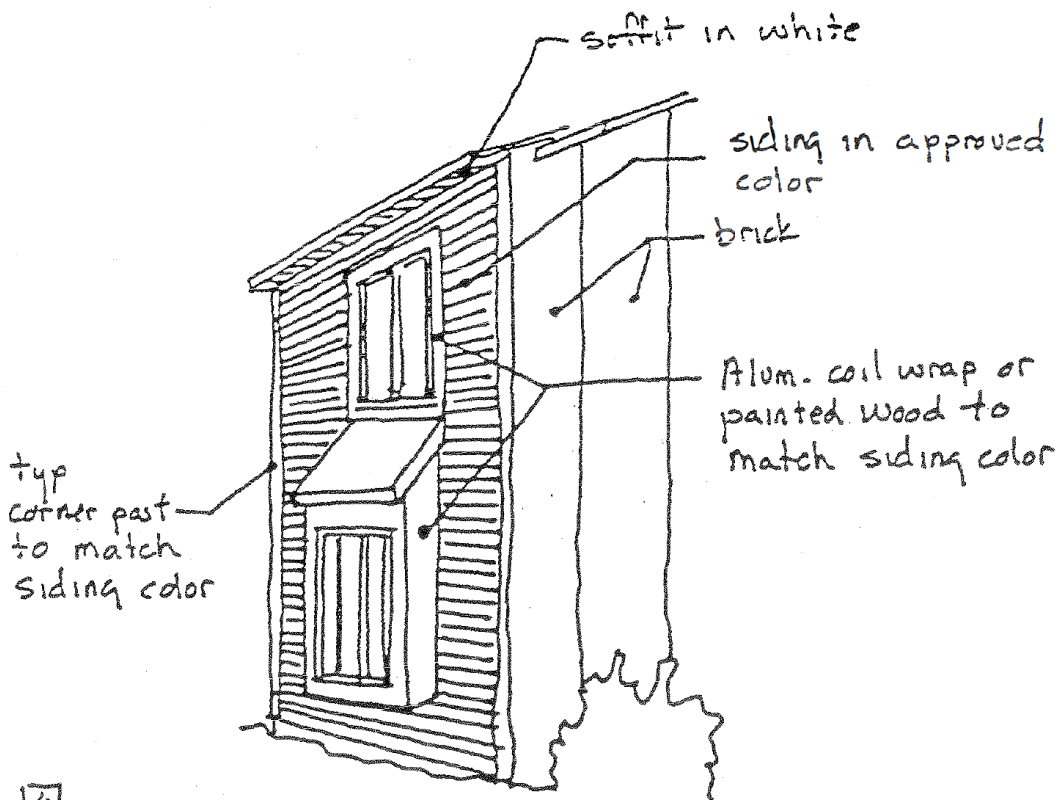
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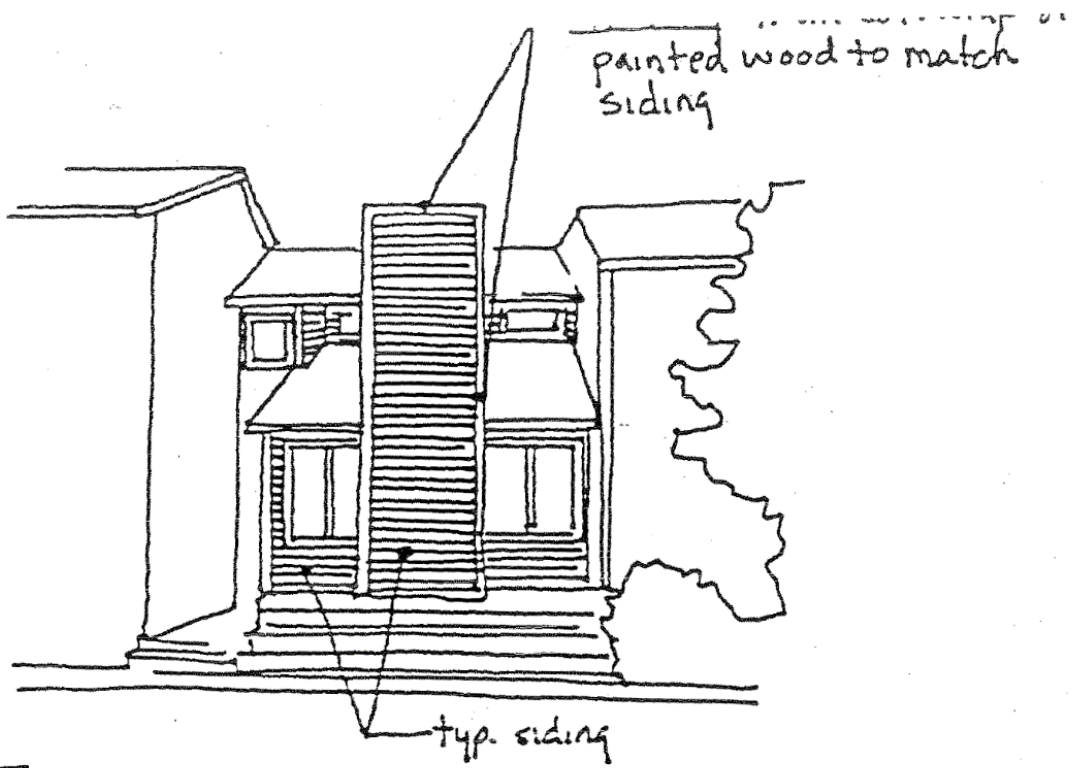
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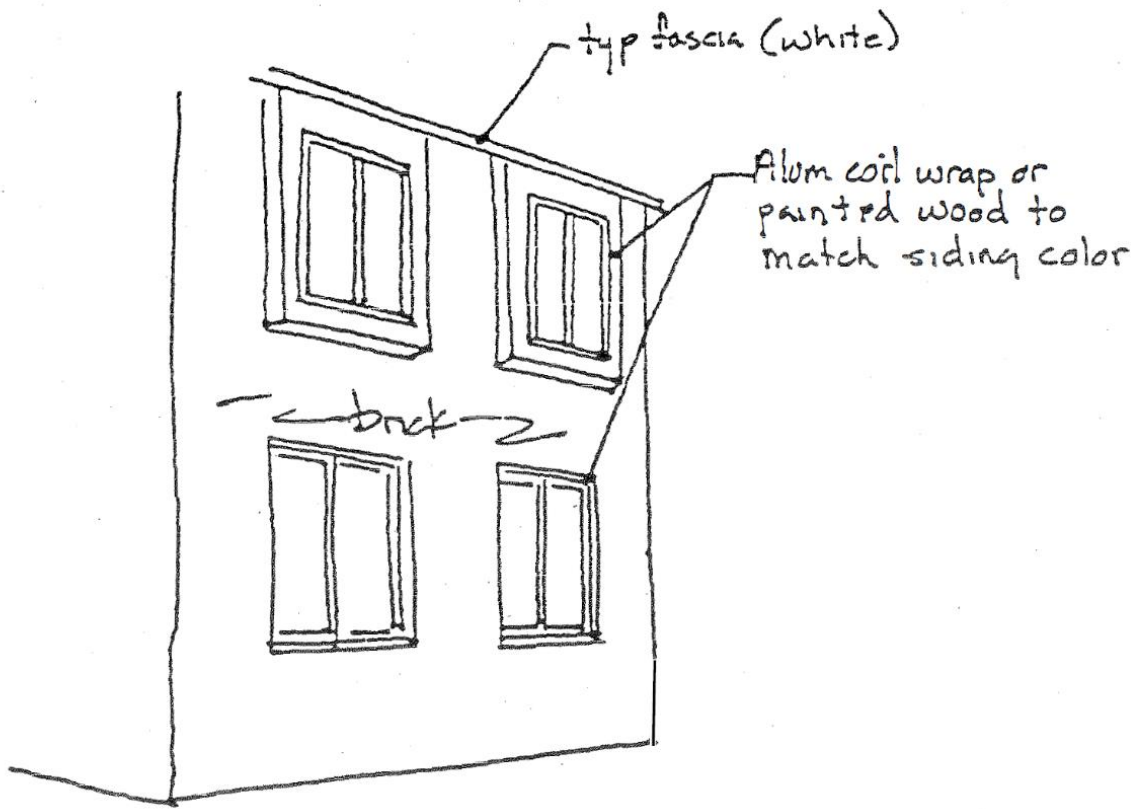
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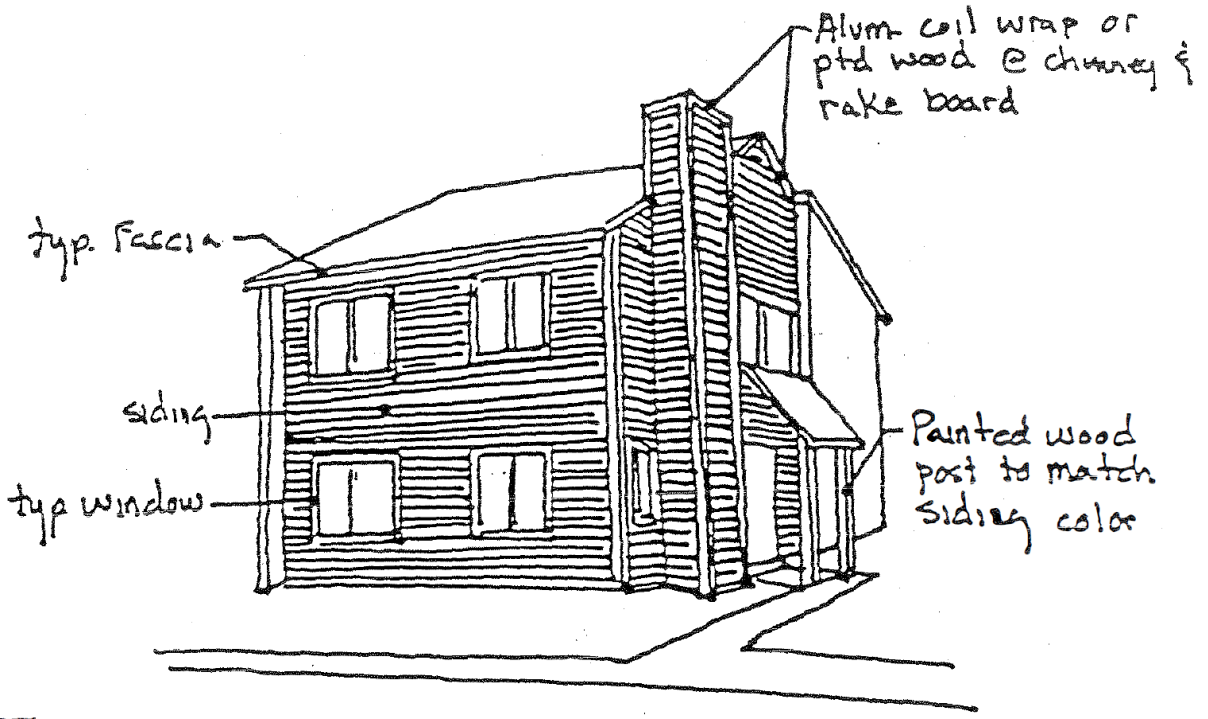
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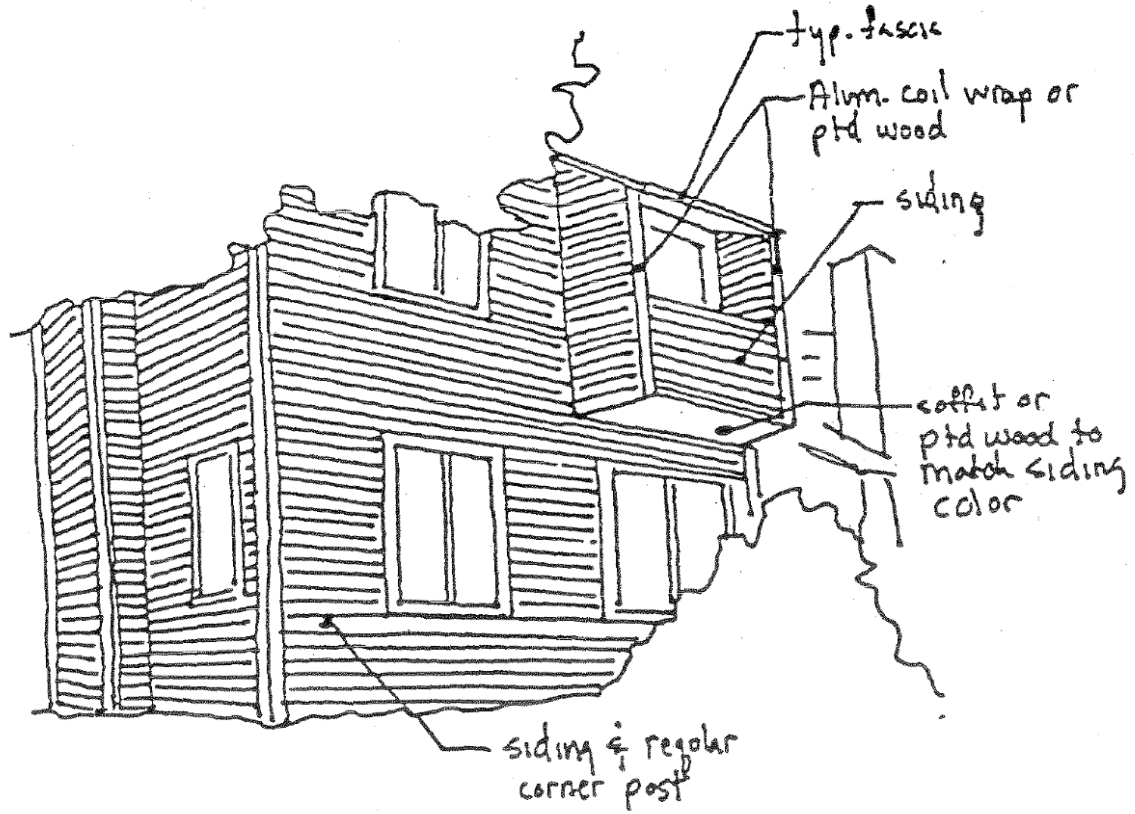
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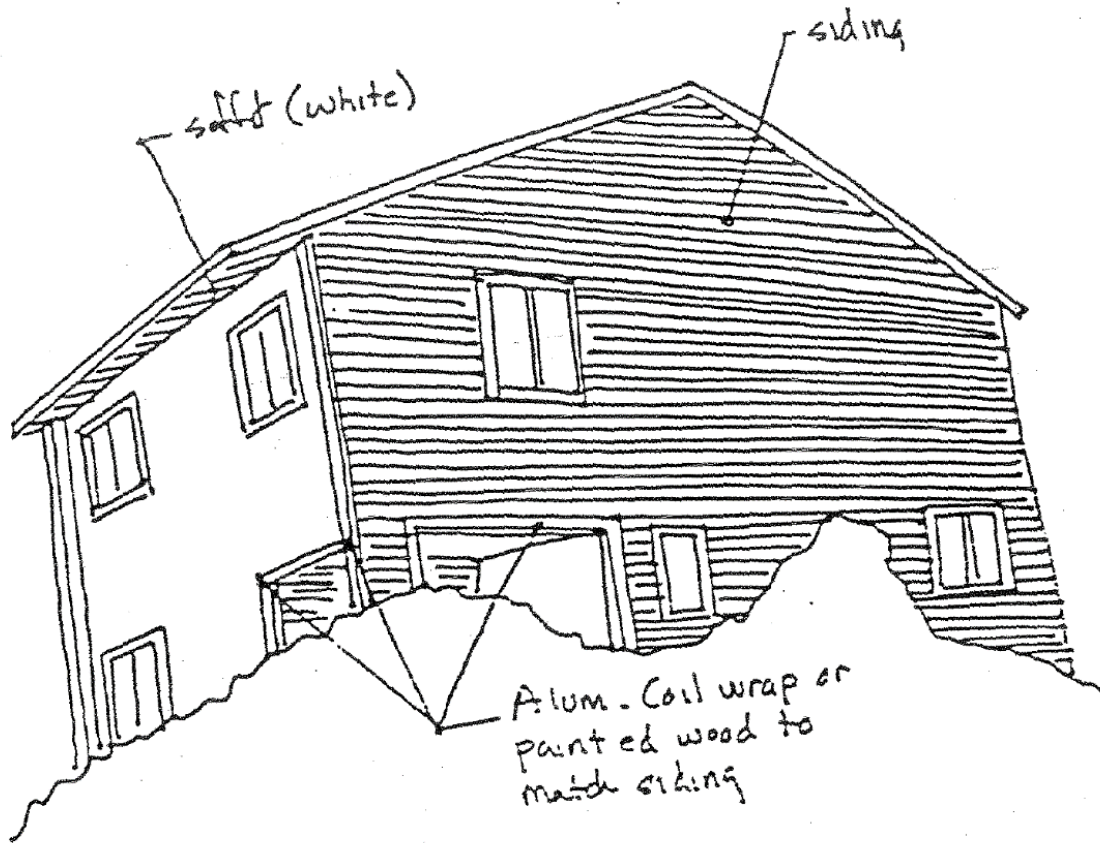
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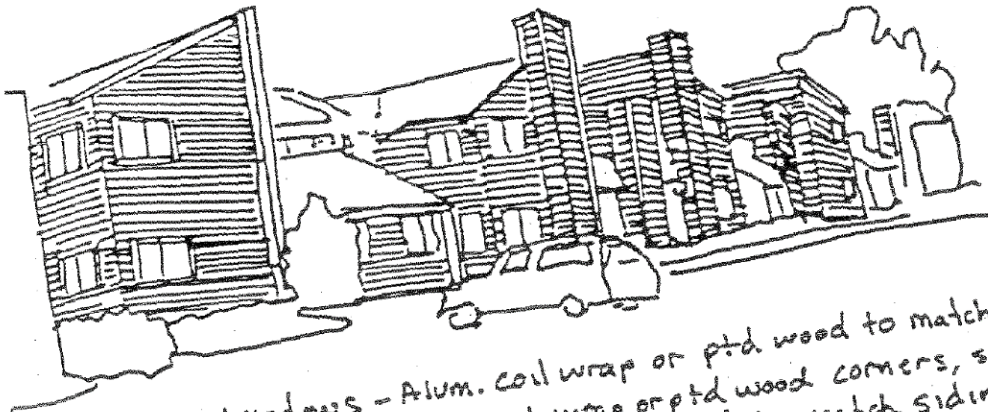
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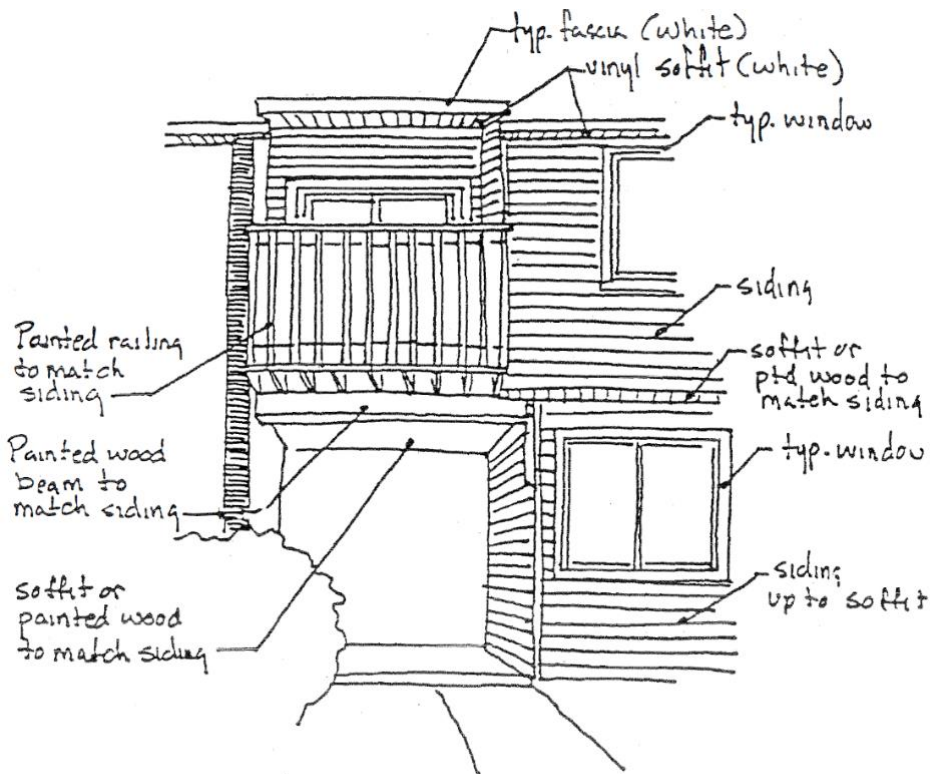
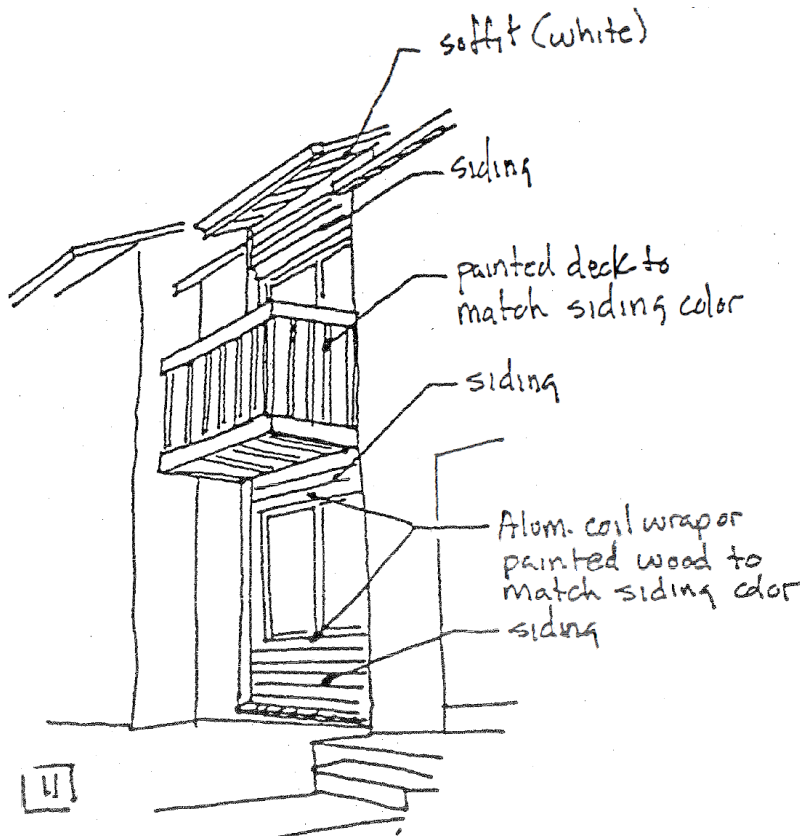
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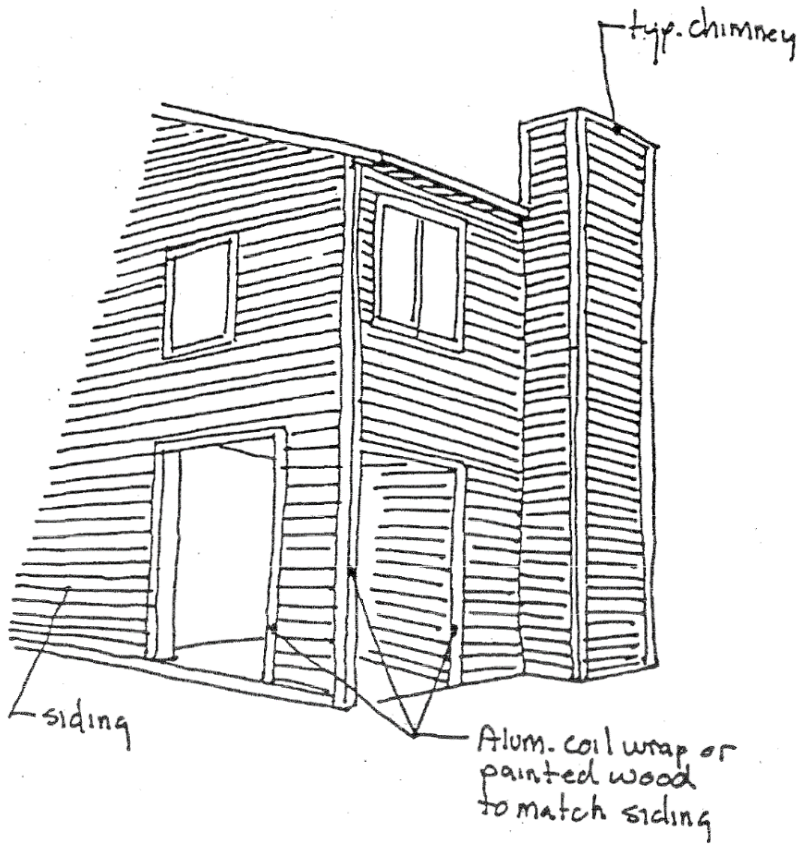
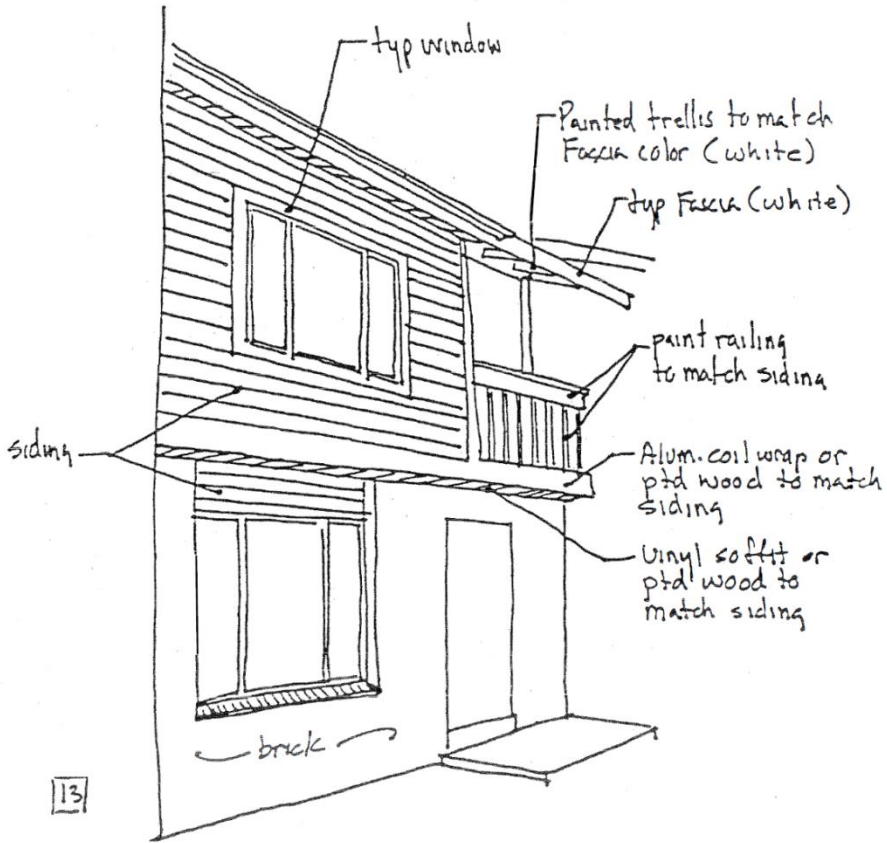


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RESOLUTION ACTION RECORD

These Town Homes Architectural Standards duly adopted at a meeting of the Board of Directors held November 27, 2018.

Motion by: _____ Seconded by: _____

VOTE:

	YES	NO	ABSTAIN	ABSENT
_____ President	_____	_____	_____	_____
_____ Vice President	_____	_____	_____	_____
_____ Treasurer	_____	_____	_____	_____
_____ Secretary	_____	_____	_____	_____
_____ Director	_____	_____	_____	_____

ATTEST:

Secretary

Date

Resolution effective: _____, 2018.

FOR ASSOCIATION RECORDS

I hereby certify that a copy of the foregoing Detached, Town Homes Architectural Standards were mailed or hand-delivered to the members of the Reflection Homes Association on this _____ day of _____, 2018.

Property Management Agent

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